

Action
Nov 27 — Jan 11
Jan 8 '71

APPLICATION FOR SPECIAL
PERMIT - TEMPORARY SALES
PAVILION

AUGUST 15, 1970

BOISE CASCADE PROPERTIES, INC.

August 15, 1970

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

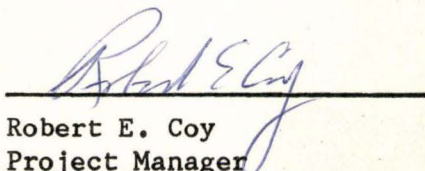
In accordance with the provisions of Section 98H-6 of State Legislature's Act 205, we hereby make an application for a Special Permit to utilize the Equestrian Center as a temporary Sales Pavilion as described in the attached Exhibits "A" through "E".

It is requested that the Special Permit be effective from the date of approval until August 15, 1974.

A filing fee of \$100.00 is enclosed.

If further information is desired, please do not hesitate to call upon me.

Very truly yours,


Robert E. Coy
Project Manager
Waikoloa Project

REC:fkf

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at WAIKOLOA, SOUTH KOHALA in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

UTILIZATION OF A STRUCTURE IN A AGRICULTURAL ZONE AS A TEMPORARY
SALES PAVILION

Description of Property:

SEE ATTACHED - EXHIBITS "A", "B", "C" & "D"

Petitioner's interest in subject property:

OWNER

Petitioner's reason(s) for requesting Special Permit:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals, and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

SEE ATTACHED - EXHIBIT "E"

The application will be accompanied with a deposit of \$ 100.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature Robert E. G. P. Jr.

Address P.O. Box 537, Kamuela, Hawaii 96741

Telephone 885-7381

This space for official use

The property is situated in a(n) _____ District.

REMARKS:

EXHIBIT "C"

TEMPORARY SALES PAVILLION

LAND SITUATED AT WAIKOLOA, SOUTH KOHALA, HAWAII

Being a Portion of Royal Patent 5671

Land Commission Award 8521, Ap 1 to G. D. Hueu

Beginning at a point on the Northerly right of way line of the Waikoloa Access Road the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8390.41 feet North and 1,525.15 feet West and running by azimuths measured clockwise from true South:

1.	21°	44'	07"	180.00 feet
2.	291°	44'	07"	755.00 feet
3.	21°	44'	07"	1,150.69 feet
4.	288°	03'	09"	881.81 feet
5.	201°	44'	07"	1,387.33 feet
6.	111°	44'	07"	125.00 feet to the point of beginning.

EXHIBIT "E"

History: In February 1970, Boise Cascade began construction of an Equestrian Center. The structure which was approximately 70% complete in June 1970 was the site of an Open House. The event, which Boise Cascade was host to, was open to the general public and attracted approximately 1500 people. Currently work is still progressing and the structure is about 85% complete.

Intent: It is the intent of the applicant to utilize the Equestrian Center as a temporary Sales Pavilion until a structure can be erected for similar use within the area designated for commercial facilities. Upon completion of the aforementioned structure within the commercial area, the temporary sales Pavilion will be moved to the new site and the former structure will be used as an Equestrian Center.

Need: Due to the amount of inquiries and interest people have shown in Waikoloa and also for projected interest groups, it will be necessary to maintain a temporary sales pavilion on the site. This temporary sales pavilion will serve as the point where interested people can get information from competent sales personnel, look at displays and get the general feel of the area. Adequate rest rooms will be available, soft drinks will be offered and there will be a secretarial pool where telephones can be used. Typing and other office functions will also be maintained.

From this focal point, people can be oriented to Waikoloa Village per se, and then taken to other specific points of interest.

With this in mind, it is the applicant's opinion that his request is reasonable and proper and will not be materially detrimental to the public welfare or injurious to improvements or property rights relating to others.

Hardship: To construct and market a large urban development in Waikoloa lands consistent to the General Plan of the County of Hawaii, the applicant must maintain a competent construction force and also, a qualified and reputable sales force. The applicant must also maintain a suitable structure for the sales force. This structure must serve the needs of the general public and also serve the immediate needs incidental to the functions inherent to the well defined sales program.

If the request for a Special Permit is denied, without constructing a new building on the project, it would be necessary for the sales force to locate its focal point in Waimea, 9 miles from the Waikoloa site. This would result in inconveniences and conditions not compatible to the welfare of the general public.

The applicant claims that the denial of a Special Permit would result in practical difficulties and unnecessary hardship, inconsistent with the intent and purposes of the County of Hawaii's development Ordinances.

July 19, 1974

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on July 18, 1974, the Land Use Commission voted to approve the request by Boise Cascade Properties, Inc. (SP70-86) for an extension of the special permit for an additional year to August 15, 1975 for use of the equestrian center at Boise's Waikoloa development as a temporary sales office situated in the Agricultural District at South Kohala, Hawaii; subject to all other applicable conditions of the original permit approved by the Land Use Commission on January 8, 1971.

A copy of the staff memorandum of July 18, 1974 is enclosed for your information. Please be informed that the last sentence contained in the staff memo was not adopted by the Land Use Commission.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Boise Cascade Properties, Inc.
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Map Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

July 19, 1974

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

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Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Boise Cascade Properties, Inc.
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Map Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

PHOTOGRAPH



COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

RECEIVED

JUL 9 1975

July 7, 1975

State of Hawaii
LAND USE COMMISSION

Mr. Walt Southward, Manager
Office of Public Affairs
280 Makaala Street
Hilo, Hawaii 96720

Re: Special Permit Application No. 70-86
TMK: 6-8-01: portion of 4

A field inspection conducted on Tuesday, July 1, 1975, verifies that the real estate sales operation has been terminated at the Waikoloa Equestrian Center. In light of this, the Special Permit is hereby deemed void.

Sidney M. Fuji

Raymond Suefuji
Director

WM/NH:lgv

cc: State Land Use Commission
Corporation Counsel

Permanent Record

SOUTHWARD CO.

NEGOTIATION CONTENT

L.S.A.

Office of Public Affairs
280 Makaala St.
Hilo, Hawaii 96720
808/935-3364

Waikoloa

June 23, 1975

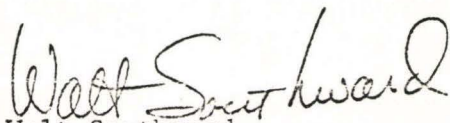
Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni St.
Hilo, Hawaii, 96720

Re: Special Permit Application: SP 70-86
TMK: 6-8-01: Portion of 4
Your letter of June 19, 1975

Please be advised that the real estate sales operations at the Waikoloa equestrian center have been moved to our new offices in the commercial-zoned district of Waikoloa.

We therefore concur with the termination of this special permit.

Sincerely,



Walt Southward
Manager of Public Affairs

cc: Mayor Herbert Matayoshi
Corporation Counsel
State Land Use Commission
Planning Commission
Willis H. Sanburn
Robert Hoffman

Office of Public Affairs
280 Makaala St.
Hilo, Hawaii 96720
808/935-3364



Waikoloa

RECEIVED

JUN 27 1975

State of Hawaii
LAND USE COMMISSION

June 23, 1975

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni St.
Hilo, Hawaii, 96720

Re: Special Permit Application: SP 70-86
TMK: 6-8-01: Portion of 4
Your letter of June 19, 1975

Please be advised that the real estate sales operations at the Waikoloa equestrian center have been moved to our new offices in the commercial-zoned district of Waikoloa.

We therefore concur with the termination of this special permit.

Sincerely,

Walt Southward
Manager of Public Affairs

cc: Mayor Herbert Matayoshi
Corporation Counsel
State Land Use Commission
Planning Commission
Willis H. Sanburn
Robert Hoffman

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

June 19, 1975

RECEIVED
JUN 23 1975

CERTIFIED MAIL

State of Hawaii
LAND USE COMMISSION

Mr. Walt Southward, Manager
Office of Public Affairs
Boise Cascade Home and Land Corp.
280 Makaala Street
Hilo, Hawaii 96720

Re: Special Permit Application - SP 70-86
TMK: 6-8-01:portion of 4

This is to advise you that the extended time period for the use of the equestrian center as a temporary sales pavilion expires on August 15, 1975. Therefore, at that time, all sales operations in the equestrian center should cease.

If the sales operations have been terminated, we would appreciate being informed of such. If not, it is requested that this matter be given your immediate attention and a response submitted to this office at your earliest convenience.

Should you have any questions on this matter, please do not hesitate to contact this department.

Sidney M. Aue
for Raymond Suefuji
Director

RY:mh

cc Mayor
Corporation Counsel
SLUC
Planning Commission

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM EXTENSION REQUEST - SP70-86 DATE July 18, 1974
BOISE CASCADE PROPERTIES, INC.
PLACE COUNCIL CHAMBERS, COUNTY BLDG. TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
YAMAMURA, TANJI	✓			
NAPIER, ALEXANDER				
MARK, SHELLEY				
YANAI, EDWARD	✓			
OURA, MITSUO	✓			
CARRAS, JAMES	✓			
SAKAHASHI, STANLEY	✓			
KIDO, SUNAO	✓			
TANGEN, EDDIE	✓			

Comments:

Recommend Approval with deletion
of last sentence. Eps of staff report.

STATE OF HAWAII
LAND USE COMMISSION

July 18, 1974
10:00 a.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: Extension of Time Condition
SP70-86 - Boise Cascade Properties, Inc.
Temporary Sales Office in the Agricultural District,
South Kohala, Hawaii

At its meeting of May 22, 1974, the Hawaii County Planning Commission considered a request to extend the August 15, 1974 deadline for termination of the use of the equestrian center at Boise's Waikoloa development as a temporary sales office. It voted to recommend an extension of one (1) year to August 15, 1975 "as it was found that the availability of construction materials have unexpectedly delayed the construction of a new office building to house the sales offices." A temporary building will be constructed in a few months in the existing commercial zoned area.

Approval of the extension by the County is subject to all other applicable conditions of the original permit approved by the Land Use Commission on January 8, 1971.

Staff supports the recommendations of the Hawaii County Planning Commission and also recommends that an extension of 1 year to August 15, 1975 be granted. It further recommends that no further extensions should be considered by the Land Use Commission.

July 9, 1974

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

The Land Use Commission next meets at 10:00 a.m.,
in the Council Chambers, County Building, 4396 Rice
Street, Lihue, Kauai, on July 18, 1974.

At that time, the extension request by Boise Cas-
cade Properties, Inc. (SP70-86) for the special permit
granted by the Land Use Commission on January 8, 1971,
will be considered.

