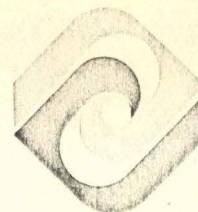


Act
Apr 19 - June 3

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



Waikoloa

17 July 1975

RECEIVED
JUL 21 1975

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Suefuji:

RE: SP 74-173, Waikoloa

In line with recent discussions with Norman Hayashi of your staff, and in line with management decisions at Waikoloa, we concur with the voiding of the special permit for a tack shop at the existing equestrian center at Waikoloa.

We appreciate your interest and assistance in this matter.

Sincerely,

Walt Southward

Walt Southward
Manager of Public Affairs

WS/ms

cc: Land Use Commission ✓

June 10, 1974

Mr. Walt Southward, President
Waikoloa Village Association
280 Makaala Street
Hilo, Hawaii 96720

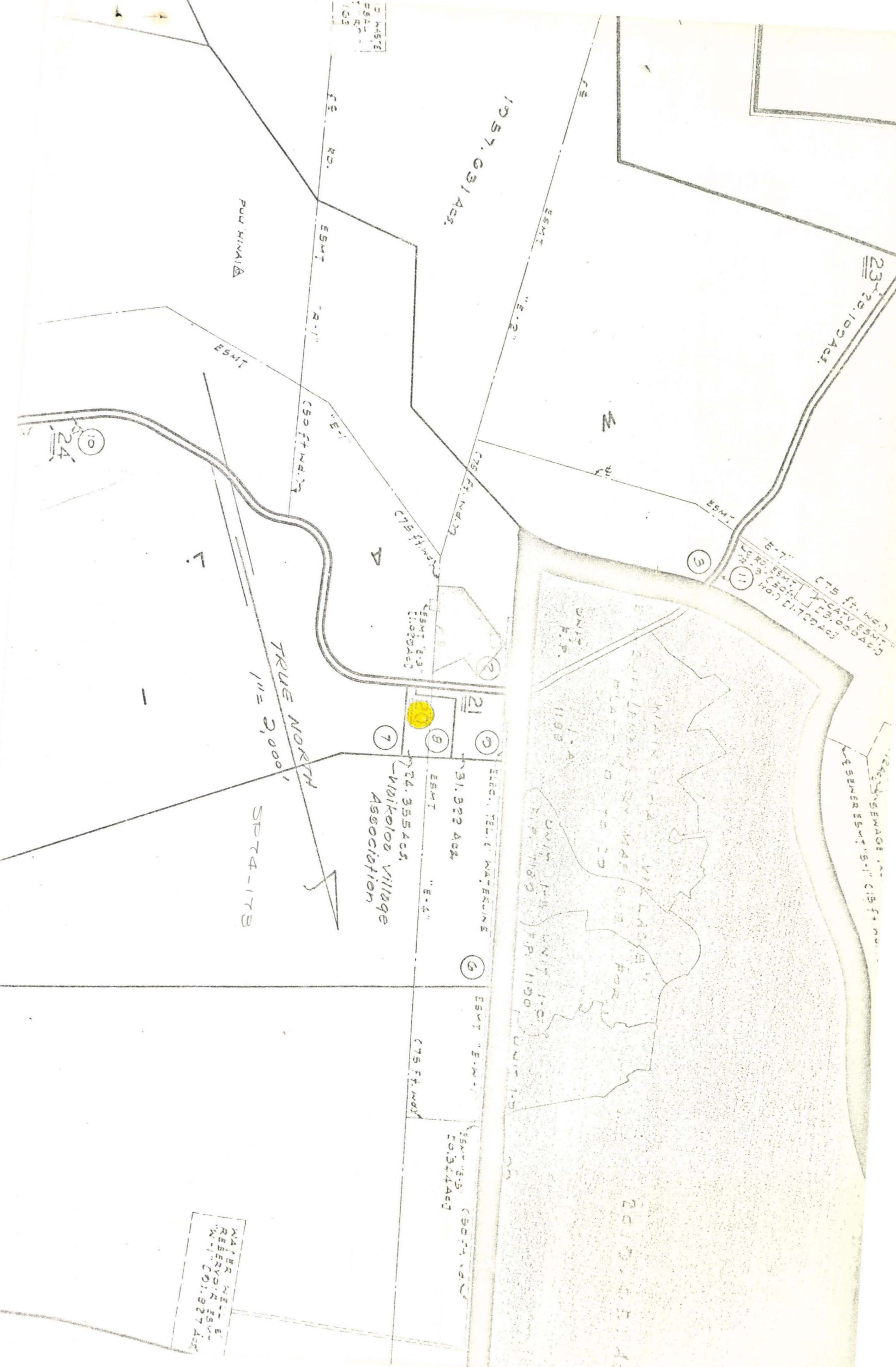
Dear Mr. Southward:

The original of the attached letter approving a special permit to Waikoloa Village Association (SP74-173) to allow the expansion of an existing equestrian center to include a tack shop and a refreshment stand within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii, on a 24 acre portion of a parcel identified as Tax Map Key 6-8-02: 20; subject to the two conditions set forth by the Hawaii County Planning Commission; is on file in the office of the Hawaii Planning Department, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.



STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-173 - WAIKOLOA VILLAGE ASSOC DATE June 4, 1974

PLACE State Conference Room TIME 10:00 a.m.
Hilo, Hawaii

NAME	YES	NO	ABSTAIN	ABSENT
KIDO, SUNAO	✓			
SAKAHASHI, STANLEY	✓			
S CARRAS, JAMES	✓			
YAMAMURA, TANJI				✓
M NAPIER, ALEXANDER	✓			
MARK, SHELLEY				✓
OURA, MITSUO	✓			
TANGEN, EDDIE	✓			
Edward Hanai	✓			

Comments: *Carried*

I move to approve the special permit as recommended by staff.

June 10, 1974

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on June 4, 1974, the Land Use Commission voted to approve a special permit to Waikoloa Village Association (SP74-173) to allow the expansion of an existing equestrian center to include a tack shop and a refreshment stand within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii, on a 24 acre portion of a parcel identified as Tax Map Key 6-8-02; 20; subject to the two conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: W. Southward
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 4, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-173 - WAIKOLOA VILLAGE ASSOCIATION

Pursuant to Section 205-6 Hawaii Revised Statutes, the Hawaii County Planning Commission has transmitted the findings and decision on a special permit submitted by the Waikoloa Village Association to allow the expansion of an existing equestrian center to include a tack shop and a refreshment stand. The building is situated on a 24 acre portion of Tax Map Key 6-8-02: 20 which lies in the Agricultural District at Waikoloa, South Kohala, Hawaii.

