

COUNTY OF HAWAI'I PLANNING DEPARTMENT
RECOMMENDATION

PARKER SCHOOL
AMENDMENT TO USE PERMIT APPLICATION (USE 05-001)

Upon careful review of the applicant's request against the guidelines for granting an amendment to a Use Permit, the Planning Director recommends **approval of the request** to allow the expansion of the Parker School complex to 14.32 acres of land zoned Agricultural-1 acre (A-1a) and Single-Family Residential-7,500 square feet (RS-7.5) within the State Land Use Urban district. Since this recommendation is made without the benefit of public testimony, the Director reserves the right to modify and/or alter this position. The approval recommendation is based on the following findings:

Use Permit No. 05-001 was issued on December 7, 2005 to allow the establishment of an elementary school (grades K-5) on a 2.635-acre portion of TMK 6-5-4:25. Construction of the elementary school was completed in 2007. The applicant is requesting to expand the Parker School complex to include the remainder of TMK 6-5-4:25 and TMK's 6-5-4:26, 28 and 63. The amendment is being sought in order to implement the Parker School Master Plan, and specifically proposes the following:

- A middle school (relocated from the original Kahilu campus),
- Athletic fields (including, but not limited to, soccer and baseball),
- A 400-seat gymnasium to be used for school-related programs and athletic events during and after school hours, and community and athletic club use on a schedule to be determined,
- Renovate the existing warehouse along Kapi'olani Road for use as a classroom and school storage/maintenance area,
- Establish educational uses in the existing residences on parcels 26 and 28,
- Allow Waimea Community Education (WCE), a non-profit organization operated by the Parker School Trust which provides community education programs for all ages, to use school facilities, and
- Parking and landscaping improvements.

Parker School currently enrolls a maximum of 325 students in grades K-12 and employs up to 50 full and part-time teachers and support staff. Over the next 20+ years, Parker School envisions that it will continue to grow to accommodate educational demand in the North Hawai'i area by adding an additional class in each grade level with a maximum target enrollment of 550 students and 80 teachers and staff by 2030.

Planning Commission Rule 7, relating to Use Permits, states that a Use Permit may be granted by the Planning Commission upon finding that the request meets the following criteria shown in bold type:

The granting of the request shall be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code and the County General Plan. The intent and purpose of the Zoning Code is to promote health, safety, morals, or the general welfare of the community through regulations and restrictions relative to the location and use of buildings, off-street parking, the percentage of lots that may be occupied, the density of population and land for trade, industry, residence or other purposes. The purpose of the Use Permit, as defined in the Zoning Code, is to allow certain permitted uses in zoning districts which require special attention to insure that the uses will neither unduly burden public agencies to provide public services or cause substantial adverse impacts upon the surrounding community. A Use Permit is required to establish school uses on the subject properties in the Agricultural (A-1a) and Single-Family Residential (RS-7.5) zoning districts. Soils on the properties zoned A-1a are unclassified by the Land Study Bureau's Detailed Land Classification System and are considered Existing Urban Development by the Department of Agriculture's ALISH Map, therefore no prime agricultural lands will be adversely affected by the proposed request.

The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the property as Medium Density Urban, which includes village and neighborhood commercial, single-family and multiple-family residential (up to 35 units per acre) and related functions. The island's urban centers provide physical, social, governmental and economic concentrations so that the total activities of the community can be more readily and easily conducted. The subject properties are located just north of the Waimea town center within walking distance of nearby residential and commercial uses. Expansion of

the school complex for use by Parker School and Waimea Community Education would directly support the educational needs of Waimea and nearby communities.

The South Kohala Community Development Plan (SKCDP), adopted by Ordinance No. 08 159 on December 1, 2008, is intended to be the forum for translating South Kohala's community input into policies and action plans that shape the future land use of the district and translate broad general plan statements into specific actions. Policies, strategies, and actions of the SKCDP that are relevant to the applicant's request include: a) protection of important cultural and historic sites, structures and landscapes; b) implementation of the Waimea Trails and Greenways project; c) implementation of short-term traffic mitigation improvements in and around Waimea Town Center; and d) plan, design and construct walkways and bikeways along Waimea's main roads.