An agenda is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Mr. Walt Southward
Enclosure



PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

COUNTY OF
HAWAII

May 24, 1974

Chairman

RECEIVED

MAY 30 1974

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Re: Extension of Time Condition
Special Permit Application 70-86
Tax Map Key 6-8-01: Portion of 4

*LUC app Jan 5 '71
- permit up to Aug 15 '74*

The Planning Commission at its meeting of May 22, 1974 considered the above request for an extension of the time condition stipulated within the special permit granted by the State Land Use Commission for the use of the equestrian center as a temporary sales pavilion in Waikoloa, South Kohala, Hawaii.

The Commission voted to recommend an extension of one (1) year to August 15, 1975 as it has been found that the availability of construction materials have unexpectedly delayed the construction of a new office building to house the sales offices. The applicant will construct a temporary building within a few months to house the sales office in the existing commercial zoned area. Based on these circumstances, it is found that the requested extension is reasonable and warranted.

The recommendation for approval of the one (1) year extension is subject to the condition that all other applicable conditions attached to the original permit be complied with.

Arthur W. Martin

Arthur W. Martin
Chairman

lat

cc Boise Cascade, Inc.
Corporation Counsel

COPY

PLANNING DEPARTMENT

25 AUPUNI STREET

COUNTY OF HAWAII

HILO, HAWAII 96720

May 10, 1974

RECEIVED

MAY 14 1974

State of Hawaii
LAND USE COMMISSION

Mr. Walt Southward
Manager of Public Affairs
Boise Cascade Home and Land Corporation
280 Makaala Street
Hilo, Hawaii 96720

Re: Extension of Time Conditions
Special Permit Application 70-86
Tax Map Key 6-8-01: portion of 4

Your application for a special permit granted will be discussed on Wednesday, May 22, 1974 by the Planning Commission. The meeting will be held in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, Hawaii and is scheduled to begin at 3:00 p.m.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the agenda is enclosed for your information.

Raymond H. Suefuji

Raymond H. Suefuji
Director

lat:cei

Enclosure

cc: / State Land Use Commission

Permanent Record
SOUTHVIOTTA CO.

75% COTTON CONTENT



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

April 24, 1974

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APR 26 1974

State of Hawaii
LAND USE COMMISSION

Mr. Walt Southward
Manager of Public Affairs
Boise Cascade Home and Land Corporation
280 Makaala St.
Hilo, Hawaii 96720

Re: Extension of Time Conditions
Special Permit Application 70-86

This is to acknowledge receipt of your letter requesting an extension of the time conditions stipulated within the Special Permit granted by the State Land Use Commission on January 8, 1971.

We will forward your request to the Planning Commission at the Kona meeting tentatively scheduled for May 22, 1974. You will be informed as to the time and place as soon as they have been determined.

At the meeting, the Commission will render a recommendation. If a favorable recommendation is rendered, it would then be forwarded to the State Land Use Commission for their final decision.

Should you have any questions in the meantime, please feel free to contact Norman Hayashi or Royden Yamasato at 935-5721, Ext. 288.

Sidney Fuke
RAYMOND H. SUEFUJI
Director

NH:mn

cc: State Land Use Commission ✓

January 11, 1971

Hawaii Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on January 8, 1971, the Land Use Commission voted to approve a special permit to Boise Cascade Properties, Inc. (SP70-87) to allow the utilization of an equestrian center as a temporary sales pavilion at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-01: 4, subject to the conditions set forth by the Hawaii County Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Encls: Staff Report
Map

cc: Boise Cascade Properties, Inc.
Hawaii Tax Administrator
Property Technical Services, Dept. of Taxation
Tax Maps Branch, Dept. of Taxation

Waikoloa

Office of Public Affairs
280 Makaala Street
Hilo, Hawaii 96720
808 / 935-3364

17 April 1974

RECEIVED

APR 19 1974

State of Hawaii
LAND USE COMMISSION

Waikoloa

Mr. Raymond Suefuji
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

Re: Request for Extension, Special Permit, Allowing
Utilization of an Equestrian Center as a tempo-
rary sales office.

The undersigned hereby requests an extension of the Special Permit dated Nov. 24, 1970, regarding the utilization of an Equestrian Center as a temporary sales pavilion.

The overall development of the Waikoloa project has been slowed by the land litigation involving Mr. Abraham MacAulton and Mr. Richard Smart regarding the resort portion of the project at Anaehoomalu Beach.

Although the land sales program at Waikoloa is a limited portion of our present operation, it is necessary to keep a sales desk open. We are also using the sales office for our housing manager, since we want his operation to be in a convenient, easily accessible location.

Because of the delay in the overall development of Waikoloa, the construction of a permanent office facility has not yet been feasible.

We are available for further discussion of this matter.

Sincerely,

Walt Southward

Walt Southward
Manager of Public Affairs

cc: Land Use Commission,
Mr. Tatsuo Fujimoto ✓

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

January 8, 1971 - 1 p.m.

APPROVED
FEB 26 1971

Commissioners Present: Goro Inaba, Vice Chairman
Leslie Wung
Shelley Mark
Eddie Tangen
Alexander Napier
Stanley Sakahashi
Tanji Yamamura

Commissioner Absent: Sunao Kido

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

Vice Chairman Inaba called the meeting to order and swore in persons wishing to testify before the Commission.

HEARING

PETITION BY VACATIONLAND ASSOCIATES (A70-267) TO REZONE 24 ACRES FROM CONSERVATION TO AGRICULTURAL AT KAPOHO, PUNA, HAWAII

The Executive Officer, Mr. Duran, presented the staff report on file and oriented the Commission to the area in question.

Acting Chairman Inaba inquired why the District Boundary line was not drawn to coincide with the property boundary line of the subdivision.

Mr. Duran explained that the District Boundaries in 1964 were established prior to the subdivision's recordation by the Tax Office and therefore the Commission was not aware of the subdivision.

Since none in the audience spoke for or against the petition, the

Commissioner Sakahashi then moved that the 3.7 acre portion north of the drainage canal as shown on Mr. Matsuyama's map be approved. The motion was seconded by Commissioner Napier and carried unanimously.

PETITION BY ROBERT M. YAMADA (A70-257) TO REZONE 21.24 ACRES FROM AGRICULTURAL TO URBAN AT MAKAULA, NORTH KONA, HAWAII

Upon Acting Chairman Inaba's suggestion, the staff planner summarized the findings and recommendation of the staff for denial of the petition.

Since no further testimony was offered, Commissioner Napier moved for acceptance of the staff's recommendation and was seconded by Commissioner Sakahashi. The motion was carried by the following votes:

Ayes--Inaba, Napier, Tangen, Mark, Sakahashi, Yamamura
Nay --Wung

PETITION BY IWAO JYO (A70-263) TO REZONE 5.729 ACRES FROM AGRICULTURAL TO URBAN AT KEALAKEHE HOMESTEADS, NORTH KONA, HAWAII

Deputy Attorney General Hong noted for the record that Acting Chairman Inaba disqualified himself from participation in this matter.

The Executive Officer described the area in question and stated that the staff recommended deferral of action until the County has completed its study of the area. Mr. Jyo consented to the deferral.

Commissioner Tangen moved that the deferral be until after the County completed its study. The motion was seconded by Commissioner Sakahashi and unanimously carried.

✓ PETITION BY BOISE CASCADE PROPERTIES, INC. (SP70-86) TO OBTAIN A SPECIAL PERMIT TO ALLOW UTILIZATION OF EQUESTRIAN CENTER AT WAIKOLOA, SOUTH KOHALA, HAWAII

The Executive Officer presented the staff memo recommending approval of the special permit to utilize an existing equestrian center as a sales pavilion subject to the conditions stipulated by the County (see report).

After a short discussion, Commissioner Napier moved for approval as recommended by the staff. Commissioner Sakahashi seconded the motion and it was carried.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP-86 - BOISE CASCADE PROPERTIES, INC. DATE January 8, 1971
PLACE Kona Hilton Hotel TIME 1:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
	✓			
MARK, SHELLEY	✓			
M NAPIER, ALEXANDER				
KIDO, SUNAO				✓
YAMAMURA, TANJI	✓			
TANGEN, EDDIE	✓			
S SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
INABA, GORO	✓			

COMMENTS:

*approve as staff
rec.*

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

January 8, 1971
1 p.m.

STAFF REPORT

SP70-86 - BOISE CASCADE PROPERTIES, INC.

A special permit has been submitted by Boise Cascade Properties, Inc., to allow the use of an Equestrian Center situated in the Agricultural District at Waikoloa, South Kohala, Hawaii, as a temporary sales pavilion until August 15, 1974.

The Equestrian Center, recently constructed, is situated approximately 6 miles makai of Mamalahoa Highway via the new Waikoloa project access road. It is situated approximately 1000 feet east or mauka of the 2,865 acre Waikoloa Urban District. The subject site is located on a portion of parcel 4 TMK 6-8-01. Located in the surrounding area are the temporary construction camp, offices, quarry and storage ~~sites~~.

In substantiation of the request, the petitioner submitted the following reasons which have been summarized by the staff:

1. Construction of the Equestrian Center was initiated in February 1970 and was the site of the Boise Cascade Waikoloa Project Open House in June 1970. It was only 70% complete at that time; presently it is 85% complete.
2. The petitioner intends to utilize this structure as a temporary sales pavilion until a structure can be

1-4-71 sent copy to petitioner

erected within the commercial designated area. The present structure will then be used as an Equestrian Center.

3. The temporary structure will house restrooms and office facilities and will be a place where interested people can receive information and orientation. Soft drinks and telephone services will also be available.
4. The petitioner states that denial of the Special Permit will result in unnecessary hardship since its sales force will be forced to locate in Waimea, 9 miles away from the project site. They feel that the request is reasonable and will not be detrimental to the public welfare or to the surrounding property.

The recommendation for approval of the Special Permit by the Hawaii County Planning Commission was based on the following:

- "1. That the proposed temporary sales office use would not be contrary to the objectives of the Land Use Law applying to the Agricultural District in that the proposed use is of a temporary nature and upon termination of the sales office use, the structure would be utilized as an open-type recreational use which is permitted within the Agricultural District.
- "2. The proposed use would not adversely affect surrounding property. The temporary sales office would serve as

an information center for the Waikoloa lands project which this subject area is a part of,

"3. Such use would not unreasonably burden public agencies to provide essential services. The temporary use of the equestrian center as a sales office would not require any additional services from public agencies,

"4. The proposed use will not essentially alter or change the essential character of the land and the present use. Upon termination of the sales office uses, the structure would revert back to its use as an equestrian center which is permitted in the State Land Use Agricultural District,"

subject to the following conditions:

"1. That the office use be permitted up until August 15, 1974.

"2. That the sales operation be confined to that 24.3 acre area as described by the metes and bounds submitted.

"3. That no other structures be erected to complement the temporary sales office operation."

An evaluation of the proposed use of the Equestrian Complex as a temporary sales pavilion finds that it substantially meets the guidelines established by the Commission for determining an unusual and reasonable use in the Agricultural District.