The site fronts the north boundary of Waikoloa Road approximately 1,500 feet from the Waikoloa Urban District. Existing facilities presently include the stables, a storage area, and a sales pavilion. It is noted that the sales pavilion was approved under a special permit granted in January 1971 and will expire on August 15, 1974, unless an extension is approved.

The proposed tack and snack shops will be constructed in a walkway area which is presently roofed, and will involve only 546 square feet of the total 7,000 square feet comprising the equestrian center. Petitioner indicates that the facilities would allow greater public usage of the facility and would simply be an accessory to an existing facility. Riding accessories, equipment and attire will be sold in the tack shop which will occupy 420 square feet. The refreshment stand will take up the remaining 126 square feet of space. The facilities are not designed for everyday use but only for special rodeo and equestrian events. A recent horse racing event attracted about 2,000 people.

No adverse comments have been received from governmental or private agencies.

COUNTY RECOMMENDATION

On April 10, 1974, the Hawaii County Planning Commission voted to recommend approval of the request as the proposed use will be an accessory use which will meet consumer demand for

riding accessories; would not adversely affect surrounding property as it will be located in an existing building; will not burden public agencies as needed services are available; and that the facilities will add to the convenience of the general public.

Conditions stipulated are:

- "1. That the applicant, Waikoloa Village Association, 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
- "2. All applicable rules and regulations shall be complied with including 'Plan Approval'."

Staff concurs with the findings and recommendations of the Hawaii County Planning Commission and also recommends approval of the request subject to the 2 conditions stipulated.

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

May 29, 1974

NOTIFICATION OF SPECIAL PERMIT APPLICATIONS

Please be advised that the following special permit applications within the County of Hawaii and the City and County of Honolulu have been filed with the Land Use Commission.

SP74-172 - BOISE CASCADE HOME & LAND CORPORATION

Special permit request to allow a skeet and trap shooting facility in the Agricultural District at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-02: portion of 16.

✓ SP74-173 - WAIKOLOA VILLAGE ASSOCIATION

Special permit request to allow the conversion of 550 square feet of an existing equestrian center to include an area for a tack shop and a refreshment stand in the Agricultural District at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-02: 20.

SP74-174 - DR. RICHARD C. ADLER

Special permit request to allow the construction of a medical clinic on 1 acre of land in the Agricultural District at Keonepoko Homesteads, Pahoia, Puna, Hawaii, Tax Map Key 1-5-07: portion of 69.

SP74-175 - DR. GUY S. TUCKER

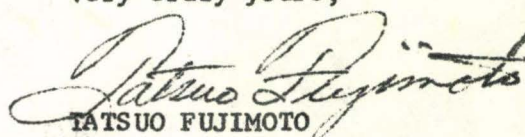
Special permit request to build an animal clinic on 1.959 acres of land in the Agricultural District at Kawaihoa, Waialua, Oahu, Tax Map Key 6-1-8: 24 and 30.

An action meeting on these applications is scheduled for June 4, 1974.*

We would appreciate any written comments for or against these requests, 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 agenda enclosed

See agenda file for mailing list

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

May 29, 1974

Mr. Walt Southward, President
Waikoloa Village Association
280 Makaala Street
Hilo, Hawaii 96720

Dear Mr. Southward:

The Land Use Commission next meets on June 4, 1974
at 10:00 a.m., in the State Conference Room, State Building,
75 Aupuni Street, Hilo, Hawaii

At that time the special permit application by Waikoloa
Village Association (SP 74-173) to allow the conversion
of 550 square feet of an existing equestrian center to include an area
for a tack shop and a refreshment stand
in the Agricultural District 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

Enclosure - Agenda

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APR 29 1974

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

March 14, 1974

A regularly advertised public hearing on the application of the Waikoloa Village Association was called to order at 4:40 p.m., in the County Council Room, County Building, by Chairman Arthur W. Martin.

PRESENT:	Arthur W. Martin	ABSENT:	Masayuki Kai
	Scott H. Asai		Akira Fujimoto, Ex-officio Member
	Daniel J. Johnson, Jr.		Edward Harada, Ex-officio Member
	Roy H. Nagata		
	Leon K. Sterling, Jr.		
	Ed C. Watt		

Sidney M. Fuke
Norman K. Hayashi
Royden H. Yamasato

Clifford Lum, Corporation Counsel
David Murakami, Public Works

and approximately 15 people in attendance

CHAIRMAN: Item No. 9. Public hearing on the application of the Waikoloa Village Association for a special permit to allow the expansion of the existing equestrian center to include an area for a tack shop and a refreshment stand. The proposed uses will be situated on portions of a 24+ acre parcel, TMK: 6-8-02:20, Waikoloa, South Kohala.

Staff, when you are ready.

YAMASATO: Mr. Chairman and Commissioners. A special permit has been submitted by Waikoloa Village Association to allow the construction of a Tack Shop and a Snack Bar as an accessory use to an existing Equestrian Center at Waikoloa, South Kohala.

The Equestrian Center is situated approximately 6 miles makai of Mamalahoa Highway via the New Waikoloa Road and approximately 1,000 feet east or mauka of the 2,865 acre Waikoloa Urban district.

The subject area of approximately 24 acres is located within the State Land Use "Agricultural" district and because of the commercial aspects of the proposed use, a special permit is required.

The County zoning designation is "Unplanned" while the General Plan land use pattern allocation guide map designates the area for "Extensive Agricultural uses."

The Land Study Bureau's soil productivity rating for the area is "E" or very poor. The land is volcanic ash, well drained, relatively level and unsuited for machine tillability.

The proposed tack shop and snack bar will be located in an area that is presently under roof.

The applicant has submitted the following in support of the request:

"The special permit is for an accessory use to an existing permitted use, an equestrian center in an agricultural district.

"The special permit would allow the conversion of parts of the equestrian center to a tack shop and a refreshment stand.

