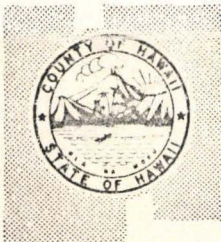


July 30-Sep 13

Action
Sep 2



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

September 17, 1971

RECEIVED

SEP 22 1971

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

State of Hawaii
LAND USE COMMISSION

This is to acknowledge receipt of the correspondence regarding the following items:

1. SP71-108 - Audrey's Little Grass Shack dated September 3, 1971.
2. SP71-109 and SP71-110 - Pan American Financial Corporation dated September 3, 1971.
3. Boundary changes A-71-287, A-71-290 (Hugh Willocks, et al), A-71-290 (Barney Menor), and A-71-297 (DAGS).

Raymond Suefuji

RAYMOND H. SUEFUJI
DIRECTOR

MO:mn

7

Hawaii Tribune Herald 9-3-71

Land Use Okays Five Rezoning

KAILUA-Kona—The State Land Use Commission approved five rezoning applications and three special permits in a meeting Thursday afternoon at the Kona Hilton.

The commission upheld its rezoning of 52 acres at Puukohola Heiau from urban to conservation and 112 acres at Kahului, North Kona from agricultural to urban. Originally the commission rezoned the parcels in its 1969 land use boundary review, in which procedures were questioned by conservationists and the Attorney General's office.

The commission denied a Department of Transportation request to exempt a corridor from the Puukohola conservation zone for future road widening, and urged the department to plan a mauka realignment of the Kawaihae-Waimea road instead.

Conservationist Alan Tyler objected to the Kahului rezoning, requested by former land commissioner Jim Ferry, on the basis it was to accommodate future growth, not any demonstrated need at the present time. He also asked the commission to delay action until a State open space study was completed.

In addition, Tyler read a formal complaint from the Kona Conservation Group about the commission's practice of holding meetings during weekday daytime hours, and he said the protest would be forwarded to Gov. John A. Burns.

The conservation group accused the commission of violating "the spirit of the law concerning public meetings" by holding them at times when "impartial, unbiased" persons on a 40-hour work shift cannot attend.

"By continuing your present practice you are favoring developers, big land owners and real estate people" who have flexible hours, Tyler said.

Among new rezoning actions, the largest approved was a 17.55 acre Kaniahiku, Puna half-acre lot subdivision, under the now unusual rural land classification. The commission staff had recommended denial because of the possible precedent and vacant land in the area.

The applicant, Barney B. Menor, argued for reclassification from agriculture to rural on the basis that Pahoa residents were interested in buying lots for themselves and family members from the Philippines. He said they did not want to be "isolated"

• Land Use Actions

From Page 1

in subdivisions more distant from Pahoa.

The commission approved urbanization of 15 acres adjacent to Konawaena School to permit development of additional classrooms, a cafeteria, administration office and library to accommodate a projected increase of 1,400 students in 10 years.

It approved rezoning from conservation to agriculture 8.6 acres at Panaewa Heights Subdivision, South Hilo, for agricultural use.

The commission approved special permits for Audrey's Little Grass Shack to sell papaya products at Kauaea, Puna, and for Pan American Financial Corp, to construct community longhouses for youth and adult recreation areas at Waiakehiula, Puna.

No one appeared to testify on a public hearing on urbanization of 2.6 acres to be acquired for expansion of Holualoa School. The land is to be terraced for an athletic field and kindergarten classrooms fronting the main road; administration, cafeteria and library facilities on the second terrace, and classrooms on the third level. An increase from 290 students to 700 students is projected in 20 years, and \$277,000 has been appropriated for expansion planning.

September 3, 1971

Mr. Denny Dennison, President
Pan American Financial Corporation
71 South King Street
Honolulu, Hawaii 96813

Dear Mr. Dennison:

The original of the attached letter approving the special permit requests by Pan American Financial Corporation (SP71-109 & SP71-110) to construct a community longhouse and parking area to service an adult recreational area on a 3.8-acre area on Tax Map Key 1-5-106: parcels 1 through 6 and 25 through 30, at Waiakahiula, Puna, Hawaii, and to construct a community longhouse and parking area to service a youth recreational area on a 5.4-acre area on Tax Map Key 1-5-96: parcels 15 and 16 and Tax Map Key 1-5-103: parcels 16 through 28, at Waiakahiula, Puna, Hawaii, respectively, is on file in the office of the Hawaii County Planning Department, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure

