Action

Jan 14 - Feb 28

SP75-197 - LEILANI COMMUNITY ASSOCIATION

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

RECEIVED
JAN 19 1976
State of Hawaii
LAND USE COMMISSION

January 16, 1976

Mr. Robert Carlsmith
Carlsmith, Carlsmith, Wichman and Case
P. O. Box 686
Hilo, HI 96720

Re: Special Permit Application - Leilani Community Association
TMK: 1-3-36:48 thru 52, 5 acres
Leilani Estates Subdivision, Unit II
Keahialaka Puna, Hawaii
Establishment of a Community Recreational Center
A-1a zone, SLUC - Agricultural

Upon checking with the Department of Public Works, Building Division, we have learned that the subject buildings have been completed and a certificate of occupancy was issued on November 17, 1975, thus satisfying Condition No. 4 of the subject permit.

However, Condition No. 2 stated that "the existing parcels which comprise the property under consideration be consolidated into one (1) parcel and approved by the Planning Department and be recorded with the Bureau of Conveyance prior to applying for a building permit."

Our files show that consolidation maps of TMK: 1-3-36: 48 and 49, and TMK: 1-3-36:51 and 52 were approved on January 27, and January 21, 1975 respectively which was two (2) and eight (8) days prior to the granting of the Special Permit by the State Land Use Commission. However, Condition No. 2 has still not been complied with, as the properties must be consolidated into one parcel. It is requested that consolidation maps for the consolidation of parcels 48-52 be submitted at your earliest convenience.

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

Sidney M Fuke

for Raymond Suefuji
Director

RY:jtm

cc: Mayor
Corporation Counsel
Planning Commission
State Land Use Commission
Virgil S. Scalf, President - Leilani Community Association

January 31, 1975

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

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on January 29, 1975, the Land Use Commission voted to approve the request by the Leilani Community Association (SP75-197) to allow a community center, recreation center and storage facilities on approximately 5 acres of land situated in the Agricultural District at Puna, Hawaii, described as Tax Map Key 1-3-36: parcels 48 through 52; subject to the 4 conditions stipulated by the Hawaii County Planning Commission and subject also to the added stipulation that the special permit approval shall apply only to those structures shown on Exhibit 2 submitted by the petitioner, including buildings #1, 2 and 3, driveway and parking. Further, the approval shall be limited to only those uses contained in the special permit request. For your information, the requirements for cesspools and water tanks will be subject to the approval of the appropriate agencies.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure
cc: Virgil S. Scalf
David Hess
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

January 31, 1975

Mr. Virgil S. Scalf, President
Leilani Community Association
P. O. Box 361
Pahoa, Hawaii 96778

Dear Mr. Scalf:

The original of the attached letter is on file in the office of the Hawaii Planning Department, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Mr. David Hess

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-197 - LEILANI COMMUNITY ASSOCIATION DATE January 29, 1975

PLACE DOE Board Room #404 TIME 10:30 a.m.
Queen Liliuokalani Bldg., Hon., HI

	NAME	YES	NO	ABSTAIN	ABSENT
M	NAPIER, ALEXANDER	✓			
	KONO, HIDETO	✓			
	COBB, CHRISTOPHER				✓
	OURA, MITSUO	✓			
S	YAMAMURA, TANJI	✓			
	SAKAHASHI, STANLEY	✓			
	CARRAS, JAMES	✓			
	YANAI, EDWARD	✓			
	TANGEN, EDDIE	✓			

Comments:

I move to approve the special permit subject to the conditions stipulated by the Hawaii County Planning Commission and subject also to the additional condition imposed by the staff, with the deletion of the words "cesspools" and "water tanks".

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 29, 1975
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP75-197 - LEILANI COMMUNITY ASSOCIATION

A special permit request to allow a community center, recreation center and storage facilities on approximately 5 acres of land situated in the Agricultural District at Puna, Hawaii, has been submitted by the Leilani Community Association. More specifically, the subject property is described as Tax Map Key 1-3-36: parcels 48 through 52, situated within Unit II of the Leilani Estates Subdivision. Leilani Estates Subdivision is located about 2 miles southeast of the Pahoa Urban District.

Petitioner proposes the following to be constructed immediately:

1. Building #1 - Community Association office, lounge, and restroom with a storage area for road maintenance and fire fighting equipment.

The following will be constructed at a later date on an incremental basis:

2. Building #2 - A Pavilion with bath facilities.

3. Building #3 - Community Association recreational center and community center.

4. A parking area to be used with the above facilities.

5. Other building and uses customary and incidental to a community center, recreation center and maintenance center.

It was submitted that the proposed uses are necessary for the further growth of the Leilani Estate Subdivision; to provide needed facilities and services to the present residents; are not contrary to the objectives of the Land Use Law; will not unreasonably burden public agencies to provide needed services; and will not alter the character of the subdivision as a whole.

The five 1 acre lots comprising the subject property are located between Moku and Kupono Streets, just off Leilani Avenue in the heart

of the Leilani Estates Subdivision, Unit II. Leilani Avenue, the central access to this subdivision contains a 60 foot Right-of-Way and a 20 foot pavement. Moku and Kupono Streets have 40 foot Right-of-Ways with oiled gravel surfacing. The Hawaii County Planning Department has indicated that there are approximately 2,150 lots in this subdivision. Approximately 20 houses have been constructed to date and about 14 more are in the planning stage.

The USDA Soil Survey indicates that soils of the subject property are in the Keaukaha soil series, consisting of well drained, thin organic soils overlying pahoehoe lava bedrock. About 25% of the area consists of rock outcrops. Most of this soil is in native forest, but some areas are cleared and used for pasture. It has severe limitations which makes it unsuitable for cultivation. Rainfall is approximately 125" per year and the elevation is about 750 feet above sea level.

COUNTY RECOMMENDATION

At its January 9, 1975 meeting, the Hawaii County Planning Commission voted unanimously to recommend approval of this special permit based on the following findings:

"1. That the proposed use will not substantially alter nor change the essential character of the land and the present use. Leilani Estates subdivision consists of more than 2,000 one-acre lots. The proposed use is to be a supportive part of the existing subdivision and as such will not greatly alter the present character of the area. Further, the proposed use will not adversely affect surrounding property. Since the subject property is centrally located within the subdivision which the proposed facilities are to serve, the surrounding property will be enhanced by and will benefit from the proposed use; and

"2. That unusual trends and needs have arisen since the district boundaries and regulations were established. Dwellings are now being constructed within the subdivision in which the proposed use will be located. As more homes are built and as the population increases, the proposed use will provide residents with a community center and recreational facilities.

"The favorable recommendation was also subject to the following conditions:

"1. That all applicable rules and regulations, including the plan approval process, be complied with;

"2. That the existing parcels which comprise the property under consideration be consolidated into one parcel and approved by the Planning Department and be recorded with the Bureau of Conveyances prior to applying for a building permit;

"3. That the plans for the water system be submitted to the Department of Water Supply; and

"4. That construction of the proposed facilities begin within one (1) year from the date of approval of the special permit."

The Hawaii General Plan designates the subject area for orchard use, and the zoning by the County is Ag 1 acre.

Plans for the Leilani Community Center Building #1 proposed for immediate construction shows a single story building of 114' x 24' containing approximately 2,736 square feet of floor area. This structure will house the office, bath, and kitchenette facilities, a lounge area with covered lanai, and 4 enclosed garage spaces. The facility will be served by an access off Moku Street. Water will be provided by a water tank of unspecified capacity and waste will be accommodated by a cesspool.

Staff finds that the proposed community-recreation center can be considered an "unusual and reasonable" use within the guidelines established by the Commission in Section 2.91 of the District Regulations. The proposed facilities will promote the self-sufficiency and welfare of existing and future residents of this rather isolated subdivision. It is noted that the community association owns its own fire fighting and road maintenance equipment. The association, which is a non-profit community association with compulsory membership, maintains approximately 25 miles of private roads in the subdivision. The facility is well situated in the center of the subdivision, and Leilani Avenue, the main arterial traversing the Leilani Estates Subdivision is only about 300 feet away from the site in question.

