CERTIFIED MAIL

April 30, 1987

Reverend Barbara Oslin
Life Line Ministries
P. O. Box 400
Kealakekua, HI 96750

Dear Reverend Oslin:

Use Permit Application
Tax Map Key: 8-1-03:57

The Planning Commission at its duly held public hearing on April 28, 1987, voted to approve your application, Use Permit No. 49, to allow the establishment of a church within the Village Commercial (CV) zoned district at Halekii, South Kona, Hawaii.

Approval of this request is based on the following:

The proposed church use would be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code, and the County General Plan. The establishment of a church and related improvements situated in the County's Village Commercial and State Land Use "Urban" zone district may be allowed through the granting of a Use Permit approved by the County Planning Commission. It should be further noted that the goals of the Land Use element of the General Plan states to "Designate and allocate land uses in appropriate proportions and in keeping with the social, cultural, and physical environments of the County." The County General Plan designates this area for Medium Density uses and the Kona Regional Plan Land Use concept map designates this area for Village Commercial uses.

Based on the above issues, we would have no objections to the establishment of the proposed church use on this property. In this instance, the petitioner has revised the layout of the proposed building to ensure that the maximum seating capacity

will not exceed 90 people. The petitioner will also be restriping the parking area so that a minimum of 15 off-street parking stalls will be provided on the subject property. The provision of 15 off-street parking stalls will comply with the Zoning Code's minimum off-street parking requirements for the proposed church. Therefore, from a physical standpoint, the petitioner is able to comply with the minimum off-street parking requirements for this church facility.

The proposed use will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties. The lands to the east, west and south have all commercial type developments. The lands to the north are in the residential zoned district. However, with the topographical differences and heavy landscaping between the subject property and the property to the north, any impacts from the church use should be minimal. The limited use of the existing building for a church facility during weekdays and weekends as represented by the petitioner will also serve to minimize any social, physical or environmental impacts to the area.

The granting of the proposed use will not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure. Since all essential utilities and services are available to the property, the granting of this request will also be in the direction of fulfilling the land use policy of the General Plan which states to promote and encourage the utilization of urban areas which are serviced by basic community facilities and utilities. As such, from an impact standpoint, the introduction of this new church facility will not have any major physical impacts on this area. The property is provided with all essential utilities and services. The traffic in the area is expected to increase. However, Halekii Street which serves as the main access to the subject property is an 80-foot right-of-way with approximately 64 feet of pavement and sidewalks on both sides of the street. As such, while traffic in the area may increase, it is expected to be quite negligible in terms of the overall traffic flow.

Approval of this Use Permit request is subject to the following conditions:

1. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.

2. The plans for the proposed church facility, including a revised parking plan showing 15 stalls in accordance with the off-street parking requirements of the Zoning Code, shall be submitted for Plan Approval review within one year from the effective date of approval of the Use Permit. All parking for the church functions shall be maintained on the subject property or on the adjacent mauka property if available.

3. The establishment of the proposed church and related improvements shall commence within one year from the effective date of final Plan Approval and be completed within two years thereafter.

4. All other applicable County and State rules, regulations and requirements shall be complied with, including those of the Department of Public Works and the State Department of Health.

5. The Planning Director may administratively grant extensions to the foregoing conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Director shall initiate procedures to nullify the Use Permit.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

Thomas A. Krieger

Thomas A. Krieger
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
Hawaii County Services, Deputy Managing Director's Office
Mr. Jerry McCarth-
bcc: Plan Approval Section