Therefore, it is recommended that the special permit be approved subject to the conditions established by the County.

JOHN A. BURNS
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

15L ✓
RECEIVED

DEC 28, 1970

State of Hawaii
LAND USE COMMISSION

9168
FUJIO MATSUDA
DIRECTOR
E. ALVEY WRIGHT
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

IN REPLY REFER TO:

HWY-PA
2.88741

DEC 23 1970

Mr. Ramon Duran
Executive Officer
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Duran:

Subject: Special Use Permit Application for
Parcel 4 of TMK 6-8-01, South Kohala
District, Island of Hawaii.

Reference is made to your notification of December 8, 1970.

The site in question does not affect any of our highway projects; therefore, we do not object to the temporary change in land use.

Thank you for notifying us.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T. Harano".

T. HARANO
Chief
Highways Division

December 22, 1970

Mr. Robert E. Coy
Project Manager
Waikoloa Project
Boise Cascade Properties, Inc.
P. O. Box 537
Kamuela, Hawaii 96743

Dear Mr. Coy:

The Land Use Commission next meets at 1 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii, on January 8, 1971.

At that time the application by Boise Cascade Properties, Inc. (SP70-86) for a special permit to allow the utilization of an equestrian center as a temporary sales pavillion at Waikoloa, South Kohala, Hawaii, will be heard.

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

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

December 8, 1970

6482
DIRECTOR'S OFFICE

DEC 10 11 17 AM '70

DEPT. OF
TRANSPORTATION

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP70-86 - BOISE CASCADE PROPERTIES, INC.

Please be advised that a special permit application has been filed with the Land Use Commission to allow the utilization of an equestrian center as a temporary sales pavillion on a portion of parcel 4, TMK 6-8-01. This property is generally located at Waikoloa, South Kohala, island of Hawaii.

An action meeting on this application is tentatively scheduled for January 8, 1971, in the County of Hawaii.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

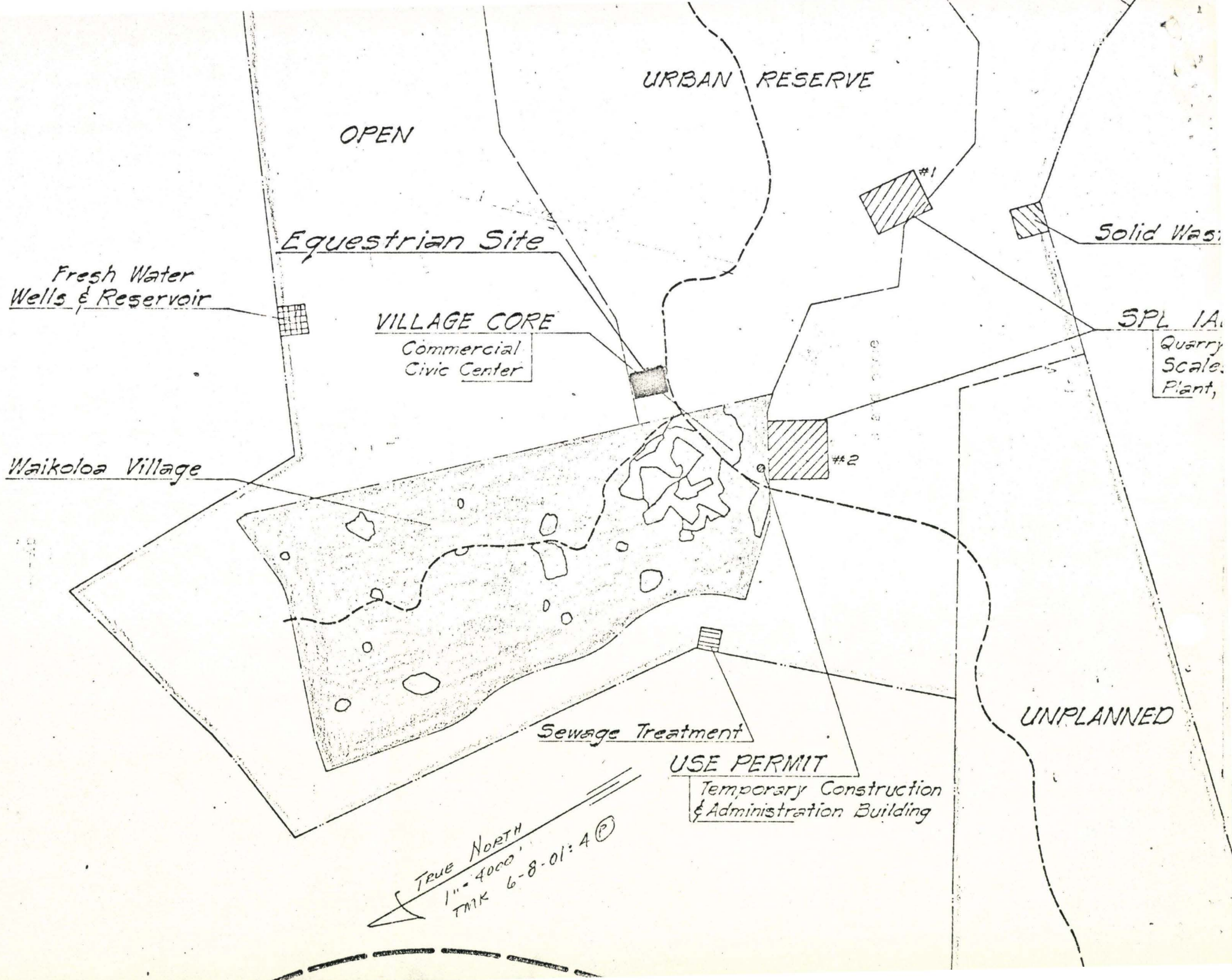
Ramon Duran

RAMON DURAN
Executive Officer

Enclosure: Map

RECEIVED
DEC 15 10 25 AM 1970
DEPT. OF TRANSPORTATION
HIGHWAYS DIVISION

rh





9163

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

December 21, 1970

RECEIVED

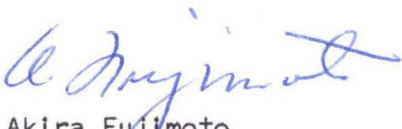
DEC 23, 1970

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Special Permit Application
SP70-86 - Boise Cascade Properties, Inc.
TMK: 6-8-01

We have no objections to this special permit application.


Akira Fujimoto
Manager

WHS

cc: Planning Department

... Water brings progress...

9165

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

629 POHUKAINA STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
PLANNING DIRECTOR

GEORGE S. MORIGUCHI
DEPUTY PLANNING DIRECTOR

P12/70-4569

December 18, 1970

RECEIVED

DEC 28 1970

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
Post Office Box 2359
Honolulu, Hawaii 96804

ATTENTION: Mr. Ramon Duran
Executive Officer

Gentlemen:

This is in regard to your letter dated December 8, 1970, requesting our comments on a special permit application which was submitted by Boise Cascade Properties, Inc., Tax Map Key 6-8-01: 4, South Kohala, Hawaii.

We have no comments on this application as it involves land on the island of Hawaii and is therefore not within the jurisdiction of this department.

Thank you for referring this matter to us.

Very truly yours,

WILLIAM E. WANKET
Assistant Planning Director
Implementation Division

WEW/AMS:au

9140
ABU
TYPE-ERASE
UNIVERSITY OF HAWAII

Land Study Bureau

December 15, 1970

RECEIVED

DEC 16, 1970

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Duran

This letter is in response to your notification of special permit application SP 70-86 by Boise Cascade Properties, Inc.

Since this request does not entail a change in land use zoning, our normal comments are not pertinent. However, it would seem appropriate to caution that if the request is granted special care be given in drafting the permit terms with regard to termination date, restrictions in use and terminal condition of the property.

Sincerely yours

Harold L. Baker

Harold L. Baker
Director



✓
9125
RECEIVED

DEC 11, 1970

State of Hawaii
LAND USE COMMISSION

EXECUTIVE CHAMBERS

HONOLULU

December 10, 1970

JOHN A. BURNS
GOVERNOR

Office of Environmental
Quality Control

MEMORANDUM

To: Mr. Ramon Duran
Executive Officer, Land Use Commission

From: Mr. Fred J. Rodriguez *FR*
Chief of Public Affairs

Subject: Special Permit Application SP 70-86 - Boise Cascade
Properties, Inc.

Your request for our office's review on the special permit application that has been filed with your office by the Boise Cascade Properties, Inc. to outline an equestrian center as a temporary sales pavillion is not considered an environmental problem.

Thank you very much for the opportunity to comment on this subject.

D R A F T

ASL ✓

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

Map - See Proc
↓
Print map also

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP70-86 - BOISE CASCADE PROPERTIES, INC.

Please be advised that a special permit application has been filed with the Land Use Commission to allow the utilization of an equestrian center as a temporary sales pavillion on a portion of parcel 4, TMK 6-8-01. This property is generally located at Waikoloa, South Kohala, island of Hawaii.

An action meeting on this application is tentatively scheduled for January 8, 1971, in the County of Hawaii.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure: Map

EAGLE-A
TYPE-ERASE
25% COTTON FIBER USA

PLANNING COMMISSION

22, 1970

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

November 19, 1970

The Planning Commission met in regular session at 1:30 p.m., in the County Council Room, County Building, with Chairman Pro tem Clara K. Kahumoku presiding.

PRESENT: Clara K. Kahumoku
Masayuki Kai
Shigeji Kawasaki
Roy H. Nagata
Ed C. Watt
Skippy T. Yasutake
Raymond H. Suefuji
Glenn T. Miyao

ABSENT: O. W. Efurd
Mauricio Valera, Jr.
Anthony C. Veriato
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Arthur Isemoto, Public Works
Bruce Kawamura, Water Supply

and approximately 22 persons in public attendance

VIETNAM VISITORS

The Chairman announced that there were some visitors in the room and called on Mr. Moses Hanohano of the Mayor's Office to introduce them.

Mr. Hanohano remarked that the urban administrators from Vietnam have been sent here through the Department of Housing and Urban Development under the Federal program and he introduced the leader of the group, Mr. Le Van De, who is the Director of the Local Administration as the Directorate in the Ministry of Interior.

Mr. De in turn introduced the following: Messrs. Tran Dac Thanh, Deputy Province Chief of An Giang Province; Bui Xuan Thich, Deputy Province Chief of Binh Dinh Province; and Nguyen Van Khanh, Deputy Province Chief of Phong Dinh Province.

Mr. De mentioned some of the work that they are doing under the HUD and in closing stated that they have visited San Francisco and the surrounding areas as well as Sacramento and that they hope to gain some experience in Hawaii.

The Chairman welcomed the visitors and expressed hope that they will learn something from ^{the} proceedings of the Planning Commission.

