

Action
Sept 27 - Nov 11

November 9, 1972

Mr. James M. Whitman
Business Manager
Parker Ranch
P. O. Box 458
Kamuela, Hawaii 96743

Dear Mr. Whitman:

The original of the attached letter approving your special permit request (SP72-137) to allow the development of a skeet and trap shooting range on a 12-acre portion of a 13,309 acre parcel described as Tax Map Key 6-8-01: portion of 1, situated at Waikoloa, South Kohala, Hawaii, subject to the conditions as set forth in the aforementioned letter, is on file in the office of the Planning Department, County of Hawaii, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

Copy to
142-2-1058

November 9, 1972

Hawaii County Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on November 3, 1972, the Land Use Commission voted to approve a special permit to Richard Smart (SP72-138) to allow the development of a skeet and trap shooting range on a 12-acre portion of a 13,309 acre parcel described as Tax Map Key 6-8-01; portion of 1, situated at Waikoloa, South Kohala, Hawaii, subject to the 4 conditions set forth by the Hawaii County Planning Commission, and the 4 additional conditions recommended by the Land Use Commission staff; however that condition #1 imposed by staff be modified to read: The range operations shall be conducted in such a way as to minimize the inconvenience to the residents of the area.

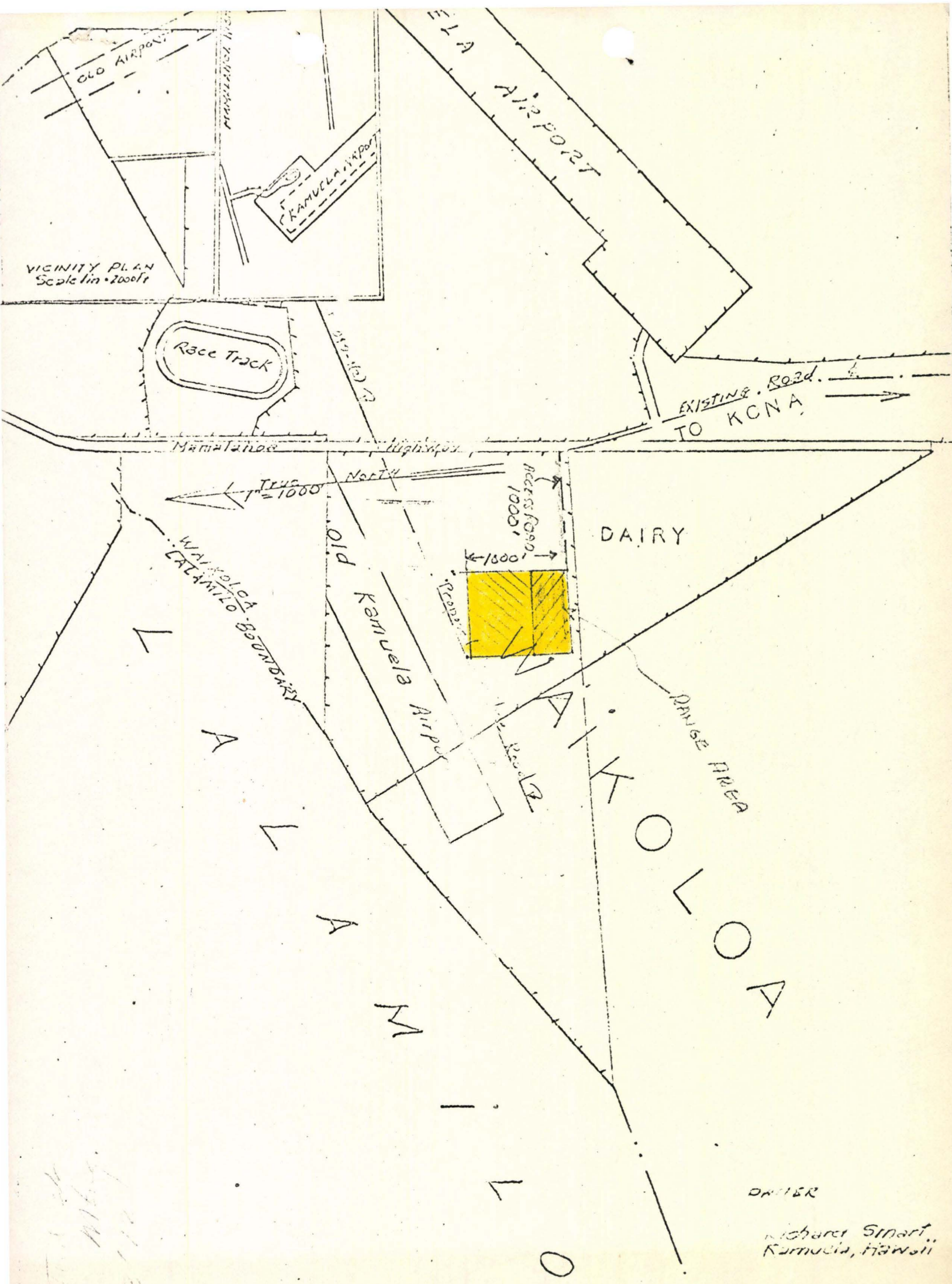
A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Richard Smart
Hawaii District Office, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation



MAP SHOWING
PROPOSED SKEET SHOOTING
AREA, WAIKOLOA, SO. K. HAWAII
SCALE = 1 INCH = 1000 FEET

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

November 3, 1972 - 10:30 a.m.

Discovery Room
Kona Hilton Hotel
Kailua, Kona, Hawaii

COMMISSIONERS PRESENT: Goro Inaba, Chairman
Eddie Tangen, Vice Chairman
Alexander Napier
Sunao Kido
Shelley Mark
Leslie Wung
Stanley Sakahashi

Approved
AUG 30 1973

COMMISSIONER ABSENT: Tanji Yamamura

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Chairman Inaba swore in persons wishing to testify during today's proceedings.

ACTION

PETITION BY AGNES P. SMITH (A72-323) TO RECLASSIFY 1.5 ACRES FROM AGRICULTURAL TO URBAN AT KAINALIU, NORTH KONA, HAWAII

It was the staff's recommendation that the petition be approved on the basis of its evaluation (see copy of memo on file).

Commissioner Wung moved to approve the petition, which was seconded by Commissioner Mark and unanimously passed.

PETITION BY GENTRY HAWAIIANA ASSOCIATES, J. V. (A72-325) TO RECLASSIFY 290 ACRES FROM AGRICULTURAL TO URBAN AT SOUTH HILO, HAWAII

Mr. Fujimoto, Executive Officer, presented the staff memo recommending that a 167-acre portion of the property be approved for reclassification from the Agricultural to the Urban District, and the remaining 123 acres (approximate) be retained within the existing Agricultural designation (see copy of report on file).

SPECIAL PERMIT APPLICATION BY THERON DARLING (SP72-137) TO DEVELOP
A MAIL STATION AND RESTAURANT/BAR FACILITY AT KA'U, HAWAII

It was the staff's recommendation that this special permit be approved subject to the conditions imposed by the County. (See copy of memo on file.)

Mr. Glenn Miyao of the Hawaii Planning Department staff offered additional information that the County Water Department will establish a minimum capacity tank, and there had been no adverse reaction from the Health Department.

Mr. Carl Reed, representing the residents of Hawaii Ocean View Estate, supported the application on the basis that there was a great need for the proposed facility in the area and that he knew of no objection to this request. Similarly, Mrs. Dolores McMann, Mr. McMann, Mrs. Betty Pettengill all testified in support of the special permit.

Commissioner Napier moved to approve the special permit subject to the conditions imposed by the County, which was seconded by Vice Chairman Tangen and unanimously carried.

SPECIAL PERMIT APPLICATION BY RICHARD SMART (SP72-138) TO DEVELOP
A SKEET AND TRAP SHOOTING RANGE AT WAIKOLOA, SOUTH KOHALA, HAWAII

The special permit was recommended for approval by the staff, subject to the 4 conditions imposed by the County and also subject to the 4 additional stipulations imposed by the Land Use Commission staff (see copy of report on file).

Vice Chairman Tangen moved that the special permit be approved as recommended by staff.

Mr. Bob Page, Manager of Sports Center Hawaii, requested that condition No. 1 imposed by the Land Use Commission staff stipulating that the range operations be limited to the hours of 8:00 a.m. to 5:00 p.m. daily, including weekends, be amended to read from 8:00 a.m. to 11:00 p.m.. He explained that it was not uncommon to operate a shooting range at night, primarily to accommodate the working people who would like to enjoy the sport in the evening. It was also anticipated that some large international shoots would also be hosted here, involving 100 to 150 participants, which could run into overtime in case of shootouts. He concluded that it would not seem unreasonable to allow the activity to continue into the night.

Mr. Miyao commented that although this matter had not been brought up at the County hearing, perhaps the hours of operation could be stipulated as a condition in line with Mr. Page's request, which could also be rescinded in the event complaints were registered by the residents in the area. He emphasized that this was merely a suggestion and not a County condition.

Another alternative was suggested by Commissioner Sakahashi to leave the matter to the County's jurisdiction.

As a result of the foregoing discussion, Mr. Fujimoto recommended that condition No. 1 relating to the hours of operation be eliminated from the staff's recommendation.

Commissioner Mark moved that the special permit be approved, subject to the 4 conditions imposed by the County of Hawaii and the 4 additional conditions recommended by staff; however, that condition No. 1 recommended by staff be modified to read: The range operations shall be conducted in such a way as to minimize the inconvenience to the residents of the area. The motion was seconded by Vice Chairman Tangen and unanimously passed.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP72-138 - RICHARD SMART

DATE November 3, 1972

PLACE Discovery Room, Kona Hilton Hotel TIME 10:30 am.
Kailua, Kona, Hawaii

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

Comments:

I move that this special permit be approved subject to the 4 conditions imposed by the County of Hawaii, and the 4 additional conditions recommended by staff; however, that condition #1 recommended by staff be modified to read: The range operations shall be conducted in such a way as to minimize the inconvenience to the residents of the area.

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room
Kona Hilton Hotel

November 3, 1972
10:30 a.m.

STAFF REPORT

SP72-138 - RICHARD SMART (South Kohala, Hawaii)

In accordance with Chapter 205-6, Hawaii Revised Statutes, the Hawaii County Planning Commission has forwarded its findings and decision on a special permit request by Richard Smart to allow the development of a skeet and trap shooting range within the Agricultural District at Waikoloa, South Kohala, Hawaii.

The property in question is a 12-acre portion of a 13,309 acre parcel owned by the petitioner described as TMK 6-8-01: 1. The site is located approximately 400 feet away from the west or makai boundary of Mamalahoa Highway and just to the south of the State's Lalamilo Agricultural Subdivision. In the immediate vicinity across the highway are the Parker Ranch racetrack and Waimea Airport.

Mr. James B. Whitman, attorney representing the petitioner, has submitted the following statement in support of the request:

"The area in question is currently zoned Agriculture - Undeveloped. Its present use as pasture land is marginal due to the lack of water in this area. The recreational facility proposed would put the land in a higher use as well as satisfy a community need. The actual area to be utilized, including safety zone, will be located sufficiently within Parker Ranch boundaries so as not to create a hazard to the surrounding properties. There are no lands of sufficient area other than those currently zoned Agriculture available for such a facility because of the need for a

safety zone. The location of the facility is of a flexible nature and should it interfere with any future development in the area, such as the new Waimea-Kawaihae Road, it could easily be relocated either now or at some future date."

The land is presently utilized for grazing. According to the petitioner, 10 acres of land are needed to sustain one animal. Land Study Bureau rating of the property is "C", indicating that the land is "fair" for overall agricultural use. It is stony, well-drained, generally contains undulating slopes of 11 to 20% and is unsuited for machine cultivation. Annual rainfall ranges from 25 to 45 inches and the elevation is approximately 2,600 feet above sea level. The Hawaii County General Plan designates the area for "extensive agricultural uses" and the County zoning is "unplanned".

Upon approval of the special permit, the petitioner proposes to lease the 12-acre site to Sports Center Hawaii who would then operate the range and construct the facilities in accordance with Winchester-Western plans for skeet and trap layouts. A small prefab wooden building of about 20' to 40' in dimension would contain the range house and sanitary facilities. There will be no concessions on the site. Water will be brought in from the adjacent Anderson Dairy.