September 3, 1971

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on September 2, 1971, the Land Use Commission voted to approve two (2) special permits to Pan American Financial Corporation (SP71-109 & SP71-110) to construct a community longhouse and parking area to service an adult recreational area on a 3.8-acre area on Tax Map Key 1-5-106: parcels 1 through 6 and 25 through 30, at Waiakahiula, Puna, Hawaii, and to construct a community longhouse and parking area to service a youth recreational area on a 5.4-acre area on Tax Map Key 1-5-96: parcels 15 and 16 and Tax Map Key 1-5-103: parcels 16 through 28, at Waiakahiula, Puna, Hawaii, respectively, subject to the conditions set forth by the Hawaii County Planning Commission.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure

cc: Mr. Denny Dennison
Hawaii Tax Administrator
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

APPROVED
NOV 5 1971

September 2, 1971 - 1:30 p.m.

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice-Chairman
Sunao Kido
Shelley Mark
Stanley Sakahashi
Alexander Napier
Tanji Yamamura

Commissioner Absent: Leslie Wung

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

ADOPTION OF MINUTES

Commissioner Tangen moved that the minutes of the June 30, July 1, July 16, and August 6, 1971, meetings be approved as circulated to the Commission membership. The motion was seconded by Commissioner Sakahashi and unanimously passed.

HEARING

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A71-299)
TO RECLASSIFY APPROXIMATELY 2.6 ACRES FROM AGRICULTURAL TO URBAN
AT HOLUALOA, NORTH KONA, HAWAII

The Executive Officer, Mr. Tatsuo Fujimoto, presented the staff report (see copy on file) and outlined the petitioned property on the district map of the area.

September 2, 1971

Commissioner Napier's motion to grant this permit was carried with the Commissioners being polled as follows:

Ayes: Commissioners Kido, Napier, Yamamura, Tangen, Sakahashi, and Inaba.

Absent: Commissioners Mark and Wung.

SPECIAL PERMIT APPLICATIONS BY PAN AMERICAN FINANCIAL CORPORATION (SP71-109) TO ALLOW CONSTRUCTION OF COMMUNITY LONGHOUSE AND PARKING AREA TO SERVICE ADULT RECREATIONAL AREA & (SP71-110) TO ALLOW CONSTRUCTION OF COMMUNITY LONGHOUSE AND PARKING AREA TO SERVICE YOUTH RECREATIONAL AREA AT WAIAKAHIULA, PUNA, HAWAII, RESPECTIVELY

Commissioner Tangen moved that the two special permit applications by Pan American Financial Corporation be consolidated as recommended by staff, seconded by Commissioner Sakahashi and carried.

Mr. Leong, staff planner, read the staff report recommending approval of both special permits as conditioned by the County of Hawaii (see staff report on file). He then noted for the record that the County in their recommendation apparently left out the word "best" ("that the proposed use will make the best use of the land involved for the public welfare"). Since the writing of the staff report, a letter has been received from Dr. Richard Marland encouraging Hawaii County to insist that all improvements being considered by the developer be of dedicable standards and quality.

Commissioner Tangen's motion to approve the special permits as conditioned by the County was seconded by Commissioner Napier.

Mr. Ralph Stean, representing the petitioner, testified that the adult and youth recreational areas will be maintained and supervised by the firm (Pan American Financial Corporation) until such time as the community association is large enough to maintain the facilities.

The motion to approve both special permits as conditioned by the County was carried, and the Commissioners were polled as follows:

Ayes: Commissioners Napier, Tangen, Kido, Sakahashi, Yamamura, and Inaba.

Absent: Commissioners Mark and Wung.

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

September 2, 1971
1:30 p.m.

STAFF REPORT

SP71-109 - PAN AMERICAN FINANCIAL CORPORATION
SP71-110 - PAN AMERICAN FINANCIAL CORPORATION

With the Commission's concurrence, the staff recommends that the proceedings on SP71-109 and SP71-110 be consolidated as provided for under Section 1.16 Consolidations of the Land Use Commission's Rules of Practice and Procedure. Both special permit requests involve the same party and relate to the same issues.

