

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Land Use Commission Hearing Room
Honolulu, Hawaii

December 15, 1967 - 2:00 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Shelley Mark
Jim P. Ferry
Goro Inaba
Leslie Wung
Keigo Murakami
Shiro Nishimura

Commissioner Absent: Wilbert Choi

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner III
Roy Takeyama, Legal Counsel
Dora Horikawa, Stenographer

Persons planning to testify before the Commission were sworn in by Chairman Burns.

HEARINGS

PETITION OF THE EPISCOPAL CHURCH IN HAWAII (A67-163) TO RECLASSIFY APPROXIMATELY 6.7 ACRES FROM AGRICULTURE TO URBAN AT PUULOA, EWA, OAHU

A recommendation for approval of the petition based on the staff analysis as outlined in the staff report was presented by Mr. Leong. The major land areas in the leeward section such as Barbers Point, Naval Air Station, Campbell Industrial Park, Makakilo, Waipahu were identified on the map.

Reverend David Kennedy of the St. Barnabas' Episcopal Church in Ewa testified that subject property was purchased for the construction of an additional church site in Ewa. Subsequently they selected another more centrally located site and now wished to dispose of the subject parcel for residential development.

Reverend Kennedy submitted that this was an ideal location for homes being right across from the Ewa Beach Park.

Since there was no further testimony, the hearing was closed.

December 15, 1967

similar requests. Commissioner Ferry felt that due to the land ownership pattern, this was not probable. Mr. Duran indicated on the map that it was very probable the other properties would be developed.

Commissioner Ferry moved that the petitioner's request be granted for a change of zoning from Conservation to Urban on the theory that these lands are suitable for urban development. The motion was seconded by Commissioner Nishimura and defeated by the following votes:

Ayes: Commissioners Murakami, Nishimura, Ferry, Chairman Burns

Nays: Commissioners Wung, Inaba, Mark

SPECIAL PERMIT APPLICATION BY KAUAI HELICOPTERS (SP67-47) TO USE PROPERTY AS A HELIPORT TO STORE AIRCRAFT, PERFORM REPAIRS, AND ENLARGE BUILDING

A recommendation for denial of the special permit was presented by Mr. Duran as outlined in the staff memo (see copy of memo on file).

Commissioner Ferry commented on the conspicuous and hazardous nature of the operation which was visible from the road right off the airport, and the flagrant violation of the operators in landing almost anywhere.

In discussing the various sites operated by Kauai Helicopters with the FAA, Mr. Duran was advised that unless the operator called it to their attention, and particularly landing sites not involving paid passengers, the FAA had no reason to conduct an investigation. However, the operators would be 100% liable for any accidents.

Chairman Burns observed that the proposed site was the most unlikely site for a heliport since it was adjacent to a 150' tower and 60' poles.

Mr. Duran advised that the Kauai Planning Director had recommended denial of the application but that the Planning Commission recommended approval of a 2-year permit since the petitioners had a 2-year lease on the property.

Commissioner Nishimura moved to deny the special permit application, which was seconded by Commissioner Ferry and passed unanimously.

SPECIAL PERMIT APPLICATION BY KAHILI MOUNTAIN PARK, INC. (SP67-48) TO DEVELOP A CAMPING-RECREATIONAL FACILITY AT KOLOA, KAUAI

Mr. Leong presented the staff memo recommending approval of the special permit subject to the conditions outlined in the report (see copy of report on file). A detailed description of the proposed main building on the site was offered by Mr. Leong, based on the floor plan submitted by the petitioner.

There was a great need and clamor for this type of development in the area and Commissioner Ferry was entirely in favor of endorsing such an undertaking by private investment to meet the demand.

December 15, 1967

Mr. Duran advised that the conditions for approval of the special permit as outlined in the staff memo were reviewed with the petitioner who expressed complete agreement with the conditions.

Commissioner Ferry moved to accept the staff recommendation for approval of the special permit, including the conditions imposed therein. Commissioner Mark seconded the motion and it was passed unanimously.

SPECIAL PERMIT APPLICATION BY HAWAIIAN CABLE VISION CORP. (SP67-49) TO CONSTRUCT A TELEVISION STATION AT LAHAINA, MAUI

Staff memo, presented by Mr. Duran, recommended relocation of the proposed facility slightly mauka and about 800 feet from the present location, or that the petition on the present site be denied.

Subsequent to the preparation of the staff memo, Mr. Duran had been in touch with the petitioners who stated that the reception on the alternate site recommended by staff was not adequate to conduct the proposed facility. However, they were able to locate another site a mile down the road toward Olowalu in a kiawe grove where the antenna will be set off about 300' from the road and only 20' of the antenna will be visible. Mr. Duran emphasized the undesirability of locating the antenna so close to the road along the scenic drive.

Mr. E. W. Carter, President of the Hawaiian Cable Vision Corporation, testified that although the alternate site in the kiawe groves could receive fairly good TV signals, it was bothered by the automobile traffic noise from the road which wound back behind the site since the highway was in line with the signal beam. He added that this could not be eliminated by any suppressive measures.

Commissioner Nishimura felt that permission should be granted to the site determined by the petitioners as offering the best reception.

Commissioner Ferry suggested that the staff's objections might be overcome by proper planting and landscaping to make the facility as inconspicuous as possible. Mr. Carter replied that the building will be painted brown to blend in with the background and surrounded by trees and bushes. He assured that the facility will be free of any funnels, fans or shining objects at the top.

Commissioner Ferry moved to grant the special permit request on the condition that the building will be painted to blend with the landscape and sufficient foliage will be planted to prevent the building from being conspicuous. The motion was seconded by Commissioner Nishimura and passed unanimously.

RECESS

A short recess was called by the Chairman.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Item SP67-48 - KAHILI MOUNTAIN PARK Date December 15
~~November 27, 1967~~

Place ~~Kabuloi Library~~ Honolulu Time 2:00 p.m.

Names	Yes	No	Abstain	Absent
WUNG, L.	✓			
INABA, G.	✓			
MURAKAMI, K. OTA, G.	✓			
CHOI, W. WENKAM, R.				
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.	✓			
FERRY, J.	✓			
THOMPSON, M. XXXXXXXXXX				

S
M

Comments:

Approved

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

November 27, 1967
2:30 P. M.

STAFF REPORT

SP67-48 - KAHILI MOUNTAIN PARK, INC.

In accordance with provisions of Section 98H-6 of the Revised Laws of Hawaii, 1955, as amended, the Planning and Traffic Commission of Kauai County has transmitted the records and proceedings of a special permit application by Kahili Mountain Park, Inc. This is for the development of a rustic camping-recreational area for family use on approximately 150 acres of land districted for agricultural use at Koloa, Kauai. The land is a portion of parcel 1 of TMK 2-7-01 and is owned by the Knudsen Trusts and Bishop Trust Co., Ltd.

the subject area is shown in yellow on both the District Mkg. & the Tax Mkg. as well as on the 1160 ft of the land borders on a Conservation District with Kahili, from which the camp derives its name, is over a mile to the NW. Koloa is 4 miles to the south & Lihue about 7 1/2 miles to the East.