The proposed facility will be similar to the County's skeet range in Hilo except that the County's facility is of concrete

construction. Safety standards established by the National Shotgun Association will be adhered to. It was further noted that the lessees had conducted a study which found that there is definite interest expressed by shooters in the Kohala, Kona and Honokaa areas for such a facility to be located in the area. It was determined that development of the skeet range, which would be made available to the public at nominal cost, would increase the area's recreational diversity.

County Recommendation

Approval of the request was recommended by the Hawaii County Planning Commission at its meeting on September 14, 1972, based on the following findings:

- "1. That the proposed use would be satisfying the recreational demands of the area's residents, as well as diversify the recreational opportunities in that area. The only available skeet and trap shooting range on the island is found in Hilo. During its hours of operations, that range is heavily used. It is clear, then, there is a demand for such a facility;
- "2. As there would be sufficient clear space around the proposed facility, it would not adversely affect the surrounding property; and
- "3. That the proposed use would not unreasonably burden public agencies to provide roads and other utilities and amenities, for the applicant will be making his own arrangements."

The following conditions were imposed by the County:

- "1. The proposed facility shall be located a minimum of 1000 feet from the southern-most road realignment for the proposed Waimea-Kawaihae Road and also a minimum of

1000 feet makai of the Mamalahoa Highway;

- "2. That adequate landscaping satisfactory to the Planning Director shall be required;
- "3. The owner or lessee of the subject area shall be responsible for constructing the facility and operating the facility within one (1) year from the official date of approval by the State Land Use Commission should such be granted; and
- "4. All applicable rules and regulations shall be complied with, including 'Plan Approval'."

An evaluation of the request finds that it essentially meets with the criteria established in Section 2.24 of the Land Use District Regulations for determining an "unusual and reasonable" use in the Agricultural District.

The proposed use involves a somewhat specialized type of recreational facility which would be more appropriately located away from developed areas because of noise and safety considerations. The staff is in concurrence with the County Planning Commission's findings on the matter.

It is therefore recommended that the special permit be approved, subject to the County's four conditions with the further stipulations that:

1. The range operations be limited to the hours of 8:00 a.m. to 5:00 p.m. daily, including weekends.
2. The proposed facility be constructed substantially in accordance with the Winchester-Western plans as submitted.

3. The range be operated in accordance with the safety standards established by the National Shotgun Association.
4. Should it be necessary to relocate the facility because of land acquisitions by governmental agencies for highway construction or other purposes, that the entire cost of relocation shall be borne exclusively by the petitioner or the lessee.

UNIVERSITY OF HAWAII

Land Study Bureau

October 31, 1972

RECEIVED

NOV 3 1972

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto

The following comment is in response to your notification of special permit applications:

SP72-137 Theron Darling
 Ka'u, Hawaii

The application is to allow development of a restaurant, cocktail lounge and post office. The land is essentially bare aa lava with virtually no soil material. Topography follows the lava flow, with general slope of approximately 10 percent. Median annual rainfall is about 50 inches. The lands are rated Class E in overall productivity as well as "e" for specific alternative agricultural uses. Thus, the lands are essentially unsuited for agriculture. As far as it is known, this area is not serviced by domestic water systems.

SP72-138 ✓ Richard Smart
 Waikoloa, S. Kohala

A lack of specific locational information precludes our commenting on this application.

Sincerely

Harold L. Baker
Harold L. Baker
Director

October 26, 1972

Mr. James M. Whitman
Business Manager
Parker Ranch
P. O. Box 458
Kamuela, Hawaii 96743

Dear Mr. Whitman:

With respect to the special permit application submitted on behalf of Richard Smart to allow a skeet and trap shooting facility at Waikoloa, South Kohala, Hawaii, we would appreciate receiving a map from you delineating the new location of the 12-acre site as stipulated in condition #1 of the Hawaii County Planning Commission's approval, which states:

- "1. The proposed facility shall be located a minimum of 1000 feet from the southern-most road alignment for the proposed Waimea-Kawaihae Road and also a minimum of 1000 feet makai of the Mamalahoa Highway."

If you are unable to transmit the map to this office prior to the November 3, 1972 Land Use Commission meeting on this matter, please have it on hand at that meeting.

Thank you for your cooperation.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

October 24, 1972

Mr. James M. Whitman
Business Manager
Parker Ranch
P. O. Box 458
Kamuela, Hawaii 96743

Dear Mr. Whitman:

The Land Use Commission next meets on November 3, 1972 at 10:30 a.m., in the Discovery Room of the Kona Hilton Hotel, Kailua, Kona, Hawaii.

At that time, the application by Mr. Richard Smart (SP72-138) to allow the development of a skeet and trap shooting range at Waikoloa, South Kohala, Hawaii, will be considered.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda

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

October 24, 1972

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP72-138 - RICHARD SMART
(Waikoloa, S. Kohala)

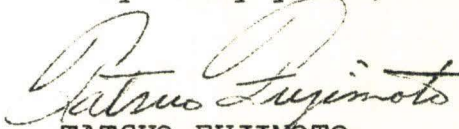
Please be advised that a special permit application has been filed with the Land Use Commission to allow the development of a skeet and trap shooting range on approximately 12 acres of land, described as Tax Map Key 6-8-01: portion of 1, located within the Agricultural District at Waikoloa, South Kohala, Hawaii. The Hawaii County Planning Commission approved this request on September 14, 1972.

An action meeting on this application is scheduled for November 3, 1972*.

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,



TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

TF ✓

ASL ✓

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

October 24, 1972

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP72-138 - RICHARD SMART
(Waikoloa, S. Kohala)

Please be advised that a special permit application has been filed with the Land Use Commission to allow the development of a skeet and trap shooting range on approximately 12 acres of land, described as Tax Map Key 6-8-01: portion of 1, located within the Agricultural District at Waikoloa, South Kohala, Hawaii. The Hawaii County Planning Commission approved this request on September 14, 1972.

An action meeting on this application is scheduled for November 3, 1972*.

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,

TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

RECEIVED

SEP 18 1972

PLANNING COMMISSION

State of Hawaii
LAND USE COMMISSION

Planning Department
County of Hawaii

September 14, 1972

The Planning Commission met in regular session in the Conference Room of the Planning Department, County Building, with Chairman Mauricio Valera, Jr., presiding.

PRESENT: Mauricio Valera, Jr. ABSENT: Anthony C. Veriato
Masayuki Kai Akira Fujimoto, Ex-officio Member
Shigeji Kawasaki Edward Harada, Ex-officio Member
Roy H. Nagata
Ed C. Watt
Skippy T. Yasutake

Raymond H. Suefuji
Glenn T. Miyao
Sidney M. Fuke
Ilima A. Piianaia

Clifford Lum, Corporation Counsel
Robert W. Jinks, Asst. Corporation Counsel
Richard Masuda, Public Works

and approximately 35 people in public attendance

MINUTES

The minutes of the regular meeting of August 24, 1972 were approved as circulated.

REPORTS

The Chairman read the following short note from the former Commission Chairman:

"We are all settled and down to work. Sure miss everyone with the Commission. My regards to everyone."

/s/ O. W. EFURD

LAND USE COMMISSION
BOUNDARY AMENDMENT
LILIUOKALANI TRUST &
PALANI DEVELOPMENT CO.
KEAHUOLU, NORTH KONA

Petition of First Hawaiian Bank, Managing Trustees of Liliuokalani Trust and Palani Development Company for an amendment of land use district boundaries from an agricultural to an urban district involving 100± acres of land located in Keahuolu, North Kona, Tax

Map Key 7-4-08:portion of 12.

The staff gave the background report as presented at the previous meeting and further pointed out that the Department of Education initially requested some information from the developer and that such information was sent to DOE. The response from DOE had not been received by the last meeting and this was the reason for a deferral recommendation by the staff at the previous meeting. Subsequently, a letter dated August 24, 1972 was received from the State Department of Education and read as follows:

Mr. Watt so moved for deferment. The motion was seconded by Mr. Yasutake and carried.

PRELIMINARY HEARING
VARIANCE
TOKYU LAND DEV. HAWAII, INC.
KEAHIALAKA & POHOIKI, PUNA

Variance from Section 10-L, Subdivision Ordinance No. 62, relating to the improvements of an entire 80-foot right-of-way for a proposed subdivision in Keahialaka and Pohoiki, Puna, Tax Map Key 1-3-08:6 and 7 and Tax Map Key

1-3-09:7.

The staff gave the background report as presented at the previous meeting and added that at the last Planning Commission meeting, this item was also considered and a majority vote either to schedule or not to schedule this request for a public hearing could not be reached; therefore, this item is still before the Commission for their consideration.

Mr. Yasutake requested a staff recommendation.

The staff stated that their position is the same as in the last meeting in which they have recommended that it be scheduled for a public hearing.

Mr. Watt moved to set it up for a public hearing. The motion was seconded by Mr. Nagata and carried.

LAND USE COMMISSION
SPECIAL PERMIT
PARKER RANCH
WAIKOLOA, SOUTH KOHALA

Special permit to allow the development of a skeet and trap shooting range on approximately twelve (12) acres of land located across of the Parker Ranch Racetrack and adjacent to the old abandoned airport, Waikoloa, South

Kohala, Tax Map Key 6-8-01:portion of 1.

The staff gave the background report as presented at the previous meeting.

Since there were no questions directed to the staff, the Chairman called for further testimony by the applicant.

Mr. Bob Page representing Parker Ranch stated that as mentioned before, the relocation has been considered in regard to the proposed realignment.

Mr. Kawasaki requested for staff recommendation.

The staff recommended approval of the request based on the following considerations:

1. That the proposed use would be satisfying the recreational demands of the area's residents, as well as diversify the recreational opportunities in that area. The only available skeet and trap shooting range on the island is found in Hilo. During its hours of operations, that range is heavily used. It is clear, then, there is a demand for such a facility;
2. As there would be sufficient clear space around the proposed facility, it would not adversely affect the surrounding property; and
3. That the proposed use would not unreasonably burden public agencies to provide roads and other utilities and amenities, for the applicant will be making his own arrangements.

The favorable recommendation was also contingent upon the following conditions:

1. The proposed facility shall be located a minimum of 1000 feet from the southern-most road realignment for the proposed Waimea-Kawaihae Road and also a minimum of 1000 feet makai of the Mamalahoa Highway;
2. That adequate landscaping satisfactory to the Planning Director shall be required;
3. The owner or lessee of the subject area shall be responsible for constructing the facility and operating the facility within one (1) year from the official date of approval by the State Land Use Commission should such be granted; and
4. All applicable rules and regulations shall be complied with, including "Plan Approval."

Mr. Kawasaki moved to recommend approval to the Land Use Commission with the conditions attached by the staff. The motion was seconded by Mr. Kai and carried unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
THERON DARLING
KAHUKU, KA'U

Special permit to allow the development of a restaurant, cocktail lounge, and post office on approximately 2.15 acres of land located in the Hawaiian Ocean View Estates subdivision, fronting the mauka side of the

Hawaii Belt Road, approximately six hundred (600) feet west of Tiki Lane, Kahuku, Ka'u, Tax Map Key 9-2-85:22 and 23.

The staff gave the background report as presented at the previous meeting. He added that after the public hearing, the department had received a letter from Mr. Chee, Manager of the Honolulu District U. S. Postal Service as follows:

"Mr. Raymond Suefuji, Planning Director

"We are glad to respond to your telephone inquiry concerning the type of postal service available to residents of Hawaiian Ocean View Estates.

"For about a year various residents of that area have complained about the unsatisfactory mail service. Tampering of mail boxes has been reported prevalent, resulting in nondelivery or misdelivered mail.

"A recent study made by this office shows that the number of people residing in Hawaiian Ocean View Estates cannot possibly support a post office. However, representations have been made by Mr. Harry McKee and Mrs. Lorraine Darling to provide voluntary service in the receipting and handling of mail, including mailings, without cost to the Postal Service. Their proposal is acceptable, and we have informed them of our willingness to assist them whenever they were ready. This would preclude having to travel to distant post offices at Naalehu or Captain Cook.