"Involved would be some 546 square feet of space, most of which is presently under roof, of a total of 7,000 square feet existing in the equestrian center.

"The additions would not be contrary to the objectives of the Land Use Law, inasmuch as they would simply be accessory to an existing, permitted facility.

"The use would not adversely affect surrounding property, but would in fact permit greater public usage of a permitted facility.

"There would be no unreasonable burden on public agencies, and no additional utility facilities would be needed.

"Unusual trends that have arisen include increased usage of the permitted facility and growing demand for the accessory items.

"The petitioner believes that the proposed use, since it will be strictly accessory to the existing, permitted, use will not alter or change the character of the land.

"By making the existing equestrian center better able to serve the public, this accessory use would make a higher and better use of the land involved

"The tack shop would be approximately 420 square feet in size, and would be located in a walkway area of the existing building that is already under roof. It would be used to satisfy a growing demand for riding-related accessories, such as pants, footwear, cowboy hats, scarves and such, for visitors to the facility who need such items, and for accessories such as bits, reins, saddles and other items of riding equipment for people who board horses at Waikoloa.

"The refreshment stand, which would cover only 126 square feet of area, would replace the tables which presently are moved into the center on a make-shift arrangement for food service during equestrian events. This permanent setup would be more efficient and more sanitary and would be used only during equestrian events at the center."

All cooperating agencies had no comments or objections to the request.

Thank you.

CHAIRMAN: Any question to the staff? Mr. Sterling.

STERLING: What's the relationship between Boise Cascade and this application?

YAMASATO: We have the applicant here. They can answer the question better than I can.

JOHNSON: You had no comments from the Liquor Department?

YAMASATO: No, we did not.

CHAIRMAN: Any other question?

The applicant or the representative please.

WALT SOUTHWARD: Yes, Mr. Chairman and members of the Commission. I am two bodies - Manager of Waikoloa Village Association and the Boise Cascade Home and Land Corporation - to answer Commissioner Sterling's question. The Waikoloa Village Association is an agency made up also of the property owners. If you will remember, some of the land were given over to the property owners. Boise Cascade has a management agreement with the property owners to run these facilities.

With me today, who basically runs the Waikoloa Village Association are Albert Akana, Village Manager, and George Purdy, former Hawaii State cowboy roping champion, who is Assistant Manager and Director of our activities.

STERLING: In fact, the property owners can be treated the same for additional recreational facilities.

SOUTHWARD: In this particular instance, they are not asking for additional recreational facility.

STERLING: Just the stand and tack shop?

SOUTHWARD: These stables have been an operational unit for two and a half years. We are in the midst of a \$5,000 expansion. More people want to do these kind of things. We have a number of major activities. We are fortunate to get George Purdy, champion rodeo roper. Residents have increased. We have 11 boarder horses left there plus 14 horses we operate for riding and rodeo events. Boarders and owner/operators need riding equipment, pants, footwear and other accessories. The nearest available is 17 miles away - a long way when you need a new bit. If you happen to wander in and want to go horse riding and you don't have hats, long pants, scarves and footwear, you can arrange on a makeshift setup for the event. For the rodeo event, they will need to add a far more efficient arrangement for food service. The facility is not designed for everyday use but for special rodeo and equestrian events. Half a mile away, we eventually will have a general store and somebody wants to get something right away; and after going half a mile, they sometimes don't come back. The food and beverage is available one mile away. I can only say we are not building a new facility. We are taking an existing facility and we are just converting and adding the floor and the walls. We are strictly amending the present use and answer their demand we think that is growing. If there is any questions, I would handle them today.

STERLING: I think this is good!

JOHNSON: What's your sitting area - your cocktail area?

SOUTHWARD: This is a stand up cowboy thing. .

CHAIRMAN: Are people living down there now?

SOUTHWARD: Population is presently 30 people. At the end of the year, it may be doubled. We have recently had horse races and it attracted about 2,000 people. They are setting a demand from the public.

CHAIRMAN: Any other questions? Thank you very much Mr. Southward.

SOUTHWARD: Thank you.

CHAIRMAN: Anyone else would like to give testimony in favor or opposed to the application?

STERLING: I move to close the public hearing.

JOHNSON: Second.

CHAIRMAN: It has been moved by Mr. Sterling and seconded by Mr. Johnson. All those in favor say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? Public hearing is closed.

This is a special permit. We have to wait 15 days before making a decision. Thank you for coming.

The public hearing was adjourned at 4:55 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

A T T E S T :

Arthur W. Martin

Arthur W. Martin, Chairman
Planning Commission



OUR REFERENCE

YOUR REFERENCE

COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



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

RECEIVED

APR 19 1974

State of Hawaii
LAND USE COMMISSION

February 14, 1974

TO : RAYMOND H. SUEFUJI, PLANNING DIRECTOR
FROM : MARTIN K. L. KAAUA, INSPECTOR, ADMINISTRATIVE DIVISION
SUBJECT: APPLICATIONS TO PLANNING DEPARTMENT

We have no objections or comments on the following applications to the Planning Department:

1. Change of Zone - Edward M. Eisenberg
TMK: 7-5-18:5 & 29
2. Change of Zone - Durrel L. Robison
TMK: 7-3-8:67
3. Special Permit - Gun Club Building & Related Uses
Boise Cascade Home & Land Corp.
TMK: 6-8-02:portion of 16
- ✓ 4. Special Permit - Tack Shop as Accessory Use to Equestrian Center
at Waikoloa
TMK: 6-8-02:20
5. Special Permit - Dr. Richard C. Adler
TMK: 1-5-7:6

However, we reiterate our position that any increase in land development, community expansion, housing or population, etc., also calls for additional police positions to provide the necessary service.

MARTIN K. L. KAAUA
INSPECTOR
ADMINISTRATIVE DIVISION

RLP/k

cc: Mayor

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: Mr. Tatsuo Fujimoto, LUC

Date: Apr. 18, 1974

From: Planning Commission Secretary *lat*

Subject: Special Permit Applications - Boise Cascade Home & Land Corp.
✓ Waikoloa Village Association
Richard Adler

The public hearing transcripts for the above applications will be mailed to you as soon as they are completed. We sincerely apologize for the delay.