Mr. Denny Dennison, President of Pan American Financial Corporation, requests approval of the above special permits in order to construct community longhouse facilities and parking areas within two separate adult and youth recreational complexes in the State's Agricultural District. The proposed facilities will be located in the Hawaiian Shores Subdivision at Waiakahiula, Puna, Hawaii. The petitioner is the owner and developer of this subdivision which is located approximately 4.5 miles northeast of the Pahoa Urban District. The Hawaiian Shores Subdivision is a non-conforming subdivision containing lots ranging from 9,000 to 15,000 square feet in size and which presently contains about 8 homes.

8-30-71 sent copy to jurisdiction, lue

Soil classification of both areas by the Land Study Bureau indicates that the land is "E" or very poor for overall crop use and consists of almost bare pahoehoe. The elevation ranges from 250 feet at the adult recreational area to approximately 300 feet at the youth recreational area.

1. SP71-109 relates to the Adult Recreational Area described as TMK 1-5-106: parcels 1 through 6 and 25 through 30. It comprises a total of approximately 3.8 acres. The proposed adult recreational facilities include the following: bowling green, swimming pool, shuffleboard, horseshoe, tennis, and volleyball courts; a community longhouse approximately 6,600 square feet in floor area containing a stage, kitchen, storage and restroom facilities; and an all weather surfaced parking area of approximately 19,600 square feet ^{large enough} which is/to accommodate 61 cars. A 4 foot high security fence will enclose the recreational area.

2. SP71-110 relates to the somewhat larger Youth Recreational Area described as TMK 1-5-96: 15 and 16 and TMK 1-5-103: parcels 16 through 28, comprising a total of approximately 5.4 acres. The proposed youth recreational facilities include the following: wading and swimming pools, junior basketball court; tennis courts; playground equipment; softball field; a community longhouse approximately 5,600

square feet in floor area containing storage and restroom facilities; and an all weather surfaced parking area of approximately 20,500 square feet which is/to accommodate 67 large enough cars. This facility will also be fenced.

Petitioner's Statement

At the public hearing held by the County on July 1, 1971, it was stated by the petitioner that:

1. The longhouse in both the youth and adult areas would be reduced to 30 feet by 68 feet in overall size and would thus contain only about 2,040 square feet in area. The kitchen facility in the adult longhouse will not be included in the revised plan. Another 8 acres have been added to the youth facility to provide for a more rounded recreational complex which would include horseback riding.
2. The facilities will be open only to residents of the subdivision since each property owner will be assessed a maintenance fee. The community association may later decide to allow others to use the facilities.
3. Road and water development have already been initiated in the subdivision. The well is in, and the storage tank is in the process of

being constructed. These facilities will be completed before sales begin.

County Recommendation

At its meeting of July 22, 1971, the Hawaii County Planning Commission decided to recommend approval of both special permit requests based on the following findings and conditions which are identical for both requests:

- "1. That the desired use would not adversely affect surrounding property.
- "2. That the use would not unreasonably burden public agencies to provide essential services.
- "3. That the proposed use will make the use of the land involved for the public welfare."

subject to the following conditions:

- "1. That the area be extensively landscaped.
- "2. That all other applicable regulations shall be complied with.
- "3. That construction shall begin within one year of date of approval should the State Land Use Commission grant such, or special permit be deemed null and void."

The General Plan designation is Residential/Agriculture, and the County zoning designation is Ag-1 acre.

Analysis

Section 2.14 (f) of the State Land Use District Regulations relating to permissible uses within the

Agricultural District states:

"Public and private 'open area' types of recreational uses including day camps, picnic grounds, parks, and riding stables, but not including dragstrips, airports, drive-in theaters, golf courses, golf driving ranges, country clubs, and over-night camps."

Section 2.14 (j) also allows buildings and uses that are normally considered direct accessory to "open area" types of recreational uses.

Therefore, all the recreational facilities proposed by the petitioner are permitted within an Agricultural District with the exception of the extensive paving required for parking and the community longhouse facility.

It is noted that the land on which the proposed use is sought is very poor in agricultural capability; that it would be an asset to the future residents of this subdivision; that it would enhance the character of the land and would not adversely affect surrounding property; and that the proposed use will make the highest and best use of the land involved for the public welfare.

The staff therefore recommends approval of both special permit requests subject to the conditions stipulated by the Hawaii County Planning Commission.



9735
DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

August 31, 1971

RECEIVED

SEP 2 1971

State of Hawaii
LAND USE COMMISSION

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

Re: SP71-110 - Pan American Financial Corporation, Special Permit Application

We have no objections to this special permit request. The developer has its own water system.

Akira Fujimoto
Manager

WHS

... Water brings progress...