"We have advised them that the identity of a post office should not be included in this particular program. This type of postal service should be treated like a mail drop and not a post office. The suggested use of the term "mail station" or "mail drop" would relieve it of its identity as a post office.

STATE OF HAWAII
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii
96804

MEMORANDUM

DATE: October 16, 1972

TO: Department of Agriculture
Office of Environmental Quality Control

FROM: Tatsuo Fujimoto, Executive Officer

We are enclosing herewith copies of application for the following boundary amendment petitions and/or special permits, which are presently pending before the State Land Use Commission:

A72-332 - County of Maui
A72-334 - Signal Properties, Inc.
A72-335 - The Lihue Plantation Co., Ltd.
A72-336 - Land Use Commission
A72-337 - Hawaiian Agricultural Company
A72-338 - Mauna Kea Sugar Co., Inc.
A72-339 - " " " " "
A72-340 - Pepeekeo Sugar Company
A72-341 - " " "
A72-342 - Estate of James Campbell
A72-343 - B. P. Bishop Estate
A72-344 - Headrick Development Co., Inc.
A72-345 - Department of Accounting & Gen. Services
A72-346 - Walter C. Witte
SP72-137 / Theron Darling
SP72-138 Parker Ranch

We would appreciate receiving your comments regarding the above applications. For further details, please contact this office.

Encl.

335D

PARKER RANCH
KAMUELA, HAWAII 96743

October 2, 1972

RECEIVED

OCT 4 1972

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Dept. of Planning and Economic Development
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

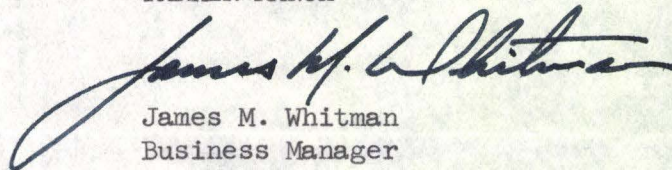
Re: Special Permit Application
Richard Smart (SP72-138)

Dear Mr. Fujimoto:

Kindly be advised that we hereby agree to a six-day extension for action on the subject application, a skeet and trap shooting range at Waikoloa, South Kohala, Hawaii.

Very truly yours,

PARKER RANCH


James M. Whitman
Business Manager

JMW:ky

cc: Hawaii County Planning Commission

September 27, 1972

Mr. James M. Whitman
Business Manager
Parker Ranch
P. O. Box 458
Kamuela, Hawaii 96743

Dear Mr. Whitman:

Pursuant to the special permit application by Mr. Richard Smart (SP72-138) to allow the development of a skeet and trap shooting range at Waikoloa, South Kohala, Hawaii, we would appreciate receiving a letter from you agreeing to a six-day extension for action on this application from November 11, 1972, the expiration date for action on this request, to November 17, 1972, when a Land Use Commission meeting is scheduled on Hawaii.

We will advise you of the exact time and place of this meeting when they are determined.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Hawaii County Planning Commission

Zone Changes Approved For New Subdivision In North Kona

9-17-74 *H. Tribune Herald*

The path for another subdivision was cleared Wednesday night by planning commissioners who approved zone changes for land in Halekii, North Kona.

Approved with conditions was an application by Kona Scenic Land Inc. for zone changes of 50.8 acres from agriculture to 39 acres of single family residential; 5.5 acres of multiple family residential; 3.5 acres of open; and 10 acres of village commercial.

All the land is in Halekii and will be developed with single family and apartment houses and supporting commercial establishments.

In another matter, commissioners recommended to the Land Use Commission that it approve an amendment of land use district boundaries from an agricultural to an urban district involving 100 acres in Keahuolu, North Kona.

The request was made by managing trustees of Liliuokalani Trust and Palani Development Co.

Commissioners also recommended the Land Use Commission approve a permit to allow development of a skeet and trap shooting range on 12 acres across from the Parker Ranch Racetrack and adjacent to the old abandoned airport in Waikoloa, South Kohala.

In other matters, commissioners:

—Recommended to the Land Use Commission approval of a permit asked by Theron Darling to allow development of a restaurant, cocktail lounge and post office on 2.15 acres in the Hawaiian Ocean View Estates subdivision fronting the mauka side of the Hawaii Belt Road, 600 feet west of Tiki Land, Kahuku, Ka'u.

—Set a public hearing on the application of Tokyu Land Development Hawaii, Inc. for a variance from an ordinance relating to the improvements of an entire 80-foot right of way for a subdivision in Keahialaka and Pohoiki, Puna.

—Approved an application of K. Que Ltd. for a zone change

from agricultural (A-5a) to an agricultural (A-1a) zoned district for 11.9 acres in Kanaeue, North Kona.

—In unfinished business, planners:

—Set a public hearing on the application of William Morgan for a variance to allow construction of a four story building in lieu of the permitted three story height limit fronting Alii Drive in Holualoa, North Kona.

—Set a public hearing on the application of the H&S Construction Co. for a variance to allow a smaller side yard building set back than called for in ordinances for a dwelling in the Hawaiian Beaches Subdivision.

—Set a public hearing on the application of Kuniyo Nagami for a variance to allow a minimum of six foot front and side yard building setback in lieu of the required 15 foot front and eight foot side yard building setback for a proposed dwelling in the Hawaiian Beaches Subdivision in Puna.

—Recommended that the Land Use Commission deny a petition by the Estate of Hannah Fukushima for an amendment of land use district boundaries from an agricultural to an urban district involving three acres in Waimea Vacationland in Puukapu Homesteads, Waimea, South Kohala.

—Recommended that the Land Use Commission approve a petition of the State Department of Land and Natural Resources for an amendment of land use district boundaries from an agricultural to an urban district involving 40 acres in Kahei, North Kohala.

In public hearings, commissioners:

—Allowed an extension of time requested by the Hawaiian Telephone Co. to reconsider a condition to a previously approved setback variance for a building addition in Manowaiopae Homesteads, North Hilo, which stipulated that the equipment building by removed by Dec. 31.

—Deferred an application of Mauna Kea Sugar Co. for a change in zone from an agricultural (A-20a) to a single family

residential zoned district for approximately 6.9 acres in Wainaku-Halepuna, South Hilo.

Approved with conditions an application of Kikuyoshi Nakayama for a zone change from an open to a limited industrial zoned district for a .52 acre parcel in the Waiakea Houselots in South Hilo.

—Approved with conditions a public hearing on the application of Samuel Lindsey for a change of zone from an agricultural (A-3a) to an agricultural (A-3a) zoned district for a 26.60 acre parcel in the Puukapu Homesteads, Waimea, South Kohala.

—Approved an application of Richard Smart for a zone change from a limited industrial to a village commercial zoned district for 4.915 acres in Waimea Village, Waikoloa, South Kohala.

—Approved an application of the State Department of Land and Natural Resources for a change of zone from an open to a single family residential zoned district for a one acre area in the Kanihiku Village, Kanihiku, Puna.



COUNTY OF
HAWAII

PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

September 18, 1972

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

RECEIVED
SEP 27 1972
State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application - Richard Smart

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the decision and findings of the County Planning Commission on the above application.

The special permit request was to allow the development of a skeet and trap shooting range on approximately twelve (12) acres of land located across of the Parker Ranch Racetrack and adjacent to the old abandoned airport, Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-01:portion of 1.

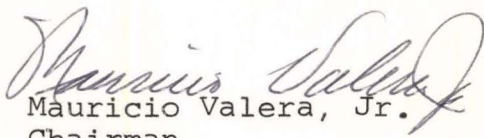
The Planning Commission at a duly advertised hearing held on August 24, 1972 at the County Council Room, County Building, Hilo, Hawaii, discussed the subject request. The Commission on September 14, 1972, voted to recommend the approval of the special permit to the Land Use Commission based on the following considerations:

1. That the proposed use would be satisfying the recreational demands of the area's residents, as well as diversify the recreational opportunities in that area. The only available skeet and trap shooting range on the island is found in Hilo. During its hours of operations, that range is heavily used. It is clear, then, there is a demand for such a facility;
2. As there would be sufficient clear space around the proposed facility, it would not adversely affect the surrounding property; and
3. That the proposed use would not unreasonably burden public agencies to provide roads and other utilities and amenities, for the applicant will be making his own arrangements.

Mr. Tatsuo Fujimoto
Page 2
September 18, 1972

The favorable recommendation was also contingent upon the following conditions:

1. The proposed facility shall be located a minimum of 1000 feet from the southern-most road realignment for the proposed Waimea-Kawaihae Road and also a minimum of 1000 feet makai of the Mamalahoa Highway;
2. That adequate landscaping satisfactory to the Planning Director shall be required;
3. The owner or lessee of the subject area shall be responsible for constructing the facility and operating the facility within one (1) year from the official date of approval by the State Land Use Commission should such be granted; and
4. All applicable rules and regulations shall be complied with, including "Plan Approval."


Mauricio Valera, Jr.
Chairman

SF:lat

Enclosures

cc Richard Smart

PARKER RANCH
KAMUELA, HAWAII

July 11, 1972

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

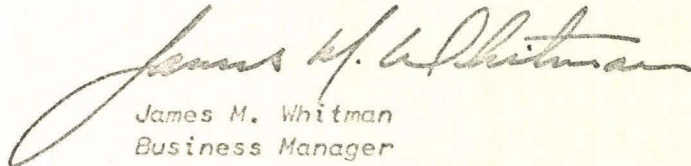
Gentlemen:

Enclosed herewith is our Application for Special Permit
for a trap shooting range to be located off Mamalahoa Highway
adjacent to the old Kamuela Airport.

Our deposit of \$100.00 to cover administrative costs is
enclosed.

Very truly yours,

PARKER RANCH



James M. Whitman
Business Manager

JMW:ap

Enclosure

cc: Sports Center Hawaii

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 Mamalahoa Highway at Waikoloa, South Kohala, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

Recreational - gun range for skeet & trap shooting only

Description of Property:

TMK 6-8-01-01 (por), por. L.C. Aw. 8521-B:1, containing approx. 12 acres across from the Parker Ranch Racetrack and adjacent to the old abandoned airport, Waikoloa, South Kohala, Hawaii (map attached)

Petitioner's interest in subject property:

Fee - area in question will be leased to Sports Center Hawaii as operator.

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

The area in question is currently zoned Agriculture - Undeveloped. Its' present use as pasture land is marginal due to the lack of water in this area. The recreational facility proposed would put the land in a higher use as well as satisfy a community need. The actual area to be utilized, including safety zone, will be located sufficiently within Parker Ranch boundaries so as not to create a hazard to the surrounding properties. There are no lands of sufficient area other than those currently zoned Agriculture available for such a facility because of the need for a safety zone. The location of the facility is of a flexible nature and should it interfere with any future development in the area, such as the new Waimea-Kawaihae Road, it could easily be relocated either now or at some future date.

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.

RICHARD SMART dba PARKER RANCH

Signature By James M. Whitman
Address James M. Whitman, his Attorney-in-Fact
P.O. Box 450, Kaneohe, Hawaii
Telephone 885-7311

This space for official use

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

REMARKS:

PLANNING COMMISSION

Planning Department
County of Hawaii

August 24, 1972

A regularly advertised public hearing, on the application of the Parker Ranch, was called to order at 7:44 p.m., in the County Council Room, County Building, by Chairman Mauricio Valera, Jr.

PRESENT:	Mauricio Valera, Jr.	ABSENT:	Shigeji Kawasaki
	Masayuki Kai		Skippy T. Yasutake
	Roy H. Nagata		Akira Fujimoto, Ex-officio Member
	Anthony C. Veriato		Edward Harada, Ex-officio Member
	Ed C. Wat-		

Raymond H. Suefuji
Glenn T. Miyao
Sidney M. Fuke

and approximately 20 people in public attendance

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Planning Commission of the County of Hawaii to consider the following application for a Special Permit within the County of Hawaii in accordance with the provisions of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the development of a skeet and trap shooting range on approximately twelve (12) acres of land located across from the Parker Ranch racetrack and adjacent to the old abandoned airport, Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-01:portion of 1.

CHAIRMAN: Item No. 18, public hearing on the application of Parker Ranch for a special permit to allow the development of a skeet and trap shooting range on approximately twelve (12) acres of land located across of the Parker Ranch Racetrack and adjacent to the old abandoned airport, Waikoloa, South Kohala.