It is recommended that the special permit be approved subject to the 4 conditions stipulated by the Hawaii County Planning Commission with the added stipulation that:

5. The special permit approval shall apply only to those structures shown on Exhibit 2 submitted by the petitioner including Buildings #1, 2 and 3, driveway and parking, cesspools and water tanks. Further, the approval shall be limited to only those uses contained in the special permit request.

Legislation A 74-378

1. Connie Bargette - re landfill operation
2. Lee Radcen - Dir of Dev. Hawaii Loa College; living lab for students
3. Jane Soderholm - Kailua Com. Council - supports
4. Ron Duran — Dept. of Parks + Rec. - supports - GP amendment in progress; 230 ac meets C standards; Plan made 5 yrs. ago - conceptual; more detailed studies to be made; long range; State assistance to be sought
5. Donna Goldcamp - human needs - recreational + aesthetic, respite from urban sprawl; unique marsh area; open space, SCORP and other reports.
6. Colleen Seto - reference to letter by 3 senators from 3rd Dist.
7. Sandra Baum, Janet - ref. to slide presentation Lani Kailua Cut. Circle; area unsuitable for urban dev but same qualities suited for C. districting;
8. JoAnn McGee - planning concerns; varied experiences possible -
9. Hope Gray - biological sciences - conc. for elderly + handicapped
10. Dr. Robert Schallenberger - biologist + member of Audubon Soc. - ecosystem sensitive to land uses in upstream sides - peripheral land uses should be compatible. Speaks for Wm. Madden - fisheries biologist - mullet + milkfish penetrate swamp
11. Seto Ms Muriel - Ad Hoc Committee for K.R. Park - input from citizens Committee to Dept. of Parks proposal; concern over 10 yrs.
State + Federal funds anticipated.
12. Norman Thompson - Coconut Grove Assn - supports; need for ponding to alleviate flooding problems
13. Edith Erdman - AAUWomen - Kailua branch
14. Pearl Haeska - Olomana housewife -
15. Eugene Kridler - biologist US Fish + Wildlife Svc - coot + gallinule - stilt + Koloa are endemic species; 300 acre lake proposed;
16. Ann Kent - statement from State Repres. Evans, Yuen Ajifu, Clark Poepoe etc -
17. Jack Hamilton - Kailua Com. Recreation Council - supports
18. Lola Mank - Sierra Club Lors. Ch. + teacher - supports - marsh presently used for outdoor classroom
19. Diane Keel - Sierra Club member - Conservation use is not idle - serves as part of living ecosystem.
20. R.L. Muller - Ch. of Bd. H C&D - Quarry operations - concern over Kapaa Quarry + C + C Land fill area -
21. ? — suggests field inspection of Kawainui
22. Price - Peter - consultant for Kailua Town Planning Committee -
23. Marion Price - concerned parent + teacher - used Kawainui for classroom.

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

January 22, 1975

Mr. Virgil S. Scalf, President
Leilani Community Association
P. O. Box 361
Pahoa, Hawaii 96778

Dear Mr. Scalf:

The Land Use Commission next meets on January 29, 1975 at 10:30 a.m., in the DOE Board Room #404, Queen Liliuokalani Building, 1390 Miller Street, Honolulu, Hawaii.

At that time the special permit application by Leilani Community Association (SP75-197) to allow the construction of a community center, recreation center, and maintenance storage facility in the Agricultural District at Keahialaka, Puna, 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

cc: Hawaii Planning Dept.
Mr. Dave Hess (Haw'n Equipment Co.)

6921

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF HAWAII

~~SHENICHI KIMURA~~
Mayor

Chairman

January 10, 1975

RECEIVED
JAN 14 1975
State of Hawaii
LAND USE COMMISSION

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

SP75-197

Re: Special Permit Application - Leilani Community 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 construction of a community center, recreation center, and maintenance storage facility within the State Land Use Agricultural District. The parcels are located between Moku and Kupono Streets just off Leilani Avenue in the Leilani Estates Subdivision, Unit II, Keahialaka, Puna, Hawaii, Tax Map Key 1-3-36:48 through 52.

The Planning Commission at a duly advertised public hearing held on December 19, 1974 in the County Councilroom, County Building, Hilo, Hawaii, discussed the subject request. The Planning Commission took action on the special permit application on January 9, 1975. It was unanimously voted that the special permit be recommended for approval to the State Land Use Commission based on the following findings:

1. That the proposed use will not substantially alter nor change the essential character of the land and the present use. Leilani Estates subdivision consists of more than 2,000 one-acre lots. The proposed use is to be a supportive part of the existing subdivision and as such will not greatly alter the present character of the area. Further, the proposed use will not adversely affect surrounding property. Since the subject property is centrally located within the subdivision which the proposed facilities are to serve, the surrounding property will be enhanced by and will benefit from the proposed use; and

2. That unusual trends and needs have arisen since the district boundaries and regulations were established. Dwellings are now being constructed within the subdivision in which the proposed use will be located. As more homes are built and as the population increases, the proposed use will provide residents with a community center and recreational facilities.

The favorable recommendation was also subject to the following conditions:

1. That all applicable rules and regulations, including the plan approval process, be complied with;

2. That the existing parcels which comprise the property under consideration be consolidated into one parcel and approved by the Planning Department and be recorded with the Bureau of Conveyances prior to applying for a building permit;

3. That the plans for the water system be submitted to the Department of Water Supply; and

4. That construction of the proposed facilities begin within one (1) year from the date of approval of the special permit.

Arthur W. Martin

Arthur W. Martin
Chairman

lat

Enclosures

cc Robert W. Carlsmith
Leilani Community Association

RECEIVED
FEB 6 1975
State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

January 9, 1975

The Planning Commission met in special session at 2:10 p.m. in the County Councilroom, County Building, with Chairman Arthur W. Martin presiding in the afternoon and Vice Chairman Leon K. Sterling, Jr., in the evening.

PRESENT: Arthur W. Martin
Scott H. Asai
Lorraine Jitchaku
Daniel J. Johnson, Jr.
Roy H. Nagata
Leon K. Sterling, Jr.

Sidney M. Fuke
Norman K. Hayashi
Ilima P. McGill

ABSENT: Takashi Domingo
Ed C. Watt
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Earl Nakasato, Deputy Corporation Counsel
David Murakami, Public Works

and approximately 20 people in attendance at 2:00 p.m. and 20 people at 7:00 p.m.

AGENDA & MINUTES — The agenda were accepted as distributed.

The minutes of December 19, 1974 were incomplete and deferred.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PARKS AND RECREATION
PANAEWA, SOUTH HILO

Special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna boundary, TMK: 2-1-13:portion of 2.

The staff reported that revisions to the environmental impact statement are presently being worked on and recommended deferral.

The Chairman asked whether the staff has considered a different site for the whole drag strip.

The staff replied in the negative.

Mr. Nagata moved to defer this application; seconded by Mrs. Jitchaku and carried.

LAND USE COMMISSION
BOUNDARY AMENDMENT
PUNA COUNTRY VILLAGE CO.
KEONEPOKO IKI, PUNA

Request for comments and recommendations to redistrict 11.2 acres of land from a State Land Use Agricultural to an Urban District. The property is located at the northern corner of the Pahoa Road-Kahakai Boulevard, Keonepoko Homesteads, Keonepoko Iki, Puna, TMK: 1-5-07:20.

Planning Commission does not have any recommendation on this matter as far as the Land Use Commission is concerned. There is a statutory requirement on the time period in which the Land Use Commission must act.

RECESS — The Chairman called for a short recess at 2:40 p.m.

****

RECONVENED — The meeting was reconvened at 2:45 p.m.

PUNA COUNTRY VILLAGE CO. (CONTINUED) — Mr. Sterling moved to send an unfavorable recommendation to the Land Use Commission according to the staff's findings; seconded by Mr. Asai and carried unanimously.