Parcel 25 contains a World War II-era building associated with Camp Tarawa. The applicant will complete an architectural inventory survey and mitigation consultation with the DLNR-SHPD prior to alteration of this structure.

A condition of approval requiring the applicant provide an easement along Waikoloa Stream for the Waimea Trails and Greenways project was included in the original permit. The applicant supports the Waimea Trails system and will continue to work with the Department of Parks and Recreation (DPR) to provide an easement for this trail over its properties. DPR recommends the trail be located on the north side (school side) of the stream so that students can use the trail to directly access the school. To prevent the general public from accessing the school during school hours, DPR suggests installation of fencing with a locked gate entry between the trail and school. The original condition of approval has been revised to include the recommendations of DPR.

To mitigate traffic impacts in and around Waimea's town center the applicant currently promotes carpooling and staggers school starting times by 15 minutes between the elementary, middle and high school. The SKCDP recommends a "safe routes to school program" by providing bikeways, walkways, and crosswalk improvements. The applicant is amenable to working with Peoples Advocacy for Trails Hawai'i (PATH) to create a Safe Routes to School Program study to assess the feasibility of increasing walking, bicycling, and public transportation use among students. Additionally, the

applicant will provide a sidewalk or pedestrian walkway on the south side of Kapi'olani Road to provide a safe route from Waimea Park to the proposed middle school and existing elementary school. It is anticipated that use of the Hele-On bus system will increase as student enrollment at Parker School increases. Currently the Hele-On bus stops at Waimea Park on the north side of Kawaihae Road and students walk from the park to Parker School over a crosswalk on Lindsey Road. However, there is no bus shelter or signage designating this area as a bus stop although the County Mass Transit Agency has determined that a bus shelter is needed at this location. The applicant has agreed to provide a bus shelter at this location to serve Parker School students, staff and the general public. Based upon the reasons stated above, the proposed school expansion is consistent with the intent of the Zoning Code for these districts, is consistent with the General Plan designation and is in keeping with the goals and policies of the General Plan and South Kohala CDP.

The proposed use shall not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties.

The subject properties are located near the town center of Waimea, east of the existing Parker School Kahilu campus which has been operating since 1975. Waikoloa Stream borders the properties to the south. Surrounding properties are zoned Agricultural (A-1a) to the north, Single-Family Residential (RS-7.5) to the west towards Lindsey Road, and Village Commercial (CV-7.5) to the south and east. Waimea Town Center, the Kamuela Lodge and the Paniolo Country Inn are located south of the site. The Keck Telescope base facility is located to the southeast. Between the campus and Kapi'olani Road are four small-lot residential properties. To the north, across Kapi'olani Road are larger properties in agricultural and residential use as well as a church. The Waimea Parkside subdivision is located to the northwest of the campus, northeast of the Kapi'olani Road/Lindsey Road intersection. Several small residential lots are located along Pu'ukū Road, north and west of the campus.

The existing elementary school, which has been operating since 2007, generates some noise and traffic at the site. Potential adverse impacts to the community's character

due to the proposed school expansion include an increase in noise, dust, and traffic. According to the applicant, the athletic fields will not be used for nighttime activities, thus there will be no adverse impacts from outdoor lighting. To minimize nuisances on surrounding properties associated with noise and dust the Planning Director recommends that the applicant provide a landscape buffer to shield the adjoining residential and agricultural lots from any adverse external effects of the proposed use, as required under the Planning Department's Rule No. 17, Landscaping Requirements. The Planning Director recommends that Rule No. 17-6(b)(2)(B) which generally applies to developments in the commercial districts, be considered in this situation to partially exclude visual contact between the proposed use and to create a strong spatial separation, with lessening of noise and dust intrusion. Under this section of Rule No. 17, the landscaped buffer shall be opaque from the ground to a height of at least three feet, with intermittent visual screening from the opaque portion to a height of at least 20 feet.