MINUTES

The minutes of the special meeting held on November 5, 1970 were accepted as circulated on a motion by Mr. Kai, seconded by Mr. Yasutake and carried.

REPORT
LETTER RECEIVED

The following communication from the Kona Conservation Group was read by the Chairman:

"November 14, 1970

"Mr. Ramon Duran, Executive Officer
State Land Use Commissioners

"Enclosed herewith are forty-five (45) pages of signatures on a petition which reads:

'PETITION (Re: Shoreline Setback)

'TO: STATE LAND USE COMMISSION

'We, the undersigned residents of Kona, desire and urge the establishment of a minimum 40-foot shoreline setback for the entire island of Hawaii, with variance allowed only upon request of present owners of very small house lots.

'Many of us could not attend the public hearing and wish to voice our opinion by signing this petition.'

"At your public hearing at the Kona Hilton on October 31, 1970, one person testified for the maximum 40-foot setback. Officially, he represented the Kona Senior Citizens and the Kona Conservation Group; unofficially, he represented hundreds of other residents of Kona. Their signatures testify to this. Many people, some connected with and some not connected with either organization, gave generously of their time and helped in obtaining signatures on this petition.

"In a little over a week, four hundred ninety-nine (499) adult residents and one hundred forty-five (145) intermediate and high school students signed this petition.

"Many of the people who signed are life-time residents of Kona; many are farmers, fishermen, hotel workers, carpenters, mechanics, teachers, librarians, secretaries, housewives, clerks, newspapermen; people of high, middle, and low income; Hawaiian, Filipino, Japanese, Puerto Rican, Portuguese, Chinese, etc., as well as Caucasian; people who live mauka and makai, in North Kona and in South Kona - in other words, a wide sampling of the resident population of Kona desires a 40-foot shoreline setback.

"Please advise all other persons who will be helping you to make the decision on the shoreline setback of this petition."

/s/ LOREN HEWITT
Vice President, Kona Conservation Group

✓ LAND USE COMMISSION
SPECIAL PERMIT
BOISE CASCADE PROPERTIES
WAIKOLOA, SOUTH KOHALA

A public hearing was held at its October 22 meeting on the application of Boise Cascade Properties, Inc., for a special permit to allow the utilization of an equestrian center as a temporary sales pavilion located in Waikoloa, South Kohala.

The Chairman called for staff presentation.

The Staff Planner again reviewed briefly on the background information. The Commission had deferred action because the State Land Use regulations prohibits decision on such a petition earlier than 15 days after the public hearing.

The Chairman called on the representative to make further comments.

Mr. Ernest Kubota, representing the applicant, remarked that if the Commissioners had any questions on this request, Mr. Robert Coy will be the man to answer them.

Mr. Watt remarked that the use until 1974 is little more than temporary.

Mr. Coy replied that he didn't think so as they are talking about 10 to 15 years' program.

Mr. Watt then asked if they had any plans to build another sales office.

Mr. Coy answered that they do have plans to build when the commercial area is developed in the village area, then it could be moved. There will be a motel unit there and he stated there will be an office space for this particular use; but that he didn't know exactly when it will be built.

Mr. Watt then inquired ^{as to} whether the equestrian center is not going to be in operation until 1974.

Mr. Coy replied probably not because it will be turned over to the property owners' association. He stated that they will manage it and he is sure not much before 1974 would that association be great enough to withstand and handle the cost and everything else in managing this.

Mr. Kawasaki then called for staff recommendation.

The Staff Planner stated that following the guidelines as established in determining an "unusual and reasonable use" within the State Land Use Agricultural District, the staff is recommending the approval of the special permit to allow the utilization of the equestrian center as a temporary sales office.

The recommendation for approval is based on the following findings:

1. The proposed temporary sales office use would not be contrary to the objectives of the Land Use Law applying to the Agricultural District in that the proposed use is of a temporary nature and upon termination of the sales office use, the structure would be utilized as an open-type recreational use which is permitted within the Agricultural District.
2. The proposed use would not adversely affect surrounding property. The temporary sales office would serve as an information center for the Waikoloa lands project which this subject area is a part of.
3. Such use would not unreasonably burden public agencies to provide essential services. The temporary use of the equestrian center as a sales office would not require any additional services from public agencies.
4. The proposed use will not essentially alter or change the essential character of the land and the present use. Upon termination of the sales office uses, the structure would revert back to its use as an equestrian center which is permitted in the State Land Use Agricultural District.

The staff recommends the following conditions to be imposed before final approval is recommended by the County Commission:

1. That the office use be permitted up until August 15, 1974.
2. That the sales operation be confined to that 24.3 acre area as described by the metes and bounds submitted.
3. That no other structures be erected to complement the temporary sales office operation.

Mr. Coy mentioned at this time that the developer would abide by all stipulations.

Mr. Kawasaki moved to approve this special permit as recommended by the staff and also with the conditions stipulated by the staff. The motion was seconded by Mr. Kai. The roll call votes on the motion were recorded as all ayes except a negative vote cast by Mr. Watt.

County of Hawaii
County Planning Commission

RECEIVED

NOV 27, 1970

SPECIAL PERMIT

State of Hawaii
LAND USE COMMISSION

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Within a 24.3 acre area located approximately 6 miles below Mamalahoa Highway via the Waikoloa project mauka access road in Waikoloa, South Kohala, Hawaii, TMK: 6-8-01:por.of 04.
for the following purpose(s):

To allow the utilization of an equestrian center as a temporary sales pavilion.

The Commission decided to: Recommend approval of the special permit request
on the basis of the following findings:

1. The proposed temporary sales office use would not be contrary to the objectives of the Land Use Law applying to the Agricultural District in that the proposed use is of a temporary nature and upon termination of the sales office use, the structure would be utilized as an open-type recreational use which is permitted within the Agricultural District.
2. The proposed use would not adversely affect surrounding property. The temporary sales office would serve as an information center for the Waikoloa lands project which this subject area is a part of.
3. Such use would not unreasonably burden public agencies to provide essential services. The temporary use of the equestrian center as a sales office would not require any additional services from public agencies.
4. The proposed use will not essentially alter or change the essential character of the land and the present use. Upon termination of the sales office uses, the structure would revert back to its use as an equestrian center which is permitted in the State Land Use Agricultural District.

subject to the following conditions:

1. That the office use be permitted up until August 15, 1974.
2. That the sales operation be confined to that 24.3 acre area as described by the metes and bounds submitted.
3. That no other structures be erected to complement the temporary sales office operation.

Applicant Boise Cascade Properties, Inc
Date of Public Hearing October 22, 1970
Date of Decision November 19, 1970
Meeting Place County Council Rm. County Bldg
Date Decision and Findings Forwarded
to LUC November 24, 1970

SP 70-86

(Signed)

Philip J. Shumaker
Chairman Pro tem, Planning Commission

cc Boise Cascade Properties, Inc.

PLANNING COMMISSION

Planning Department
County of Hawaii

October 22, 1970

A regularly advertised public hearing, on the application of Boise Cascade Properties, Inc., was called to order at 3:24 p.m., in the County Council Room, County Building, by Vice Chairman Mauricio Valera, Jr.

PRESENT: Mauricio Valera, Jr.
O. W. Efurd
Clara K. Kahumoku
Masayuki Kai
Shigeji Kawasaki
Skippy T. Yasutake
Ed C. Watt
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: Roy H. Nagata
Anthony C. Veriato
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Arthur Isemoto, Public Works

and approximately 15 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Waikoloa, South Kohala, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the County Council Room, County of Hawaii, Hilo, Hawaii, State of Hawaii, at 3:15 p.m., October 22, 1970 to consider the application of Boise Cascade Properties, Inc., owner, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the utilization of an equestrian center as a temporary sales pavilion. The subject structure is situated within a 24.3 acre area located approximately 6 miles below the Mamalahoa Highway via the mauka access road.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the Planning Department in the County Building at 25 Aupuni Street and are open to inspection during office hours.

All written protests or comments regarding the above Special Permit application may be filed with the Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ANTHONY C. VERIATO, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: October 12 and 20, 1970)

VICE CHAIRMAN: New Business on public hearing at 3:15 p.m., on the application of Boise Cascade Properties, Inc., for a special permit to allow the utilization of an equestrian center as a temporary sales pavilion located in Waikoloa, South Kohala. (The Vice Chairman read the public hearing notice in its entirety.)

MIYAO: Mr. Chairman and Commissioners. Boise cascade Properties, Inc., has applied for a special permit to allow the utilization of an equestrian center as a temporary sales pavilion. Subject use is requested up until August 15, 1974.

The subject structure is situated within a 24.3 acre area located approximately 6 miles below Mamalahoa Highway via the Waikoloa project mauka access road.

The subject area is located within the State Land Use Agricultural District which permits "open-type" recreational uses including riding stables. A sales office use would require a special permit. The County zoning designation is "Unplanned" while the General Plan designates this area as an "Urban Reserve."

Located in the surrounding area is the temporary construction housing camp, the temporary construction/administration office, the quarry material processing and equipment maintenance site, and the proposed material storage yard.

The existing equestrian center was issued a building permit on June 5, 1970.

The applicant has submitted the following in support of the special permit application, Exhibit "E."

"History: In February 1970, Boise Cascade began construction of an Equestrian Center. The structure which was approximately 70% complete in June 1970 was the site of an Open House. The event, which Boise Cascade was host to, was open to the general public and attracted approximately 1500 people. Currently work is still progressing and the structure is about 85% complete.

"Intent: It is the intent of the applicant to utilize the Equestrian Center as a temporary Sales Pavilion until a structure can be erected for similar use within the area designated for commercial facilities. Upon completion of the aforementioned structure within the commercial area, the temporary sales Pavilion will be moved to the new site and the former structure will be used as an Equestrian Center.

"Need: Due to the amount of inquiries and interest people have shown in Waikoloa and also for projected interest groups, it will be necessary to maintain a temporary sales pavilion on the site. This temporary sales pavilion will serve as the point where interested people can get information from competent sales personnel, look at displays and get the general feel of the area. Adequate rest rooms will be available, soft drinks will be offered and there will be a secretarial pool where telephones can be used. Typing and other office functions will also be maintained.

"From this focal point, people can be oriented to Waikoloa Village per se, and then taken to other specific points of interest.

"With this in mind, it is the applicant's opinion that his request is reasonable and proper and will not be materially detrimental to the public welfare or injurious to improvements or property rights relating to others.

"Hardship: To construct and market a large urban development in Waikoloa lands consistent to the General Plan of the County of Hawaii, the applicant must maintain a competent construction force and also, a qualified and reputable sales force. The applicant must also maintain a suitable structure for the sales force. This structure must serve the needs of the general public and also serve the immediate needs incidental to the functions inherent to the well defined sales program.

