

Camp Mekokiko  
Hawaii United Methodist Union  
PO Box 1529  
Honokaa HI 96727  
February 25, 2005

LAND USE COMMISSION  
STATE OF HAWAII

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*Handwritten signature: Mark Cansl appropriate*

Mr. Anthony J.H. Ching, Executive Officer  
Land Use Commission  
State of Hawaii, Department of Business,  
Economic Development & Tourism  
PO Box 2359  
Honolulu HI 96804-2359

Dear Mr. Ching:

Subject: Annual Report (two years) for LUC Docket SP02-397, Special Use Permit  
For an Educational Retreat Center at Hamakua, Hawaii, TMK 4-4-11:015

In accordance with Condition No. 9 of the above referenced Special Use Permit (SUP), Hawaii United Methodist Union is required to submit an annual progress report to the State Land Use Commission (Commission). As required this report has been prepared to: 1) outline the status of the subject development; and 2) reference compliance with the ten conditions of the SUP approval.

### **Project Status**

This property becomes free of a 30-year lease encumbrance in July 2005. Although the Petitioner had initially anticipated moving forward on the educational retreat center before the end of the lease, this did not prove feasible. Therefore, Petitioner's activities have primarily been in the areas of planning, developing church member involvement and support, and arranging funding for start-up trail clearing and equipment.

The United Methodist Mekokiko Development Committee met three times in 2003 and four times in 2004 on the Island of Hawaii to further plan the project. In 2004 approximately 15 church members walked the property and re-sited the proposed location of certain structural features. In August 2004 the United Methodist District (Honolulu) met and allocated funds for "Camp Mekokiko." In September 2004 the Applicant scheduled mainland-based, volunteer work teams to commence land clearing in July and August 2005, after the lease on the land will have concluded. In October 2004 the Mekokiko Development Committee met in Hilo, Hawaii, to plan infrastructure and select a grant writer.

Plans for this project will be prepared and submitted to the County Planning Director for Plan Approval within the next month. Building permits will be secured thereafter, and construction is anticipated to begin in July.

### **Conditions of Approval**

**Condition No. 1**

That the Applicant, successors or assigns shall be responsible for complying with all of the stated conditions of approval.

**Response:** The Hawaii United Methodist Union (HUMU) acknowledges and will adhere to the terms of this condition.

**Condition No. 2**

That the Applicant shall complete the development in keeping with substantial representations made in the Application and to the Land Use Commission. These representations include, but are not limited to: i) limiting the operation of the Project to a non-profit organization; ii) constructing no more than four 1,200 square-foot, single-story dormitories and no more than six 600-square foot, single-story cottages; and iii) limiting the maximum number of beds to 40 exclusive of staff quarters.

**Response:** HUMU will not exceed the total square footage of Condition No. 2 but may change the configuration.

**Condition No. 3**

That an archaeological letter of clearance be secured from the Department of Land and Natural Resources (DLNR) – Historic Preservation Division with a copy submitted to the Planning Director prior to any land clearing activities.

**Response:** The archaeological inventory survey for the property was recently submitted to the DLNR, accompanied by a filing fee, with a request for a clearance letter.

**Condition No. 4**

That all construction for the proposed expanded retreat shall be completed in ten (10) years from the effective date of this permit. Prior to the start of any new construction, Final Plan Approval shall be secured from the Planning Director. Plans shall identify all proposed structures, parking area(s), access driveway(s) and landscaping associated with the proposed use.

**Response:** HUMU plans to construct the expanded retreat within the ten-year period allotted in 2002. We are in the process of preparing a revised plan for Final Plan Approval by the County Planning Director prior to the demolition of certain nonconforming buildings and the start of new construction.

**Condition No. 5**

That the Applicant shall secure and finalize all existing permits as required by the Department of Public Works, Building Division.

**Response:** HUMU has determined to demolish and remove structures that had outstanding permits and were not up to code. We anticipate that volunteer Methodist groups will conduct this activity in July and August 2005, prior to or in conjunction with any new construction.

**Condition No. 6**

That access shall meet with the requirements of the Department of Public Works.

**Response:** HUMU will ensure that access meets the requirements of the Department of Public Works. Given that the current access is deteriorated, as the Department observed, we may relocate it, subject to the approval of the Department of Public Works.

**Condition No. 7**

That 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-State Historic Preservation Division (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.

**Response:** HUMU will observe this condition. The property evidenced few sites during a professional archaeological inventory survey.

**Condition No. 8**

That the Applicant shall comply with all other applicable laws, etc., of affected government agencies.

**Response:** The Applicant plans to comply with requirements of government agencies and departments.

**Condition No. 9**

That a written annual status report shall be submitted to the Planning Director and the Land Use Commission in connection with the status of the Project and the Applicant's progress in complying with the conditions imposed herein. The annual report shall be due prior to or on the anniversary date of the issuance of this Decision and Order. The annual report shall be submitted in a form prescribed by the Executive Officer of the Land Use Commission.

**Response:** Our apologies for being late with the annual reports. We did not initially take appropriate note of this condition. In the future we will report annually in December.

**Condition No. 10**

That an initial extension of time for the performance of conditions within the permit may be granted by the Planning Director and Land Use Commission upon the following circumstances:

- A. 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).

**Response:** The Church fully anticipates completing the project within the ten-year timeframe.

Sincerely,



Reverend Dr. Theodore Lesnett

Cc: Mr. Chris Yuen, Planning Director, County of Hawaii