Short-term noise and dust impacts will occur during construction activities but will be reduced through adherence with State laws and regulation related to noise control and fugitive dust control.

The Police Department has raised safety concerns regarding the existing parking lot driveway intersection at Lindsey Road. Expansion of this parking lot is proposed in the school's master plan. Currently, there is a double white line on Kawaihae Road which prohibits vehicles traveling eastbound from changing lanes to turn left into the parking lot driveway. There is also a double yellow line on Lindsey Road which prohibits vehicles from turning left out of the driveway onto southbound Lindsey Road. To reduce the potential for vehicle conflicts in this area, the Police Department recommends placing "no left-turn" signage as an additional reminder to motorists that left-turns are prohibited at this intersection. The Police Department also recommends an internal driveway connecting the Lindsey Road parking lot with Pu'ukū Road to allow for one-way traffic flow in and out of the Lindsey Road parking lot. The DPW concurs with the concept of an internal driveway because it would reduce the potential for vehicle conflicts at the Lindsey Road parking lot driveway due to illegal left-turns and provide a more efficient flow of traffic through the campus. These recommendations will be

included as conditions of approval as well as a requirement that traffic management measures be implemented during special events to reduce the affect of special event traffic on surrounding properties. Additionally, a limitation on the student population within the permit area will also be included as a condition so that any expansion beyond the student enrollment envisioned in the master plan will require an amendment to the use permit. The proposed use will not detract from the present character of the area, as a number of urban uses characterize the area. With implementation of measures to reduce noise, dust, and traffic impacts, the proposed use will not be materially detrimental to the public welfare or cause substantial adverse impact on surrounding properties.

The proposed use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, police and fire protection, and other related infrastructure. County water is available from an existing 6-inch waterline along Kapi‘olani Road fronting parcel 25 and from an existing 6-inch waterline within Pu‘ukī Road fronting parcels 26 and 28. Conditions of approval will require that the applicant meet the Department of Water Supply’s requirements for providing water to the proposed school expansion area.

Access to the site is from Kapi‘olani Road and Pu‘ukī Road, which are County-owned and maintained roadways. Kapi‘olani Road has approximately 18 to 20 feet of pavement in good condition and 2 to 4-foot wide grass shoulders within a 40-foot wide right-of-way. According to the Department of Public Works (DPW), Kapi‘olani Road is substandard based on width and has no sidewalks or streetlights to provide for safe pedestrian use. Kapi‘olani Road is part of a “loop route” that includes Spencer Road, Hōkū‘ula Road and Lindsey Road, which is heavily used by the community for walking and bicycling. To provide safe pedestrian access for students and the general public, a condition of approval will require the applicant install streetlights and construct either a sidewalk or pedestrian walkway/shoulder along the south side of Kapi‘olani Road between the proposed middle school and Lindsey Road. According to the traffic impact analysis report (TIAR) submitted by the applicant, several intersections in Waimea town center are currently congested during peak hours. There are regional improvements such as the Kawaihae Bypass, Māmalahoa Hwy.-Kawaihae Rd. Connector Road, and Parker

Ranch Connector Road which are planned to reduce this congestion, but construction of these improvements are not anticipated in the short-term. The TIAR recommended four traffic mitigation measures that would be required to mitigate traffic impacts in the Year 2030 (master plan build-out) with or without the school expansion. The DPW reviewed and concurred with the conclusions in the TIAR but recommended different mitigation measures which the applicant has the ability to implement on their properties. Currently students are dropped-off and picked-up at an area along Lindsey Road in front of the existing high school. During peak hours this causes significant back-up of traffic on northbound Lindsey Road to the Māmalahoa Highway intersection. The DPW recommends that the school that this pick-up/drop-off area be eliminated and instead the applicant create pick-up/drop-off areas on school property within the expanded Lindsey Road parking lot and Kapi'olani Road parking lot. Ample on-site parking is also recommended to accommodate school and special event traffic so that vehicles do not park on the shoulders of County roads.