LAND USE COMMISSION SPECIAL PERMIT LEILANI COMMUNITY ASSN KEAHIALAKA, PUNA — Special permit to allow the construction of a community center, recreation center, and maintenance storage facility within the State Land Use Agricultural District. The parcels are located between Moku and Kupono Streets just off Leilani Avenue in the Leilani Estates Subdivision, Unit II, Keahialaka, Puna, TMK: 1-3-36:48 - 52.

The staff recommended that the request be given a favorable recommendation based on the following considerations:

1. That the proposed use will not substantially alter nor change the essential character of the land and the present use. Leilani Estates subdivision consists of more than 2,000 one-acre lots. The proposed use is to be a supportive part of the existing subdivision and as such will not greatly alter the present character of the area. Further, the proposed use will not adversely affect surrounding property. Since the subject property is centrally located within the subdivision which the proposed facilities are to serve, the surrounding property will be enhanced by and will benefit from the proposed use; and

2. That unusual trends and needs have arisen since the district boundaries and regulations were established. Dwellings are now being constructed within the subdivision in which the proposed use will be located. As more homes are built and as the population increases, the proposed use will provide residents with a community center and recreational facilities.

The favorable recommendation was also subject to the following conditions:

1. That all applicable rules and regulations, including the plan approval process, be complied with;

2. That the existing parcels which comprise the property under consideration be consolidated into one parcel and approved by the Planning Department and be recorded with the Bureau of Conveyances prior to applying for a building permit;

3. That the plans for the water system be submitted to the Department of Water Supply; and

4. That construction of the proposed facilities begin within one (1) year from the date of approval of the special permit.

Mr. Sterling moved to send a favorable recommendation to the State Land Use Commission for the reasons and conditions as set forth by the staff; seconded by Mrs. Jitchaku and carried unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
SHIELD-PACIFIC, LTD./
KAPOHO LAND & DEV. CO.
PUUA & KULA, PUNA

Special permit to utilize approximately sixty-five (65) acres of land for quarrying and related purposes within the State Land Use Agricultural District. The property is located approximately one (1) mile northwest of the Pahoa-Kapoho Road in back of the former Kapoho Village, Puua and Kula, Puna, TMK: 1-4-01: portion of 10.

The Chairman announced that the Commission voted at the last meeting to continue the public hearing to the next Hilo meeting. No action is necessary at this time.

PRELIMINARY HEARING
VARIANCES
HAROLD CHING
LALAMILO, SOUTH KOHALA

Variances from the minimum roadway and setback requirements as a result of a proposed 2-lot subdivision. The first variance is to allow the creation of a 16-foot roadway in lieu of the minimum requirement of eighteen (18) feet. The second variance is to allow a sixteen (16) foot front yard setback in lieu of the minimum requirement of twenty (20) feet. The property is located off the Kawaihae Road, approximately 700 feet west of the Kawaihae Road-Kohala Mountain Road junction, Lalamilo House Lots, 2nd Series, Lalamilo, South Kohala, TMK: 6-6-04:4.

The staff presented the attached background information.

The staff recommended that this application be scheduled for a public hearing.

The Chairman asked if the easement is being provided for all the lots or just the first two lots.

The staff answered that the roadway will be for all the lots.

Mr. Sterling asked who is the owner of the adjacent Lot 17-B.

The staff explained that according to tax records, Lot 17-B is owned by the applicant and Lot 17-A is owned by someone else. In order to conform to the 18-foot easement width, the applicant would have to purchase a 2-foot strip from Lot 17-A or from across the roadway, indicated as Lot 18.

Mr. Sterling asked if the lot on the other side is subdivided.

The staff replied that those are subdivided into 10,000 square foot lots.

Mrs. Jitchaku asked whether those lots have homes on them at the present time, and the staff replied yes.

Mr. Sterling asked for the lot sizes for 17-A and 17-B.

SPECIAL PERMIT: LEILANI COMMUNITY ASSOCIATION December 3, 1974

The Leilani Community Association has applied for a special permit to allow the construction of a COMMUNITY center, a recreational center, and a maintenance storage facility. The subject area consists of 5 acres (5 1-acre lots) and is located between Moku and Kupono Streets just off Leilani Avenue in Leilani Estates Subdivision, Unit II, Keahialaka, Puna, Hawaii, (TMK: 1-3-36:48-52).

The applicant is requesting the following facilities:

1. Building No. 1 which consists of a community association office and lounge with lavatory facilities as well as a storage area for road maintenance, fire fighting, and other equipment owned by the community association;
2. Building No. 2 which would be a pavilion with bathroom facilities;
3. Building No. 3 which consists of a community association recreational center and community center;
4. A parking area to be used in connection with the requested facilities; and
5. Other building and uses customary and incidental to a community center, recreational center and maintenance center.

The General Plan land use allocation guide map designates the subject area as orchards. County zoning is Agriculture with a minimum lot size of one acre (A-1a).

The area is located more or less in the center of Unit II of Leilani Estates Subdivision. This unit consists of approximately

2,150 lots. There are about 20 dwellings which have been constructed and about 14 in the preliminary or planning stages.

The dominant soil type is a'a lava, which is characterized by its relative shallowness. This miscellaneous land type consists of geologically young lava flows. There is practically no soil covering and little vegetation cover, except for mosses, lichens, ferns, and some ohia trees. The surface of the lava is rough and broken. The capability subclass is VIII, which are soils and landforms having limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife, or water supply, or to aesthetic purposes.

Rainfall in the area averages 125 inches a year.

There are no known historic sites or unusual landforms in the area.

In support of the special permit application, the applicant has stated the following:

"The uses requested are necessary to further the established uses of Leilani Estates Subdivision and to provide the residents of Leilani Estates with needed facilities and services.

"The proposed use is not contrary to the objectives of the Land Use Law and Regulation as the proposed use will greatly enhance and benefit the surrounding area in its existing use.

"The proposed use will not unreasonably burden existing

public roads, streets, sewers, water, drainage, school improvements and police and fire protection, and it will contribute to the Community Associations ability to provide road maintenance, fire protection and much needed community facilities.

"Population trends and the needs of residents in the Leilani Estates Subdivision have created the necessity for the proposed uses, and the property described has been designated /by the developer/ for this type of use for several years.

"It is necessary that the Leilani Estates Subdivision have certain areas which provide the uses proposed, and the proposed use will not alter the character of the subdivision as a whole.

"The proposed use will enable the subdivision to be used in its utmost and best manner."

Building No. 1, which would be the association's office and lounge and equipment storage area, would be constructed immediately upon the granting of all necessary governmental consents. The remaining facilities would be developed at a later date on an incremental basis.

Utilities are available off Moku Street. —No water system(?) electricity?

Leilani Avenue has a 60-foot right-of-way with a 20-foot pavement. It has been dedicated to the County. Kupono and Moku Streets have a 40-foot right-of-way with gravel surfacing.

The Department of Parks and Recreation made the following comments:

"We have no objections to the proposed recreational facilit

However, should there be some thought to eventually dedicating the facilities to the County, we would then request that we be involved in the location and design of the various facilities."

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

The Dept of Public Works stated that:

"Moku Street is a private 40-ft. right-of-way with a 20-ft. wide oil treated pavement and 3-ft. wide shoul The portion of this roadway from the County road to th proposed Center (approximately 600') should be improve to provide safety area (sidewalks or walkways) for pede strian traffic. The need for bicycle paths should also be investigated."

Raymond H. Suefuji
Director

Sidney M. Fuke
Deputy Director

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF
HAWAII

RECEIVED
STATE OF HAWAII
DEPARTMENT OF TAXATION
HAWAII DISTRICT OFFICE

November 7, 1974

TO: ALL CONCERNED AGENCIES

FROM: PLANNING DEPARTMENT

RE: SPECIAL PERMIT APPLICATION
LEILANI COMMUNITY ASSOCIATION
TMK: 1-3-36:52, 51, 50, 49 and 48

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:1st
Attach.