"If the request for a Special Permit is denied, without constructing a new building on the project, it would be necessary for the sales force to locate its focal point in Waimea, 9 miles from the Waikoloa site. This would result in inconveniences and conditions not compatible to the welfare of the general public.

"The applicant claims that the denial of a Special Permit would result in practical difficulties and unnecessary hardship, inconsistent with the intent and purposes of the County of Hawaii's development Ordinances."

Thank you.

VICE CHAIRMAN: The applicant have anything further to add to the background history.

NORMAN DUBBS: No, Mr. Chairman, I have nothing further to add.

VICE CHAIRMAN: Any question from the Commissioners?

Any opposing comments to this proposal?

If not, I entertain a motion for closing of the public hearing.

YASUTAKE: I would move to close the public hearing and to take the matter under advisement.

KAI: Second the motion.

VICE CHAIRMAN: It has been moved by Commissioner Yasutake, seconded by Commissioner Kai that we close the public hearing and take the matter under advisement. All those in favor, say aye.

MEMBERS: Aye.

VICE CHAIRMAN: Oppose, none. Motion is carried.

There is a 15 day waiting period before any action can be taken.

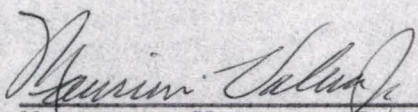
The public hearing was adjourned at 3:30 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :



Mauricio Valere, Jr.
Vice Chairman
Planning Commission

Permanent Record

SOUTHWORTH CO.

75% COTTON CONTENT

U.S.N. 112

EXHIBIT "C"

TEMPORARY SALES PAVILLION

LAND SITUATED AT WAIKOLOA, SOUTH KOHALA, HAWAII

Being a Portion of Royal Patent 5671

Land Commission Award 8521, Ap 1 to G. D. Hueu

Beginning at a point on the Northerly right of way line of the Waikoloa Access Road the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8390.41 feet North and 1,525.15 feet West and running by azimuths measured clockwise from true South:

1.	21°	44'	07"	180.00 feet
2.	291°	44'	07"	755.00 feet
3.	21°	44'	07"	1,150.69 feet
4.	288°	03'	09"	881.81 feet
5.	201°	44'	07"	1,387.33 feet
6.	111°	44'	07"	125.00 feet to the point of beginning.

EXHIBIT "E"

History: In February 1970, Boise Cascade began construction of an Equestrian Center. The structure which was approximately 70% complete in June 1970 was the site of an Open House. The event, which Boise Cascade was host to, was open to the general public and attracted approximately 1500 people. Currently work is still progressing and the structure is about 85% complete.

Intent: It is the intent of the applicant to utilize the Equestrian Center as a temporary Sales Pavilion until a structure can be erected for similar use within the area designated for commercial facilities. Upon completion of the aforementioned structure within the commercial area, the temporary sales Pavilion will be moved to the new site and the former structure will be used as an Equestrian Center.

Need: Due to the amount of inquiries and interest people have shown in Waikoloa and also for projected interest groups, it will be necessary to maintain a temporary sales pavilion on the site. This temporary sales pavilion will serve as the point where interested people can get information from competent sales personnel, look at displays and get the general feel of the area. Adequate rest rooms will be available, soft drinks will be offered and there will be a secretarial pool where telephones can be used. Typing and other office functions will also be maintained.

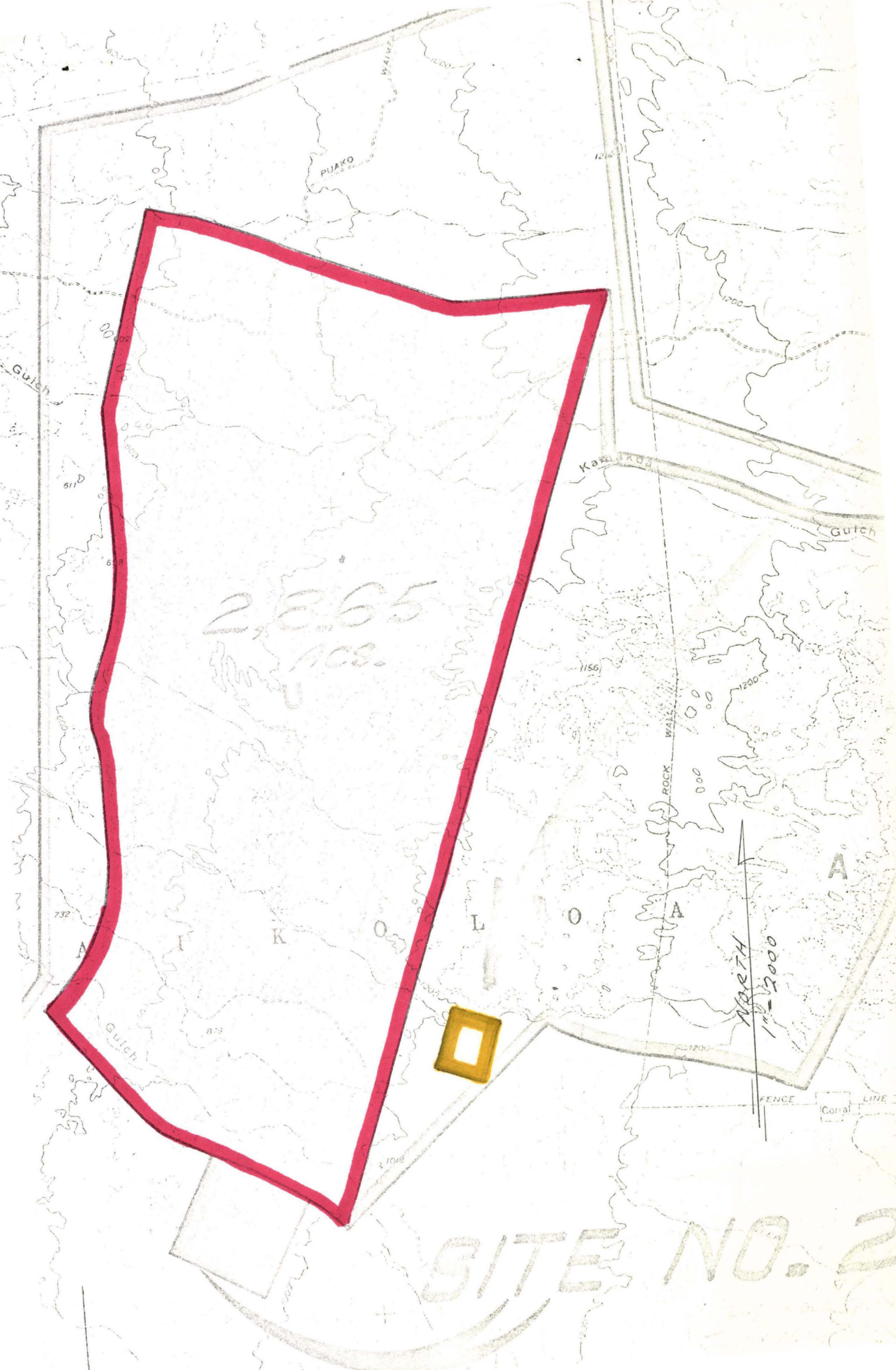
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Hardship: To construct and market a large urban development in Waikoloa lands consistent to the General Plan of the County of Hawaii, the applicant must maintain a competent construction force and also, a qualified and reputable sales force. The applicant must also maintain a suitable structure for the sales force. This structure must serve the needs of the general public and also serve the immediate needs incidental to the functions inherent to the well defined sales program.

If the request for a Special Permit is denied, without constructing a new building on the project, it would be necessary for the sales force to locate its focal point in Waimea, 9 miles from the Waikoloa site. This would result in inconveniences and conditions not compatible to the welfare of the general public.

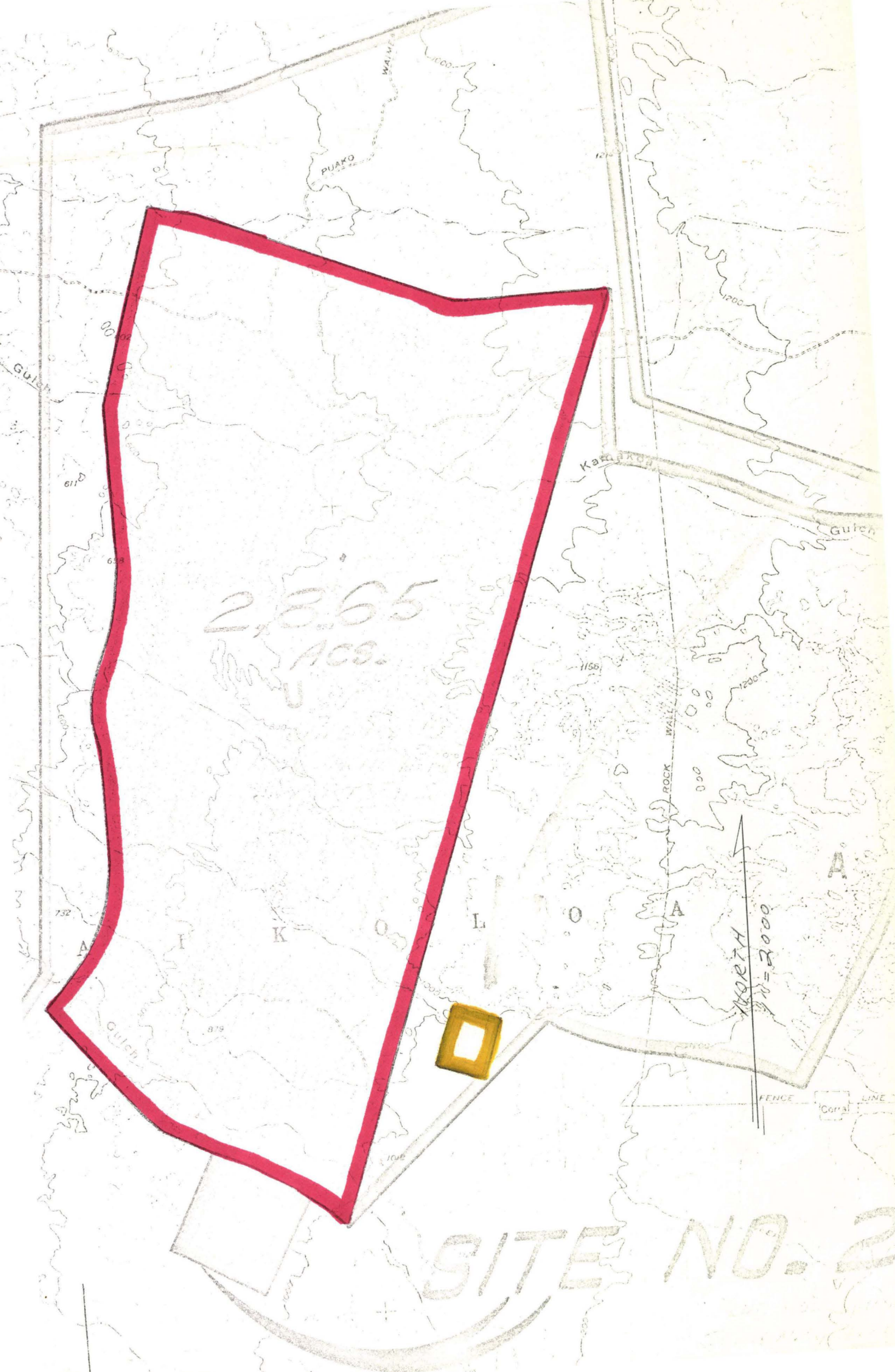
The applicant claims that the denial of a Special Permit would result in practical difficulties and unnecessary hardship, inconsistent with the intent and purposes of the County of Hawaii's development Ordinances.