Staff presentation please.

STAFF PLANNER FUKU: Mr. Chairman and members of the Commission. An application for a special permit to construct a recreational gun range for skeet and trap shooting has been submitted by Parker Ranch. The subject area, consisting of approximately 12 acres and described by Tax Map Key 6-8-01:portion of 1, is located across of the Parker Ranch Racetrack and adjacent to the old, abandoned airport in Waikoloa, South Kohala. It would also be situated approximately 400 feet makai of the Mamalahoa Highway.

The County zoning for the subject area is unplanned and the State Land Use classification is agriculture. The General Plan designates the area for extensive agricultural uses. The Land Study Bureau's soil classification rating is "E" or very poor. The land is also rocky, well drained,

with a 0 to 20 per cent slope range and inclusions of steeper slopes. The mean annual rainfall is 15 to 30 inches, and the land is unsuited for machine tillability.

The land is presently vacant and used generally for cattle grazing. According to the applicant, approximately 10 acres of land are needed to sustain one animal. There is no record of flood inundation for the area, and there are no known and recorded historical sites on the land. The applicant has stated that although he had not conducted a historical site study per se, "there is no visible evidence of any sites in the area. Furthermore, other than rough grading of approximately 1,000 feet of road into the area there will be no alteration of the terrain or vegetation as it presently exists."

If the special permit request is approved, the applicant intends to lease that portion. The lessee would then construct skeet and trap facilities in accordance with Winchester-western plans for skeet and trap-range building. This building would be similar to the County's range in Hilo. The construction would begin immediately upon approval of the special permit and finalization of the lease and that it would take about 90 days for it to be completed.

In behalf of his request, the applicant has maintained that the land's "present use as pasture land is marginal due to the lack of water in this area. The recreational facility proposed would put the land in a higher use as well as satisfy a community need. The actual area to be utilized, including safety zone, will be located sufficiently within Parker Ranch boundaries so as not to create a hazard to the surrounding properties. There are no lands of sufficient area other than those currently zoned Agriculture available for such a facility because of the need for a safety zone. The location of the facility is of a flexible nature and should it interfere with any future development in the area, such as the new Waimea-Kawaihae Road, it could easily be relocated either now or at some future date."

The applicant also noted that the proposed lessee had conducted a study to determine the potential usage of such facilities. In this, it was found that there was "a definite interest of shooters and potential shooters in the Kamuela, Kohala, Kona and Honokaa districts as evidenced by their usage of the County skeet and trap range in Hilo and by their request, to the County for a range in their area. It was further determined that developed group and individual recreational facilities in this area are limited and that development of skeet and trap range facilities (including archery) by private enterprise and making them available to the public at nominal cost would increase the area's recreational diversity."

The County Department of Research and Development, Water, Police, and Fire as well as the Soil and Water Conservation Service, HELCO, and the State Departments of Education and Health had no pertinent comments to offer. The Department of Public Works noted that "a paved or reasonably stablized parking area should be provided in conjunction with approval."

The Highways Division of the State Department of Transportation commented that "the proposed Waimea-Kawaihae Road, which is tentatively scheduled for construction during fiscal year 1975-76, will practically bisect the parcel under consideration. We recommend therefore that the facility be relocated now, before approval of the special permit, rather than at some future date."

It should also be noted that the County's skeet shooting^{range} is opened only on weekends, holidays, and Wednesday afternoons. During those period, the range is heavily used. The range can accommodate five shooters at one time. One safety standards used by the County is that of the National Shotgun Association. The applicant intends to follow the same safety standards.

Thank you.

CHAIRMAN: Thank you. You've heard the presentation. Any comment or discussion by the Commission?

COMMISSIONER VERIATO: Do^{we} have any comments from the Department of Health regarding water and sanitary facilities?

STAFF PLANNER FUKU: No. The only comment^{however} was that they had no objection to this proposal.

CHAIRMAN: Is there anyone here wishing to give testimony in favor of this skeet range.

BOB PAGE: Mr. Chairman and members. I am Bob Page of Sports Center Hawaii. I have been requested by Parker Ranch to answer^{any} questions should you have them.

COMMISSIONER WATT: It isn't a question I guess. I suspect the highway is going right through there even though they recommend a different place. What is your feeling about that?

PAGE: Within the area and according to the County plan to the highways, we will be far enough back from the road about a 1,000 feet.

COMMISSIONER WATT: So, you're taking that into consideration.

PAGE: Yes Sir.

COMMISSIONER VERIATO: What do you intend to do about your sanitary facilities and water?

PAGE: The water will be brought over from the Anderson Dairy which is adjacent to it. Sanitary facilities would be the customary.

COMMISSIONER VERIATO: Will there be any buildings contracted to accommodate this facility?

PAGE: Yes Sir.

COMMISSIONER VERIATO: Wouldn't that have to be a special permit request also or does that encompass the whole special permit? There is no mention of buildings and other facilities relative to the skeet shooting range.

PLANNING DIRECTOR: May we have the staff read the background portion of the application itself.

STAFF PLANNER FUKU: Regarding which portion?

PLANNING DIRECTOR: The facilities to be provided at this particular area.

STAFF PLANNER FUKU: According to the applicant, it will just consist of the skeet and trap shooting range - that's all. They made no mention of a concession building or sanitary facilities.

COMMISSIONER VERIATO: So, it is not mentioned in this permit that you are requesting for a building of any type in this project?

PAGE: I believe the request is for a permit of the facilities. Should the permit be granted, the building facility will be submitted as usual to the Planning board by the lessee.

COMMISSIONER VERIATO: In conjunction with the special permit?

PLANNING DIRECTOR: It should be mentioned now in the application itself; otherwise, we don't want to run into the difficulty with the Land Use Commission saying that such facility was not stipulated in your original request.

How about the plans submitted?

STAFF PLANNER FUKU: The only plans submitted in conjunction with this application was a standard one - Winchester-Western skeet range. There were no site plans per se as far as the the kind of building that's going to be situated on there.

PLANNING DIRECTOR: How about their plot plan.

STAFF PLANNER FUKU: The plot plan just gave a general idea where this skeet shooting range would be located.

PLANNING DIRECTOR: Then, Commissioner Veriato, perhaps at the time of action, the staff recommendation can take into consideration the needed facilities if the recommendation is for approval.

COMMISSIONER WATT: What other building do you have in mind other than the restroom?

PAGE: A small range house which would include the sanitary facilities - I believe a 20 by 40 building.

COMMISSIONER WATT: No other concessions?

PAGE: No, that's all.

COMMISSIONER VERIATO: No cocktail lounge or anything of this sort?

PAGE: No.

COMMISSIONER VERIATO: Hot area like that?

PAGE: No.

PLANNING DIRECTOR: It's a hazard.

STAFF PLANNER FUKU: I have one question of the applicant. In the application you mentioned that the building is rather mobile in the sense that should the proposed Kawaihae-Waimea realignment gets through and should it bisect the property, that this facility would be rather mobile and you can move it. How portable is it?

PAGE: Well, prefab type building. That is, skeet and trap houses are either concrete or wood construction as you probably noticed and we don't propose to use a concrete block. We propose to use a wood type - a wooden

construction. The highway we had considered and it had been considered in the location now. We were thinking primarily should the university buildings go in that particular area, then it would be relocated completely. As far as the road alignment now, it is clear off that proposed road alignment.

PLANNING DIRECTOR: How are your clay traps going to be located above ground or are they going to be recessed.

PAGE: It will be set in the area without having to cut any trees or do any land leveling. It will fit the environment.

PLANNING DIRECTOR: You have structures for it though?

PAGE: Oh yes.

STAFF PLANNER FUKU: So, in essence, they will be almost exactly like what the County's skeet range is in Hilo?

PAGE: Well, it will be identical. Rather than being in concrete, it will be in timber.

STAFF PLANNER FUKU: So, the construction material will be timber?

PAGE: That is right, that's correct.

CHAIRMAN: Any further question?

COMMISSIONER WATT: Just for education, what are these houses for? You stand it on the feet? I haven't been around to scrutinize the thing.

PAGE: No, the trap buildings of course are for the target launcher. The walkways as the County has built them are concrete. Most ranges are in concrete. They are either duckboards or purely gravel with a fixed point for each man for a firing point at a prescribed distance. Fortunately, the County range is quite a permanent structure.

CHAIRMAN: Any further questions? If not, thank you Sir.

PAGE: Thank you.

CHAIRMAN: Anyone here wishing to give further testimony in favor? Anyone here wishing to give testimony opposing?

Yes.

STAFF PLANNER FUKU: If the Commissioners are interested, we could possibly schedule a field trip to visit the County skeet range.

CHAIRMAN: Would you desire?

COMMISSIONER WATT: I don't think it is that big a problem. I think there should be a special consideration though about the buildings that are needed. They have to put adequate restroom facilities and maybe I should wait until they are ready. Did you put in about the parking too?

STAFF PLANNER FUKU: Yes, the parking problem was raised by the applicant.

COMMISSIONER WATT: I mean, in your recommendation will you mention about the parking?

STAFF PLANNER FUKU: We don't have any recommendation.

COMMISSIONER WATT: Oh, you don't have in this. On this type of thing, we can include that special recommendation.

COMMISSIONER VERIATO: Until the action is taken. Till we get action after 15 days.

CHAIRMAN: Yes.

COMMISSIONER VERIATO: Mr. Chairman, I move that this public hearing be closed.

COMMISSIONER WATT: Second the motion.

CHAIRMAN: It has been moved and seconded that the public hearing be closed. Any further discussion?

COMMISSIONER VERIATO: Question.

CHAIRMAN: All those in favor, say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Any opposed? Closed.

The public hearing was adjourned at 7:57 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

Mauricio Valera, Jr.

Mauricio Valera, Jr., Chairman
Planning Commission

ATTACHMENT

Commercial, RM, Resort, & Industrial

PLANNING DEPARTMENT
County of Hawaii

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? no

If yes, please answer the rest of question 1 and then to question 3.

- a. How many acres of the requested area do you intend to subdivide? _____
- b. Into what lot sizes? _____
- c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? _____

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:

- a. Sell or lease the land to someone who has firm plans? _____
- b. Sell or lease the land to someone who has tentative plans? _____
- c. Sell or lease the land to someone who has no plans? _____
- d. Keep it? _____
- e. Other (please state) _____

No subdivision intended - will be leases on a temporary basis to others for use as a skeet range.

- f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

Would be leased immediately after rezoning.

3. What specific building plans do you have for the subject land? Include in your answer the following: type of building (apartment, office, launderette, etc.); financing arrangement; timetable for construction; and any other information which you feel might help us in evaluating your request.

- a. Lessee will construct skeet and trap facilities in accordance with Winchester-Western plans for skeet and trap range buildings (copy attached), and similar to the Hawaii County Parks & Recreation range in Hilo, Hawaii. Construction material for the buildings will be lumber rather than concrete and will be movable.
- b. Financing will be by the lessee.
- c. Construction will commence by the lessee upon receipt of permit approval and finalization of lease, and will be completed within 90 days from start.

4. Have you performed any study which would demonstrate a need for your proposed building and/or development?

yes

If so, please elaborate on your findings in the space provided below.

A study by the proposed lessee has been made to determine the potential usage that could be expected as a result of establishing skeet and trap range facilities in this area. This study indicated that there is a definite interest of shooters and potential shooters in the Kamuela, Kohala, Kona, and Honokaa districts, as evidenced by their usage of the County skeet and trap range in Hilo, and by their request to the County for a range in their area. It was further determined that developed group and individual recreational facilities in this area are limited, and that development of skeet and trap range facilities (including archery) by private enterprise and making them available to the public at nominal cost would increase the area's recreational diversity.

5. Have you performed any study which discusses the environmental impacts your request would have on the surrounding area and/or the County? _____

If so, please elaborate on your findings in the space provided below.

No formal studies have been performed. However, there does not appear to be any obvious environmental problems.

6. Are there any buildings on the subject area? _____
If so, what kind? no

What do you intend to do with those buildings if your request is approved?

7. Is the subject land currently being used for any agricultural activity? yes

If so, please list the kinds of products grown and on how many square feet or acres of land per product?

