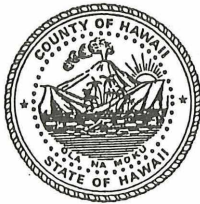


191  
Harry Kim  
Mayor



LAND USE COMMISSION  
STATE OF HAWAII

2006 JAN 18 A 7:56

has pls review  
for  
Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

conformance  
to LUC  
of permit  
auditing  
P.S. draft  
response  
to County

## County of Hawaii

### PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

January 13, 2006

Anthony Ching, Executive Officer  
State Land Use Commission  
P.O. Box 2359  
Honolulu, HI 96804

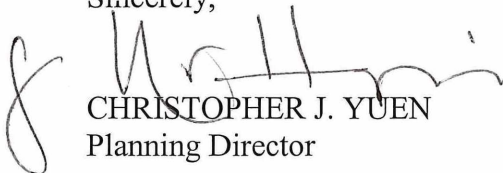
Dear Mr. Ching:

Special Permit No. 1172 (LUC Docket NO. SP02-397)  
Applicant: Hawaii United Methodist Union  
Request: Establishment of an Educational Retreat Center  
on Approximately 36.5 Acres  
Subject: Annual Progress Report  
Tax Map Key: 4-4-11:15

This is to acknowledge receipt of the annual progress report for the past three (3) years received on December 19, 2005. Based on the information provided, we believe the report satisfies Condition 9.

If you have any questions, please feel free to contact Jeff Darrow at 961-8288, ext 259.

Sincerely,

  
CHRISTOPHER J. YUEN  
Planning Director

JWD:smn

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cc w/copy of report: Planning Commission  
Reverend Dr. Theodore Lesnett

Hawai'i County is an Equal Opportunity Provider and Employer

# Hawaii United Methodist Union

20 SOUTH VINEYARD BOULEVARD

HONOLULU, HAWAII 96813

TELEPHONE: (808) 536-1864

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 (three 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**

An opening event and a blessing for Camp Mekokiko occurred on July 9, 2005, a week after the property came out of lease. A project manager, Reverend Theodore Lesnett, was employed by HUMU effective July 1. A forester from the UH Agricultural Extension Service has tagged the native Hawaiian trees and plants on site to protect them

Five non-conforming structures have been demolished as required by the Department of Public Works. A gravel parking lot has been completed. The project manager met with representatives of the County Fire Department in October 2005. The parties agreed upon the route and dimensions of a fire access road. The US Department of Agriculture, Resource Conservation and Development Service, is preparing a conservation plan for the acreage. Cattle and most fencing have been removed from the site. A building permit to renovate an existing staff house was received in October 2005. This work is underway. Within a month, a Master Plan will be submitted for Final Plan Approval to the County

00001

The project manager has shown a PowerPoint presentation to numerous United Methodist churches to develop support. The Mekokiko Development Committee met quarterly during 2005 for planning. A professional business plan has been completed

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### **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's Master Plan submitted for Final Plan Approval to the County of Hawaii Planning Director conforms to this condition.

#### **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:** An archaeological letter of clearance, dated July 5, 2005, has been received from the Department of Land and Natural Resources (DLNR) – Historic Preservation Division. A copy was submitted to the County Planning Department and is attached.

#### **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. The Master Plan submitted to the County for Final Plan Approval in November 2005 meets the requirements of this condition.

#### **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 demolished the buildings associated with incomplete permit approvals from the Department of Public Works. HUMU secured five demolition permits and completed the work by October 2005.

**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 plan to 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:** This status report is submitted prior to the anniversary date, December 18.

**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 anticipates completing the project within the ten-year timeframe.

Sincerely,

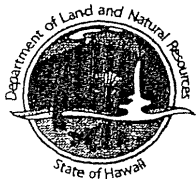


Reverend Dr. Theodore Lesnett

Cc: Mr. Chris Yuen, Planning Director, County of Hawaii  
Reverend Richard Matsushita, United Methodist Outdoor Ministry

Enc

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING, ROOM 555  
601 KAMOKILA BOULEVARD  
KAPOLEI, HAWAII 96707

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR LAND

DEAN NAKANO  
ACTING DEPUTY DIRECTOR WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

July 5, 2005

Dr. Alan Haun  
Haun and Associates  
HCR 1 Box 4730  
Kea'au, Hawaii 96749

LOG NO: 2005.1339  
DOC NO: 0506NM35

Dear Dr. Haun:

**SUBJECT: Chapter 6E-42- Historic Preservation Review – Archaeological Inventory Survey  
Land of Ka'apahu, Hamakua District, Island of Hawaii  
TMK: 4-4-11: 015**

Thank you for submitting the archaeological inventory survey report we received the report on February 11, 2005 (Haun and Henry, 2002 *Archaeological Inventory Survey* TMK: 4-4-11: 015, Land of Ka'apahu, Hamakua District, Island of Hawaii, HA, ms.). We apologize for our delayed review.

A 100% surface survey was conducted on this 36.5 acre parcel. Five historic properties (site 23394 – a terrace with a stone oven, site 23395 – complex with oval alignment and excavated pit, site 23396 and 23397 – concrete water troughs) with six features were identified. Subsurface testing was conducted at site 23395 feature A. No cultural material was found at that site.

The sites were evaluated for their significance under criteria D. We concur with this evaluation.

The sites have been mapped and photographed. Function and type of sites have been discussed and a limited test excavation was conducted. We concur that the sites are probably associated with the early 1900s homestead use of the parcel. We believe that sufficient information has been collected by this inventory survey on these historic properties and that no further archaeological work is recommended as your report states.

This inventory survey report is acceptable.

If you have any questions, please call Nancy McMahon at 742-7033.

Aloha,

  
MELANIE CHINEN, Administrator  
State Historic Preservation Division

NM:jen

c: Rev. Theodore Leanett, Hawaii United Methodist Union, P.O. Box 1529, Honokaa, HI 96727