JOHN A. BURNS
GOVERNOR



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

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

IN REPLY REFER TO:

PMN 7.1432

August 24, 1971

RECEIVED

AUG 25 1971

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

We have reviewed the following applications and
have no objections to them:

SP71-108 - Audrey's Little Grass Shack, Inc.

SP71-109 - Pan American Financial Corporation

✓ SP71-110 - " " " "

A71-299 - Dept. of Accounting & General
Services (Holualoa, North Kona,
Hawaii)

Very truly yours,

A handwritten signature in cursive script, reading "Paul H. Arizumi".

PAUL H. ARIZUMI
Property Management Officer

August 24, 1971

Mr. Denny Dennison, President
Pan American Financial Corporation
71 South King Street
Honolulu, Hawaii 96813

Dear Mr. Dennison:

The Land Use Commission next meets at 1:30 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii, on September 2, 1971.

At that time the applications by Pan American Financial Corporation (SP71-109 and SP71-110) to construct a community longhouse and parking area to service an adult recreational area and to construct a community longhouse and parking area to service a youth recreational area at Waiakahiula, Puna, Hawaii, respectively, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

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

AUG 18 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-110 - Pan American Financial Corporation

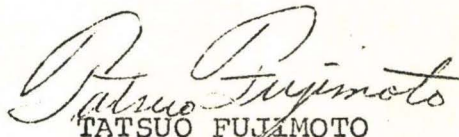
Please be advised that a special permit application has been filed with the Land Use Commission to allow the construction of a community longhouse and parking area to service a proposed youth recreational area on TMK 1-5-96: parcels 15 and 16; 1-5-103: parcels 16 through 28; and 1-5-106: parcels 1 through 6 and parcels 25 through 30. This property is generally located within the Agricultural District and situated within the Hawaiian Shores Subdivision at Waiakahiula, Puna, Hawaii. The Hawaii County Planning Commission approved this request on July 22, 1971.

An action meeting on this application is scheduled for September 2, 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 public hearing. 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,


TATSUO FUJIMOTO
Executive Officer

RECEIVED

AUG 9 1971

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

July 22, 1971

The Planning Commission met in regular session at 3:00 p.m., in the County Council Room, County Building, with Vice Chairman Mauricio Valera, Jr. presiding.

PRESENT: Mauricio Valera, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Philip I. yoshimura
Masayoshi Onuma

ABSENT: O. W. Efurd, Jr.
Masayuki Kai
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Stephen Yamashiro, Deputy Corp. Counsel
David Murakami, Public Works

and approximately 12 persons in public attendance

MINUTES

Mrs. Kahumoku moved to dispense with the approval of the minutes of the special meetings held on July 1 and 8, 1971 because they were not circulated. The motion was seconded by Mr. Watt and carried.

PUBLIC HEARING

The meeting was recessed at 3:01 p.m. to conduct a public hearing on the application of Richard Smart dba Parker Ranch for a variance.

RECESS

The meeting was reconvened at 3:10 p.m. and recessed to await the next scheduled hearing

PUBLIC HEARING

The meeting was reconvened and recessed at 3:15 p.m. to conduct a public hearing on the application of Henry Johnson and Frank Krieger for a variance.

The meeting was reconvened at 3:23 p.m.

LAND USE COMMISSION
SPECIAL PERMIT
AUDREY'S LITTLE GRASS
SHACK, INC.
KAUAEA, PUNA

hearing was previously held on
A public/ the application to allow the
selling of papaya products and other agri-
cultural products and foodstuffs grown or
processed in the State of Hawaii through its
facilities (old acerola plant) on property
located in Kauaea, Puna.

The Vice Chairman questioned whether the members would like to take action
or have more discussion on this item.

Mrs. Kahumoku so moved to take action. The motion was seconded by
Mr. Veriato and passed.

The Vice Chairman called for Staff recommendation.

The Staff Planner recommended that the request be approved based on the
following findings:

1. That the proposed use will make the use of the land involved for
the public welfare.
2. That the use would not unreasonably burden public agencies to
provide essential services.

As a condition for recommending of approval, the staff is further recom-
mending that all other applicable regulations shall be complied with.

It was moved by Mr. Kawasaki, seconded by Mr. Yasutake and adopted unani-
mously that the staff's recommendation be accepted to approve the special
permit.