Cattle grazing (marginal) - approx. 10 acres per animal unit

8. To your knowledge, has there been any flooding and/or drainage problem on the subject area? no

If so, please describe the problem.

9. Do you think that the roads leading to the subject area needs improvements?

yes

If so, what kind?

No road is available at this time - road will be rough graded into area.

Is the road adequate for the proposed traffic volume or load?

yes

10. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	<u>No</u>
a. Schools	_____	<u>x</u>
b. Roads	_____	<u>x</u>
c. Sewer	_____	<u>x</u>
d. Drainage	_____	<u>x</u>
e. Police protection	_____	<u>x</u>
f. Fire protection	_____	<u>x</u>
g. Recreational Facilities	_____	<u>x</u>
h. Public Utilities	_____	<u>x</u>
i. Other	_____	_____

For those checked "yes" please elaborate what type or kinds of improvements and/or assistance are needed.

11. Have you performed any historical sites study and/or survey of the subject area? If so, what were the results? Please, also, submit a copy of the study together with this change of zone supplement.

No historical site studies performed. However, there is no visible evidence of any sites in the area. Furthermore, other than rough grading of approx. 1,000 feet of road into the area (across grazing land) there will be no alteration of the terrain or vegetation as it presently exists.

RICHARD SMART dba PARKER-RANCH

By

Signature

James M. Whitman
James M. Whitman, his Attorney-in-Fact

Address

Kamuela, Hawaii 96743

Telephone

885-7311

Date

August 9, 1972

Hilo Electric Light Company Ltd

HILO, HAWAII-96720

July 21, 1972

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

Attention: Mr. Raymond Suefuji, Director

Subject: Change of Zone Applications

Gentlemen:

Reference is made to the following change of
zone applications:

1. Samuel Lindsey, Tax Map Key: 6-4-02-132,
No Comments
2. David W. Branco, 25 Haihai Street, No
Comments
3. Samuel Shimizu, Honaunau, South Kona,
Hawaii, No Comments
4. County of Hawaii/Parks & Recreation Keeli
Golf Course, Keeli 2, South Kona, Tax Map
Key: 8-3-04:Por 9, No Comments
5. Southwood Investments, Tax Map Key:
7-5-18,29-32, No Comments
6. Amfac, Inc., Tax Map Key: 7-5-06-20, 21
and 7-5-05-62,66, No Comments

HILO ELECTRIC LIGHT COMPANY, LTD.

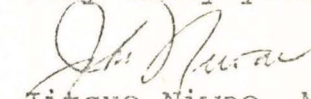
Planning Department

Page Two

July 21, 1972

7. ✓ Parker Ranch, Tax Map Key: 6-8-01:01
(por.), No Comments
8. Theron L. Darling, Tax Map Key:
9-2-85:22,23, No Comments
9. Airports Division, DOT, General Lyman
Field, No Comments

Very truly yours,


Jitsuo Niwao, Manager
Engineering Department

JN:can

SHUNICHI KIMURA, Mayor
JULIUS K. WERY, Fire Chief
CHARLES TAKEGUCHI, Deputy Chief

HAWAII COUNTY FIRE DEPARTMENT

P. O. BOX 672
HILO, HAWAII, 96720

July 14, 1972

To: Raymond H. Suefuji, Director
Planning Department

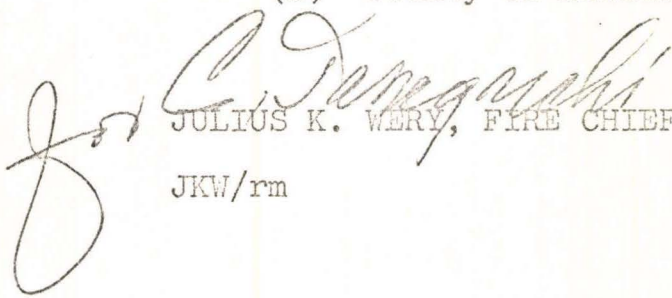
From: Julius K. Wery, Fire Chief

SUBJECT: APPLICATION FOR SPECIAL PERMIT

As per your request, we have no comments regarding the following applications for special permit:

(1) ✓ Parker Ranch

(2) County of Hawaii Parks & Recreation/Keel Golf Course

 JULIUS K. WERY, FIRE CHIEF

JKW/rm



COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



OUR REFERENCE

ADDRESS ALL
COMMUNICATIONS TO:
ERNEST J. FERGERSTROM
CHIEF OF POLICE
HILO, HAWAII

YOUR REFERENCE

July 20, 1972

Mr. Raymond Suefuji
Planning Director
Planning Department
County of Hawaii
Hilo, Hawaii

The attached application for change of zone for Airports Division, State Department of Transportation, and applications for special permit for Theron L. Darling and Parker Ranch have been reviewed for traffic considerations.

We have no comments to offer at this time and appreciate the opportunity to review these matters.

Ernest J. Fergerstrom
ERNEST J. FERGERSTROM
Chief of Police

GCA:mf

Attachments



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

July 18, 1972

Planning Department
County of Hawaii
Hilo, Hawaii 96720

Re: Special Permit Application
Applicant: Parker Ranch
Tax Map Key: 6-8-01:01 (por.)

We have no objection to this application. For your information,
water is available from our 6-inch line along Mamalahoa Highway.


Akira Fujimoto
Manager

WHS

cc: Parker Ranch
(Attention: James M. Whitman)

... Water brings progress...

HAWAII DISTRICT
P. O. BOX 276
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

IN REPLY REFER
TO LETTER NO.

HWY-H
72-2.793

July 24, 1972

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

Dear Mr. Suefuji:

Subject: Special Permit Application for Skeet Range
Parker Ranch - TMK: 6-8-01:01 (Por.)

We have the following comment on the subject application:

The proposed Waimea-Kawaihae Road, which is tentatively scheduled for construction during fiscal year 1975-1976, will practically bisect the parcel under consideration. We recommend therefore that the facility be relocated now, before approval of the special permit, rather than at some future date.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Chas L. Schuster".

CHAS L. SCHUSTER
District Engineer

JOHN A. BURNS
GOVERNOR



WALTER B. QUISENBERRY, M.D., M.P.H.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS, JR., M.D.
DEPUTY DIRECTOR OF HEALTH

DEPARTMENT OF HEALTH

STATE OF HAWAII

P. O. BOX 916

HILO, HAWAII 96720

July 25, 1972

Mr. Raymond H. Suefuji, Director
County Planning Department
25 Aupuni Street
Hilo, HI 96720

Re: Application for Special Permit by Richard Smart dba Parker Ranch
for Recreational - gun range for skeet and trap shooting only at
12 acres across from the Parker Ranch Racetrack and adjacent to
the old abandoned airport, Waikoloa, South Kohala, Hawaii
TMK: 6-8-01

We recommend the approval of the above request on the basis that the
rules and regulations of the Department of Health can be complied with
satisfactorily.


JAMES M. NAKAHARA
Chief Sanitarian, Hawaii District
/hy



Mauna Kea
Soil & Water Conservation District

P. O. Box 86 • Honokaa, Hawaii

July 18, 1972



Raymond Suefuji
Director
Planning Department
County of Hawaii
Hilo, Hawaii

Dear Sir:

The Board of Directors of the Mauna Kea Soil and Water Conservation District feels that subject matter will not present any soil erosion or drainage problems. Therefore, there is no objection.

Sincerely yours,

Theodore Sparrow, Jr.
Theodore Sparrow, Jr
Chairman, Mauna Kea SWCD

HAWAII DISTRICT
Department of Education

Date: July 14, 1972

To: Hawaii County
Department of Planning

From: Hawaii District
Department of Education

Subject: Parker Ranch

Hawaii District Department of Education has no objection to
the application.

Hawaii District recommends the following:

For the Department of Education:


HERBERT S. WATANABE
STAFF SPECIALIST
BUSINESS & FACILITIES

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date July 27, 1972

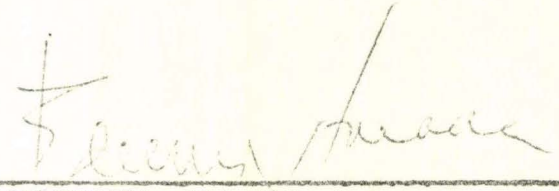
TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit
Applicant: Parker Ranch
Location: Waikoloa, South Kohala, Hawaii
TMK: 6-8-01:1

We have reviewed the subject application and our comments are as follows:

1. A paved or reasonably stabilized parking area should be provided in conjunction with approval.
2. Comments should be sought from the F.A.A.



EDWARD HARADA, Chief Engineer

DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII

HILO, HAWAII 96720

PHONE 935-5721

MEMORANDUM

72-8-7

To: PLANNING DEPARTMENT

Date: 8/2/72

From: RESEARCH & DEVELOPMENT/pk 220

va

Subject: SPECIAL PERMIT APPLICATION - PARKER RANCH (TMK: 6-8-01:01 (por.))

We have no objections to the aforementioned application.

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room
Kona Hilton Hotel

November 3, 1972
10:30 a.m.

STAFF REPORT

SP72-137 - THERON DARLING (Ka'u, Hawaii)

A special permit to allow the establishment of a restaurant and cocktail lounge complex on approximately 2 acres of land situated within the Agricultural District at Kahuku, Ka'u, Hawaii has been requested by Mr. Theron Darling. The subject property is located at the eastern end of the Hawaiian Ocean View Estates subdivision and fronts the mauka side of the Hawaii Belt Road, approximately 600 feet west of Tiki Lane. The Waiohinu and Naalehu Urban Districts are situated approximately 12 and 14 miles respectively to the east of the subject land. The property is identified as Tax Map Key 9-2-85: 22 and 23.

Mr. Darling plans to convert an existing residence and former Ocean View Estates tract office into the proposed restaurant and cocktail lounge. The petitioner has submitted a sketch of the existing structure and a rough plan for the proposed facilities. The residence-office contains approximately 4,000 square feet of space under roof and a spacious parking area adjacent to the building.

In substantiation of his request, the petitioner states that:

1. The facilities will be situated on the main highway with adequate off-street parking.
2. Adequate water can be provided by the existing 19,000 gallon catchment tank and a 1,000 gallon tanker for consumption and fire protection.
3. The local residents have requested an establishment of this type to be located in the area.
4. The existing structure on the property can readily be converted into a restaurant and cocktail lounge.
5. A business establishment will help establish needed employment.
6. The proposed use will not be contrary to the objectives of the Master Plan and plan of the state or county.

The applicant further informs that the tract office served as a polling place in previous years and that the Lieutenant Governor has again requested that the office be used for this year's elections.

A major portion of the surrounding lands are vacant and characterized by extensive lava fields. Soil classification by the Land Study Bureau indicates that the subject property is comprised of aa clinkers with no soil material and is very poorly suited for overall crop use. The mean annual rainfall is approximately 85 inches and the elevation is approximately 1,900 feet above sea level. Electricity and telephone services are

available from the Belt Road. However, water is provided for by catchment since no water system is available.

County Recommendation

At its September 14, 1972 meeting, the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following considerations:

- "1. That there is a need for such a facility for that area. Presently, the nearest operating restaurant/bar facility is situated in the village of Naalehu, approximately fourteen (14) miles away. While a special permit for a similar facility was granted to Harry McKee in September, 1962, it is still not in operation. The area, to date, is still unserved by such facility;
- "2. That the subject area has a very poor soil productivity classification, thus making it difficult to fulfill the intent of the agricultural designation; and
- "3. That there would not be an unreasonable burden on public agencies to provide the necessary services. The only utility unavailable at the moment, is a county waterline. It is nevertheless felt that the proposed facility can be adequately served by the roof catchment method."

The recommendation for approval was contingent upon the following conditions:

- "1. That the proposed development comply with all applicable regulations, codes, including 'Plan Approval';
- "2. That the petitioner be responsible for providing his own water catchment system, including compliance with the National Board of Fire Underwriters requirements regarding the fire protection;
- "3. That access to the subject area be from Tiki Lane only and that direct access to the Hawaii Belt Road be closed off by incorporation of planting along the property line bordering the Hawaii Belt Road;

"4. That the petitioner be responsible for securing a building permit and assuring construction started for the restaurant/bar facility within one (1) year from the date of official approval and that the facility shall be in operation within eighteen (18) months from the date of approval. For clarification, construction is defined as the actual placing of construction materials in their permanent position; and

"5. That if the proposed use ceases for a period of more than twelve (12) months, the special permit shall be deemed null and void."