RECEIVED

APR 19 1974

State of Hawaii
LAND USE COMMISSION



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

April 15, 1974

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APR 19 1974

State of Hawaii
LAND USE COMMISSION

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

Re: Special Permit Application - Waikoloa Village Association

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 expansion of the existing equestrian center to include an area for a tack shop and a refreshment stand situated on portions of a 24+ acre parcel at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-02:20.

The Planning Commission at a duly advertised public hearing held on March 14, 1974 in the County Councilroom, County Building, Hilo, Hawaii, discussed the subject request. The Commission on April 10, 1974, voted to recommend the approval of the special permit to the Land Use Commission as it was found:

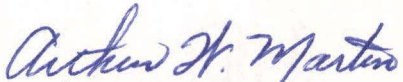
1. That the proposed use would not be contrary to the objectives of the Land Use Law applying to the Agricultural District in that the proposed use is an accessory use and the commercial aspect will accommodate the consumer demand for riding related accessories;
2. That the proposed use would not adversely affect the surrounding property as the Tack Shop and Snack Bar will be located in a walkway area of the existing building that is already under roof;
3. That such use would not unreasonably burden public agencies to provide essential services, as these services are presently available; and

Mr. Tatsuo Fujimoto
Page 2
April 15, 1974

4. That the proposed use will not essentially alter or change the essential character of the land and the present use. The addition of the Tack Shop and Snack Bar within the present Equestrian Center will offer conveniences to the general public unavailable at the present time.

The favorable recommendation was also subject to the following conditions:

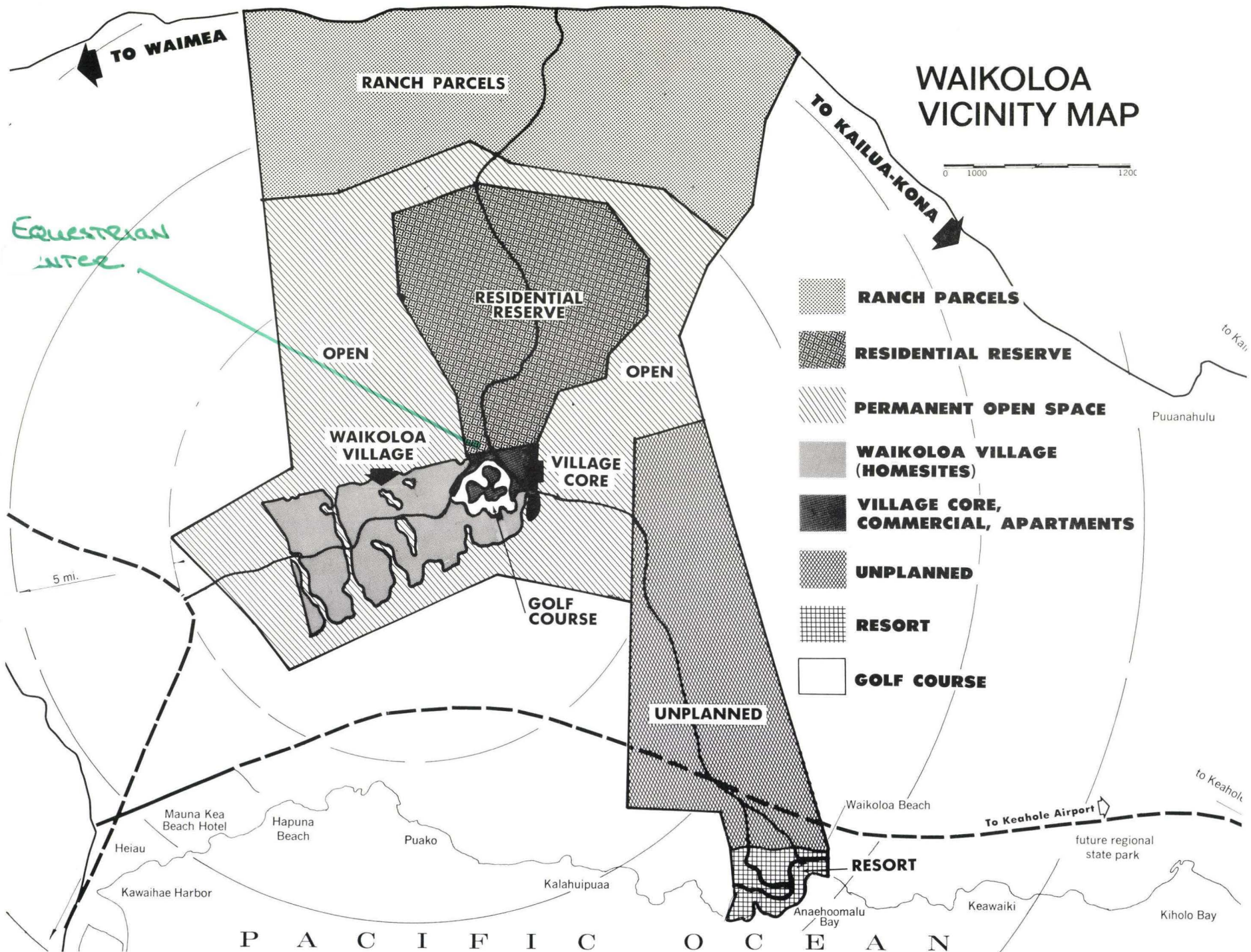
1. That the applicant, Waikoloa Village Association, be responsible for constructing the facility and operating the facility within one (1) year from the official date of approval by the State Land Use Commission should such be granted; and
2. All applicable rules and regulations shall be complied with including "Plan Approval."


Arthur W. Martin
Chairman

lat

Enclosures

cc Waikoloa Village Association



COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

April 1, 1974

RECEIVED

APR 3 1974

State of Hawaii
LAND USE COMMISSION

Mr. Walt Southward, Pres.
Waikoloa Village Assoc.
280 Makaala Street
Hilo, HI 96720

Re: Special Permit Application
Tax Map Key 6-8-02:20

This is to inform you that your application will be discussed on Wednesday, April 10, 1974 by the Planning Commission. The meeting will be held in the Meeting Room of Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, Hawaii, and is scheduled to begin at 1:30 p.m.

We shall notify you of the Commission's action.