PUBLIC HEARINGS

The meeting was recessed at 3:30 p.m. to
conduct the following public hearings:

1. Application of Ralph Fukumitsu for a variance.
2. Application of Donald Pakele for a variance.

The meeting was reconvened at 3:50 p.m.

LAND USE COMMISSION
SPECIAL PERMIT
PAN AMERICAN FINANCIAL CORP.
WAIAKAHIULA, PUNA

Puna.

held on the application
A public hearing was previously/ to allow
the construction of a community longhouse
and parking area to service a proposed youth
recreational area to be located within the
Hawaiian Shores Subdivision, Waiakahiula,

The Vice Chairman called for staff recommendation.

The Staff Planner recommended that the request be approved based on the
following findings:

1. That the desired use would not adversely affect surrounding
property.
2. That the use would not unreasonably burden public agencies to
provide essential services.

3. That the proposed use will make the use of the land involved for the public welfare.

As a condition for recommendation of approval, the staff further recommended the following:

1. That the area be extensively landscaped.
2. That all other applicable regulations shall be complied with.
3. That construction shall begin within one year of date of approval should the State Land Use Commission grant such, or the special permit shall be deemed null and void.

Mr. Veriato moved to approve the special permit request based on the staff's recommendation with the stipulations as stated. The motion was seconded by Mr. Kawasaki and unanimously adopted.

LAND USE COMMISSION
SPECIAL PERMIT
PAN AMERICAN FINANCIAL CORP.
WAIAKAHIULA, PUNA
Puna.

previously on the application
A public hearing was held/ to allow the construction of a community longhouse and parking area to service a proposed adult recreational area to be located within the Hawaiian Shores Subdivision, Waiakahiula,

Mrs. Kahumoku moved to approve the request based on the same foregoing recommendation. The motion was seconded by Mr. Nagata and carried unanimously.

PUBLIC HEARING

of Ralph Allison who consented to go ahead instead of waiting until 4:00 p.m. for a variance.

The meeting was recessed at 3:56 p.m. to conduct a public hearing on the application

RECESS

The meeting was reconvened at 4:10 p.m. and recessed to await the next scheduled hearing.

PUBLIC HEARINGS

hearings:

The meeting was reconvened and recessed at 4:20 p.m. to conduct the following public

1. Application of Marilyn S. Yasutake for a variance.
2. Application of Nicholas Steuermann for a variance.

The meeting was reconvened at 4:48 p.m.

RECEIVED

AUG 9 1971

State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

July 1, 1971

The Planning Commission met in special session at 1:37 p.m., in the County Council Room, County Building, with Chairman Pro tem Clara K. Kahumoku presiding.

PRESENT: Clara K. Kahumoku
Masayuki Kai
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Philip I. Yoshimura
Masayoshi Onuma
Ilima A. Piianaia

ABSENT: O. W. Efurd, Jr.
Shigeji Kawasaki
Mauricio Valera, Jr.
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Richard Masuda, Public Works

and approximately 40 people in public attendance

MINUTES

The minutes of the unofficial meeting of June 17, 1971 was not circulated and was dispensed with pending distribution by the next meeting.

PRELIMINARY HEARING
ZONING VARIANCE
NICHOLAS STEUERMANN
REEDS ISLAND, S. HILO

At the request of the applicant to have his case considered first on the agenda because he had patients waiting in his office to receive medical attention, Mr. Watt moved to take this matter up first. The

motion was seconded by Mr. Veriato and passed.

A discussion followed for a variance to allow no side yard setback in lieu of the 10-foot requirement as prescribed in Section 9-F(2) of Ordinance No. 63 (Zoning Ordinance) to allow the construction of a 10-foot high fence on a lot in Reeds Island, South Hilo.

The Chairman called for staff background.

The Staff Planner reported that the applicant, Nicholas Steuermann, is requesting a variance for relief from the required minimum setback for property described as Tax Map Key 2-3-15:22.

The property under consideration is zoned for Single Family Residential - 15,000 square foot minimum size lot which requires front and rear setbacks of 20 feet and 10 feet side yards.

The requested variance is to allow no side yard setback in lieu of the 10-foot side requirement. The applicant intends to construct a 10-foot high masonry wall along the side property line. In support of the variance, he has stated the following:

The action was deferred to a later meeting in July because the State Land Use Commission regulations prohibits decision on such a petition earlier than 15 days after the public hearing.