The county zoning for the subject property is A-1a and the General Plan designates the area for extensive agricultural uses and alternate urban expansion.

At the hearing, it was reported that the subject land had no severe physical constraints which would render the land unusable for the proposed use, and that "no record of flood inundation problems, historic features, or distinct landforms of significant importance are attributed to this property".

The State Highways Division recommended that, should this request be approved, the following conditions be attached:

"Access to said parcels be from Tiki Lane only and that access to the Hawaii Belt Road be closed off by incorporation of a planting easement along the property line bordering the Hawaii Belt Road". The County Research and Development Department noted that "a properly located eating and drinking facility would add to visitor satisfaction of those traveling on the southern route of the Big Island. The number of people presently

residing in the area and visitors taking the southern route, however, are limited".

The Hawaiian Ocean View Estates Subdivision, the community which the petitioner proposes to serve, consists of approximately 10,000 one-acre lots. As of September, 1972, it was estimated that there were about 85 dwellings in this subdivision.

In the past, a number of special permits have been requested for commercial and industrial uses in this area as follows:

1. SP(T)62-21 - Harry McKee - Granted in October, 1962 to construct a restaurant-bar-office and motel/complex. The grant was made with no time limitation for initiation of construction. Although the special permit is still active, the proposed uses have not been totally established.
2. SP66-32 - Ben Hess - Granted in October, 1966 to construct a motel-restaurant facility. This special permit expired after several time extensions were granted.
3. SP66-33 - David E. Erwine - Granted in October, 1966 to construct a contractor's yard and warehouse. This permit expired since no construction was initiated within the one-year time limitation.
4. SP69-60 - Helen Devine - Granted in January, 1969 to construct an eight-unit apartment building, restaurant-

bar and shopping facilities. Expired since no construction was started within the one-year stipulation.

5. SP72-132 - Ocean View Investment Co. - Granted in September, 1972, to establish a community-commercial center to include a post office, shops, offices, service station, market, warehouse and other convenience facilities. The county has given approval for the construction of the building that will house the post office, grocery store and limited commercial activity, and will incrementally grant approval for the service station and the warehouse uses upon satisfactory completion of earlier approvals. This special permit is within 25 acres of land in the Hawaii Ocean View Ranchos Subdivision. It is situated just over a mile west of the property now under consideration.

As the above indicates, a high rate of failure to perform has been experienced in the past after special permits have been granted by the Land Use Commission.

Upon evaluation of this request, staff finds that:

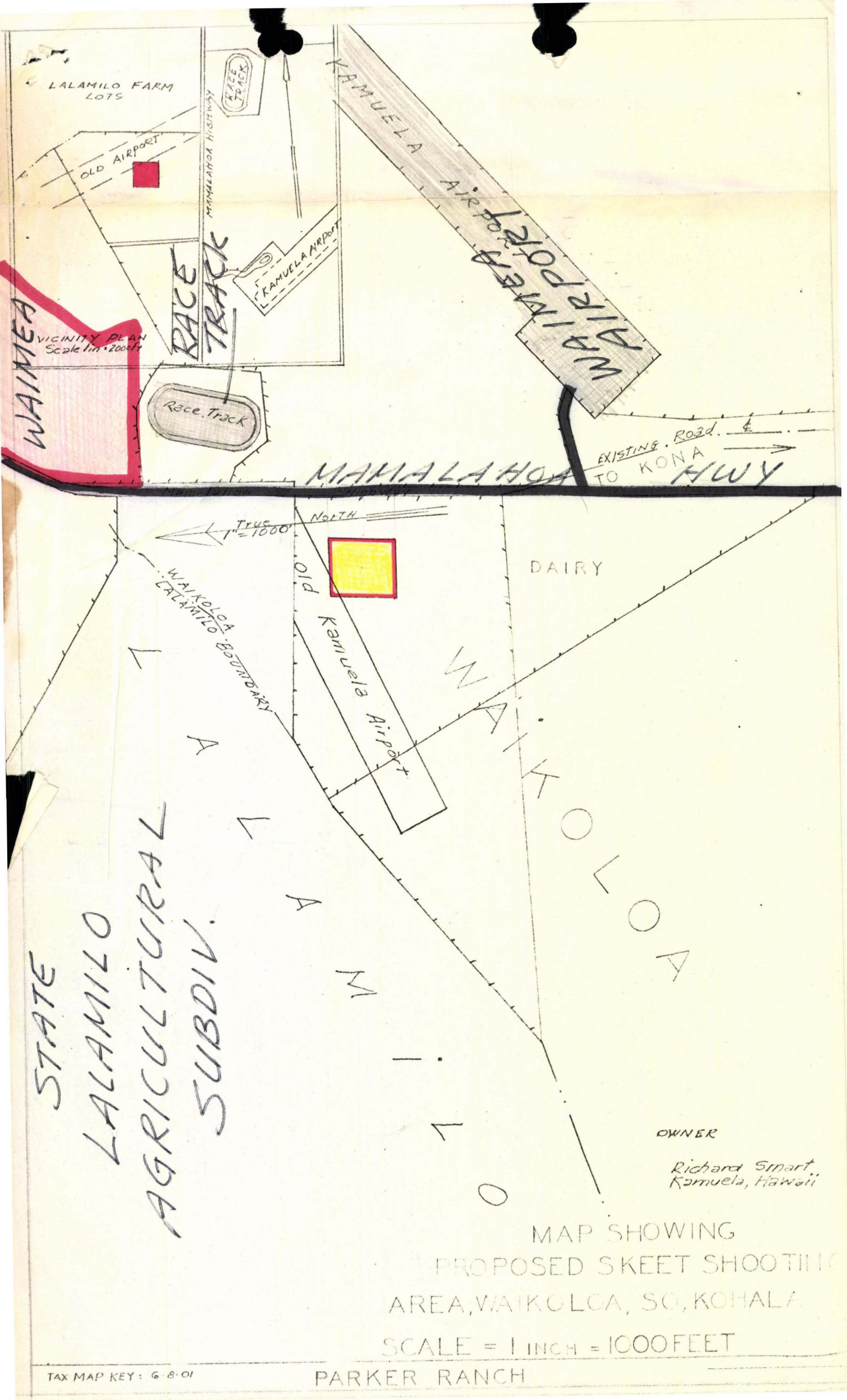
1. The recently granted special permit to the Ocean View Investment Co. does not include the establishment of a restaurant or bar facility in their request.
2. Approval of the request under the County's stipulation

would not unreasonably burden public agencies to provide services and facilities.

3. The proposed use would not adversely affect the nearby properties since the surrounding area is vacant and not used for any agricultural pursuits. The property is classified as poorly suited for agricultural use according to the Land Study Bureau, and the requested use would not remove any lands from agricultural production.

4. Presently, there are no restaurant-bar facilities within 14 miles of the subject area which can service residents of the Ocean View Estates subdivision or people traveling to and from Hilo and Kona. Although Mr. McKee's special permit duplicates the subject request and is still active, his lack of performance in establishing this convenience facility leaves considerable doubt that his promises will be fulfilled in the near future.

Therefore, based on the above, the staff concurs with the findings and recommendations of the Hawaii County Planning Commission and also recommends approval of this petition, subject to the conditions imposed by the County.



WAIMEA

LALAMILO FARM
LOTS

OLD AIRPORT

MAHALAHOA HIGHWAY

RACE
TRACK

KAMUELA AIRPORT

KAMUELA AIRPORT

Race Track

VICINITY PLAN
Scale 1 in = 2000 ft

MAHALAHOA

EXISTING ROAD
TO KONA
HWY

TRUE
1" = 1000'

NORTH

DAIRY

WAIKOLOA
LIMITED
BOUNDARY

Old
Kamuela Airport

WAIKOLOA

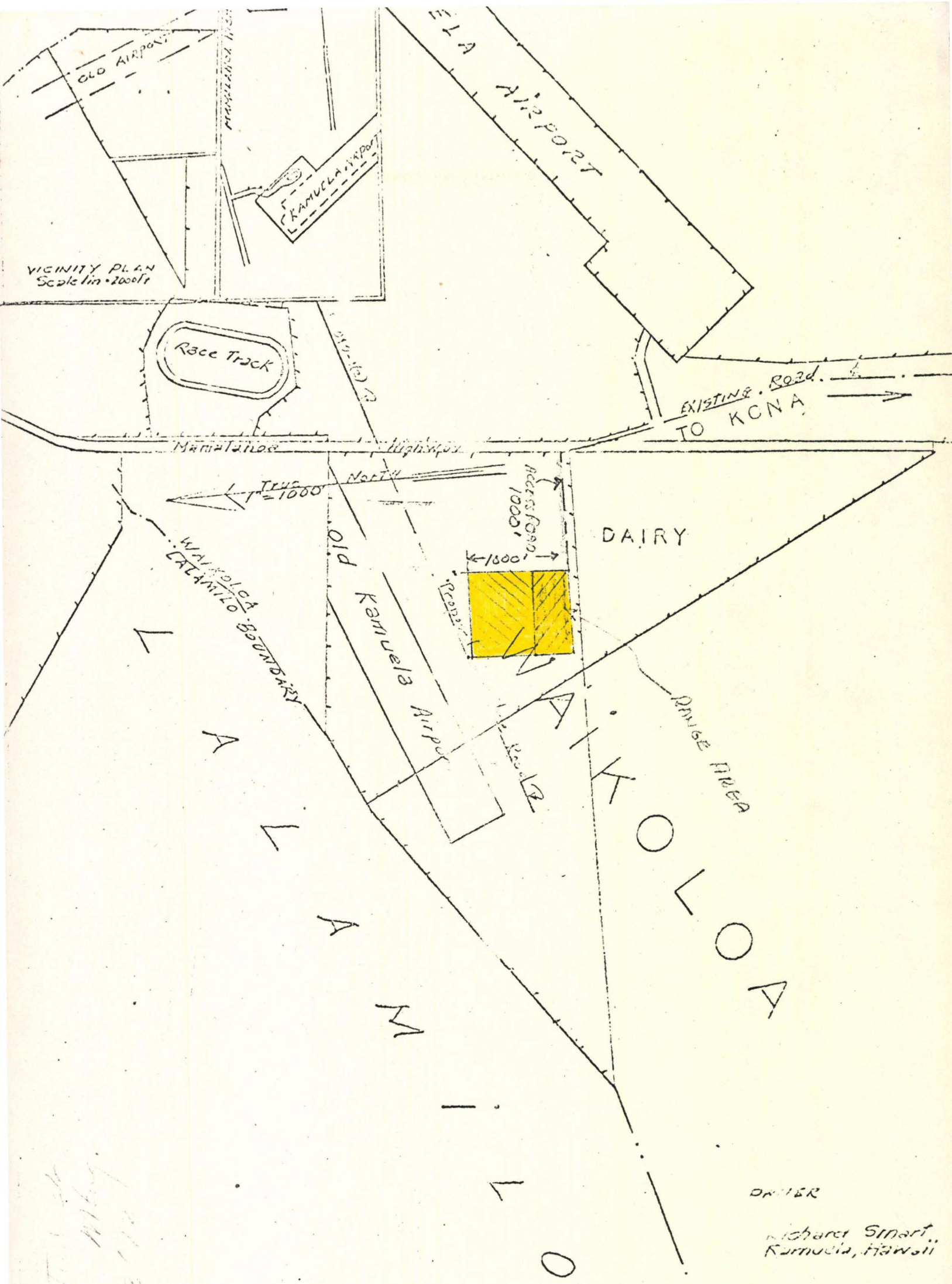
STATE
LALAMILO
AGRICULTURAL
SUBDIV.