2,865
ACS.

North
1" - 2000

SITE NO. 2

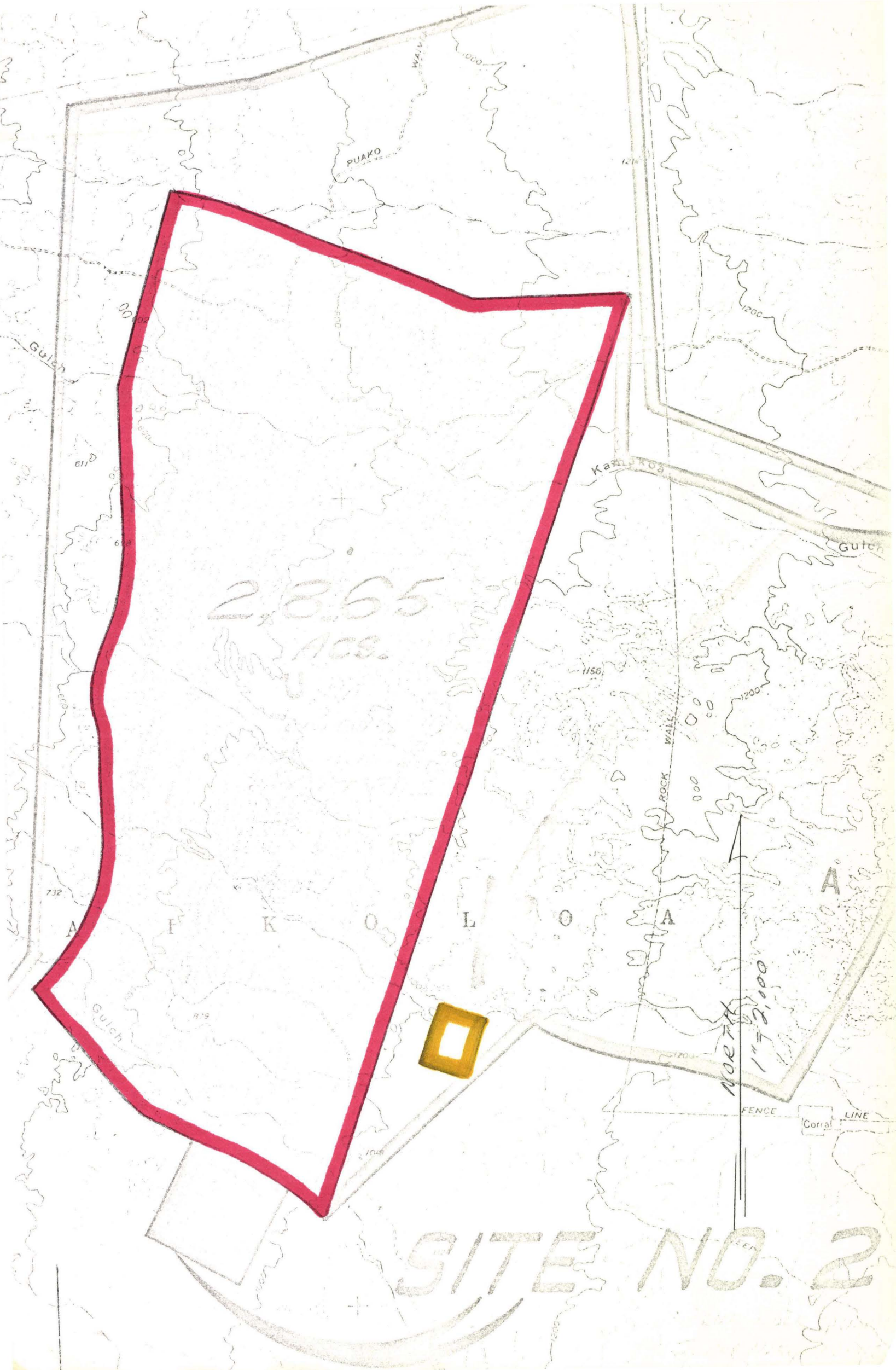


2,865
ACS.

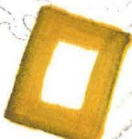


NORTH
2000

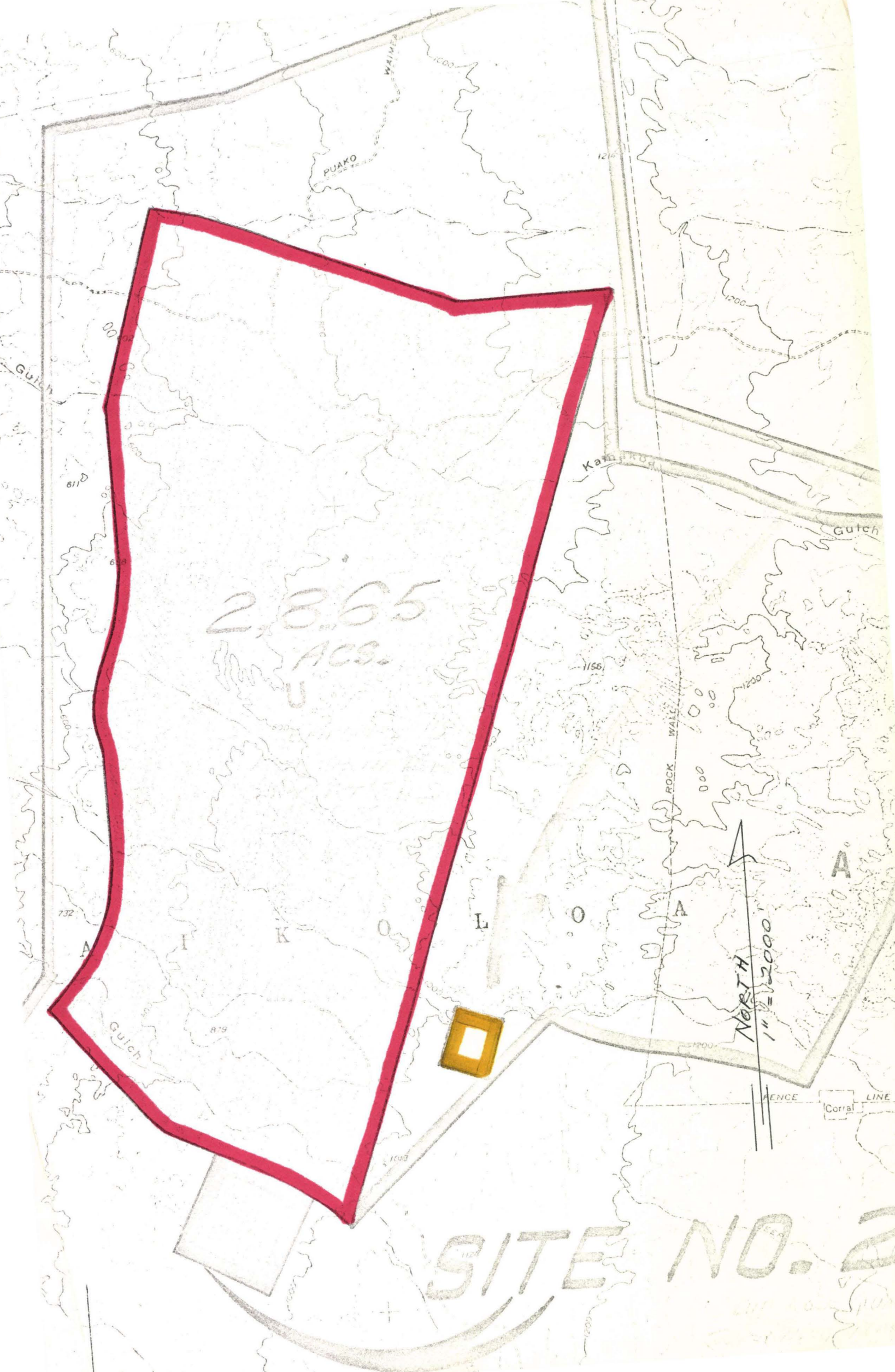
SITE NO. 2



2,865
ACS.



SITE NO. 2



PUAKO

WAIKAI

Kam Road

Gulch

2,865
ACS.

North
1" = 2000'