No Comments
1/3/75 [illegible]

TAXATION

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

M E M O R A N D U M

Date December 5, 1974

TO: Planning Department

FROM: Chief Engineer

SUBJECT: Special Permit Application
Leilani Community Association
TMK: 1-3-36:

We have reviewed the subject application and have the following comments:

Moku Street is a private 40-ft. right-of-way with a 20-ft. wide oil treated pavement and 3-ft. wide shoulders. The portion of this roadway from the County road to the proposed Center (approximately 600') should be improved to provide safety area (sidewalks or walkways) for pedestrian traffic. The need for bicycle paths should also be investigated.

Edward Harada

EDWARD HARADA, Chief Engineer

CABLE ADDRESS: "HILOLECT"

P.O. Box 1027

Hilo Electric Light Company, Ltd.

HILO, HAWAII - 96720

November 29, 1974

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

Dear Mr. Suefuji:

Reference is made to your letter of November 18, 1974.

Change of Zone Application:

Ernest Mattos
TMK: 2-5-2:6

Please be advised that we have a transmission line running through the land per attached sketch.

Initiated by County of Hawaii
TMK: 2-4-41:Por. of 1

Please be advised that we have an electric pole-line running through the subdivision as per attached sketch.

David Prudencio, Sr.
TMK: 2-4-37:9

Please be advised that we have an electric pole-line running through the subdivision as per attached sketch.

AMFAC Communities, Inc.
TMK: 1-5-02:Por. 2

Please be advised that we have an electric pole-line running through the subdivision as per attached sketch.

HILO ELECTRIC LIGHT COMPANY, LTD.

Change of Zone Application:

Dillingham Investment Corp. &
Kealakekua Ranch, Ltd.
TMK: 8-1-8 & 8-2-01

Please be advised that we have an electric pole-line as shown in red.

Special Permit Application:

Leilani Community Association
TMK: 1-3-36-:52, 51, 50, 49 & 48

No Comments.

Pacific Basin Resorts, Inc.

Please be advised that the electric pole-lines are shown in red.

Very truly yours,

Jun Niwao

Jitsuo Niwao, Manager
Engineering Department

JN:ja
Encs.

PUNA SOIL AND WATER CONSERVATION DISTRICT
P. O. Box 1361
Hilo, Hawaii 96720

November 27, 1974

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

Dear Mr. Suefuji:

The special permit application submitted by Leilani Community Association for land parcels TMK 1-3-36:52, 51, 50, 49, and 48 was reviewed by the Puna Soil and Water Conservation District Board.

The Lava flows, Aa (rLV) soil series is the dominant soil type and is characterized by its relative shallowness. This miscellaneous land type consists of geologically young lava flows of the Aa type, some of which have been laid down in historic times. There is practically no soil covering. They receive 10 to 250 inches of rainfall annually. The surface of this lava is rough and broken.

There are no major resource problems associated with these land parcels.

Sincerely,

Northrup Castle mcf

Northrup Castle
Chairman

COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

Raymond H. Suefuji
Director

Sidney M. Fuke
Deputy Director

OK

November 7, 1974

TO: ALL CONCERNED AGENCIES

FROM: PLANNING DEPARTMENT

RE: SPECIAL PERMIT APPLICATION
LEILANI COMMUNITY ASSOCIATION
TMK: 1-3-36:52, 51, 50, 49 and 48

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 H. Suefuji

RAYMOND H. SUEFUJI
Director

NH:1st
Attach.

November 25, 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

Raymond H. Suefuji
Director

Sidney M. Fuke
Deputy Director

November 7, 1974

HAWAII FIRE DEPARTMENT
RECEIVED
NOV 0 8 1974
COUNTY OF HAWAII

TO: ALL CONCERNED AGENCIES

FROM: PLANNING DEPARTMENT

RE: SPECIAL PERMIT APPLICATION
LEILANI COMMUNITY ASSOCIATIC
TMK: 1-3-36:52, 51, 50, 49

Attached is a copy of a special per
and comment. May we please have yo
weeks.

Raymond Suefuji

RAYMOND H. SUEFUJI
Director

NH:1st
Attach.

~~WHILE YOU WERE OUT~~

Mr. SUEFUJI

Date 11/19 Time NOV 20 1974

Mr.

of

Phone

Phone Him		Returned your call
Urgent call at once		Stop by to see him
Will call again		Called in person

Message NO HYDRANTS
LOCATED IN SUBDIVISI
TRAFFICABILITY, GOO

Joanne W Kohno
Operator
FIRE INSPECTOR

DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Date: November 18, 1974

TO: PLANNING DEPARTMENT

FROM: DEPARTMENT OF PARKS & RECREATION

RE: ( )CHANGE OF ZONE APPLICATION
(X)SPECIAL PERMIT APPLICATION
( )USE PERMIT APPLICATION
( )VARIANCE
( )

FOR: Leilani Community Assoc. TMK 1-3-36:48-52

We have no objections to the proposed recreational facilities. However, should there be some thought to eventually dedicating the facilities to the County, we would then request that we be involved in the location and design of the various facilities.

ROBERT T. FUKUDA
Director

COUNTY OF HAWAII

DEPARTMENT OF POLICE

HILO, HAWAII

OUR REFERENCE

YOUR REFERENCE

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

November 12, 1974

TO : RAYMOND H. SUEFUJI, PLANNING DIRECTOR

FROM : ERNEST J. FERGERSTROM, CHIEF OF POLICE

SUBJECT: SPECIAL PERMIT APPLICATION
LEILANI COMMUNITY ASSOCIATION
TMK: 1-3-36:52, 51, 50, 49 and 48

The special permit application submitted by the Leilani Community Association has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested use.

Ernest J. Fergerstrom
ERNEST J. FERGERSTROM
CHIEF OF POLICE

RLP/k

JOHN A. BURNS
GOVERNOR

FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

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

November 22, 1974

MEMORANDUM

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

Subject: Special Permit Application, Leilani Community Association
TMK: 1-3-36:52, 51, 50, 49 and 48

The Department of Agriculture has reviewed the subject application, and offers the following comment:

The subject area is within the State Land Use Agricultural District. The area is zoned AG I by the County of Hawaii. However, because of the needs of the residents of the Leilani Estates Subdivision and because of the uses already established in the area, the Department of Agriculture has no objection to the proposal.

Frederick C. Erskine
Frederick C. Erskine
Chairman, Board of Agriculture

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
74-2.1245

November 25, 1974

MEMORANDUM:

TO: Director, Planning Department
County of Hawaii

FROM: District Engineer, Hawaii

SUBJECT: ( ) Change of Zone Application

( ) Variance Application

( ) Subdivision Application No.

(x) Special Permit Application
Leilani Community Association
TMK 1-3-36:52, 51, 50, 49, 48

We have no objections or comments on the proposed action for the subject application.

JAMES L. SCHUSTER

PLANNING COMMISSION

Planning Department
County of Hawaii

December 19, 1974

A regularly advertised public hearing on the application of the Leilani Community Association was called to order at 7:45 p.m., at the County Council Room, County Building, with Chairman Arthur W. Martin presiding.

PRESENT: Arthur W. Martin
Scott H. Asai
Takashi Domingo
Lorraine Jitchaku
Daniel J. Johnson, Jr.
Roy H. Nagata
Leon K. Sterling
Ed C. Watt

Raymond Suefuji
Norman Hayashi
Ilima P. McGill

Clifford Lum, Corporation Counsel
Richard Nishimura, Public Works

and about 20 people in attendance.

ABSENT: Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

CHAIRMAN: We will now take up Item No. 3: Public hearing on the application of the Leilani Community Association for a special permit to construct a community center, a recreational center, and a maintenance storage facility in the Leilani Estates Subdivision, Unit II, Keahialaka, Puna. May we have the staff presentation, please.

McGILL: Mr. Chairman and Commission members. (see attachment for staff presentation)

CHAIRMAN: Any questions?

STERLING: Where is the nearest recreational facility?

McGILL: The nearest recreational facility to this subdivision would be in Pahoa.