Sidney M. Aue

for Raymond H. Suefuji
Director

lat

cc ✓ State Land Use Commission



PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

**COUNTY OF
HAWAII**

SHUNICHI KIMURA
Mayor

Chairman

March 18, 1974

RECEIVED

MAR 22 1974

State of Hawaii
LAND USE COMMISSION

Mr. Walt Southward, Pres.
Waikoloa Village Assoc.
280 Makaala Street
Hilo, HI 96720

Re: Special Permit Application
Tax Map Key 6-8-02:20

The Planning Commission at its meeting of March 14, 1974, held a duly advertised public hearing on your application for a special permit to allow the expansion of the existing equestrian center to include an area for a tack shop and a refreshment stand situated on portions of a 24+ acre parcel in Waikoloa, South Kohala, Hawaii.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on your request.

Arthur W. Martin
Chairman

lat

cc / Land Use Commission

COUNTY OF HAWAII
PLANNING DEPARTMENT
Hilo, Hawaii

March 1, 1974

RECEIVED

MAR 22 1974

State of Hawaii
LAND USE COMMISSION

Mr. Walt Southward, Pres.
Waikoloa Village Assoc.
280 Makaala Street
Hilo, HI 96720

Re: Notice of a Public Hearing
Special Permit Application
Tax Map Key 6-8-02:20

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 3:00 p.m. on Thursday, March 14, 1974 in the County Council Room, County Building, Hilo, Hawaii.

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

A copy of the hearing notice is enclosed for your information.

Sidney M. Suefuji

for Raymond H. Suefuji
Director

lat

Enclosure

cc ✓ Land Use Commission

MAR 1 1974

NOTICE OF A PUBLIC HEARING

Special Permit: Waikoloa, South Kohala, Hawaii

NOTICE IS HEREBY GIVEN of public hearings to be held in the County Councilroom, County Building, Hilo, Hawaii, State of Hawaii, beginning at 3:00 p.m., Thursday, March 14, 1974 to consider among others the application of the Waikoloa Village Association, for a special permit within the County of Hawaii in accordance with the provision of Section 205-6, Hawaii Revised Statutes.

The special permit is for the purpose of allowing the expansion of the existing equestrian center to include an area for a tack shop and a refreshment stand. The proposed uses will be situated on portions of a 24+ acre parcel, Tax Map Key 6-8-02:20, Waikoloa, South Kohala, Hawaii.

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
ARTHUR W. MARTIN, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: March 4 and 12, 1974)

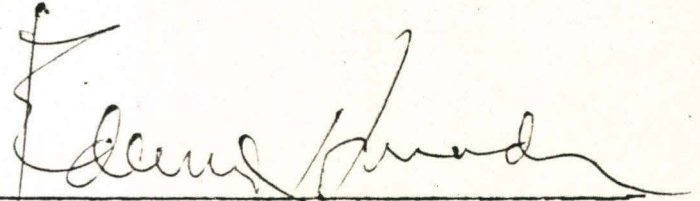
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date February 11, 1974

TO: Planning Department
FROM: Chief Engineer
SUBJECT: Application for Special Permit
Applicant: Waikoloa Village Association
Location: Waikoloa, South Kohala
TMK: 6-8-2:20

We have reviewed the subject application and have no comments to offer.

A handwritten signature in dark ink, appearing to read 'Edward Harada', is written over a horizontal line.

EDWARD HARADA, Chief Engineer



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

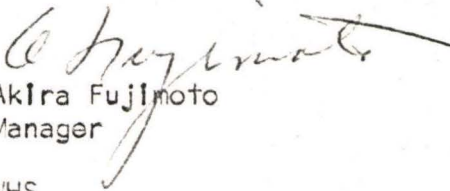
25 AUPUNI STREET

February 11, 1974

Planning Department
County of Hawaii
Hilo, HI 96720

Re: Application for Special Permit - Tack Shop as Accessory Use to
Equestrian Center at Waikoloa
Applicant: Waikoloa Village Association
Tax Map Key: 6-8-02:20

We have no objections to this special permit request.


Akira Fujimoto
Manager

WHS

cc: Waikoloa Village Association
(Attention: Mr. Walt Southward)

... Water brings progress...

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

February 12, 1974

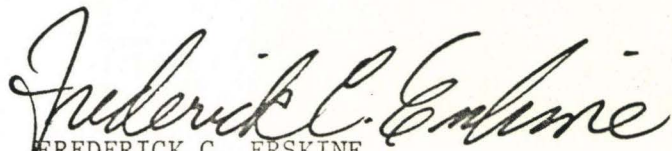
MEMORANDUM

TO: Mr. Raymond H. Suefuji, Director
Planning Department, County of Hawaii

SUBJECT: Special Permit - Tack Shop as Accessory Use
to Equestrian Center at Waikoloa
TMK: 6-8-02:20 (Waikoloa, South Kohala, Hawaii)

We have reviewed the subject application and foresee no significant impact on agricultural activities.

Thank you for the opportunity to comment on this matter.


FREDERICK C. ERSKINE
Chairman, Board of Agriculture

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING CONSTRUCTION & INSPECTION
COUNTY OF HAWAII
TELEPHONE 935-5721 - EXT. 331

Date FEB. 12, 1974 Time 9:30 AM

To MR SUEFUJI

From INSPECTOR KOHASHI

Remarks:

WATER FACILITIES
AVAILABLE FOR FIRE
FIGHTING PURPOSES.

By Terumi W Kohashi



COUNTY OF
HAWAII

OK Health
PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

January 29, 1974

TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT - Tack Shop as Accessory Use
to Equestrian Center at Waikoloa
TMK: 6-8-02:20

Attached is a copy of a Special Permit application for your review and comment. May we please have your written comments within two weeks.

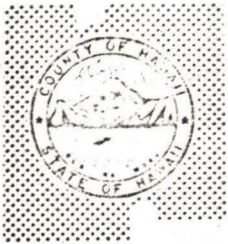
Raymond Suefuji
RAYMOND H. SUEFUJI
Director

NH:mn
Att.

February 8, 1974
Department of Health, Hilo

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

Y. Kishi
Y. KISHI
Supervising Sanitarian, Hawaii



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

RECEIVED
14 JAN 31 PM 1:27

SHUNICHI KIMURA
Mayor
RAYMOND H. SUEFUJI
Director

January 29, 1974

TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT - Tack Shop as Accessory Use
to Equestrian Center at Waikoloa
TMK: 6-8-02:20

Attached is a copy of a Special Permit application for your review and comment. May we please have your written comments within two weeks.