SITE NO. 2

FENCE
Corral

ROCK WALL

Gulch

879

732

1216

1200

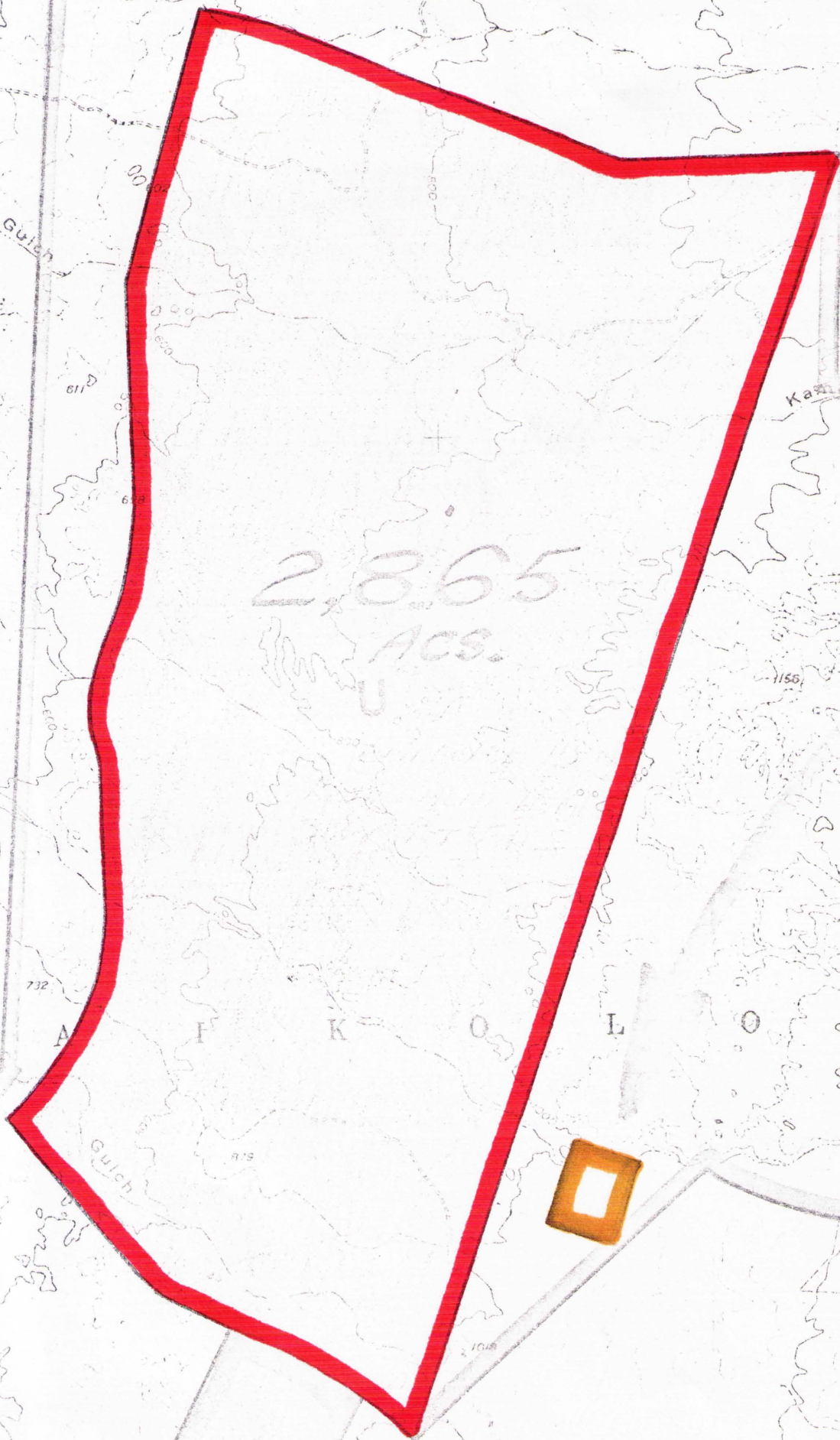
1156

1200

1200

1000

1200



SITE NO. 2

PUAKO

WAIWAI

1216

1200

GULCH

611

KAMUKO

Gulch

2,865
ACS.

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1156

1200

ROCK WALL

732

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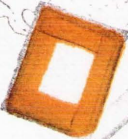
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GULCH

879



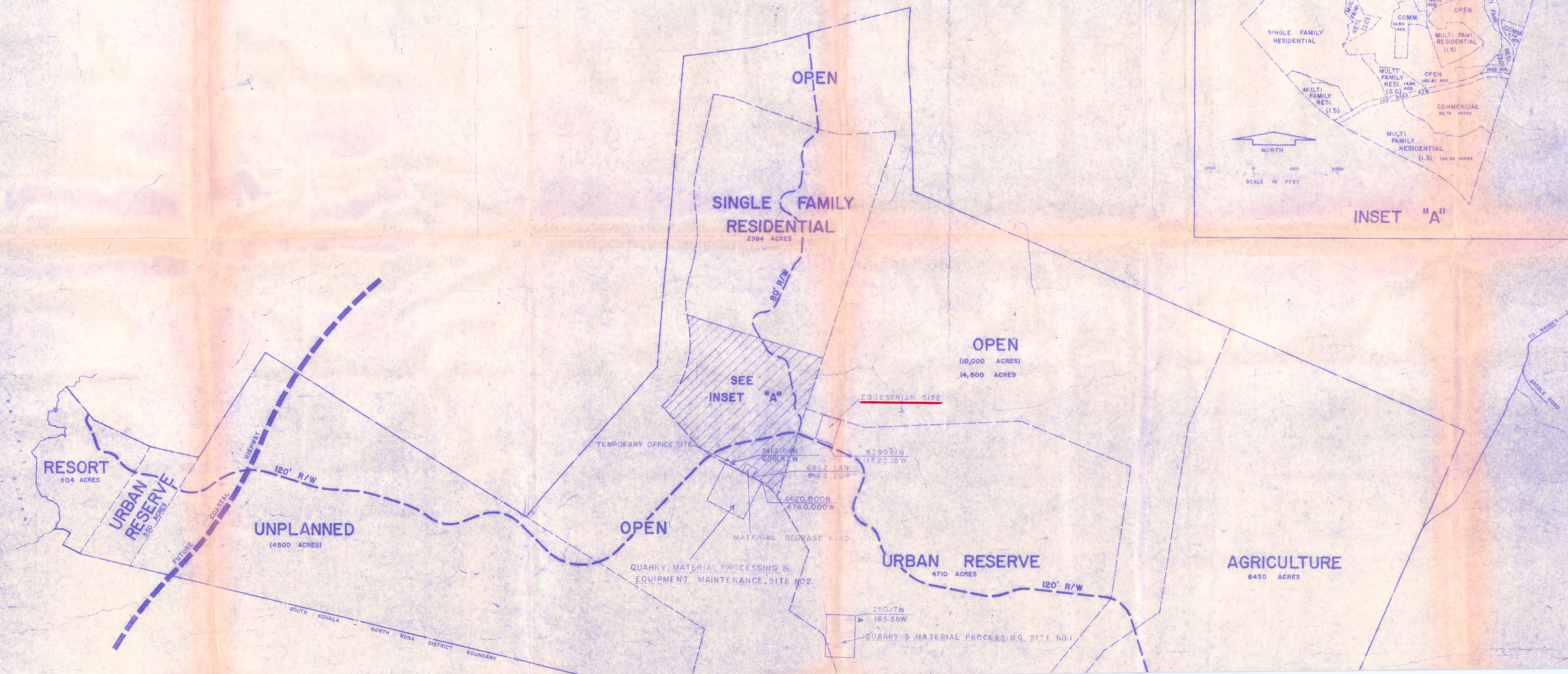
NORTH
1" = 2000'