The camp site is located about a mile northwest of the junction of Kaumalii Highway and Maluhia Road on the mauka fringes of an extensive caneland area. Presently, the site is sparsely planted in lychee and macadamia nut trees. Open grass lands are spotted with construction of buildings and utilities for the recreational facilities. According to the petitioner, the existing orchard will continue in operation. Camping and recreational facilities will include a main building at the edge of a small lake which would house the office, bar, restaurant, lounge, game and storage areas. Random clusters of tent-like cabins, approximately 16 units each, including common sanitary facilities, would be scattered throughout the subject area. Each rental unit will contain 4 beds and a cooking area. Playing fields and facilities will be established to permit a full range of activities, including but not limited to: "Baseball, volleyball, swimming, horseshoes, croquet, hiking, golf-driving range, etc." Swings, slides and seesaws will be provided for the young. A riding facility, tennis courts, and a putting

3089

green could be made available should interest warrant. The development is open to everyone but is directed primarily toward vacationing Oahu families.

Soils on the subject parcel are described as gravelly silty clay, moderately to severely eroded and used principally for pasturing. When used for cane cultivation, intensive use of fertilizer is necessary. The subject area ranges between 650' to 800' in elevation. Median rainfall is approximately 97" annually.

The petitioner has indicated that a source of potable water is present at the site. Electricity will be supplied by generators to be housed in a separate building at the site, and all roadways and accesses will be at the developer's expense.

At a special meeting held on October 23, 1967, the Kauai Planning and Traffic Commission voted to recommend approval of the special permit.

Analysis

A background report of the events leading up to the partial construction of this project was presented by the staff to this Commission on July 28, 1967. It was noted that the proposed use was determined to be a permitted use within an Agricultural District by the Kauai Planning agency, based on the former Director's recommendation in February of 1966. A building permit was obtained the following month and construction began. However, a subsequent determination by the LUC indicated that portions of the proposed development are not permitted within the State's Agricultural District and therefore required the filing of the special permit application which is now before you.

Staff evaluation of the request on the basis of the guidelines established by the State Land Use District Regulations indicates that the development

would be in conformance as an unusual and reasonable use within an Agricultural District. It is noted, however, that the main building housing the restaurant and bar could ultimately become an independent night club-restaurant bar operation.

Recommendation

It is recommended that the special permit be approved subject to the following conditions:

1. The total operation shall remain under one management.
2. The commercial accessory uses to the campsite shall be used primarily by occupants of the camping units.
3. The golf driving range shall not be flood-lighted at night.
4. No commercial or advertising signs announcing the restaurant-bar facilities or other activities shall be located in view of a public way, except an unlighted or indirectly lighted camp site identification sign not to exceed 8 square feet in area.
5. The operation and location and type of facilities shall be substantially as presented by the applicant.

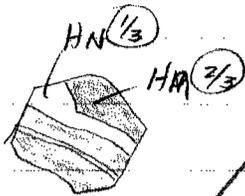
- ① The petitioner has submitted this floor plan of the main building housing the office, storage room, kitchen, bar, sanitation facilities & fire pit.
- ② The area outlined in red represents the roof line which covers an area of approx. 4000 sq ft.
- ③ Moss Rock & Olive Beams will be used in the construction to be in keeping with the rustic atmosphere of the project.

The stipulations are recommended to protect the families and children who are utilizing the camping facilities from the increased activities, noises and distractions resulting from a possible change in the uses that are proposed. This could be the result if the restaurant-bar and the golf driving range were to cater more to non-campers than campers.

SP67-48
(Krudsen)

- ① Rainfall of the Hawaiian Islands -
Hawaiian Water Authority '59
Key 1000 Koloa Gap Fld 22D
Elev. 600' MAR = 97.5"

②



Ho is HM

~~Note: No Ho listed on pp 631
and 638 of Soil Survey of
Hawaii (Sep '55) appendix
also; can't locate any Ho on Map
Conclusion (assumption) - Ho maybe Ho~~

HM = Pg 341 HN = Pg 342

HN = Hali gravelly silty clay, eroded moderately
steep phase (12 to 30% slopes) - severely
eroded mostly used for pasture or idle.
Supports guava + various ferns in idle areas
For large areas, this soil is best used for
forestry

HM = Hali gravelly silty clay, gently sloping
& sloping phases (3 to 15% slopes)
slightly to moderately eroded; generally few
stones on the surface but gravelly; principally
for pasture; where used for cane - intensive
use of fertilizers is necessary; In forested
areas, pandanus, ohia + Kukui are
dominant; in cleared idle areas, guava +
various ferns takes over

- ③ Elev. = 650' to 800'

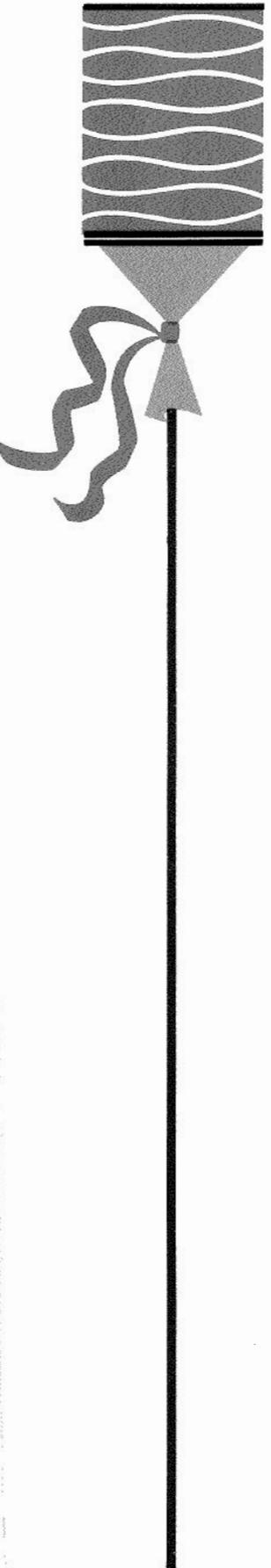
- ④ 4 Miles to Koloa town; 7 1/2 miles to Lihue
1 " " to Kamae Hwy + Mahukia Rd
intersection

RECEIVED

DEC // 1967

State of Hawaii
LAND USE COMMISSION

December 4, 1967



State of Hawaii
Land Use Commission
426 South Queen Street
Honolulu, Hawaii

Attention: Mr. Duran

Dear Mr. Duran:

Thank you for your letter dated November 29, 1967. Please be advised that we agree to an extension of our special permit until December 15, 1967 or thereafter when most or all of the commissioners will be present.

Yours very truly,

KAHILI MOUNTAIN PARK, INCORPORATED



Eric Knudsen

ELK:mr
mr

December 5, 1967

Mr. Eric Knudsen
2443 Makiki Heights Drive
Honolulu, Hawaii

Dear Mr. Knudsen:

The Land Use Commission next meets at 2:00 p.m. in the Land Use Commission Hearing Room, 426 South Queen Street, Honolulu, Hawaii, on December 15, 1967.

On or about that time a decision on your special permit application (SP67-48) will be rendered.

Although there is no requirement for you to be present, please feel free to do so should you wish to attend.

Very truly yours,

RAMON DURAN
Executive Officer

November 29, 1967

Mr. Eric Knudsen
2443 Makiki Heights Drive
Honolulu, Hawaii

Dear Mr. Knudsen:

This is to advise you that we were unable to act on the special permit application by Kahili Mountain Park, Inc. at our Land Use Commission meeting on November 27, 1967 due to the lack of a quorum. Four of our Commissioners, two of whom were hospitalized, were unable to be present.

The period prescribed for action on your application by the Commission will expire on December 9, 1967. Inasmuch as our next meeting is scheduled on December 15, 1967, we would appreciate an expression from you agreeing to an extension of time for action on your special permit until December 15, 1967 or soon thereafter as is reasonably possible when most or all of the Commissioners will be present. The affirmative vote of at least 5 members will be required for the special permit to be approved.

