

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-195 - HILO COAST PROCESSING DATE January 17, 1975
 PLACE DOE Board Room, Honolulu CO. TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
S SAKAHASHI, STANLEY	✓			
OURA, MITSUO	✓			
YAMAMURA, TANJI	✓			
M CARRAS, JAMES	✓			
NAPIER, ALEXANDER	✓			
KONO, HIDETO	✓			
COBB, CHRISTOPHER	✓			
YANAI, EDWARD	✓			
TANGEN, EDDIE	✓			

Comments: I move that the special permit be approved subject to the 5 conditions imposed by the Hawaii County Planning Commission, and the further condition that should quarrying activities at any of the 4 quarries be discontinued for a continuous period of 1 year, the special permit approval applicable to the discontinued quarry shall be deemed null and void.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 17, 1975
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-195 - HILO COAST PROCESSING CO.

A request has been submitted by the Hilo Coast Processing Co. to allow the continuation of existing quarry and crusher operations within the State's Agricultural District at four separate locations as follows:

1. Onomea Quarry - Approximately 28.6 acres located $\frac{1}{2}$ mile makai of Mamalahoa Highway and about 1 mile south of the Kulaimano Heights subdivision at Onomea, S. Hilo, Hawaii, Tax Map Key 2-7-10: portion 6.
2. Pepeekeo Cinder Quarry - Approximately 42.4 acres located $\frac{1}{2}$ mile mauka of the Belt Highway and approximately 1,000 feet mauka of the Kulaimano Heights subdivision Unit II, at Pepeekeo, S. Hilo, Hawaii, Tax Map Key 2-8-7: por. 3.
3. Shiroma Quarry - Approximately 3.6 acres located about $3\frac{1}{2}$ miles mauka of the Belt Highway at Honomu, S. Hilo, Hawaii, Tax Map Key 2-8-10: portion 5.
4. Kamaee Quarry - Approximately 50.5 acres located $2\frac{1}{2}$ miles mauka of the Belt Highway and Hakalau Village, Kamaee, N. Hilo, Hawaii, Tax Map Key 3-1-4: portion 8.

These existing quarry operations are spread over a distance of 7 miles and comprise a total area of approximately 125 acres. The subject properties are owned by the Mauna Kea and Pepeekeo Sugar Companies and leased to the petitioner.

The petitioner indicates that all 4 sites have been used for quarrying operations for many years and are surrounded by lands in cane cultivation. The sites are classified as "D" and "E" lands by the Land Study Bureau, indicating poor and very poor overall suitability for agricultural production. The petitioner maintains that the quarrying and crushing operations are necessary to repair and maintain the cane haul road network of the sugar

industry. It was noted that some 23,000 acres in this general area are in cane cultivation and represent over \$28 million in capital expenditure by the sugar industry. A sound cane hauling road system is required for the continued viability of this industry. Approval of the special permit will allow road repair and maintenance operations and construction of required new roads to be economically feasible.

All of the sites are designated for Intensive Agricultural use in the General Plan of Hawaii County and are designated Agriculture 20 acres under their zoning maps. The Onomea and Pepeekeo Quarries are located in an area where rainfall ranges from 125 to 150 inches annually, while the Shiroma and Kamaee sites lie in a 200 inches per year rainfall area. According to the Hawaii County Planning Department, the wind direction for all 4 sites is generally out of the east-southeast at a velocity of 12 miles per hour. The nearest residence to any of the sites is located slightly less than 1/3 of a mile away.

COUNTY RECOMMENDATION

On November 26, 1974, the Hawaii County Planning Commission voted to recommend approval of the request since it was found that:

1. It is consistent with the General Plan goal of supporting agriculture. Maintenance of the cane hauling road system is an essential part of sugar operations.
2. The requested use is not contrary to the intent of the Land Use Law with respect to preservation of agriculture. Also, the sites are not suited for cane cultivation.
3. Surrounding lands will not be adversely affected as the quarries are distant enough from populated areas and most of the surrounding areas are in cane cultivation.
4. The requested use will not substantially alter the essential character of the area as the quarry sites are existing non-conforming uses. The special permit has been made so that the present quarrying activities can be carried on within delineated boundaries.

The above recommendation was subject to the following conditions:

- "1. That a metes and bounds description of each separate site be submitted.
- "2. That the quarrying activities comply with the rules and regulations of the Department of Health, Pollution Technical Review Branch.
- "3. That access to Onomea Quarry No. 1 shall not be off the Hawaii Belt Highway.
- "4. That should quarrying activities be terminated, the sites will be left in a nonhazardous state and any potential erosion problems will be prevented in accordance with guidelines of the U. S. Department of Agriculture Soil Conservation Service.
- "5. That all other applicable rules and regulations of the State of Hawaii and County of Hawaii be complied with."

At the public hearing held by the Hawaii County Planning Commission on November 7, 1974, the Hawaii County Planning Director explained that the Planning Department requested the petitioner to apply for the special permit in order to resolve a technical issue revolving around the requirement in the Land Use Law that a non-conforming use shall not be expanded. However, since there is no way to operate a quarry without expanding it, the agency requested this procedure in order to clearly define the boundaries within which the quarrying activities may take place and to determine the outer extent of quarry expansion.

A review of the request by the staff finds that the request substantially meets the guidelines for determining "unusual and reasonable" uses in the Agricultural District contained in Section 2.91 of the District Regulations. The staff concurs with the findings and recommendations of the Hawaii County Planning Commission presented above. It is therefore recommended that the special permit be favorably considered, subject to the 4 conditions stipulated by the Hawaii County Planning Commission, and the further condition that should quarrying activities at any of the 4 quarries be discontinued for a continuous period of 1 year, the special permit approval applicable to the discontinued quarry shall be deemed null and void. It is noted by the staff that a similar provision is contained in the District Regulations concerning Non-Conforming Uses.