Raymond Suefuji
RAYMOND H. SUEFUJI
Director

NH:mn
Att.

No comments
G.S. PENINO

TAX Sept. 30 Jan 74

73-74 Assessed Valuation
Land: \$46,599
313 3 6814
\$48,213

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED

APR 19 1974

State of Hawaii
LAND USE COMMISSION

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

SP74-173

(I) (We) hereby request approval for a Special Permit to use certain property located at WAIKOLOA, SOUTH KOHALA, HAWAII in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose. To expand existing equestrian center to include area for tack shop and refreshment stand.

Description of Property: Equestrian center designed by Val Ossipoff at Waikoloa; additions designed by Dudley Wynkoop. Existing building is of frame construction, one and two-story, with nine horse-stalls, feed and tack rooms, offices, lounge and restrooms. 6-8-02-20

Petitioner's interest in subject property: Owned in fee simple by Waikoloa Village Association.

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

NOTE: The applicant must show that (a) such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the desired use would not adversely affect surrounding property; (c) such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection; (d) unusual conditions, trends and needs have arisen since the district boundaries and regulations were established; (e) that the land upon which the proposed use is sought is unsuited for the uses permitted within the district; (f) that the proposed use will not substantially alter or change the essential character of the land and the present use; (g) that the proposed use will make the highest and best use of the land involved for the public welfare.

(SEE ATTACHED.)

The application will be accompanied with a deposit of \$ 100. to cover publication and administrative costs and a map of the area proposed for change.

Signature Will Southward

Address 280 Makaala, St., Hilo, HI 96720

Telephone 935-3364

This space for official use

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

REMARKS:

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APR 19 1974

State of Hawaii
LAND USE COMMISSION

APPLICATION FOR SPECIAL PERMIT AT WAIKOLOA, SOUTH KOHALA,
BY WAIKOLOA VILLAGE ASSOCIATION.

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

The special permit is for an accessory use to an existing permitted use, an equestrian center in an agricultural district.

The special permit would allow the conversion of parts of the equestrian center to a tack shop and a refreshment stand.

Involved would be some 546 square feet of space, most of which is presently under roof, of a total of 7,000 square feet existing in the equestrian center.

The additions would not be contrary to the objectives of the Land Use Law, inasmuch as they would simply be accessory to an existing, permitted facility.

The use would not adversely affect surrounding property, but would in fact permit greater public usage of a permitted facility.

There would be no unreasonable burden on public agencies, and no additional utility facilities would be needed.

Unusual trends that have arisen include increased usage of the permitted facility and growing demand for the accessory items.

The petitioner believes that the proposed use, since it will be strictly accessory to the existing, permitted, use will not alter or change the character of the land.

By making the existing equestrian center better able to serve the public, this accessory use would make a higher and better use of the land involved.

The tack shop would be approximately 420 square feet in size, and would be located in a walkway area of the existing building that is already under roof. It would be used to satisfy a growing demand for riding-related accessories, such as pants, footwear, cowboy hats, scarves and such, for visitors to the facility who need such items, and for accessories such as bits, reins, saddles and other items of riding equipment for people who board horses at Waikoloa.

The refreshment stand, which would cover only 126 square feet of area, would replace the tables which presently are moved into the center on a make-shift arrangement for food service during equestrian events. This permanent setup would be more efficient and more sanitary and would be used only during equestrian events at the center.