We will advise you of the meeting date when a decision on your application will be rendered. Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Kauai Planning Comm.

November 16, 1967

Mr. Eric Knudsen
2443 Makiki Heights Drive
Honolulu, Hawaii

Dear Mr. Knudsen:

The Land Use Commission next meets at 2:30 p.m. at the
Kahului Library, Kahului, Maui on November 27, 1967.

At that time, your application for a special permit (SP67-48)
will be reviewed.

Although there is no requirement for you to be present, should
you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

2279

P. O. BOX 111

TELEPHONE 23-661



LIHUE, KAUAI, HAWAII 96766

RECEIVED

NOV 2 1967

November 1, 1967

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran, Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

As requested in your letter of October 31, we are mailing, under separate cover, site and building plans for the Kahili Mountain Park development.

The overlays and sketches referred to in the petitioner's submittal were used at the time of the original presentation, and returned to the petitioner. If needed, we would suggest you write to Mr. Knudsen.

Sincerely yours,

PLANNING AND TRAFFIC COMMISSION

Brian K. Nishimoto, Director

my

October 31, 1967

Mr. Brian Nishimoto, Director
Kauai Planning Commission
P. O. Box 111
Lihue, Hawaii

Dear Brian:

Regarding the special permit application by Kahili Mt. Park, Inc. (TMK 2-7-01: 1), at Koloa, Kauai, we have received copies of all the pertinent records with the exception of the maps, overlays and sketches referred to in the petitioner's submittal.

Since our records would not be complete without these documents and since the Commission is mandated to take action on this matter within 45 days, will you please send us a site plan, building floor plans and any other maps we may need.

Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

PLANNING AND TRAFFIC COMMISSION
COUNTY OF KAUAI

file

MEMORANDUM

Date..... **October 27, 1967**.....
From..... **Brian Nishimoto, Director**.....
To..... **Mr. Ramon Duran, Executive Officer**.....
 State Land Use Commission.....
Subject.....
 o.r.

Additional information re:

**Application for Special Permit
Our File No. SP-67-2 - Kahili Mountain Park, Inc.**

RECEIVED

OCT 30 1967

**State of Hawaii
LAND USE COMMISSION**

RECEIVED

OCT 30 1967

State of Hawaii
LAND USE COMMISSION

NOTICE OF PUBLIC HEARING
SPECIAL PERMIT, LAND USE - COUNTY OF KAUAI

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Kauai Planning and Traffic Commission in the County Building at Lihue on Thursday, October 5, 1967, at 1:30 p.m., or as soon thereafter as those interested may be heard to consider an application for special permit within the County of Kauai as provided for in Section 98H-6, RLH 1955, as amended.

Docket Number
and Applicant

Tax Map Key

Permission Requested

SP-67-2

Kahili Mountain Park, Inc.

2-7-01-1

Use of property as a rustic
camping/recreational area.

Map showing the area under consideration for special permit is on file in the office of the Kauai Planning and Traffic Commission and open to the public for inspection during office hours.

All written protests or comments regarding the above application should be filed in writing to said Commission before the date of the public hearing or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

KAUAI PLANNING AND TRAFFIC COMMISSION

Masashi Kagoyama, Chairman

By: Brian K. K. [unclear], Planning Director

(Sept. 27, 1967)



Kauai Planning and Traffic Commission
Lihue, Kauai

Attention: Mr. Brian Nishimoto

Subject: Kahili Mountain Park Inc.
Special Permit Application

Gentlemen,

We have been asked by the Land Use Commission to submit through your office an application for a Special Permit. The Land Use Commission has advised us that this procedure is necessary to correct an oversight which occurred in the routing of our original application in January of 1966.

We have included with this application one set of construction drawings together with two copies of our concept of this development which you currently have on file. Should additional information be required please let us know.

Mr. Ramon Duran indicated that a visit might be made to our jobsite Friday, September 8. We have notified our foreman and he will be available to show you around if you wish.

Very truly yours,

Valdemar Knudsen
Valdemar Knudsen
President

enc.



Introduction

We are currently planning to introduce a new concept in island recreation for which we feel there is a need in Hawaii. This concept is based on family fun and family interest in recreation for all members. Our concept is basically a camping ground with some of the luxuries found at home such as hot water, lights, and a warm bed. This combination of the rustic with the convenient enables us to maintain a very low overhead and consequently be able to supply accommodations to vacationing families at a minimal cost. Few islanders indeed, can afford a two-week annual vacation staying at hotels on outside islands, much less on Oahu, despite the Kamaaina rates advertised. It is our intent to use the land identified below for two purposes. One purpose is to develop a rustic, out of the way vacation spot, and the other is to continue with the existing Litchee orchard. Most of the areas to be occupied by the playing fields as shown on the overlay are incapable of raising either a Litchee or Macadamia nut crop. In the more fertile areas where trees are doing well, we intend to intensify our orchard operation. When possible, orchard trees will be used for landscaping and continue to be groomed for market production. We believe that this multiple use concept is complimentary to both activities and within the established use concept for agricultural lands in this area.

Location

Just north of the Koloa junction road behind the sugar fields beneath majestic Mt. Kahili is an area of approximately 150 acres currently planted to Litchee and Macadamia nut trees. This area is as pinpointed on the Kauai Tax Map #1 and shown in greater detail on Kauai Tax Map #2. The Hi and Banana valleys sweep down from the slopes of Mt. Kahili, and their streams meander through the existing orchard. A panoramic view which stretches from Nawiliwili to Kalaheo opens as one continues towards the base of the ridges rising directly behind the proposed area. The entire area has a gentle slope which allows all parts of this property to enjoy the vista. With the exception of a few large sections, most of the land is broken into dips and islands which tend to isolate small parcels. Together with the running streams the site is fortunate to have a source of potable water which was originally developed to serve the town of Koloa. With the natural beauty of the location, the abundance of fresh water, and the close proximity to Lihue as well as Koloa, this location is considered to be one of the best available for a development such as we outline. We submit an enlarged aerial photograph #3 with a plastic overlay to show the topographical character together with the site development as discussed below.

Development

Development of this area is most easily considered in three stages. These are emphasis of the natural beauty and surroundings, design of all structures to fit the environment and convey the island's atmosphere to guests, and finally, to create the facilities for all types of recreational activities. Quite obviously it is difficult even to outline or detail one stage independently of the others.

To emphasize the natural beauty, we intend to make the area readily accessible. Streams will be cleared of choking undergrowth, trails will be maintained to particularly scenic spots, a lake will be created, but the existing topography will remain essentially unchanged. Structures to be erected will be situated to take advantage of the existing sight-lines. A park will be created.

To compliment this park the design of all structures will be rustic. A main or central building will be placed overlooking the lake. This building will serve a number of purposes -- primarily as an office, bar, lounge, game room, and to provide service as well as storage space. At this time we plan to use a great deal of moss rock and heavy ohia beams. Scattered throughout the area around the periphery of the fields and along the streams will be the family units. We feel that gaily colored tents would be most practical and part of the feeling we wish to convey. These tents will be permanently framed and will be furnished to sleep four in full-sized beds. A cooking area will be included with guests purchasing their own food. We would supply all cooking and eating utensils for their convenience. The tent units would be located in random clusters of approximately sixteen units with each cluster having its own sanitary facility consisting of bathrooms and showers. The attached sketches show how these three basic structures will appear. Sketches numbers 4 and 5 illustrate the orientation and plot plan for the main building. Sketch #6 illustrates a proposed bathroom facility and Sketch #7 shows a projected floor plan of a rental unit.