LAND USE COMMISSION
SPECIAL PERMIT
PAN AMERICAN FINANCIAL
CORPORATION
WAIAKAHIULA, PUNA

Special permit to allow the construction of a community longhouse and parking area to service a proposed youth recreational area to be located within the Hawaiian Shores subdivision, Waiakahiula, Puna.

The action was deferred for the same foregoing reason.

LAND USE COMMISSION
SPECIAL PERMIT
PAN AMERICAN FINANCIAL
CORPORATION
WAIAKAHIULA, PUNA

Special permit to allow the construction of a community longhouse and parking area to service a proposed adult recreational area to be located within the Hawaiian Shores Subdivision, Waiakahiula, Puna.

The action was deferred for the same foregoing reason.

RECESS

The Chairman called for a recess at 4:39 p.m. to await for the next scheduled hearing at

4:45 p.m.

PUBLIC HEARINGS

The meeting was reconvened and recessed at 4:46 p.m. to conduct the following public

hearings:

1. Application of T. Hara & Company, Ltd., for a variance.
2. Application of Ernest Schwartz for a variance.

The meeting was reconvened at 5:35 p.m.

ZONING VARIANCE
T. HARA & COMPANY, LTD.
WAIAKEA, SOUTH HILO

Application for a variance to allow no rear yard setback in lieu of a 15 foot requirement as prescribed in Section 20-F(1) of Ordinance No. 63, for the construction of a

warehouse located in the Kanoelehua Industrial Lots subdivision, Waiakea, South Hilo, and containing an area of 39,000 square feet.

The Chairman called for staff recommendation.

The Staff Planner recommended that the request be denied based on the following:

D R A F T

ASL ✓

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

Youth

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-110 - Pan Amercian Financial Corporation

Please be advised that a special permit application has been filed with the Land Use Commission to allow the construction of a community longhouse and parking area to service a proposed youth recreational area on TMK 1-5-96: parcel 15 and 16; 1-5-103: parcels 16 through 28; and ~~1-5-106: parcels 1 through 6 and parcels 25 through 30.~~ This property is generally located within the Agricultural District. The Hawaii County Planning Commission approved this request on July 22, 1971.

An action meeting on this application is scheduled for September 27, 1971.

We would . . .

*and situated w/in the
Hawai Shores Subd at
WAIAKAHULA, Puna, Hawaii*

RECEIVED

JUL 30 1971

County of Hawaii
County Planning Commission
State of Hawaii
LAND USE COMMISSION

Applicant Pan American Financial Corp.
Date of Public Hearing July 1, 1971
Date of Decision July 22, 1971
Meeting Place Cty. Council Rm. Cty Bldg
Date Decision and Findings Forwarded
to LUC JUL 28 '71

SP71-110

SPECIAL PERMIT

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: Property located within the Hawaiian Shores Subdivision, Waiakahiula, Puna, Hawaii, under TMK 1-5-96:15 & 16

1-5-103: 16 thru 28

for the following purpose(s): 1-5-106:1 thru 6, 25 thru 30

To allow the construction of a community longhouse and parking area to service a proposed youth recreational area to be located within the Hawaiian Shores Subdivision.

The Commission decided to: Recommend the approval of the special permit request.

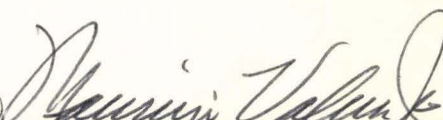
on the basis of the following findings:

1. That the desired use would not adversely affect surrounding property
2. That the use would not unreasonably burden public agencies to provide essential services.
3. That the proposed use will make the use of the land involved for the public welfare.

subject to the following conditions:

1. That the area be extensively landscaped.
2. That all other applicable regulations shall be complied with.
3. That construction shall begin within one year of date of approval should the State Land Use Commission grant such, or special permit be deemed null and void.

(Signed)



Vice Chairman, Planning Commission
For O. W. Efurd, Jr., Chairman

cc Denny Dennison
Marshall Watson

PLANNING COMMISSION

Planning Department
County of Hawaii

July 1, 1971

A regularly advertised public hearing, on the application of Pan American Financial Corporation, was called to order at 4:15 p.m., in the County Council Room, County Building, by Chairman Pro tem Clara K. Kahumoku.