STERLING: Is that the intent, that it will be dedicated to the County Parks and Recreation?

McGILL: No.

STERLING: What portion of this development has, I mean, how much has progressed?

McGILL: There are about 20 houses constructed and about 14 are in the planning stages or plans are being drawn up. Total subdivision is about 2,150 lots.

CHAIRMAN: Any more questions? Is the applicant present or the representative of the applicant?

APPLICATION REPRESENTATIVE: Mr. Chairman, ladies and gentlemen of the Planning Commission. My name is Virgil S. Scalf and I am the president of the Leilani Community Association. What she has stated here is basically all there is to it. As she stated, it's been dedicated, or planned for this ever since the inception of this development. Building is just getting started real good now, the power will be all in the entire subdivision by June 1975. There are lots of homes there being planned very shortly and we feel that these support facilities are needed for the community. We have roads, street sweeper now. She mentioned that the roads are gravel; they are oiled on the side roads. We have 25 miles of those to take care of. These facilities, parts of them would be used to house street sweeper and fire engine, basically these things. Also, I might add this is a nonprofit community association with compulsory membership and we have, it's so drawn up that in the unlikelihood, I cannot ever foresee it happening but if it should ever happen that the Association is ever dissolved, then the community center reverts to the County Parks and Recreation.

CHAIRMAN: In this Association, the absentee landowners who may be living on the mainland, are they also members of the Association?

SCALF: Yes, everybody that owns land there must pay.

CHAIRMAN: The community center, that will be owned by the Association?

SCALF: It's owned entirely by each member, yes.

STERLING: Is this ...

CHAIRMAN: Mr. Sterling.

STERLING: ... original selling agreements?

SCALF: Yes, sir.

CHAIRMAN: Does anyone else wish to give testimony in favor of this application? Is there anyone who wishes to give any testimony opposed to the application? If not, the Chair will entertain a motion to close the public hearing.

JITCHAKU: I move to close the public hearing.

NAGATA: I second the motion.

CHAIRMAN: It has been moved by Commissioner Jitchaku and seconded by Commissioner Nagata to close the public hearing on this application. All thos in favor, signify by saing, "aye."

ALL MEMBERS: Aye.

CHAIRMAN: Those opposed? Public hearing is closed. This is a request for a special permit. Does this go to the Land Use?

McGILL: Yes, sir.

CHAIRMAN: All right, then, this is for our recommendation to the State Land Use Commission and, according to law, we have to wait fifteen days

before we can make a decision, which will probably be at our next meeting, which is fifteen days from now. We will let you know when that meeting will be heard, although it will not be necessary for you to give any testimony. Thank you very much.

The public hearing on this application was closed at

Respectfully submitted,

Ruth F. Dehart

Ruth F. Dehart, Secretary pro tem

A T T E S T :

Arthur W. Martin

Arthur W. Martin, Chairman
Planning Commission

6 Nan

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED
JAN 14 1975
State of Hawaii
LAND USE COMMISSION

FOR OFFICIAL USE ONLY

ition and fee received by
sion _____

is scheduled for public
_____

ion took action and its
_____

NOTE: Send notice of action meeting to the following:
Hawaiian Equipment Company
A Division of Castle & Cooke, Inc.
TELEPHONE 935-0885
660 EAST LANIKAULA
HILO, HAWAII 96720
DAVE HESS
SERVICE REPRESENTATIVE

APPL ERMIT

(I) (We) hereby re Special Permit to use certain property located at _I , Puna, Hawaii in accordance with pr 8H-6, Act 205, SLH 1963 for the following described purp

See attached Exhibit

Description of Property: Leilani Estates, Unit II, Block 21, Lots 37, 38, 39, 40 and 41, Tax Map Key Nos. 1-3-36-52, 51, 50, 49 and 48.

Petitioner's interest in subject property: Owner

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 Exhibit B.

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.

LEILANI COMMUNITY ASSOCIATION

Signature By Virgil A. Seaff (Pres)
Address Box 364 Pahoa Hawaii 96778
Telephone 965-9126

This space for official use

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

REMARKS:

NOTE: Send notice of action meeting to the following:

Hawaiian Equipment Company

A Division of Castle & Cooke, Inc.

DAVE HESS
SERVICE REPRESENTATIVE

TELEPHONE 935-0885
660 EAST LANIKAULA
HILO, HAWAII 96720

6 Nam

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED
JAN 14 1975
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

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

See attached Exhibit A.

Description of Property: Leilani Estates, Unit II, Block 21, Lots 37, 38, 39, 40 and 41, Tax Map Key Nos. 1-3-36-52, 51, 50, 49 and 48.

Petitioner's interest in subject property: Owner

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 Exhibit B.

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.

LEILANI COMMUNITY ASSOCIATION

Signature By Virgil A. Scalf (Pres)
Address Box 361 Pahoa Hawaii 96778
Telephone 965-9126

This space for official use

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

REMARKS:

E X H I B I T A

A special permit is requested for the erection of buildings and a parking area for the following uses:

A. Building No. 1:

(1) Community Association office and lounge with lavatory facilities.

(2) Storage area for road maintenance equipment, fire fighter required and other equipment owned by the Community Association.

B. Building No. 2:

Pavilion with bathroom facilities.

C. Building No. 3:

Community Association recreational center and community center.

D. Parking area to be used in connection with the above buildings and the remaining Community Association property described.

E. Other building and uses customary and incidental to a Community Center, recreational center and maintenance center.

E X H I B I T B

The uses requested are necessary to further the established uses of Leilani Estates Subdivision and to provide the residents of Leilani Estates with needed facilities and services.

The Proposed use is not contrary to the objectives of the Land Use Law and Regulation as the proposed use will greatly enhance and benefit the surrounding area in its existing use.

The proposed use will not unreasonably burden existing public roads, streets, sewers, water, drainage, school improvements and police and fire protection, and it will contribute to the Community Association's ability to provide road maintenance, fire protection and much needed community facilities.

Population trends and the needs of residents in the Leilani Estates Subdivision have created the necessity for the proposed uses, and the property described has been designated for this type of use for several years.

It is necessary that the Leilani Estates Subdivision have certain areas which provide the uses proposed, and the proposed use will not alter the character of the subdivision as a whole.

The proposed use will enable the subdivision to be used in its utmost and best manner.