*for the guests?
of its campsite?*

Purpose

Together with leisure, family recreation is a must. Playing fields and facilities will be established to permit a full range of activities including but not limited to: baseball, volleyball, swimming, horseshoes, croquet, hiking, golf driving range, etc. For the very young, a protected area will be set aside for seesaws, swings, slides, etc. The entire area and particularly the forested areas lend themselves to endless hours of tag, hide-and-seek, and all manner of make believe games.

Purpose (Continued)

Should there be sufficient interest expressed, a riding facility could be made available as well as tennis courts, and putting greens.

Indoor games which will be located in our central building will consist of ping-pong, billiards, as well as tables for those who wish to play cards, dominoes, checkers, chess, etc.

Who will come? We hope everyone, but we are directing our efforts towards Oahu residents who are young at heart with energetic families. There is no development in Hawaii today which this concept of family recreation can be compared with. The closest we can come to is a combined country club-picnic area-camp ground. We will operate during the months of May through September initially. If there is sufficient interest, we might conceivably open our doors starting with the Easter vacation.

Should there be any questions, we would be happy to try and answer any inquires.

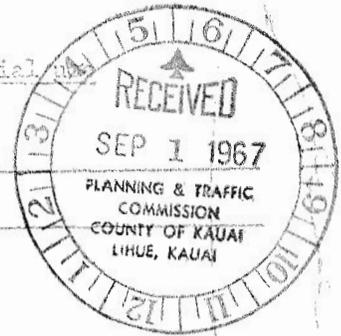
Yours truly,

Valdemar Knudsen

COUNTY OF KAUAI
PLANNING AND TRAFFIC COMMISSION

Lihue, Kauai, Hawaii

This space for official use
Date Application and Fee
received by KP&TC



APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Kauai, Island of Kauai, Land Use Commission ~~_____~~ District Boundary map number and/or name 4-2-7-01, for the following-described purpose:

Description of property: Sloping land at the foot of MT. Kahili consisting of wide, open ridges which have been planted to develop a Litchee orchard.

Petitioner's interest in subject property: Development of a rustic camping/recreational area for family use in conjunction with the orchard operation as provided under "open land" recreational uses.

Petitioner's reason(s) for requesting special permit:
Land Use Commission has requested the filing of a Special Permit.

Signature(s) Valdemar Knudsen
Valdemar Knudsen President

Address: Koloa, Kauai
Telephone: 747-781

This space for official use

The property is situated in a(n) _____ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) _____
For (agency) _____

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RECEIVED

OCT 25 1967

LIHUE, KAUAI, HAWAII 96766

State of Hawaii
LAND USE COMMISSION

October 23, 1967

SP 67-48

State of Hawaii
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Subject: Application for Special Permit
Our File No. SP-67-2 -- Kahili Mountain Park, Inc.

Gentlemen:

At a special meeting of the Planning and Traffic Commission held on October 23, 1967, the Commission approved subject application for special permit.

In accordance with provisions under Section 98H-6 of RLH 1955, as amended, we herewith transmit for your consideration the foregoing application, transcript of proceedings attached.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

Brian Nishimoto
Brian Nishimoto, Director

attach.

cc: Valdemar Knudsen

KAUAI PLANNING AND TRAFFIC COMMISSION
PUBLIC HEARING
SPECIAL PERMIT, LAND USE - COUNTY OF KAUAI

APPLICATION NO. SP-67-2

USE OF PROPERTY FOR CAMPING/RECREATIONAL SITE

A public hearing on the above application was opened by Chairman Masashi Kageyama on Thursday, October 5, 1967, at 3:04 p.m. in the County Board Room at Lihue. Following Commissioners were present:

! → Mr. Masashi Kageyama, Chairman
Mr. Norman Hashisaka
Mr. Takato Sokei
Mr. Jimpe Tamura
Mr. Isao Yoneji
Mr. Leonard Zalopany

Mr. Thomas Yamasaki, staff member, read the letter of application and Planning Director Nishimoto presented his analysis and report on same (see report on file).

There were no letters of protest as of this date.

No one spoke for or against the variance.

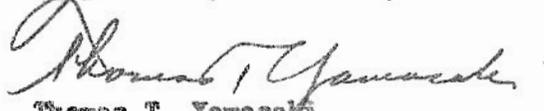
On recommendation of Deputy County Attorney Kei Hirano, the Commission allowed fifteen (15) days before any action is taken on the petition.

The hearing was closed at 3:11 p.m.

DECISION OF COMMISSION: At a special meeting of the Commission, the foregoing application for special permit was approved by the following vote:

AYES: Sokei, Tamura, Yoneji, Zalopany, Kageyama - 5
NOES: None - 0
ABSENT, NOT VOTING: Faye, Hashisaka - 2

Respectfully submitted,


Thomas T. Yamasaki
Secretary to the Commission

my

KAUAI PLANNING AND TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

Staff Report

TO: Planning and Traffic Commission
RE: Special Use Permit, SP-67-2
PETITIONER: Kahili Mountain Park, Inc.

Desired Use

Development of a rustic camping/recreational area for family use in conjunction with the orchard operation.

Location & District Classification

*Division
Kauai* TMK 4-2-07-01, Portion of Koloa (Mauka Ld. Ct. App. 956) Koloa, Kauai. This region is in the State Land Use Agricultural District. Approximately 150 acres of this area are proposed for the desired use. The site is located approximately 1.2 miles mauka of the Maluhia and Kaunualii Highway junction.

Registered Owner or Lessee

The owners of the property are: A. F. Knudsen Trust
Bishop Trust Co., Ltd. - Tr.
Eric A. Knudsen Trust
Bishop Trust Co., Ltd. & Valdemar L.
Knudsen - Trs.

Existing Use

The site is presently occupied by litchee and macadamia orchards and open grass lands spotted with construction of buildings and utilities for the recreational facilities.

Analysis

Based on the report submitted by Valdemar Knudsen dated January 10, 1966, the petitioner proposes the following concept and development of the recreational area.

Concept: Family recreation on a camping ground with provisions for some of the luxuries found at home such as hot water, lights and a warm bed. The area will be utilized as a multiple use function. One, to develop a rustic out of the way vacation spot and the other, to continue the litchee orchard operation. Where possible, litchee trees will be used to landscape the recreational areas.

Development: The development is considered in three stages:

One stage will emphasize the natural beauty and surroundings. Streams will be cleared of choking undergrowth, trails will be maintained to certain

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scenic spots, a lake will be created but the natural topography will remain essentially unchanged.

Another stage involves the design of the structures to fit the environment. Native materials such as moss rock and ohia timbers will be utilized for construction.

The final stage involves the construction of the facilities. A main building will be placed overlooking the lake and will serve primarily as an office, bar, lounge, game room, service and storage room.

Scattered throughout the area will be clusters of approximately 16 family units with each cluster having its own sanitary facility consisting of bathroom and showers. A typical family unit will be furnished with 4 full-sized beds and cooking facilities. Each family unit will be covered by permanent framed tents supported by low masonry walls and a concrete floor slab.

Playing fields and facilities will be established to permit a full range of activities such as baseball, volleyball, swimming, horseshoes croquet, hiking, golf driving range, seesaws, swings and slides for the young, etc.

The Kahili Mountain Park, Inc. initially plans to operate during the months of May through September. Efforts to bring in families for vacations will be directed to Oahu residents at a minimal cost.