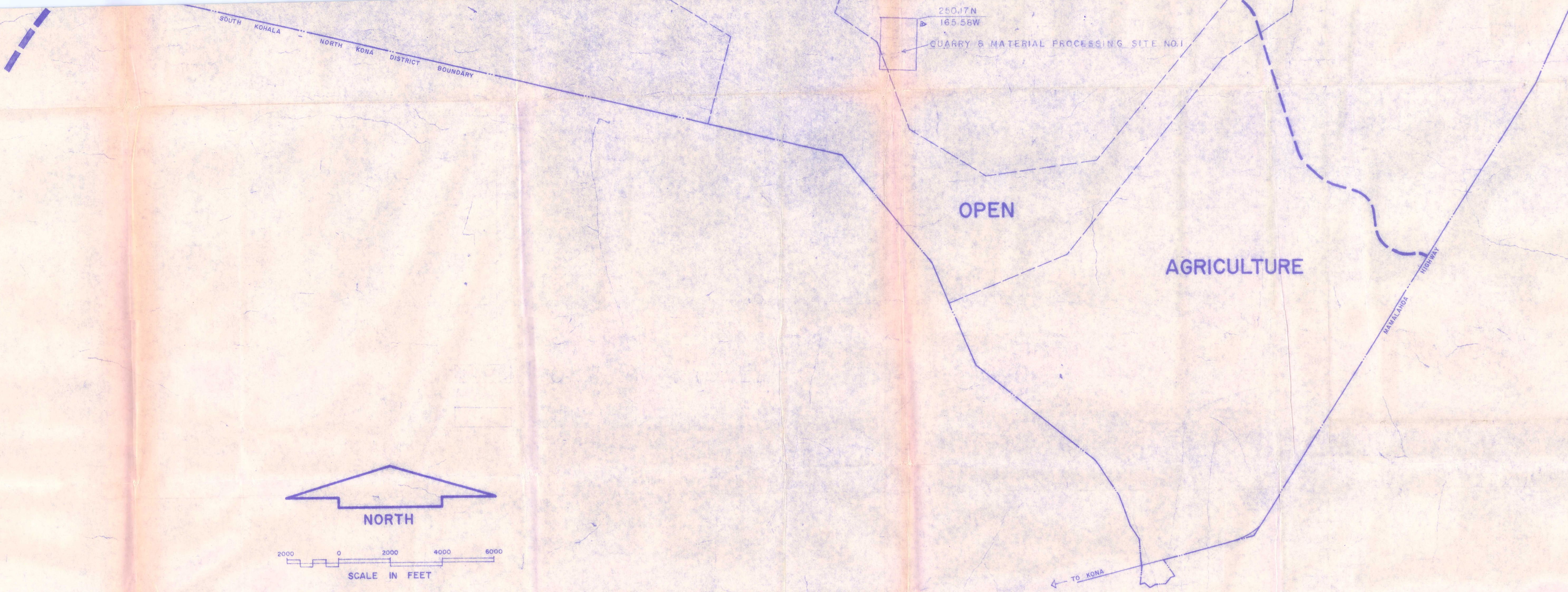
FENCE

Corral

LINE

SITE NO. 2





AMENDMENT TO THE COUNTY GENERAL PLAN

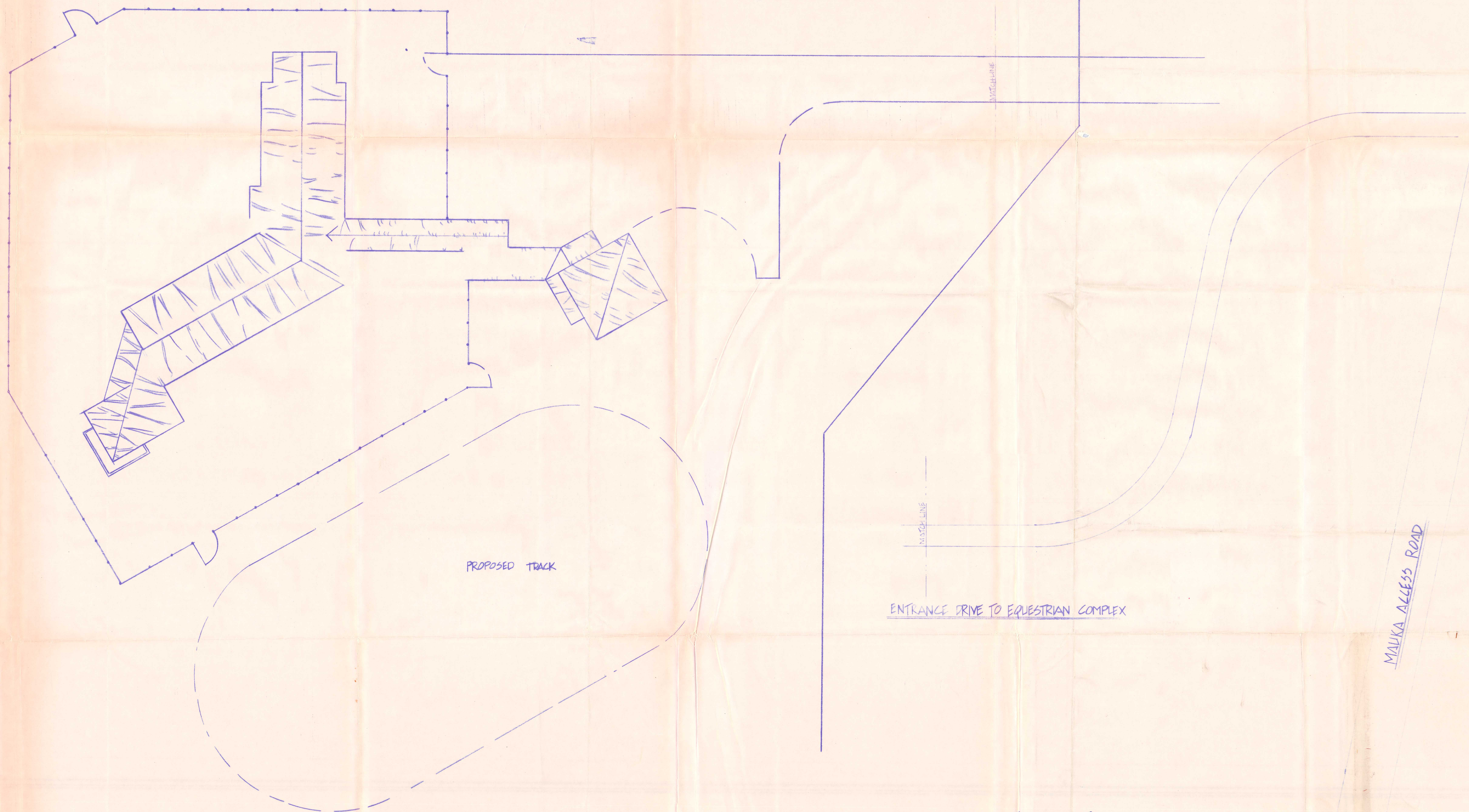
AMENDING THE GENERAL PLAN OF THE KOHALA-HAMAKUA REGIONAL AREA BY CHANGING THE LAND USE DESIGNATION FOR CERTAIN AREAS AT WAIKOLOA AND ANAEHOOMALU, SOUTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: APRIL 24, 1969
DATE OF APPROVAL:

PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

EXHIBIT "A"

——— PRIMARY ARTERIAL - 120' RIGHT-OF-WAY
——— SECONDARY ARTERIAL - 80' RIGHT-OF-WAY



EQUESTRIAN COMPLEX

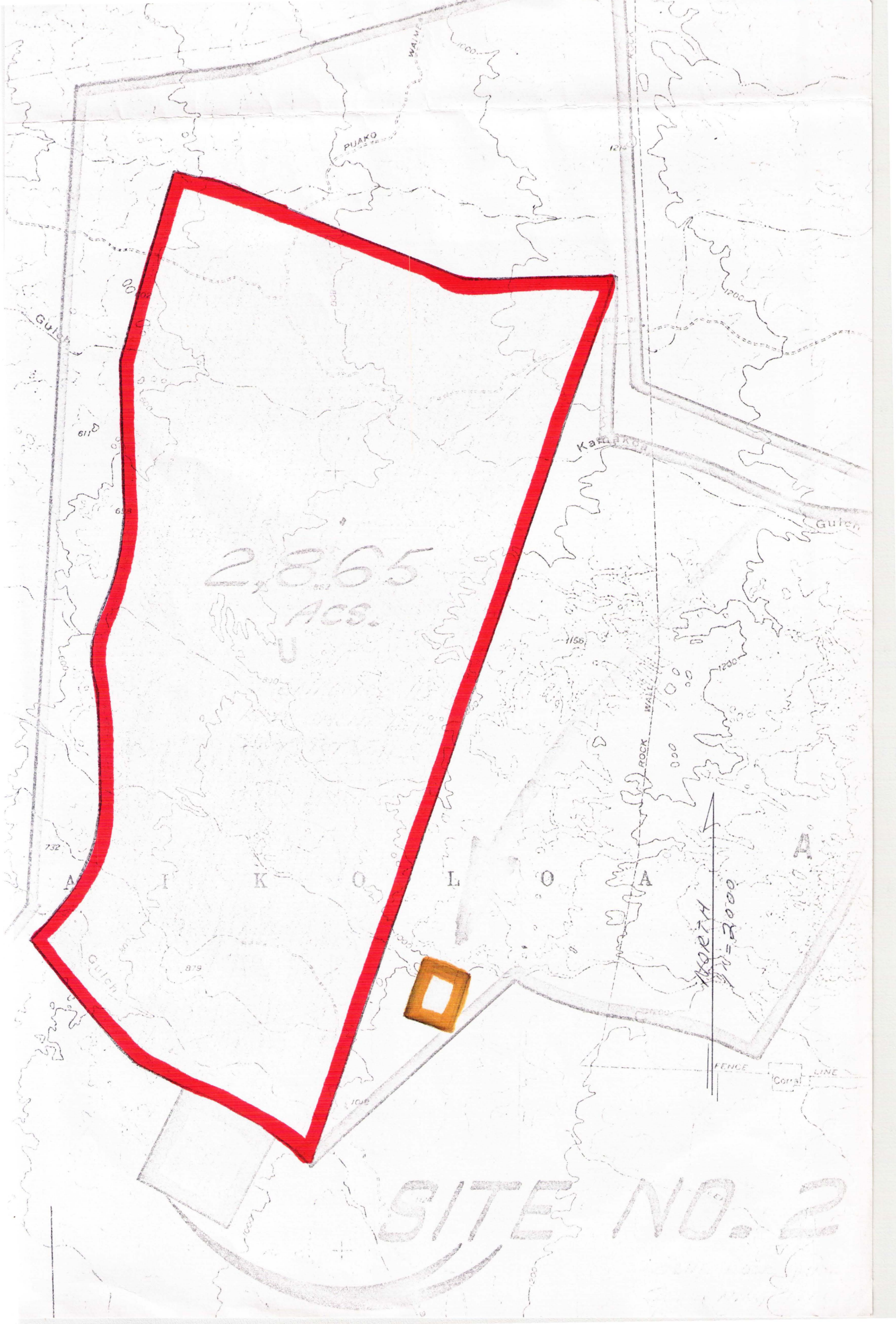
MAVKA ACCESS ROAD

ENTRANCE DRIVE TO EQUESTRIAN COMPLEX

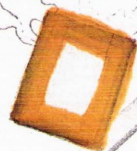
MATCH LINE

PROPOSED TRACK

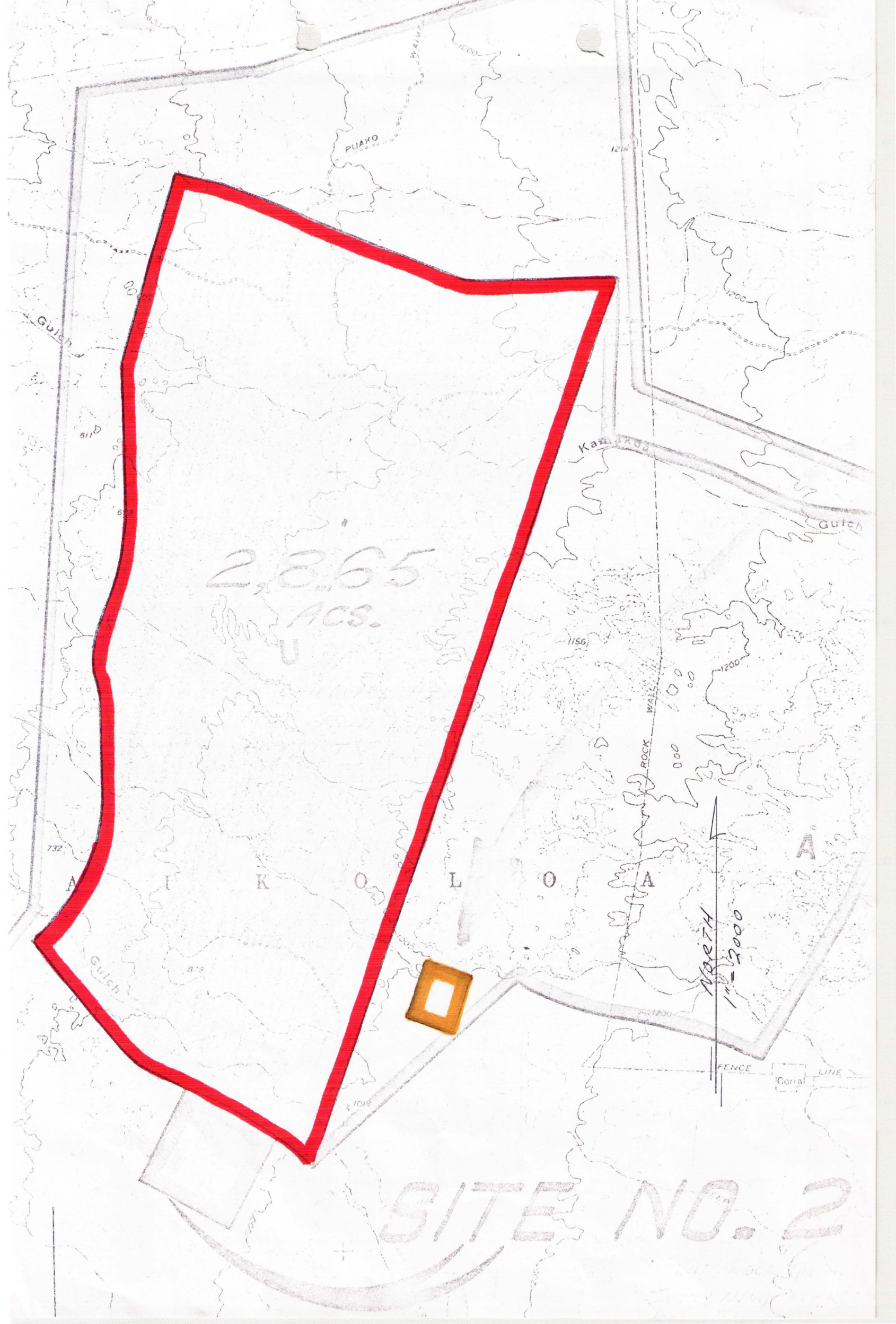
EXHIBIT "B"
SITE PLAN - PROPOSED SALES PAVILION



2,865
ACS.



SITE NO. 2



PUAKO

Gulch

Kamaka

Gulch

2,865
ACS.

K O L A L O A

NORTH
1" = 200'

SITE NO. 2