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74 JAN 22 PM 1:27

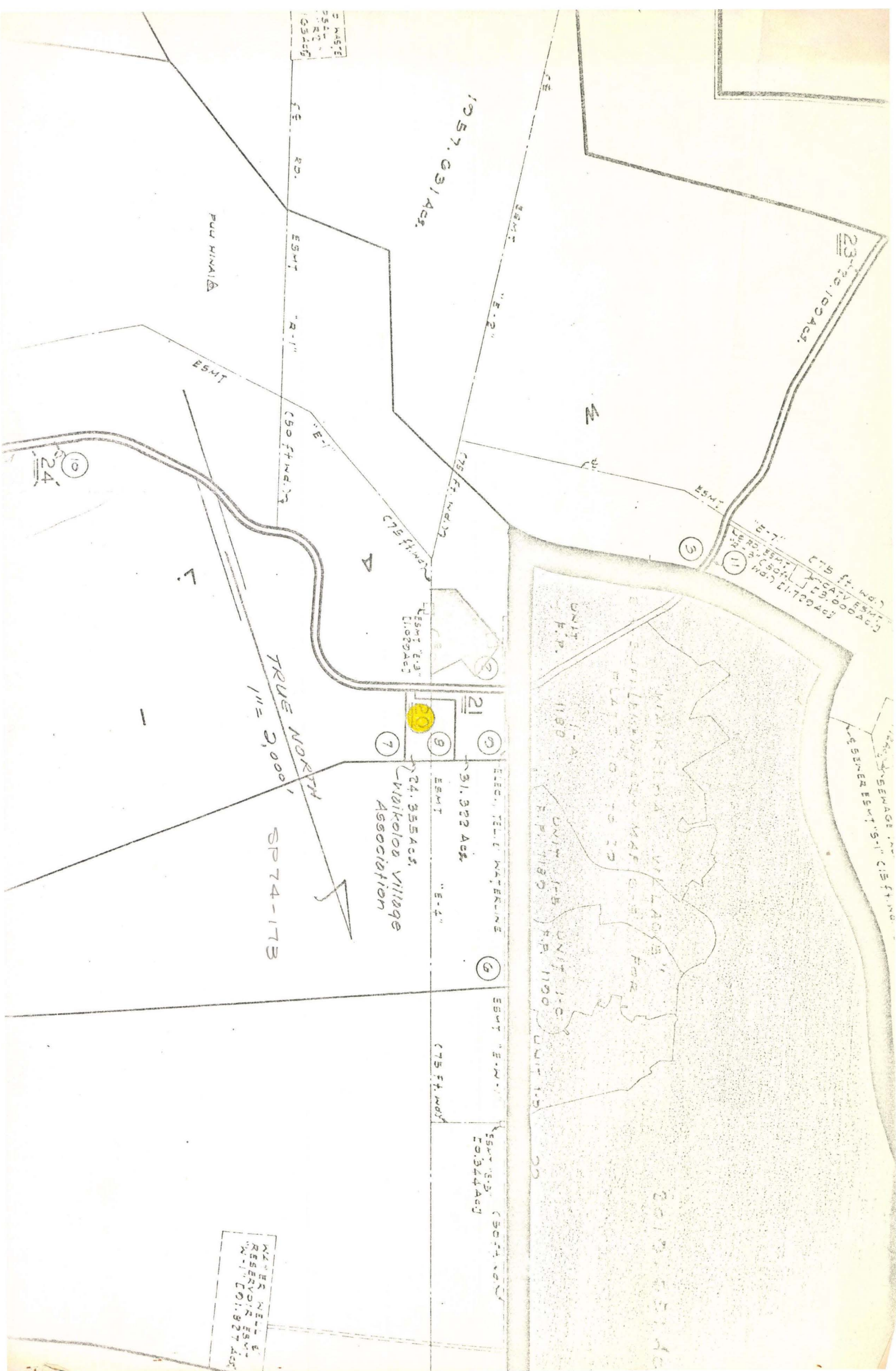
STATE OF HAWAII
DEPARTMENT OF TAXATION
HAWAII DISTRICT OFFICE

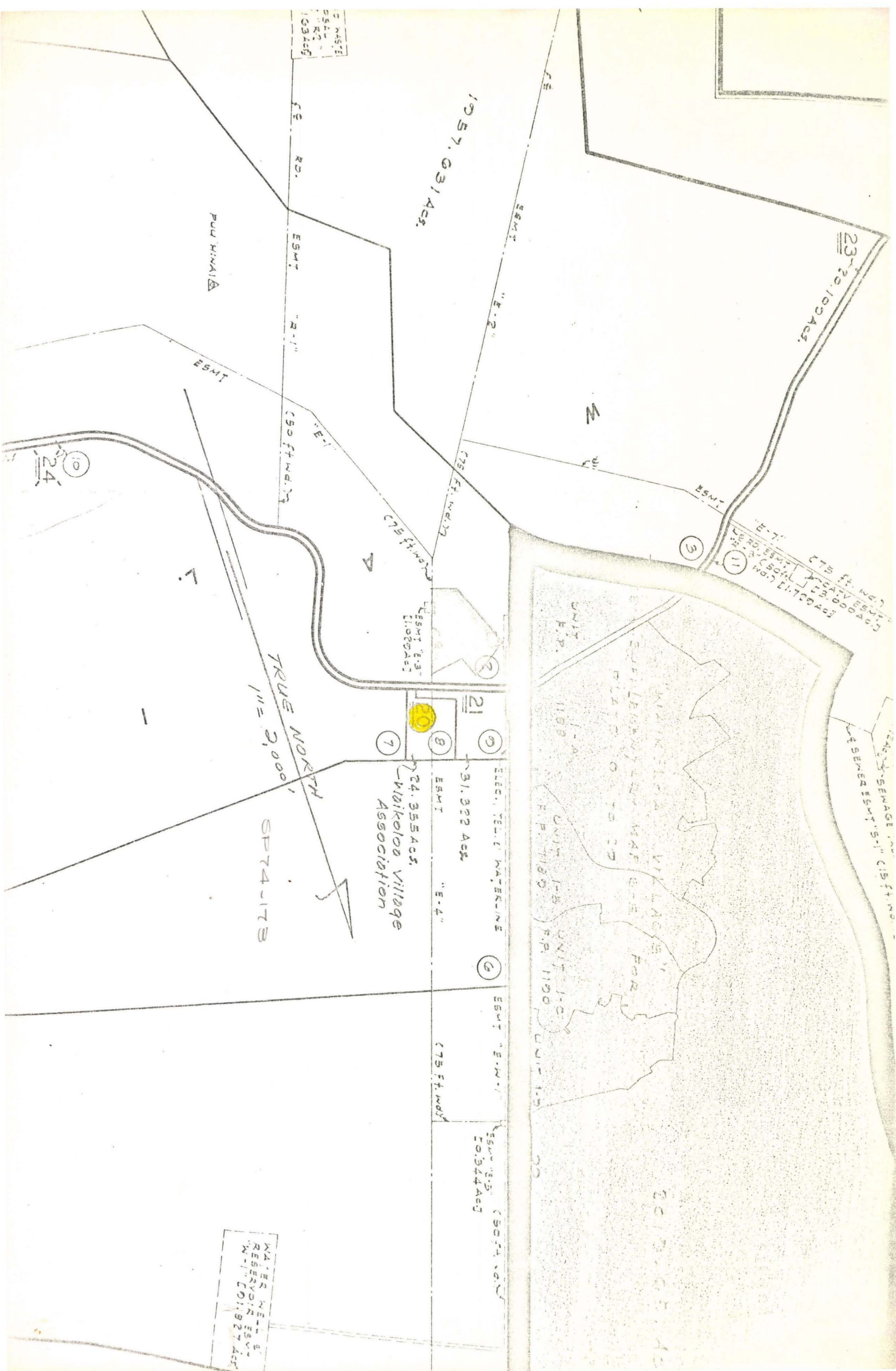
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74 JAN 22 PM 1:25

STATE DEPT.
COUNTY OF HAWAII
FILE NO.







23 20.103 Acs.

1057.631 Acs.

Puu Hina

24

TRUE NORTH
1" = 2,000'

24.355 Acs.
Waikoloa Village
Association

21

31.322 Acs.

6

ESMT "E.3" (10.344 Acs.)

MAINE
RESERVE
W-1
1011927 Acs.

VILLAGE
SULLY LANE
FOR
UNIT 1-A
UNIT 1-B
UNIT 1-C
UNIT 1-D
UNIT 1-E
UNIT 1-F
UNIT 1-G
UNIT 1-H
UNIT 1-I
UNIT 1-J
UNIT 1-K
UNIT 1-L
UNIT 1-M
UNIT 1-N
UNIT 1-O
UNIT 1-P
UNIT 1-Q
UNIT 1-R
UNIT 1-S
UNIT 1-T
UNIT 1-U
UNIT 1-V
UNIT 1-W
UNIT 1-X
UNIT 1-Y
UNIT 1-Z

SEWER
5.1" (15 ft. no.)