Background

A request for a special use permit at this date is unusual and awkward for this particular case since the County Planning & Traffic Commission, at the inquiry and request of Mr. Valdemar Knudsen, approved this desired use as a permissible use within the Agricultural District on February 1, 1966. Consequently, Mr. Knudsen obtained a building permit from the County in March of 1966 and proceeded with the construction of the facilities. To date, the lake and several buildings, including the main building together with the utilities, are well on its way to completion.

Our records show that on January 19, 1966, Mr. David Wong (former director) received a letter from Mr. Valdemar Knudsen wherein he wrote that upon checking with a staff member of the State Land Use Commission on his proposal, he was referred to check with the County Planning Commission since enforcement of the Land Use Rules and Regulations in the rural and agricultural areas by statutes were vested in the County Planning Commission.

On February 2, 1966, Mr. Wong informed Mr. Valdemar Knudsen that the Planning Commission approved his request on the basis that the desired use fell within the private "open land" type of recreational use permitted within the agricultural district.

The State Land Use Commission, however, recently decided that technically Mr. Knudsen should have been requested to file for a special use permit. Apparently, the State Land Use Commission questions the County's interpretation of the private "open land" type of recreational use clause in the State regulations.

As a result, Mr. Valdemar Knudsen consented to file for a special use permit to resolve this technical matter.

Recommendation

In view of the circumstances and conditions, the staff recommends approval of this special use permit provided, however, that any changes or enlargements to the proposed development will be subject to review by the County Planning & Traffic Commission and by the State Land Use Commission if necessary.



Brian Nishimoto
Planning Director

Oct. 5, 1967



C
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P
Y

KAHILI MOUNTAIN PARK, INC.

KOLOA, KAUAI

Kauai Planning and Traffic Commission
Lihue, Kauai

Attention: Mr. Brian Nishimoto

Subject: Kahili Mountain Park, Inc.
Special Permit Application

Gentlemen:

We have been asked by the Land Use Commission to submit through your office an application for a Special Permit. The Land Use Commission has advised us that this procedure is necessary to correct an oversight which occurred in the routing of our original application in January of 1966.

We have included with this application one set of construction drawings together with two copies of our concept of this development which you currently have on file. Should additional information be required please let us know.

Mr. Ramon Duran indicated that a visit might be made to our job-site Friday, September 8. We have notified our foreman and he will be available to show you around if you wish.

Very truly yours,

/s/ Valdemar Knudsen

Valdemar Knudsen
President

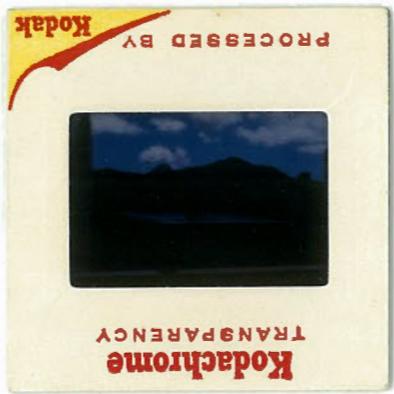
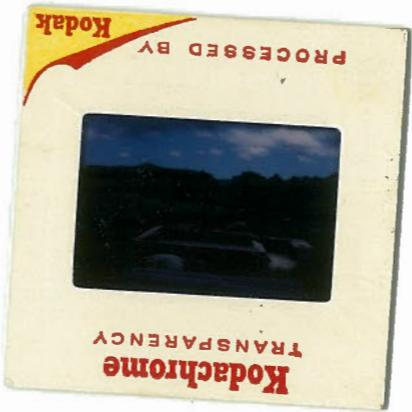
enc.

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Color Slides

STATE OF HAWAII
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII 96813

Vallejo's Timberland Special Permit



Mr. Kai →

Explanation not necessary.

R.D.

20-Cabin Camp Eyed For E. Maui

WAILUKU — A privately - operated camp with about 20 cabins is proposed for construction near Nahiku, East Maui, by C u m m i n s K. Mahoe Jr. of Maui and Warren C. Stadden, a Roselle, N.J., architect.

The proposal was submitted to the Maui Planning Commission Tuesday, when Planning Director R o b e r t Ohata told the commission Mahoe and Stadden would have to make an application for a special use permit to the State Land Use Commission.

In a letter to Ohata, Stadden said the camp would include the 20 12-by-20-foot prefabricated cabins, a restaurant, office, store and "varied forms of recreation for campers."

ans. 8/25/67

There seem to be two courses of action available to the Commission. One is to notify the appropriate county officer of the violation and have it corrected pursuant to Section 98H-12 of the Land Use Law. The developer would have to cease construction immediately and either restore the property to its original state, or apply to the county for a special permit.

The other action would be to send a letter to the Kauai County Planning Commission (perhaps with a carbon copy to all of the county enforcement officers or a similar letter) stating in detail what the intent of the Commission is with regard to "open land" types of recreational uses and that the case in question should have been processed as a special permit. Also that the proposed golf driving range and any additions will require a special permit. The county should also be advised that when any questions arise that require interpretations, the Land Use Commission should be consulted for clarification.

I believe that since the development has progressed this far and in order to avoid any embarrassment to county officials, that the latter alternative should be initiated.

During a recent discussion with Mr. Eric Knudsen of the problem at hand, he assured me that they were willing to cooperate in any way possible so as not to jeopardize the approximately \$100,000 presently invested in the project, including applying for a special permit.

Also, it would seem desirable, along with our review of the district boundary program, to amend this section of the regulations so that there will be no doubt as to the "open land" types of recreational uses intended by the Commission and to also determine the types and use of structures permitted.

for file



STATE OF HAWAII
**Department of PLANNING
AND ECONOMIC DEVELOPMENT**

8-21- Knutsen came in for
letter.
Was not satisfied w/
implications but they did
not have permit to
build. Did not want
to take a chance of
denial. Will talk
to Kai + call us later.

Call Kai 8-28 & suggested he advise EK to
file sp - as it may be necessary to initiate

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426

action to case

August 18, 1967

Mr. Eric Knudsen
2443 Makiki Heights Drive
Honolulu, Hawaii

Re: Construction of Recreational Camp Site
Kahili Forum Area, Kauai

Dear Mr. Knudsen:

A detailed staff report on the above subject matter was presented to the Land Use Commission, as requested, at its regular meeting on July 28, 1967 in Kona, Hawaii. It was the consensus of the Commission that your camp site development is not a permitted use within the State's Agricultural District as specified in Section 2.14 of the Commission's rules and regulations, and that such use, in order to be permitted, would require the approval of a special permit by the County of Kauai and the Land Use Commission.

Therefore, to confirm my telephone conversations with Mr. Ernest Kai, attorney, on August 4 and with you on August 7, it is recommended that you initiate a special permit application with the Kauai Planning and Traffic Commission for your development, who will, upon approval, refer the matter to the Land Use Commission for consideration. The Land Use Commission is mandated to render a decision within 45 days of receipt of the permit from the County Planning Commission.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Planning Director, Kauai
Mr. Ernest Kai

817 531
663 411-356
258
Cite to 630



STATE OF HAWAII
**Department of PLANNING
AND ECONOMIC DEVELOPMENT**

Mr. Burns suggested that a follow-up letter be sent to (all the planning directors) the Kauai Planning Director to with respect/the intent of the Commission as far as "open land type recreational use" is concerned in the Agricultural District. He also suggested that a draft be circulated to the Commissioners for their review.

