

PLANNING COMMISSION OF THE CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

IN THE MATTER OF THE REQUEST)
)
 BY)
)
 THE CITY AND COUNTY OF HONOLULU)
)
 FOR A SPECIAL USE PERMIT)
)
 IN THE KAHUKU AREA)
)

REF NO. 86/SUP-6(BN)

MAR 10 1 23 PM '87
LAND USE COMMISSION
STATE OF HAWAII

FINDINGS OF FACT AND CONCLUSIONS

I. PROPOSAL

The Planning Commission, at its meeting of February 25, 1987, considered the request of the City and County of Honolulu for a Special Use Permit to establish a wastewater treatment facility on 20 acres of land in the State Agricultural District identified as Tax Map Key 5-7-01: Portion of 21.

A hearing notice was published in the Honolulu Advertiser and Star Bulletin on January 23, 1987. No either timely or untimely requests were made by persons requesting to be a party to the proceeding. Neither the City and County of Honolulu nor the Department of Land Utilization requested that contested case procedures be used in the proceeding.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Commission hereby finds that the statutory tests to be applied by the Commission when evaluating a request for a Special Use Permit are met by the subject request as follows:

1. Test A. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations: Uses can be approved if they are unusual and reasonable and would promote the effectiveness and objectives of Chapter 205 HRS. The site on which the facility is proposed is unsuitable for intensive agricultural use.
2. Test B. That the desired use would not adversely affect surrounding property. The project will be landscaped so the facility would not be readily seen from the highway. The resort is more than 1,100 feet away, and the tradewinds will blow any odors away from the resort and the highway.
3. Test C. Such use would not unreasonably burden public agencies...: The proposal provides a public service which does not unreasonably burden existing public agencies.
4. Test D. Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established: The proposed wastewater treatment plant is needed in this area to service the resort.
5. Test E. That the land upon which the proposed use is sought is unsuited for the uses permitted within the district: The site and the surrounding lands are fallow and have not been in agricultural production for some time now. The site has limitations for crop production because of the strong trade winds and salt from the ocean.

III. CONCLUSIONS

As a result of the recommendation of the Director of Land Utilization and the above Findings of Fact, the Commission concludes that the requested use is appropriate as an unusual and reasonable use in the State Agricultural District if the following conditions are met:

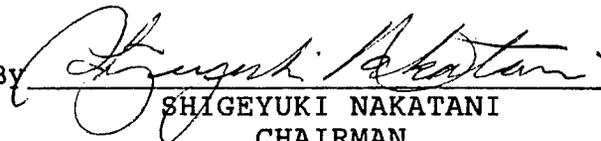
1. The applicant shall submit for review and approval, a landscape plan to provide visual screening.
2. The dedicated facility shall include an acceptable access driveway (to be coordinated with the Department of Public Works and the Department of Transportation Services).
3. The applicant shall coordinate the effluent disposal with the Board of Water Supply and/or the Department of Public Works.

THEREFORE, the Planning Commission of the City and County of Honolulu recommends to the State Land Use Commission that the City and County of Honolulu be issued a Special Use Permit in order to establish a wastewater treatment facility on 20 acres of land in Kahuku, identified by Tax Map Key 5-7-01: Portion of 21, as indicated on the plans submitted and subject to the conditions listed above.

Dated at Honolulu, Hawaii this 4th day of March, 1987.

PLANNING COMMISSION

CITY AND COUNTY OF HONOLULU

By 
SHIGEYUKI NAKATANI
CHAIRMAN