OWNER
Richard Smart
Kamuela, Hawaii

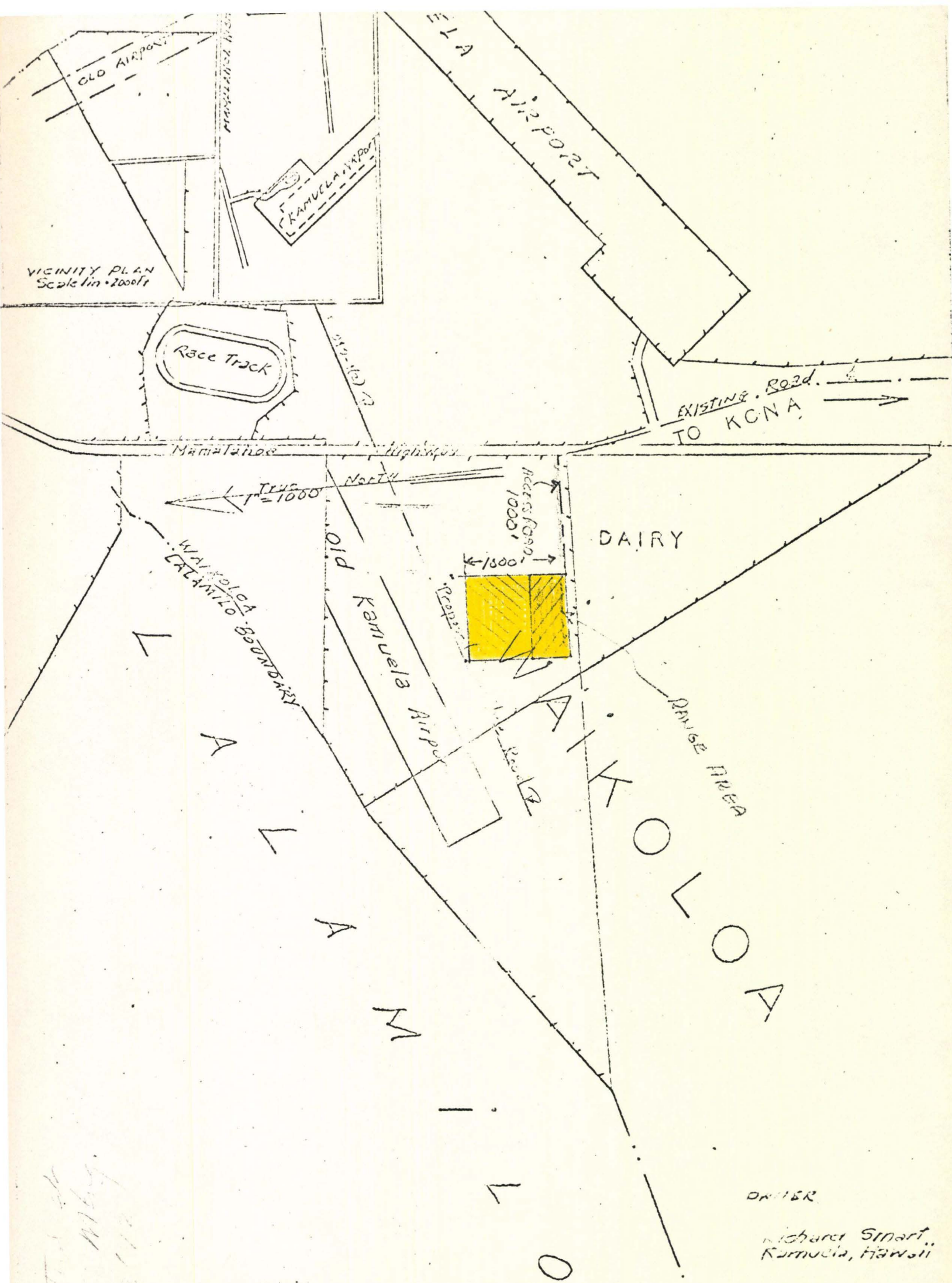
MAP SHOWING
PROPOSED SKEET SHOOTING
AREA, WAIKOLOA, SO, KOHALA
SCALE = 1 INCH = 1000 FEET

TAX MAP KEY: 6-8-01

PARKER RANCH

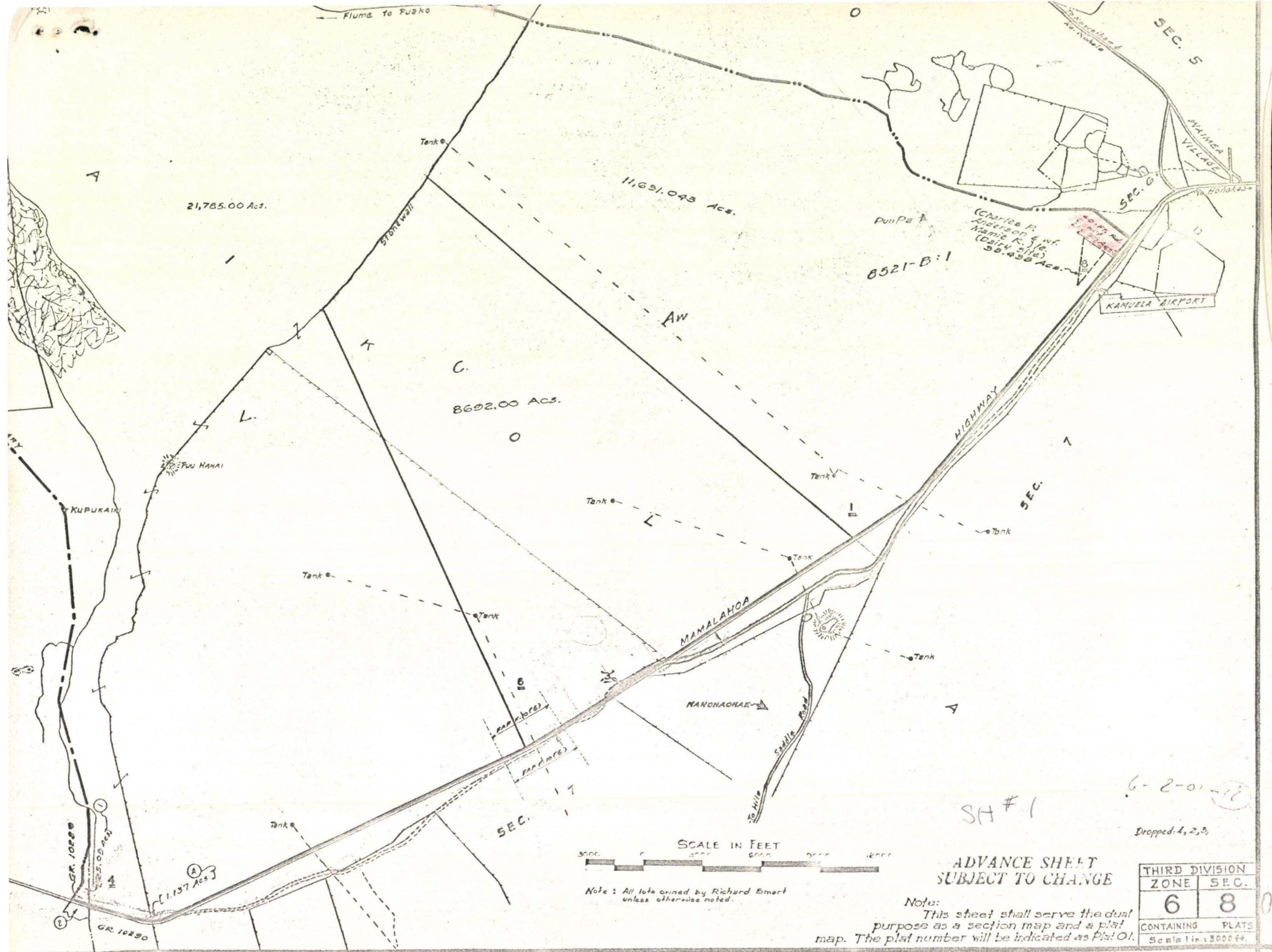


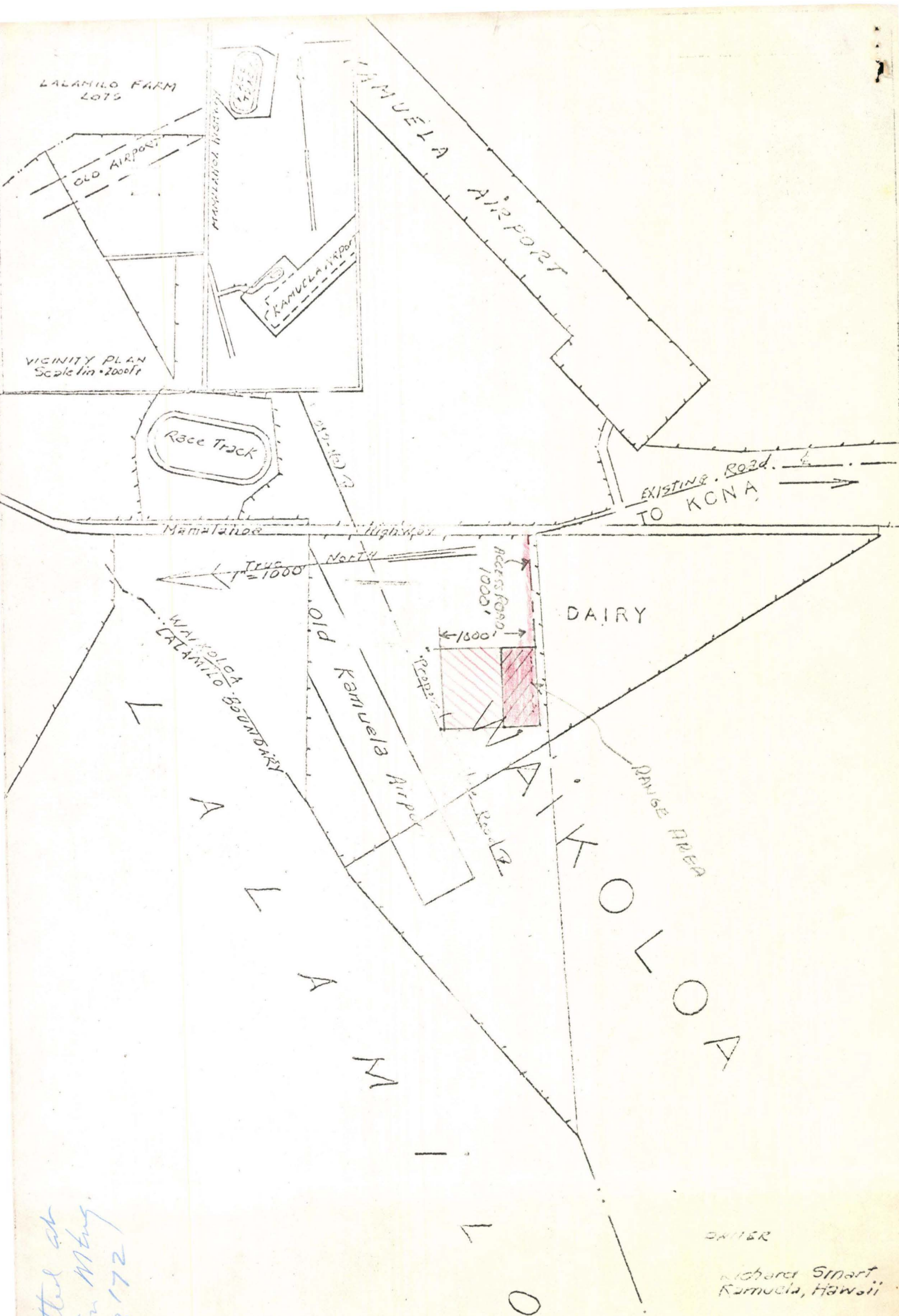
MAP SHOWING
PROPOSED SKEET SHOOTING
AREA, WAIKOLOA, SO. KAUAI
SCALE = 1 INCH = 1000 FEET



MAP SHOWING
PROPOSED SKEET SHOOTING
AREA, WAIKOLOA, SO. KAUAI
SCALE = 1 INCH = 1000 FEET

Submitted to
Adm. Mfg.
Nov 3, 1964





Submitted at
Action Mtg.
Nov 3 '72

MAP SHOWING
PROPOSED SKEET SHOOTING
AREA, WAIKOLOA, SO. KOHALA
SCALE = 1 INCH = 1000 FEET

PARKER RANCH

PLOT PLAN - RANGE FACILITIES

3 TRAP RANGES 7'X7' EA

1 RANGE HOUSE 20'X20'

PROPOSED KAWAIHAE ROAD

1000' TO ROAD RIGHT OF WAY

SAFETY ZONE
750'-0"