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426



STATE OF HAWAII
**Department of PLANNING
AND ECONOMIC DEVELOPMENT**

8/18/67

Eric Knudsen dropped by the office. Starting to process special permit application with Ernie Kai but felt they needed confirmation of conversations between you and Kai and you and Knudsen in writing. Said he had nothing in his files. Requested the following:

1. Brian Nishimoto's letter to the LUC of July 3, 1967
2. Recommendation made by the Commission at its meeting on July 28, or the minutes of the meeting.

Telephone: 574971 ext. 228

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 28, 1967

TO: LAND USE COMMISSION

FROM: Ramon Duran, Executive Officer

SUBJECT: Construction of a Recreational Camp Site on the Knudsen Property
in the State's Agricultural District, Island of Kauai

At the request of the Commission at its last meeting, I have undertaken an investigation of the available facts on the above-captioned subject. The following is a list of chronological events:

1. Prior to January 10, 1966, Eric Knudsen checked with the Land Use Commission and the Department of Land and Natural Resources offices and was advised that the administrative jurisdiction over urban, rural and agricultural zoned areas is vested with the county planning offices.
2. On January 17, 1966, in a letter to the Kauai County Planning and Traffic Commission, Mr. Valdemar Knudsen requested approval of a proposed camp site development.

The camp site development is located about a mile north of Koloa Road junction on a portion of lot 1, TMK 2-7-01, containing approximately 940 acres. Kahili Farms accounts for approximately 150 acres of this parcel mauka of the sugar cane fields, and which is currently planted to lichee and macadamia nut trees. The camp site is on about 50 acres of Kahili Farms below Mount Kahili. Proposed structures included a main building at the edge of a small lake which would serve as an office-bar-restaurant-lounge-game room and storage space. Random clusters of approximately 16 units each, including common sanitary facilities, would be scattered throughout the area. Each rental unit will contain 4 beds and a cooking area. Playing fields and

facilities will be established to permit a full range of activities, including but not limited to: "baseball, volleyball, swimming, horseshoes, croquet, hiking, golf driving range, etc." Seesaws, swings, slides, etc., would be provided for the very young. Should sufficient interest warrant, a riding facility, tennis courts, putting greens could be made available. The project is open to everyone but primarily directed toward Oahu families.

3. On February 1, 1966, at a regular meeting of the Kauai Planning and Traffic Commission, the above-mentioned communication was considered. Minutes of that meeting indicate that Mr. Wong, Planning Director, informed the Commission that the requested development was located in the State's Agricultural District; that the development would fall within a permitted use allowed in the Agricultural District; that the present lichee and macadamia orchard would not be disturbed; that the access roadways would be constructed at developer's expense; and that the whole development is an open-type of recreational use and makes full utilization of the land in the Koloa mauka area. A motion for approval was carried unanimously.
4. On February 2, 1966, Mr. Wong informed Mr. Knudsen that the Planning Commission determined that the proposal was a permitted use within the Agricultural District as a private "open land" type of recreational use.
5. In June of 1966, building permits were issued for the construction of the main building and several clusters of units.

The above information was condensed from records received from Brian Nishimoto, present Kauai Planning Director.

On June 29, 1967, I made a field inspection of the proposed camp site and observed that the main building foundation and walls of moss rock and

concrete were completed and also that several individual units, measuring approximately 16' x 16' and primarily constructed of concrete, were completed. Each unit has about a 4' high exterior wall with permanent posts that will support a tent-like roof. The units are about 1/8th of a mile from the main building. There were a number of young macadamia nut and lichee trees scattered throughout the area, but primarily the area has the appearance of an unused pasture. A small pond had been developed in front of the main building, which will ultimately be partially filled with sand and used for swimming purposes. A golf driving range and baseball fields are proposed as a part of the initial development. The operation was to be completed by July 1, but because of inclement weather the opening date has been delayed.

Analysis

Based on my investigation, I am of the opinion that this proposed development is not a permitted use within the State's Agricultural District as spelled out in Section 2.14 of the Commission's Rules and Regulations and that such use, in order to be permitted, would require the approval of a special permit by the county and the Land Use Commission.

The proposed use is a mountain resort development and a commercial restaurant-bar operation in an attractive mountain setting. The operation can be considered as intended to provide two and possibly three functions: 1) provide separate family living units to the public on a rental basis-- the fact that the roofs will be made of tent-like material in no way alters the intended use of the facility; 2) the main building restaurant-bar could ultimately become an independent mountain night club restaurant-bar operation; and 3) a commercial golf driving range.

It should be noted that although the permitted use regulations are not precisely clear concerning "open-type" recreational uses, the regulations

do however specifically prohibit "golf driving ranges".

Mr. Knudsen's statement to the County concerning clearance from the State needs to be understood. Mr. Knudsen's plans and proposal were never submitted to the Land Use Commission office for review and comment. Probably what happened is that he inquired, as several persons do everyday, on the generalities of the law and was informed that the counties are responsible for administering and enforcing the LUC regulations in the Agricultural District.

However, it appears as though this dilemma can be attributed directly to the interpretation of the State Land Use Commission's district regulations by the past Kauai Planning Director. The records show that his advice to the Commission was that the "whole development is an open-type of recreational use" and "that the development would fall within a permitted use allowed in the Agricultural District".

The problem stems from the wording of the Commission's Land Use Regulations which list uses permitted within the Agricultural District and their interpretation. Although the preface to the permitted use section of the LUC regulations states "uses not expressly permitted are prohibited", subsection (f) permits "public and private 'open land' type of recreational uses". Some examples of these open land type recreational uses are indicated but the law provides for some administrative interpretations. Also, other types are specifically excluded and requires more interpretations as the Land Use Commission states further "including commercial, recreational facilities such as but not limited to miniature golf courses and golf driving ranges. Thus, the statement "uses not expressly permitted are prohibited" conflicts with the provision for permitting open space recreational uses with the use of such terms as "but not including" and "not limited to".



STATE OF HAWAII
**Department of PLANNING
AND ECONOMIC DEVELOPMENT**

For your information

*Mr. Eric Knudsen
4350 Round Top Dr.
B- 574 971-228*

SHELLEY M. MARK
DIRECTOR

426 Queen St.—Honolulu 13, Hawaii
Phone 504-426



LIHUE, KAUAI, HAWAII 96766

RECEIVED

JUL 5 1967

July 3, 1967

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii

Subject: Recreation Camp Site
Kahili Farms Area
Kauai, Hawaii

Dear Ramon:

Pursuant to your inquiry and our discussion on the captioned subject matter, my consultation with our County Attorney's office has led me to the following conclusion which I am passing on to you for your information.

Since Mr. Valdemar Knudsen did first inquire with the State and was referred to the Kauai Planning and Traffic Commission which interpreted the proposed development as a permitted use in an agricultural district and so notified Mr. Knudsen who subsequently obtained building permits from the County and erected some facilities, the State Land Use Commission, to be practical, should respect the County's enforcement of the State Land Use Rules and Regulations as interpreted in this case.

Should the State Land Use Commission now question this interpretation, however, and if a special use permit is required by the State, Mr. Knudsen would be an innocent victim of County and State correlation of the Land Use Rules and Regulations which is not the intent of the Land Use Act.

In view of the re-opening of this matter by the State Land Use Commission, this matter should now be resolved by the State Land Use Commission and Mr. Knudsen.

Sincerely yours,

PLANNING AND TRAFFIC COMMISSION

Brian Nishimoto
Brian Nishimoto, Director

P. O. BOX 111

TELEPHONE 2781



LIHUE, KAUAI, HAWAII

June 26, 1967

RECEIVED

JUN 27 1967

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Subject: Construction of Recreational Camp Site
on Knudsen Property in State's Agricultural
District

Dear Mr. Duran:

In response to your June 21, 1967 letter pertaining to the captioned subject matter, enclosed for your information and files are copies of the correspondence between Mr. Valdemar Knudsen and Mr. David Wong, former County Planning Director, and minutes of the Planning and Traffic Commission meeting wherein the proposed development was permitted by the County Planning Agency.