There is no municipal sewer system in Waimea; therefore, the applicant will provide wastewater system(s) constructed in accordance with the requirements of the State Department of Health. All development generated storm water run-off will be disposed of on-site and not allowed onto adjacent properties. Additionally, the applicant will prepare a drainage study and construct any improvements required by the DPW. Police and fire stations are located within one mile of the site. Therefore, the proposed use will not unreasonably burden public agencies to provide additional infrastructure.

In addition to the criteria for granting a Use Permit, the request is not contrary to Chapter 205A, Hawai'i Revised Statutes, relating to Coastal Zone Management Area. The subject properties are located over 8 miles to the nearest shoreline and are not located in the Special Management Area. There are no identified coastal recreational resources, coastal scenic and open space resources, coastal ecosystems, and beach or marine resources in the area. Thus, the proposed request and use of the property will not adversely impact those resources.

The property has been graded and previously used for pasturage over much of the last century. By letters dated January 15, 2009 and September 10, 2009, the DLNR-

SHPD determined that the proposed school expansion will have an “effect, with agreed-upon mitigation commitments” because demolition of the historic walls will affect the look and feel of the historic landscape and adaptive reuse of the other historic buildings, including the warehouse, may potentially affect their historic character. To maintain the historic character of the buildings and walls, a condition of approval will require the applicant submit an architectural inventory survey and mitigation plan to the DLNR-SHPD prior to demolition of the walls or alteration/reuse of the historic buildings.

As the project area is in an urban setting, there were no professional surveys conducted of floral or faunal resources, and the applicant believes that there are no rare or endangered floral or faunal resources on the site. There is no record of a designated public access to the shoreline or mountain areas that traverses the property. However, the applicant will provide a trail easement on the subject properties along Waikoloa Stream as part of the Waimea Trails and Greenways project.

Portions of parcels 25 and 63 along Waikoloa Stream are located in Zone "AE", which is defined by FEMA as the special flood hazard area that corresponds to the 100-year floodplain. Conditions of approval will require that all development-generated runoff be disposed of on-site and not directed towards adjacent properties and that the applicant adhere to the requirements of Chapter 27, Floodplain Management, of the Hawai‘i County Code for construction within the “AE” flood zone which specifies, among other things, minimum building elevation requirements. Additionally, the applicant will comply with State and County regulations to ensure that erosion and runoff sedimentation does not adversely affect Waikoloa Stream.

Based on the above, the expansion of Parker School to adjacent properties would be compatible with the existing land uses and the physical and social environment of the area and would promote the effectiveness and objectives of the Zoning Code and General Plan. Approval of the request is subject to the following conditions. Material to be added is underscored; material to be deleted is bracketed and struck through.

~~1. The applicant, its successor or assigns shall be responsible for complying with all stated conditions of approval.~~

~~2. Construction of the proposed improvements shall be completed within five (5)~~

~~years from the effective date of this permit. Prior to construction, the applicant, successors or assigns shall secure Final Plan Approval for the proposed development from the Planning Director in accordance with Section 25-2-70, Chapter 25 (Zoning Code), Hawaii County Code. Plans shall identify all existing and/or proposed structures, paved driveway accesses and parking stalls associated with the proposed development. Landscaping shall be included on the plans to mitigate any potential adverse noise or visual impacts to adjacent properties on Puuki Street, specifically in accordance with the Planning Department's Rule No. 17-6(b)(2)(B), Landscaping Requirements for CV zones adjoining a RS zone.~~

- ~~3. Enrollment shall be limited to 90 students.~~
- ~~4. A Carpooling Policy and Plan, to include a method for determining the number of families that have carpooled in a given year, shall be submitted to the Planning Director and implemented prior to the opening of the new school facilities proposed under this Use Permit.~~
- ~~5. All driveway connections to Kapiolani Road shall conform to Chapter 22, Streets and Sidewalks, of the Hawaii County Code.~~
- ~~6. A drainage study shall be prepared by a licensed civil engineer and submitted to the Department of Public Works prior to the issuance of a construction permit. Drainage improvements, if required, shall be constructed, meeting with the approval of the Department of Public Works prior to receipt of a Certificate of Occupancy.~~
- ~~7. All development generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties.~~
- ~~8. Septic tank(s) shall be installed, meeting with the standards and requirements of the State Department of Health, prior to the issuance of a Certificate of Occupancy.~~
- ~~9. A Solid Waste Management Plan shall be submitted to the Department of Environmental Management for review and approval prior to the issuance of a Certificate of Occupancy.~~
- ~~10. The applicant shall provide an easement on the subject property for the Waimea~~

Trail.