750'-0"

750'-0"

450'

PARKING LOT
(OIL TREATED)

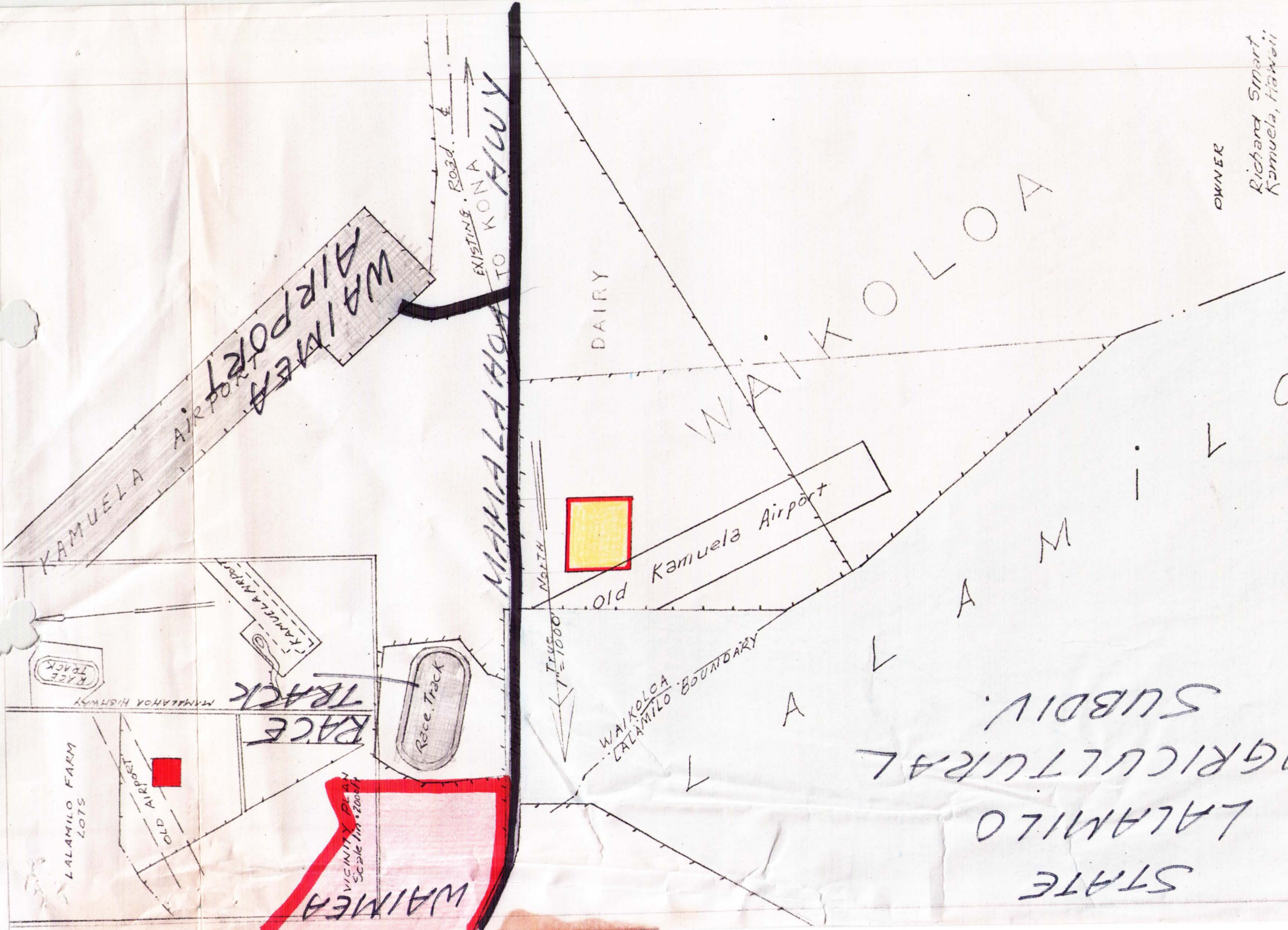
1000' TO MAHALANOA RD.

RANGE ACCESS ROAD (1000' ±)

TRAP HOUSES
(7'X7' EACH HOUSE)

20'X20 RANGE HOUSE

SH #3



MAP SHOWING
PROPOSED SKEET SHOOTING
AREA, WAIKOLOA, SO, KOHALA
SCALE = 1 INCH = 1000 FEET

PARKER RANCH

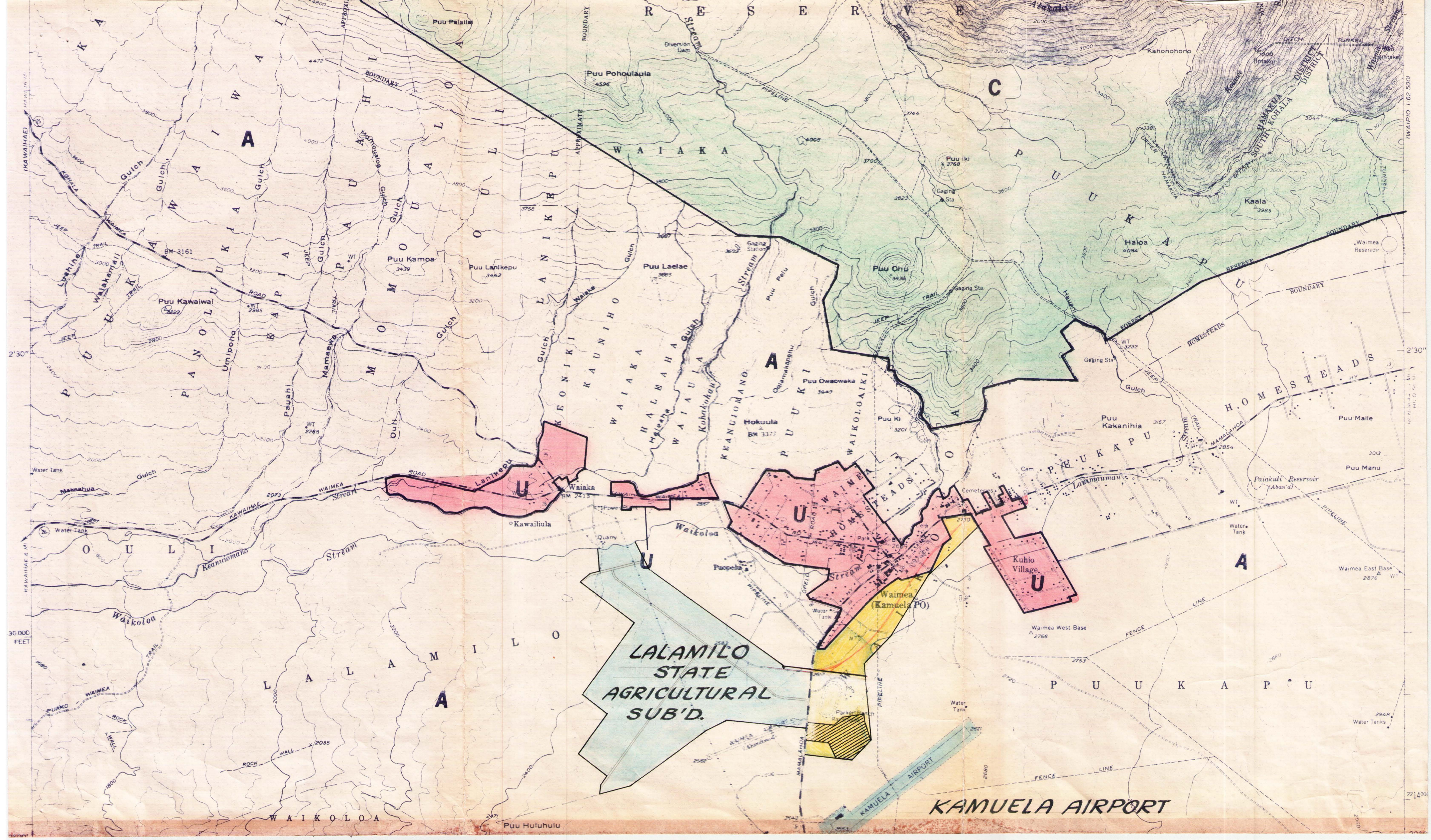
TAX MAP KEY: 6-8-01

OWNER
Richard Smart,
Kamuela, Hawaii

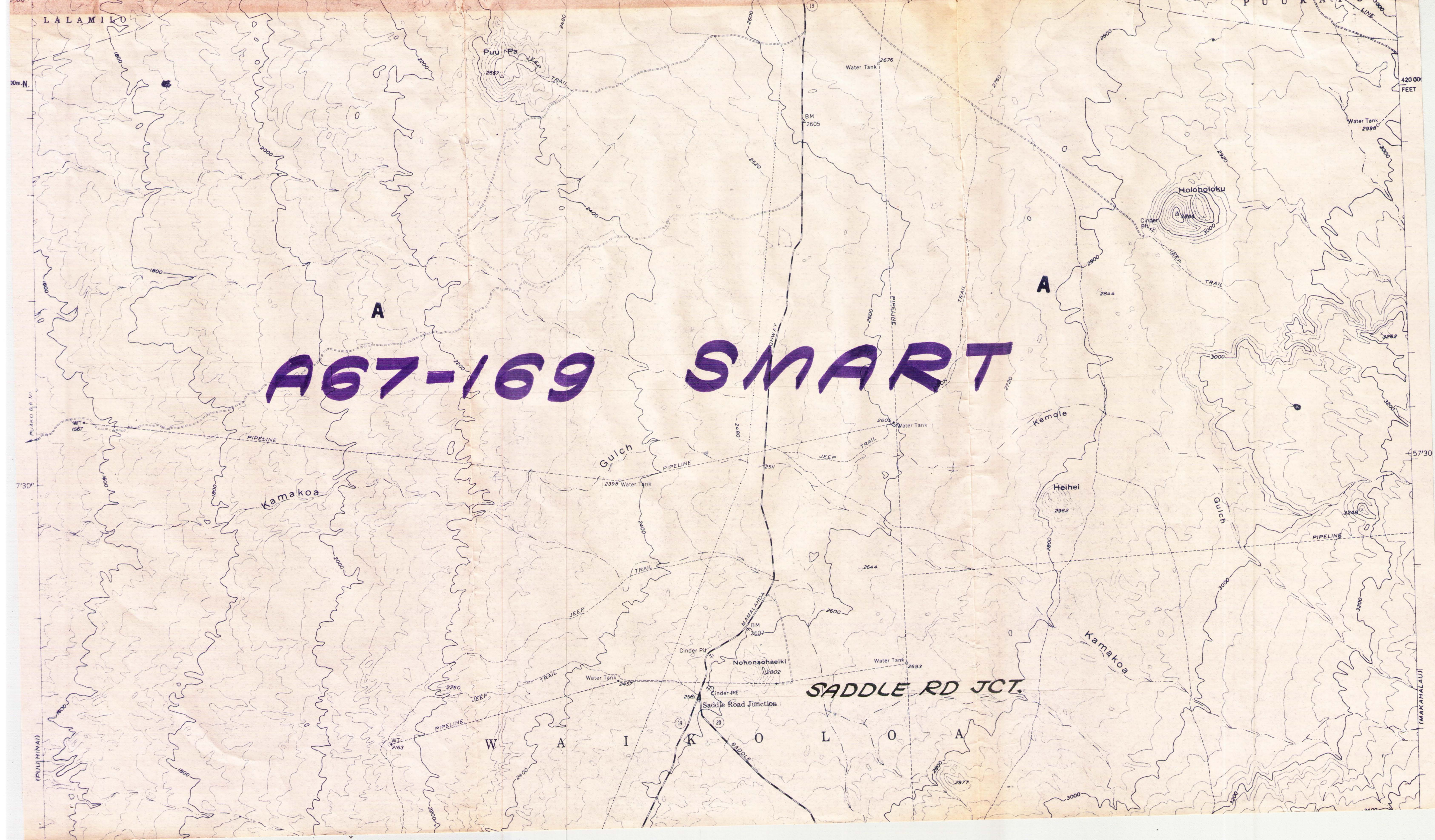


SP72-138 RICHARD SMART





A67-169 SMART



A67-169 R. SMART