PRESENT: Clara K. Kahumoku
Masayuki Kai
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Philip T. Yoshimura
Masayoshi Onuma
Ilima A. Piianaia

ABSENT: O. W. Efurd, Jr.
Shigeji Kawasaki
Mauricio Valera, Jr.
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Richard Masuda, Public Works

and approximately 40 people in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Waiakahiula, Puna, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the County Council Room, County Building, Hilo, Hawaii, State of Hawaii, at 4:15 p.m., July 1, 1971 to consider the application of Pan American Financial Corporation owner/developer, 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 construction of a community longhouse and parking area to service a proposed youth recreational area. The proposed construction is to be located within the Hawaiian Shores Subdivision, Waiakahiula, Puna, and described as TMK: 1-5-96:15 & 16 and 1-5-103:16 - 28.

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
O. W. EFURD, JR., CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: June 21 and 29, 1971)

CHAIRMAN: Next on the agenda is a notice of a public hearing for a special permit in Waiakahiula, Puna, Hawaii. (The Chairman read the public hearing notice in its entirety.)

Staff background please.

STAFF PLANNER PIIANAIA: Madam Chairman and members of the Commission. A special permit to allow the construction of a community longhouse and parking area to service a proposed youth recreational area within the State Land Use "Agricultural" District has been requested by Pan American Financial Corporation.

The proposed facility will be located on a 5.4+ acres of land identified as Tax Map Key 1-5-96:15 and 16 and 1-5-103:16 to 28. The property under consideration is located within the Hawaiian Shores Subdivision, Waiakahiula, Puna.

The applicant is requesting the special permit to construct a community longhouse which will contain restroom facilities to service the youth recreational area within the subdivision and to blacktop an area in order to provide parking for 67 automobiles for users and visitors when they visit the recreational area. In requesting for the special permit the applicant has stated the following:

- "1. The improvements will be in a residential subdivision and there are no other such recreational improvements available in the same zone district for use by persons living within the subdivision.
- "2. The proposed usage will make the highest and best use of the land as it will convert what otherwise would be used as large residential lots into a neighborhood residential amenity available to all residents in the subdivision.
- "3. The installation of these recreational amenities would be consistent with the intent and purpose of Act 205 as they would be in the best interest of the public welfare.
- "4. The granting of the special permit would not be in contrast to the objectives of the Master Plan of the State or County, as it will not substantially change or alter the character and usage of the land involved or the surrounding properties."

The zoning designation for this area is Agricultural 1 Acre. The present General Plan is Residential Agriculture.

To date, approximately 9 single-family dwelling units have been constructed within the Hawaiian Shores Subdivision.

Utilities to the subject property will be available.

Thank you.

CHAIRMAN: Thank you. You heard the staff presentation. Any questions for the staff, Commissioners? If not, is the applicant present?

RALPH STEAN: I am Ralph Stean, Vice President, Pan American. I have some further information on the areas involved. Upon further study, we have decided that in the best interest, it might be more beneficial to eliminate the so-called food area of a longhouse and reduce it in scale because it is residential subdivision. So, we have ended up here with a building just about the size of a residence, 30 by 68 is the overall size. This will be in each

of the recreational areas, one in the so-called youth area and the adult area. In place of putting this amount of time and effort and money in what turned out to be a rather oversized area for a longhouse, we are spending considerably more funds not going in to the question area. We have just added another additional 8 acres to it so that we will have full facilities and a more rounded recreational type facility from horseback pony rides up at one end you come down to the youth area. We have tennis courts, full 25 meter swimming pool, regulation hard ball field, basketball, lawn bowling and of course the longhouse itself which can be for community meetings and picnicking out of rain. The kiosks are for little family picnic areas and there will be a wading pool, playground, swings and slides for the children.

The next matter on the agenda, which comes separately I believe is for the adult area. They have the same type of thing except we're eliminating the baseball field. We still have the pool, the scaled down longhouse, double tennis courts and lawn bowling for the older folks that can't stand heavy baseball and that's basically what the longhouse is about.

The other amenities are I understand were allowed and it was just that the longhouse seemed to be a little overbearing for the area; so upon review with our architect, we scaled it down and this is probably first you are hearing of it before the meeting. I don't know whether it would necessarily have to come up if it had been scaled down before but we did make it rather large. It would have been a community meeting room with a stage for regular community features and if they want to run a 16 millimeter movies or have a play or whatever and also potluck dinner if they wanted with the community and kitchen facility, but now it's just strictly open longhouse for open air meeting type thing.