Leilani Estates

UNIT II

KEAHIALAKA, PUNA, HAWAII

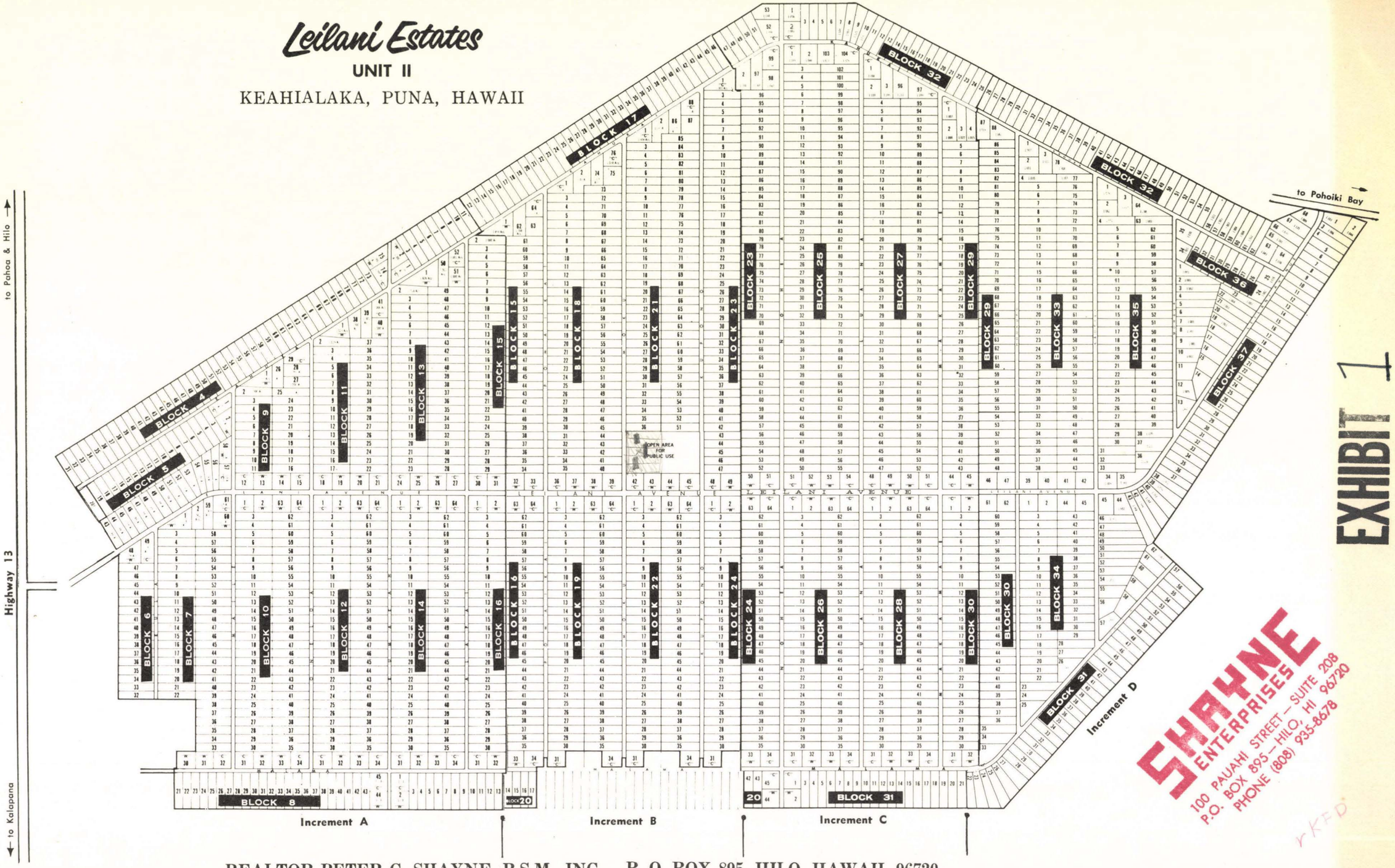
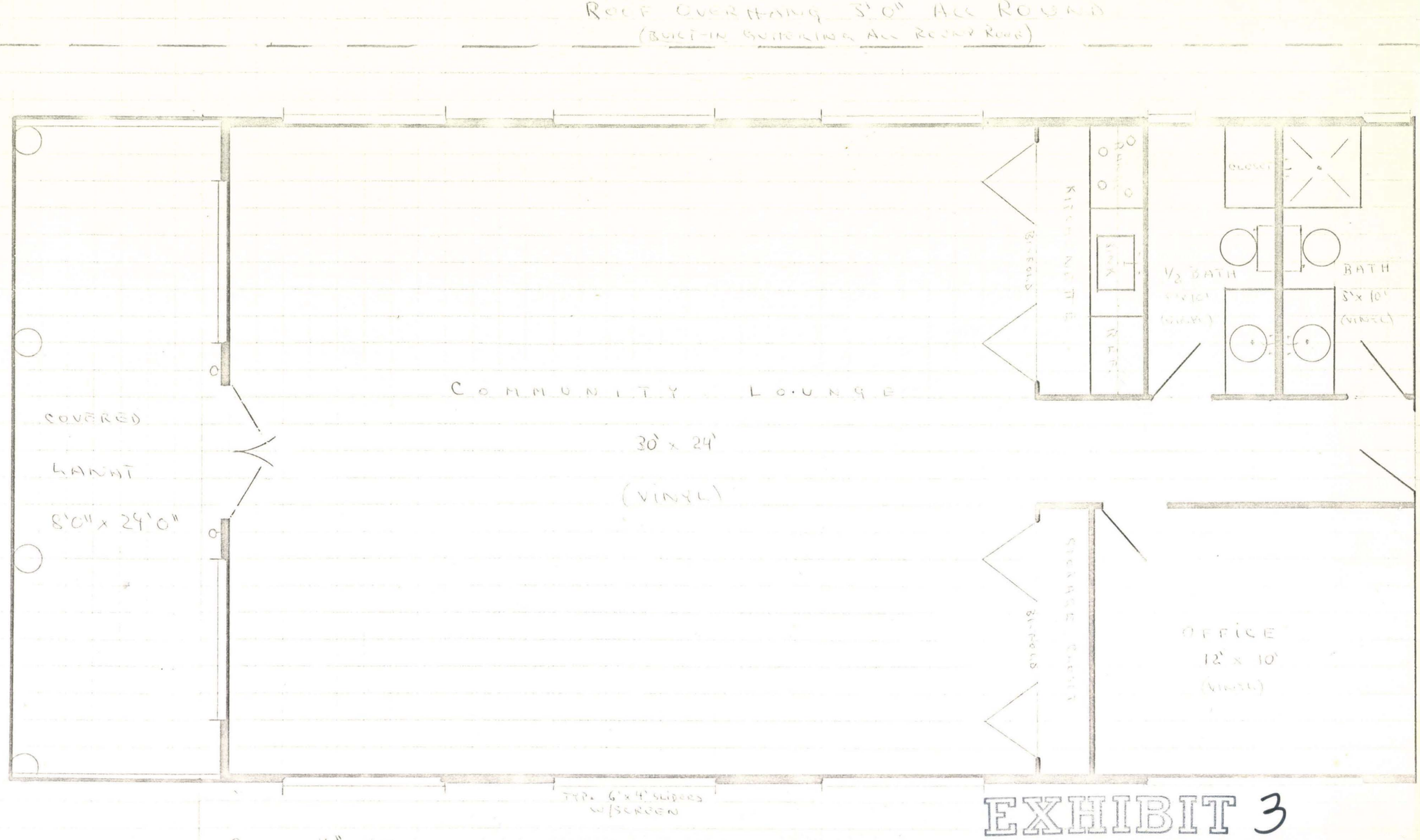