A set of construction plans for the recreational camp from which the building permit was issued by the County is also recorded and available in our files.

I would be most happy to review this matter with you during your anticipated trip to Kauai.

If you have further questions, please contact us.

Very truly yours,

Brian Nishimoto, Director
Planning and Traffic Commission

BN:my

Enc.

KAUAI PLANNING AND TRAFFIC COMMISSION
REGULAR MEETING
FEBRUARY 1, 1966

The regular meeting of the Planning and Traffic Commission of the County of Kauai was called to order by Mr. Masashi Kageyama, Chairman, on Tuesday, February 1, 1966 at 1:30 p.m. in the office of the Planning Commission at Lihue. Following Commissioners answered roll call:

Mr. Masashi Kageyama, Chairman
Mr. Lindsay A. Faye
Mr. Norman Hashisaka
Mr. Edward Horita
Mr. Isao Yoneji

Absent:

Mr. Jimpe Tamura
Mr. Toshiharu Yama

Public Hearing, Interim Zoning Ordinance, Variance Application V66-1: A public hearing on the foregoing variance application was opened by Chairman Kageyama. Transcript of proceedings, with related documents, is on file under Variance Application V66-1 - Alfred A. Yee and Associates, Inc. The hearing was closed at 1:40 p.m., with decision on the application to be made at the regular meeting which followed.

Minutes of the regular meeting of January 6, 1966 were approved as circulated on motion of Mr. Yoneji, seconded by Mr. Faye and carried.

Claims against the County of Kauai as follows:

General Fund G-2010	
Other Expenses, Planning and Traffic Commission	\$719.86

Foregoing claim was allowed and approved for payment on motion of Mr. Horita, seconded by Mr. Hashisaka and carried.

Communication:

A communication (Jan. 10, 1966) from William A. Cook Hawaii, Inc., requesting six-month extension of Variance No. V-120 for the construction of a resort hotel in Wailua. Planning Director David F. Wong reviewed the status of the variance for the Commission and also touched on the sewer system improvements being installed within the Wailua resort complex by the Board of Land and Natural Resources. Said request for extension of variance was granted on motion of Mr. Yoneji, seconded by Mr. Horita and carried unanimously.

(A communication (Jan. 17, 1966) from Valdomar Knudsen requesting Commission approval of his proposed campsite development in the Koloa-Nauka area. Mr. Wong informed the Commission that requested development is located within the agricultural district as

established by the State Land Use Commission; that the development would fall within a permitted use allowed in an agricultural district; that the present litchee and macadamia orchard where this development is proposed will not be disturbed; that all roadways and accesses will be at the developer's own expense; that the whole development is an open type of recreational use and makes full utilization of the land in the Kolca-Mauka area. Mr. Faye's motion for approval of the proposed development as submitted was seconded by Mr. Yoneji and carried unanimously.

Variance Application V66-1: Mr. Horita's motion for granting of variance as submitted by Alfred A. Yee and Associates, Inc., for the construction of facilities for resort hotel use in Hanalei was seconded by Mr. Yoneji and carried unanimously.

Chairman Kageyama announced that he had designated Vice Chairman Hashisaka to present the Commission's annual progress report at the Conference of Planning Commissioners and Directors; that he (Mr. Kageyama) had been asked to serve as moderator of one of the panels at the Governor's Conference on Natural Beauty and Community Appearance.

Informal discussion followed on the Kokee National Park proposal. Mr. Faye felt that there are other Federal agencies with varied aid programs that can help to develop Kokee instead of going to the National Park Service; that the State Parks Division has done an excellent job in the only four or five years that they have had jurisdiction over at Kokee. Commission decided to withhold any official action on said National Park proposal until such time that the Board of Supervisors takes a position.

There being no further business the meeting adjourned at 2:15 p.m.

Respectfully submitted,


Thomas T. Yamaguchi, Secretary

February 2, 1966

Mr. Valdemar Knudsen .
2143 Makiki Heights Drive
Honolulu, Hawaii

Re: Proposed Campsite Development

Dear Mr. Knudsen:

This is to inform you that the Kauai Planning and Traffic Commission at its regular meeting held at the County Building on February 1, 1966, reviewed your proposal as submitted with reference to a campsite development within the Kahili Farms area.

Your request and proposals met with the approval of the Planning Commission, being permitted uses within an agricultural district as private "open land" type of recreational uses.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

David F. Wong, Planning Director

VALDEMAR KNUDSEN
2443 MAKIKI HEIGHTS DRIVE
HONOLULU 14, HAWAII

January 17, 1966

Planning and Traffic Commission
County Building
Lihue, Kauai

Attention: Mr Wong

Gentlemen;

With reference to our proposal dated January 10, 1966 for a PROPOSED CAMPSITE DEVELOPMENT in the present Litchi and Macadamian Nut orchard presently doing business as KAHILI FARMS we wish to emphasize again the multiple use concept to which we wish to put the area.

The presence of the fruit trees which we intend to continue farming will enhance the beauty and the privacy of the open air recreational areas. The open air concept is also an integral part of our planning with respect to any structures which we intend to build.

We have checked with Mr A. Leong of the Land Use Commission and Mr W. Benda of the Department of Land and Natural Resources who have advised us that jurisdiction over urban, rural, and agricultural zoned areas is vested with Island Planning Offices on the outside islands. The Honolulu Office of the Department of Land and Natural Resources must be contacted should a proposed development fall within a Conservation Area. The area within Kahili Farms which we intend to put to multiple use is presently being farmed and is classified as an agricultural zone.

We hereby request your approval so that we may proceed with the development of our camp and recreational area.

Yours truly

Kahili Farms

Valdemar Knudsen
Valdemar Knudsen, Partner



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COPY

XERO
COPY

XERO
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XERO
COPY

Introduction

We are currently planning to introduce a new concept in island recreation for which we feel there is a need in Hawaii. This concept is based on family fun and family interest in recreation for all members. Our concept is basically a camping ground with some of the luxuries found at home such as hot water, lights, and a warm bed. This combination of the rustic with the convenient enables us to maintain a very low overhead and consequently be able to supply accommodations to vacationing families at a minimal cost. Few islanders indeed, can afford a two-week annual vacation staying at hotels on outside islands, much less on Oahu, despite the Kamaaina rates advertised. It is our intent to use the land identified below for two purposes. One purpose is to develop a rustic, out of the way vacation spot, and the other is to continue with the existing Litchee orchard. Most of the areas to be occupied by the playing fields as shown on the overlay are incapable of raising either a Litchee or Macadamia nut crop. In the more fertile areas where trees are doing well, we intend to intensify our orchard operation. When possible, orchard trees will be used for landscaping and continue to be groomed for market production. We believe that this multiple use concept is complimentary to both activities and within the established use concept for agricultural lands in this area.