11. ~~Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-HPD when it finds that sufficient mitigative measures have been taken.~~
12. ~~The applicant shall comply with all applicable County, State and Federal laws, rules, regulations and requirements.~~
13. ~~An initial extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances:~~
 - A. ~~The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence.~~
 - B. ~~Granting of the time extension would not be contrary to the General Plan or Zoning Code.~~
 - C. ~~Granting of the time extension would not be contrary to the original reasons for the granting of the permit.~~
 - D. ~~The time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).~~

~~Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate the revocation of the Use Permit.]~~

1. The applicant, its successor or assigns shall be responsible for complying with all conditions of approval.
2. Prior to the issuance of a water commitment by the Department of Water Supply, the applicant shall submit the anticipated maximum daily water usage calculations as recommended by a registered engineer, and a water commitment deposit in

accordance with the "Water Commitment Guidelines Policy" to the Department of Water Supply within one hundred and eighty (180) days from the effective date of the amended permit.

3. The applicant shall install a reduced pressure type backflow prevention assembly within five (5) feet of each existing and new water meter on private property, which must be inspected and approved by the Department of Water Supply prior to the issuance of a Certificate of Occupancy.
4. Prior to the issuance of a Certificate of Occupancy for any existing or new building on the subject properties, the applicant shall upgrade the existing County water system or install a private water system meeting with the requirements of the Department of Water Supply, which will provide a minimum theoretical fire flow of 2,000 gallons per minute to the site for fire protection.
5. The applicant shall relocate and adjust the Department of Water Supply's water system facilities that are affected by the construction of improvements within the road right-of-ways fronting the subject properties required by this permit.
6. Construction of the athletic fields, gymnasium, and related improvements and renovation of the two existing residences and warehouse for school use shall be completed within five (5) years from the effective date of the amended permit. Construction of the middle school, elementary school addition, and related improvements shall be completed within ten (10) years from the effective date of the amended permit. Prior to construction, the applicant, successors or assigns shall secure Final Plan Approval for the proposed development from the Planning Director in accordance with Section 25-2-70, Chapter 25 (Zoning Code), Hawai'i County Code. Plans shall identify all existing and/or proposed structures, paved driveway accesses and parking stalls associated with the proposed development. Landscaping shall be included on the plans to mitigate any potential adverse noise or visual impacts to adjacent properties on Pu'ukū Road and the four A-1a-zoned properties on the south side of Kapi'olani Road, specifically in accordance with the Planning Department's Rule No. 17-6(b)(2)(B), Landscaping Requirements for CV zones adjoining an RS zone.

7. Nighttime lighting of the athletic fields is prohibited.
8. Combined enrollment of the elementary school (grades K-5) and relocated middle school (grades 6-8) shall be limited to three hundred and fifty (350) students.
9. Prior to issuance of a Certificate of Occupancy for the middle school or gymnasium the applicant shall provide the following improvements meeting with the approval of the Department of Public Works, at no cost to the County:
 - a. Provide pavement widening, concrete curb, gutter and sidewalk, and incidental drainage improvements along the south side of Kapi'olani Road from Lindsey Road to the middle school, or provide and maintain a 6-foot wide pervious paved pedestrian walkway/shoulder separated from the traveled way with an intermittent curb barrier along the south side of Kapi'olani Road from Lindsey Road to the middle school.
 - b. Install streetlights along the south side of Kapi'olani Road from Lindsey Road to the middle school and any necessary signs and markings.
10. Any vehicular security gate(s) at the County road approaches shall be recessed a minimum of 20 feet (exclusive of gate swing) from the County right-of-way, meeting the approval of the Department of Public Works.
11. The applicant shall comply with any restrictions implemented by the Department of Public Works related to the elimination of the existing student drop-off and pick-up area on Lindsey Road.
12. Student drop-off and pick-up activity shall not result in queuing of vehicles on any County road. Additional parking, above the minimum required in the Zoning Code, may be required by the Planning Director during plan approval to achieve this result.
12. A Hele-On bus stop shelter shall be provided by the applicant on the north side of Kawaihae Road near Waimea Park, at a location meeting with the approval of the County Mass Transit Agency and Department of Public Works.
13. The applicant shall implement traffic management measures to direct traffic and facilitate parking during special events, such as hiring special duty officers or parking attendants.