EXHIBIT 1

SHAYNE ENTERPRISES
100 PAUAHI STREET – SUITE 208
P.O. BOX 895 – HILO, HI 96720
PHONE (808) 935-8678

REALTOR PETER G. SHAYNE, R.S.M., INC., P. O. BOX 895, HILO, HAWAII 96720

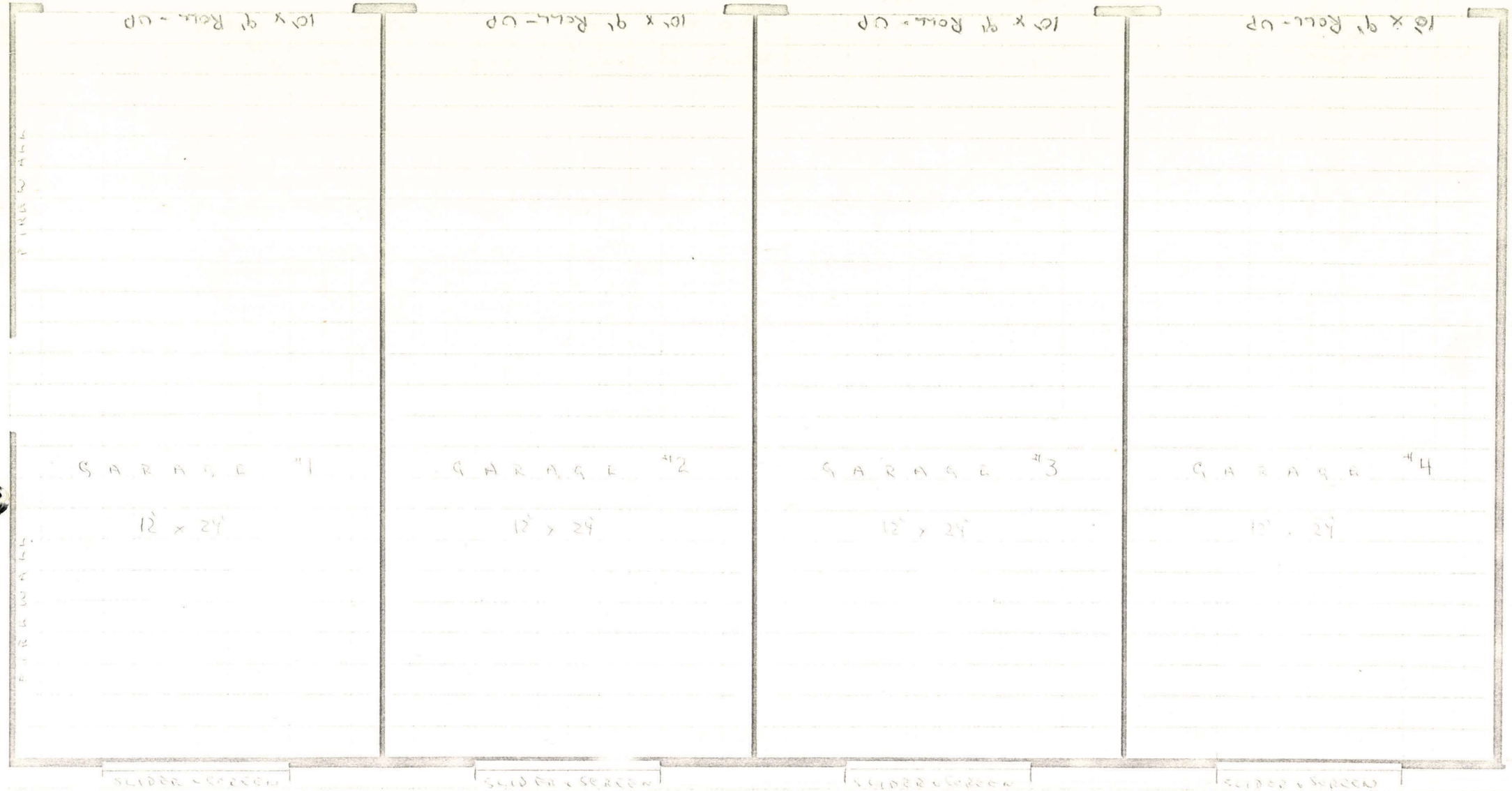


SCALE: 1/4" = 1'0"

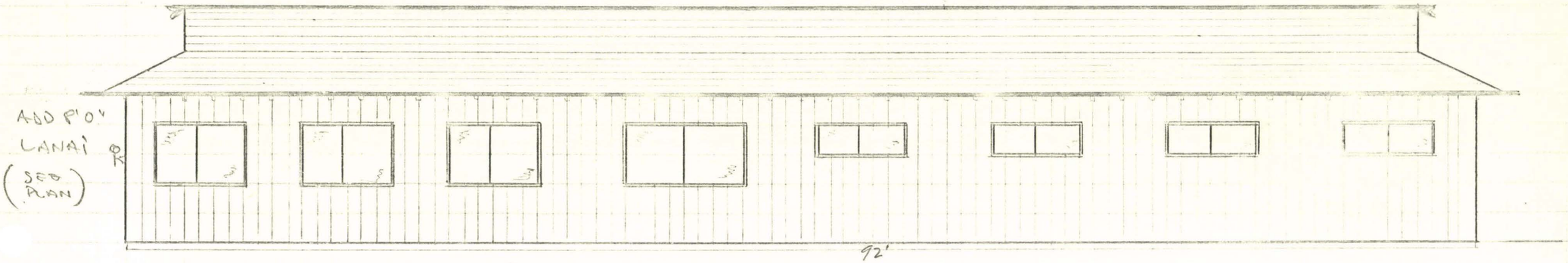
EXHIBIT 3

LEILANI COMMUNITY ASSOCIATION

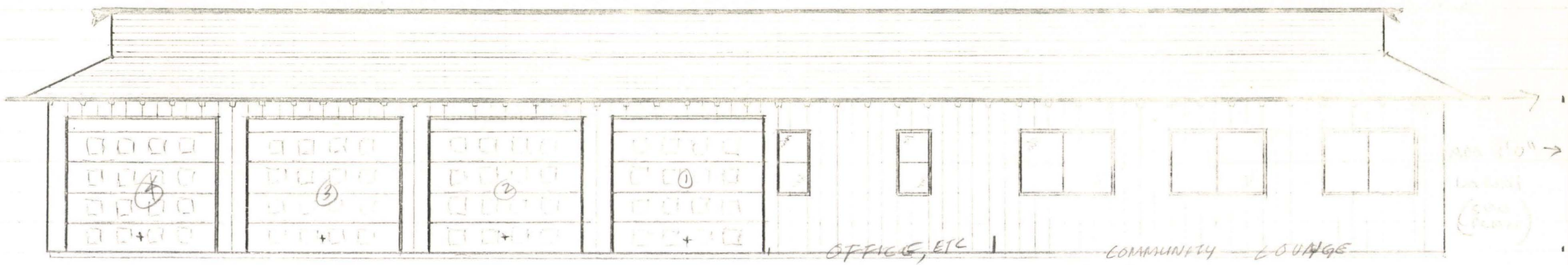
"LEILANI HALE LOA"



48'



FRONT ELEVATION



SCALE 1/8" = 1'0"

REAR ELEVATION

LEILANI COMMUNITY CENTER
"LEILANI HALE LOA"

EXHIBIT 4

BLACKSTOCK HOMES-HAWAII
DIVISION SHAYNE ENTERPRISES REALTORS
100 PAUAHI STREET · PHONE: 935-8673
P. O. BOX 803 · HILO · HAWAII 96720

Leilani Community Association
P.O. BOX 361 - PAHOA, HAWAII 96778

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

October 25, 1974

Gentlemen,

This letter certifies that Virgil G. Scalf is the duly elected president of Leilani Community Association and that he is fully authorized by the Board of Directors to make an application for a Use Permit for property owned by Leilani Community Association in Leilani Estates.

This authority was granted at our duly called Board of Directors Meeting on Thursday, September 5, 1974.