Location

Just north of the Koloa junction road behind the sugar fields beneath majestic Mt. Kahili is an area of approximately 150 acres currently planted to Litchee and Macadamia nut trees. This area is as pinpointed on the Kauai Tax Map #1 and shown in greater detail on Kauai Tax Map #2. The Hi and Banana valleys sweep down from the slopes of Mt. Kahili, and their streams meander through the existing orchard. A panoramic view which stretches from Nawiliwili to Kalaheo opens as one continues towards the base of the ridges rising directly behind the proposed area. The entire area has a gentle slope which allows all parts of this property to enjoy the vista. With the exception of a few large sections, most of the land is broken into dips and islands which tend to isolate small parcels. Together with the running streams the site is fortunate to have a source of potable water which was originally developed to serve the town of Koloa. With the natural beauty of the location, the abundance of fresh water, and the close proximity to Lihue as well as Koloa, this location is considered to be one of the best available for a development such as we outline. We submit an enlarged aerial photograph #3 with a plastic overlay to show the topographical character together with the site development as discussed below.

Development

Development of this area is most easily considered in three stages. These are emphasis of the natural beauty and surroundings, design of all structures to fit the environment and convey the island's atmosphere to guests, and finally, to create the facilities for all types of recreational activities. Quite obviously it is difficult even to outline or detail one stage independently of the others.

To emphasize the natural beauty, we intend to make the area readily accessible. Streams will be cleared of choking undergrowth, trails will be maintained to particularly scenic spots, a lake will be created, but the existing topography will remain essentially unchanged. Structures to be erected will be situated to take advantage of the existing sight-lines. A park will be created.

To compliment this park the design of all structures will be rustic. A main or central building will be placed overlooking the lake. This building will serve a number of purposes -- primarily as an office, bar, lounge, game room, and to provide service as well as storage space. At this time we plan to use a great deal of moss rock and heavy ohia beams. Scattered throughout the area around the periphery of the fields and along the streams will be the family units. We feel that gaily colored tents would be most practical and part of the feeling we wish to convey. These tents will be permanently framed and will be furnished to sleep four in full-sized beds. A cooking area will be included with guests purchasing their own food. We would supply all cooking and eating utensils for their convenience. The tent units would be located in random clusters of approximately sixteen units with each cluster having its own sanitary facility consisting of bathrooms and showers. The attached sketches show how these three basic structures will appear. Sketches numbers 4 and 5 illustrate the orientation and plot plan for the main building. Sketch #6 illustrates a proposed bathroom facility and Sketch #7 shows a projected floor plan of a rental unit.

Purpose

Together with leisure, family recreation is a must. Playing fields and facilities will be established to permit a full range of activities including but not limited to: baseball, volleyball, swimming, horseshoes, croquet, hiking, golf driving range, etc. For the very young, a protected area will be set aside for seesaws, swings, slides, etc. The entire area and particularly the forested areas lend themselves to endless hours of tag, hide-and-seek, and all manner of make believe games.

Purpose (Continued)

Should there be sufficient interest expressed, a riding facility could be made available as well as tennis courts, and putting greens.

Indoor games which will be located in our central building will consist of ping-pong, billiards, as well as tables for those who wish to play cards, dominoes, checkers, chess, etc.

Who will come? We hope everyone, but we are directing our efforts towards Oahu residents who are young at heart with energetic families. There is no development in Hawaii today which this concept of family recreation can be compared with. The closest we can come to is a combined country club-picnic area-camp ground. We will operate during the months of May through September initially. If there is sufficient interest, we might conceivably open our doors starting with the Easter vacation.

Should there be any questions, we would be happy to try and answer any inquires.

Yours truly,

Valdemar Knudsen

June 21, 1967

Mr. Brian Nishimoto
Planning Director
Planning & Traffic Commission
P. O. Box 111
Lihue, Kauai

Subject: Construction of Recreational Camp Site
on Knudsen Property in State's Agricultural
District

Dear Mr. Nishimoto:

The above subject matter was called to the attention of the Land Use Commission at its regular meeting in Honolulu on June 16, 1967 and discussed in generalities. Not having all of the facts at hand, the Commission has requested that I contact you and request the particulars in order that the Commission may ascertain that the proposed use conforms to the permitted uses as established by the Land Use Commission under Part II, State Land Use District Regulations, sub-part C, Section 2.14.

I am sorry I have no additional information to more adequately identify the location or the problem.

Your assistance on this matter at your earliest convenience will be appreciated. Incidentally, my schedule includes a field trip to your island on June 29 and 30 at the present time and I may have the opportunity to seek your consultation.

Very truly yours,

RAMON DURAN
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

July 28, 1967 - 1:00 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Wilbert Choi
Shelley Mark
Leslie Wung
Goro Inaba
Keigo Murakami
Shiro Nishimura

Commissioner Absent: Jim P. Ferry

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner III
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

The minutes of the meetings of March 31, 1967 and May 26, 1967 were approved as circulated.

Chairman Burns swore in persons planning to testify before the Commission.

HEARINGS

PETITION OF TOSHIO NAKAMOTO & IWAO JYO (A67-51) TO RECLASSIFY 3.2 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT PAHOEHOE 1ST, NORTH KONA, HAWAII, TMK 7-7-08: 18

Mr. Ah Sung Leong presented the staff report recommending approval of the petition on the basis of the statements outlined therein (see copy of report on file).

Since there was no testimony from the petitioners, nor any questions from the Commissioners, the hearing was closed.

PETITION OF YASUO KUWAYE AND HIROMU YAMANAKA TO RECLASSIFY 33 ACRES FROM THE AGRICULTURAL TO THE URBAN DISTRICT, FOR LANDS LOCATED IN HILO, HAWAII, TMK 2-4-22: PARCELS 8, 9, 17 to 30 INCLUSIVE

Mr. Ramon Duran's staff report enumerated the reasons for recommending denial of the petition (see copy of report on file). It was pointed out that

July 28, 1967

MISCELLANEOUS

VALDEMAR KNUDSEN CAMPSITE IN KAUAI

Mr. Duran reported on the investigation staff conducted, at the request of the Commission at its last meeting, concerning the construction of a recreational campsite by Valdemar Knudsen in the State's Agricultural District, Island of Kauai (see copy of memo on file).

Mr. Duran agreed that it was the staff's belief that Mr. Knudsen had acted in good faith in attempting to comply with the necessary State and County regulations before proceeding with the project, and that he had been issued a building permit by the County of Kauai (see copy of memo on file).

Mr. Takeyama, legal counsel, advised that the best course to follow in correcting the situation would be the one as suggested in the staff report; i.e. informing the Kauai County Planning Commission, by letter, what the intent of the Commission is with regard to "open land" types of recreational uses and that the case in question should have been processed as a special permit.

Mr. Duran pointed to the possible non-permitted uses in the Agricultural District which could be pursued by the owners if they were not bound to their present plans by a special permit.

Mr. Takeyama suggested that the Land Use Commission could advise Mr. Knudsen to file a special permit application with the County of Kauai without committing itself.

Chairman Burns directed staff to encourage Mr. Knudsen to initiate a special permit application. The staff was also requested to prepare a draft of an amendment to the Land Use Regulations which would clarify the intent of the Commission with respect to "open land type recreational use", and that the draft be circulated to the Commissioners for their review.

TENTATIVE SCHEDULE

September 8, 1967 on Kauai was agreed upon as the next Land Use Commission meeting date and place.

NURSING HOME AT KAPAKAHI RIDGE IN THE CONSERVATION DISTRICT

Mr. Duran advised that he had received a copy of an application filed with the Department of Land and Natural Resources by Pack and Associates for construction of a 3-story 96-bed nursing home on the Kapakahi Ridge in the Conservation District. He advised that this will require a public hearing by the Land Board since it is not a permitted use within its use regulations.

Commissioner Mark felt that it would not be inappropriate for the Land Use Commission to appear before the Land Board during its hearing to express the Commission's views, especially if it helped the Land Board in conducting its business.