14. Prior to the issuance of a Certificate of Occupancy for any new structures, the applicant shall install “no left-turn” sign(s), meeting the approval of the Department of Public Works, to prevent left-turns into and out of the existing parking lot access driveway off of Lindsey Road.
15. The applicant shall continue to implement staggered school start times and a carpooling program.
16. Prior to expansion of the Lindsey Road parking lot, the applicant shall provide an internal road connecting the Lindsey Road parking lot to Kapi‘olani Road, either through Pu‘ukī Road or through the Kapi‘olani Road parking lot.
17. All driveway connections to Pu‘ukī Road and Kapi‘olani Road shall conform to Chapter 22, Streets and Sidewalks, of the Hawai‘i County Code.
18. All development-generated runoff shall be disposed of on-site and shall not be directed toward any adjacent properties. A drainage study shall be prepared by a licensed civil engineer and submitted to the Department of Public Works prior to the issuance of Final Plan Approval. Drainage improvements, if required, shall be constructed, meeting with the approval of the Department of Public Works prior to the issuance of a Certificate of Occupancy.
19. During construction, measures shall be taken to minimize the potential of both fugitive dust and runoff sedimentation. Such measures shall be in compliance with construction industry standards and practices utilized during construction projects of the State of Hawai‘i.
20. Construction activities must comply with the provisions of Hawai‘i Administrative Rules, Chapter 11-46, “Community Noise Control.”
21. Earthwork and grading shall conform to Chapter 10, Erosion and Sediment Control of the Hawai‘i County Code.
22. Comply with Chapter 11-55, Water Pollution Control, Hawai‘i Administrative Rules, Department of Health, which requires an NPDES permit for certain construction activity.
23. Any new construction, improvements to repetitive loss structures or substantial improvements of structures within 50 feet of Zone “AE” shall be completed in

conformance with the requirements of Chapter 27- Flood Plain Management, of the Hawai'i County Code.

24. The applicant shall install wastewater system(s) meeting with the requirements of the State Department of Health prior to the issuance of a Certificate of Occupancy.
25. A Solid Waste Management Plan shall be submitted to the Department of Environmental Management for review and approval prior to the issuance of Final Plan Approval.
26. The applicant shall provide an easement on parcels 25 and 63, on the north side of Waikoloa Stream, to the County for the Waimea Trails and Greenways project, at no cost to the County.
27. Prior to removal of the historic rock walls and adaptive reuse, alteration or demolition of the historic warehouse building the applicant shall submit an architectural inventory survey and mitigation plan to the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) for approval. The applicant shall implement any mitigation required by the DLNR-SHPD related to these historic resources.
28. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work in the immediate area shall cease and the DLNR-SHPD shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-SHPD when it finds that sufficient mitigative measures have been taken.
29. The applicant shall comply with all applicable County, State and Federal laws, rules, regulations and requirements.
30. An initial extension of time for the performance of conditions within the amended permit may be granted by the Planning Director upon the following circumstances:
 - A. The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence.

B. Granting of the time extension would not be contrary to the General Plan or Zoning Code.

C. Granting of the time extension would not be contrary to the original reasons for the granting of the permit.

D. The time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).

Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate the revocation of the Use Permit.