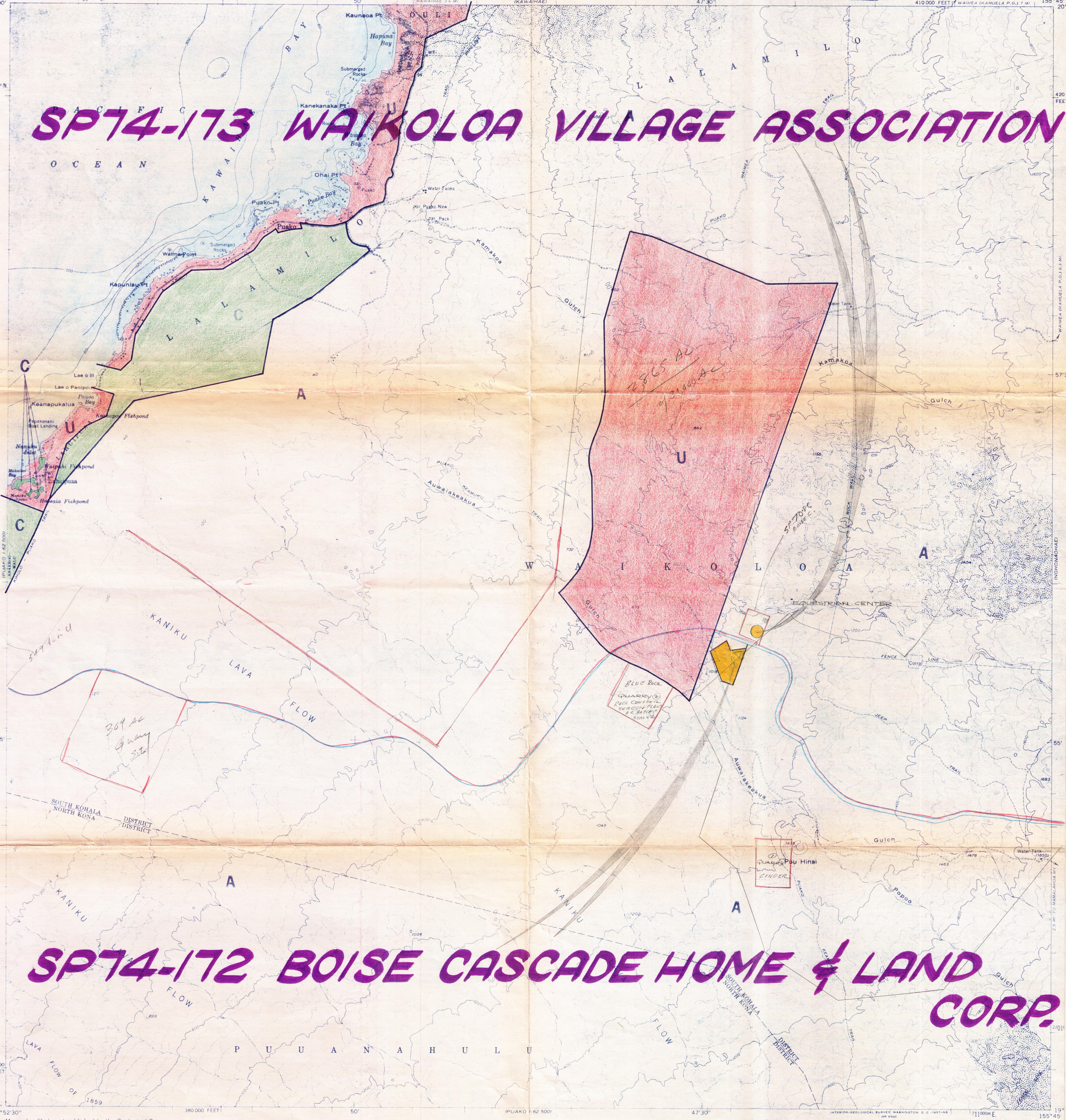
SPOT4-172 BOISE CASCADE HOME & LAND CORP.

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

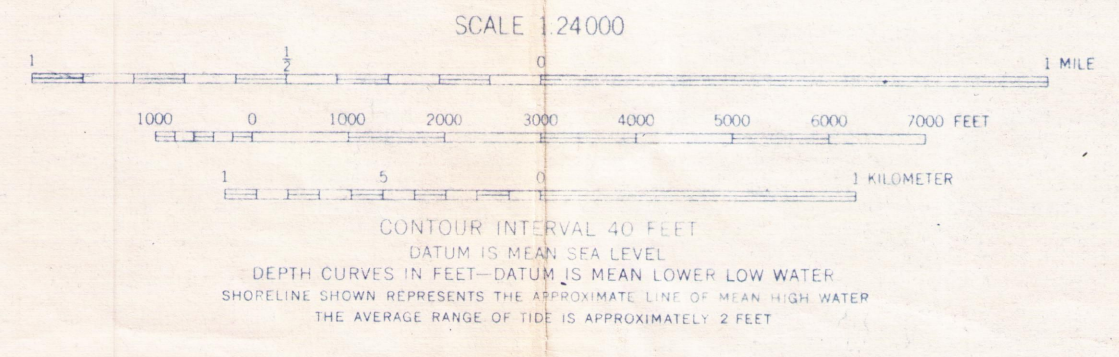
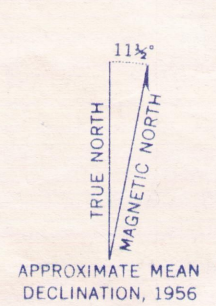
DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII TAX MAP			
ZONE	SEC.	PLAT	
6	8	01	
SCALE: 1 IN. = 3000 FT. JAN 7 1974			

SPOT4-173 WAIKOLOA VILLAGE ASSOCIATION





Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1954. Field check 1956
Hydrography compiled from USC&GS charts 4140 (1953) and 4167 (1952)
Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 1
1000-meter Universal Transverse Mercator grid ticks,
zone 5, shown in blue



ROAD CLASSIFICATION
Light duty ———— Unimproved dirt - - - - -
H-15 PUU HINAI, HAWAII
NE/4 PUAKO 15' QUADRANGLE
N1952.5-W15545.7.5
1956