

STATE OF HAWAII  
LAND USE COMMISSION

Highlands Intermediate Sch. Cafe.  
Pearl City, Oahu

May 8, 1971  
9 a.m.

STAFF REPORT

SP71-99 - EAGLE COUNTY DEVELOPMENT CORPORATION

*Should be 2* ←

A special permit request by the Eagle County Development Corporation to construct a 1.5 million gallon water storage tank within the Agricultural District at Kalihikai, Hanalei, Kauai, has been forwarded by the Kauai Planning Commission. The project site comprises a 2.1 acre portion of TMK 5-3-01: parcel 1 and is generally located about 1 mile south of Kuhio Highway and approximately midway between the Hanalei and Kalihiwai Rivers.

The existing land use on the subject property as well as the surrounding area is pasture. Two deep wells, both of which are capable of producing 1,500 gallons of water per minute are located within a radius of 2,000 feet from the project site. The water will be stored in the proposed facility to accommodate the domestic needs of Princeville's resort development, golf course, irrigation, agricultural use on the ranch, and the needs of Hanalei Valley on an emergency basis. The storage tank will be constructed of concrete and will be painted green. Only 10 feet of the tank will be above ground, since the facility will be located within an

*4-30-71 sent copy to D. Corbett*

excavated hilltop. The area surrounding the tank will be tapered and landscaped to visually screen the structure.

#### County Recommendation

At its meeting on April 1, 1971, the Kauai County Planning Commission voted to recommend approval of the special permit based upon the recommendation of the Kauai Planning Director.

Approval by the County is subject to the following conditions:

1. That the use be established within two years of final approval by the Land Use Commission.
2. That approval of the special permit for the water storage tank should not be construed to mean tacit approval of Eagle County Development Corporation's ultimate development plans.

*implied* →

An evaluation of the special permit request by the Land Use Commission staff finds that it substantially meets the guidelines for determining an "unusual and reasonable" use within an Agricultural District. The staff concurs with the recommendation of the Kauai County Planning Commission in recommending approval of the request subject to the conditions imposed by that agency. The staff also recommends that

approval be subject to the further condition that the subject area be adequately landscaped in order that the storage tank will blend in with the scenic amenities of Kalihikai.

Sec. 2.14 (g) Permissible Uses w/in Ag Dist

Public, private & quasi public utility lines, transformer stations, etc, & appurtenant small bldgs such as booster pumping stations, but not including offices or yards for equipment, material, vehicle storage, repair or maintenance, treatment plants or major storage tanks not ancillary to ag practices, or corporate yards or other like structures.

Guidelines

- 1- The proposed use is not contrary to objectives of LUC
- 2- not adversely affect surrounding property
- 3- not unreasonably burden public agencies
- 4- unusual conditions, trends & needs have arisen
5. make the highest & best use of land for public welfare.