The parking areas that's necessary although in the full subdivision, many people naturally will be living across the street or up the street and so on would walk to it but still it's located - there are four recreational facilities - maybe I could turn the plan here and try to give you a broader picture. This subdivision is 3 miles long - makai on up. This is the question area. This is the youth area looking at here, this is the adult area and this is the beach park area. So, it's rather necessary to provide facilities for people congregating from either direction to see a baseball game or longhouse facilities or whatever and we have to provide parking and that's the reason we've provided that much. We were informed by our architect that for a pool of this size, we will be required to have so many parking spaces per 100 square feet of water surface or whatever, so we are perfectly amenable to reducing it or leaving it as is or whatever the community feels appropriate for their setting. We have deliberately put it where it is which acts as a buffer between the playground facilities here and the residential lots adjoining it and we have put the baseball field so that a real heavy hitter will be batting it out in the Nanawale Forest Reserve and not toward the houses. So, that's basically what it's all about. So we do have the longhouse scaled down, so it is basically the parking and the longhouse. That's about all the picture.

CHAIRMAN: Commissioners any questions for the applicant? No questions? Thank you very much Mr. Stean.

WATT: One more question. We're looking at this little thing. What's this central kind of racetrack shaped area in the middle of the area?

STEAN: That's the original subdivision. This one is a shopping center area and this one is residential. It's just that he plotted it differently - it is still lots. Instead of making it all straight roads, they curved them.

CHAIRMAN: Any further questions? Thank you Mr. Stean.

STEAN: Would you like me to leave you some of the plans of the changed longhouse because it is different than indicated on that plan? It's smaller.

CHAIRMAN: Please do so.

Is there any testimony for the applicant? Any against? If not, Commissioners your pleasure.

WATT: Madam Chairman, I move that we close the public hearing.

VERIATO: I second it.

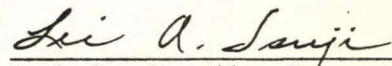
CHAIRMAN: It has been moved and seconded that the public hearing be closed. All those in favor?

MEMBERS: Aye.

CHAIRMAN: Oppose, none. Public hearing is closed. There is a 15-day waiting period as stated earlier. Thank you.

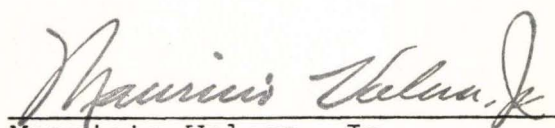
The public hearing was adjourned at 4:25 p.m.

Respectfully submitted,



Lei A. Tsuji, Secretary

A T T E S T :



Mauricio Valera, Jr.
Vice Chairman
For
(Mrs.) Clara K. Kahumoku
Chairman Pro tem
Planning Commission

COUNTY OF HAWAII

FOR OFFICIAL USE ONLY

COUNTY PLANNING DEPARTMENT

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 Waiakahiula, Puna, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

To erect a community longhouse which will contain restroom facilities to service the youth recreational area within the subdivision and to black-top an area in order to provide parking for 67 automobiles for users and visitors when they visit the recreational area.

Description of Property:

Key 3rd Division 1-5-96:15 & 16 1-5-103:16-28

Petitioner's interest in subject property:Owner and DeveloperPetitioner'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.

(1) The improvements will be in a residential subdivision and there are no other such recreational improvements available in the same zone district for use by persons living within the subdivision.

(2) The proposed usage will make the highest and best use of the land as it will convert what otherwise would be used as large residential lots into a neighborhood residential amenity available to all residents in the subdivision. (See reverse side of this page)

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.

Pan American Financial Corporation

Signature Denny Benson
PresidentAddress 71 South King Street, Honolulu, HITelephone 531-0461 96813This space for official use

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

REMARKS:

Continuation of "Petitioner's reason(s) for requesting Special Permit"

(3) The installation of these recreational amenities would be consistent with the intent and purpose of Act 205, as they would be in the best interest of the public welfare.

(4) The granting of the special permit would not be in contrast to the objectives of the Master Plan of the State or County, as it will not substantially change or alter the character and usage of the land involved or the surrounding properties.

SPECIAL PERMIT

SPECIAL PERMIT TO ALLOW THE CONSTRUCTION OF
A COMMUNITY LONGHOUSE AND PARKING AREA TO SERVICE
A PROPOSED YOUTH RECREATIONAL AREA IN WAIAKAHILLA,
PUNA, HAWAII.

REQUESTED BY: PAN AMERICAN FINANCIAL CORP. KIPU PT.

AREA: 5.4 ACRES±

T.M.K.: 1-5-96:15-16, 1-5-103:16-28