Yours truly,

Rose Mary Carlson

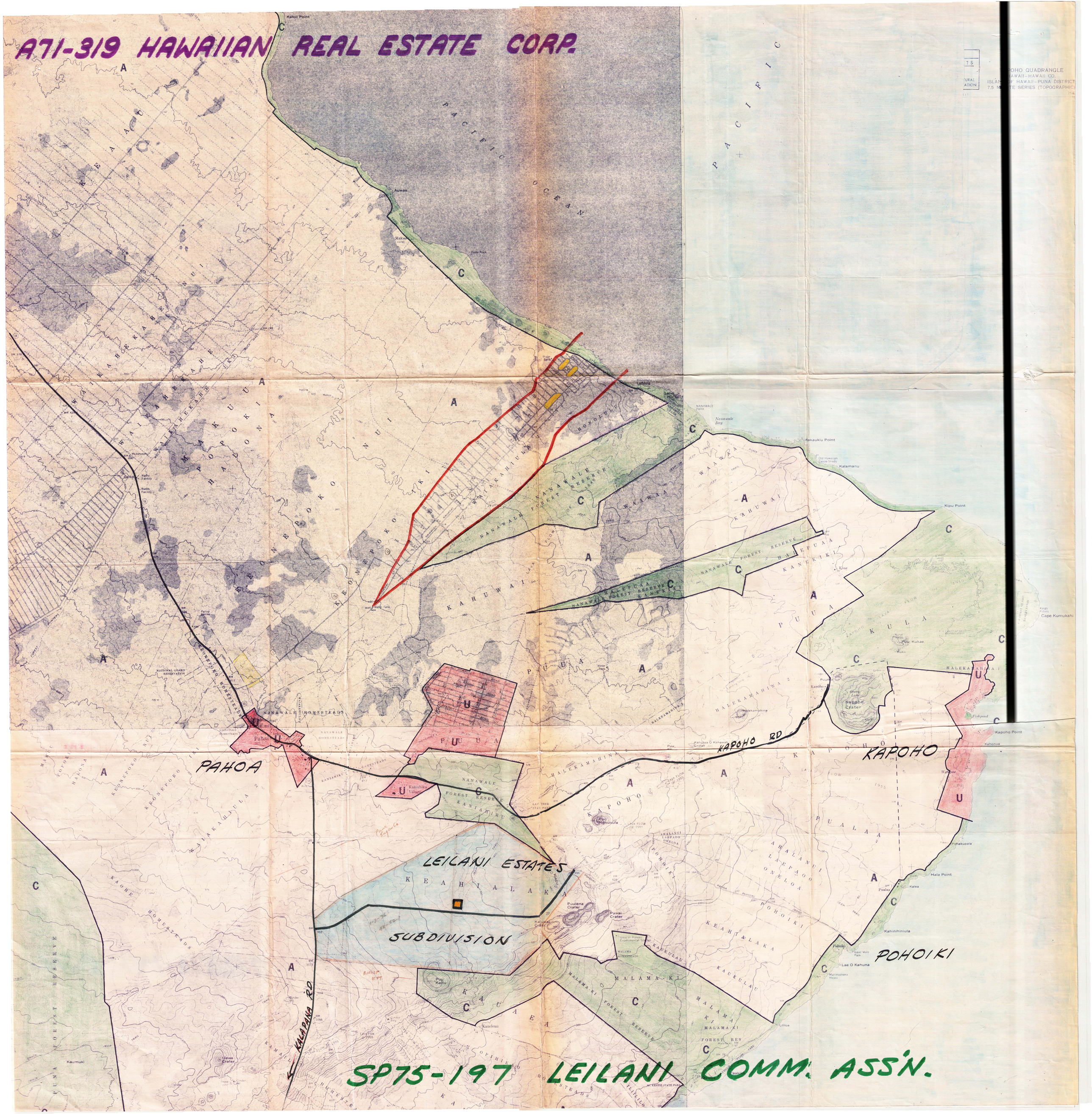
Rose Mary Carlson
Secretary/Treasurer

EXHIBIT 5

RECEIVED
'74 OCT 30 AM 10 09

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO.

A71-319 HAWAIIAN REAL ESTATE CORP.

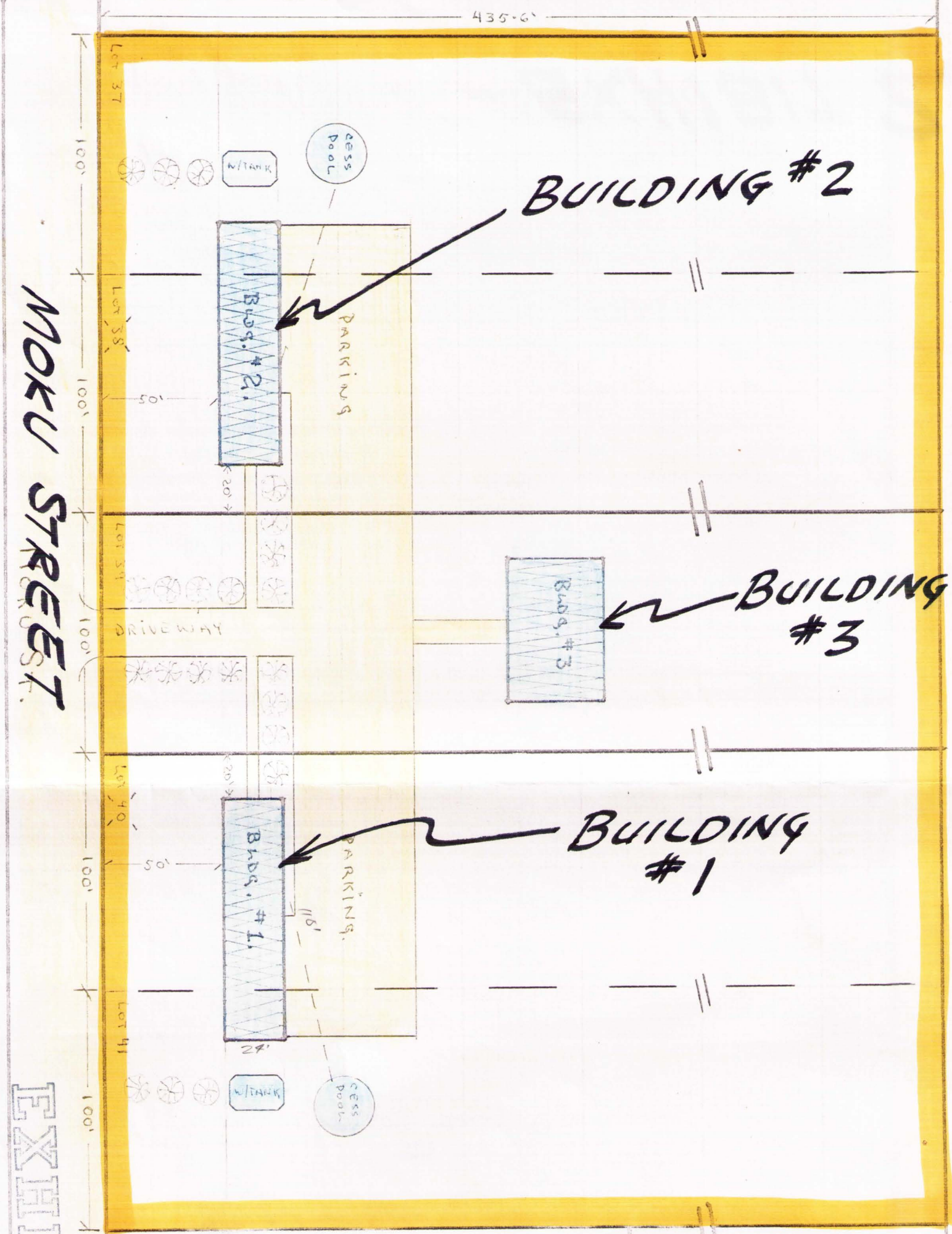

PACIFIC OCEAN
Kaloli Point
Auwae
Makuu
Opihi Rock
Waiakahekahe
Kaimu
Kaimu Landing
Sand Hill
Nanawale Park
Nanawale Bay
Makaukiu Point
Kalamanu
Kipu Point
Cape Kumukahi
Kapoho Crater
Kapoho Point
Kahonua
Pohakupala
Hala Point
Kalea
Kahinihiniula
Lae O Kahuna
Lilioa
Kaumuki
Ilewa Crater
Kaneleau
Puu Kaiu
Puulena Crater
Pawai Crater
Puu Honuaula
Puu Kukae
Halekamahina
Nanawale Forest Reserve
Kaniahiku Village
Pahoa
Kaimu
Waiakahula
Kaohe Homesteads
Kaumuki
Kalapana Rd
Kapoho Rd
Pohoiki
Kaukulau
Malama-ki
Malama-ki Forest Reserve
Kaniahiku Forest Reserve
Kaohe Forest Reserve
Puna Forest Reserve
Nanawale Homesteads
Kaimu Homesteads
Kapoho
Kahuwai
Waiakahekahe
Kaimu-Nui
Kaimu-Iki
Kaimu-Kaiu
Kaimu-Kaiu-Iki
Kaimu-Kaiu-Nui

LEILANI COMMUNITY ASSOCIATION - PROPOSED COMMUNITY CENTER

LEILANI ESTATES, UNIT II, BLOCK 21, LOTS #37, #38, #39, #40 & #41.

TAX MAP KEY:- 3RD. DIV. 1 - 3 - 36 - 52, 51, 50, 49 & 48.

SCALE: 1" = 50'0"



ENTERPRISES
100 PAUAHI STREET — SUITE 7
P.O. BOX 895 — HILO, HI 96720
PHONE (808) 935-8678

PROPOSED SCHEDULE

BUILDING #1
NOVEMBER 1974

BUILDING #2
SPRING 1975

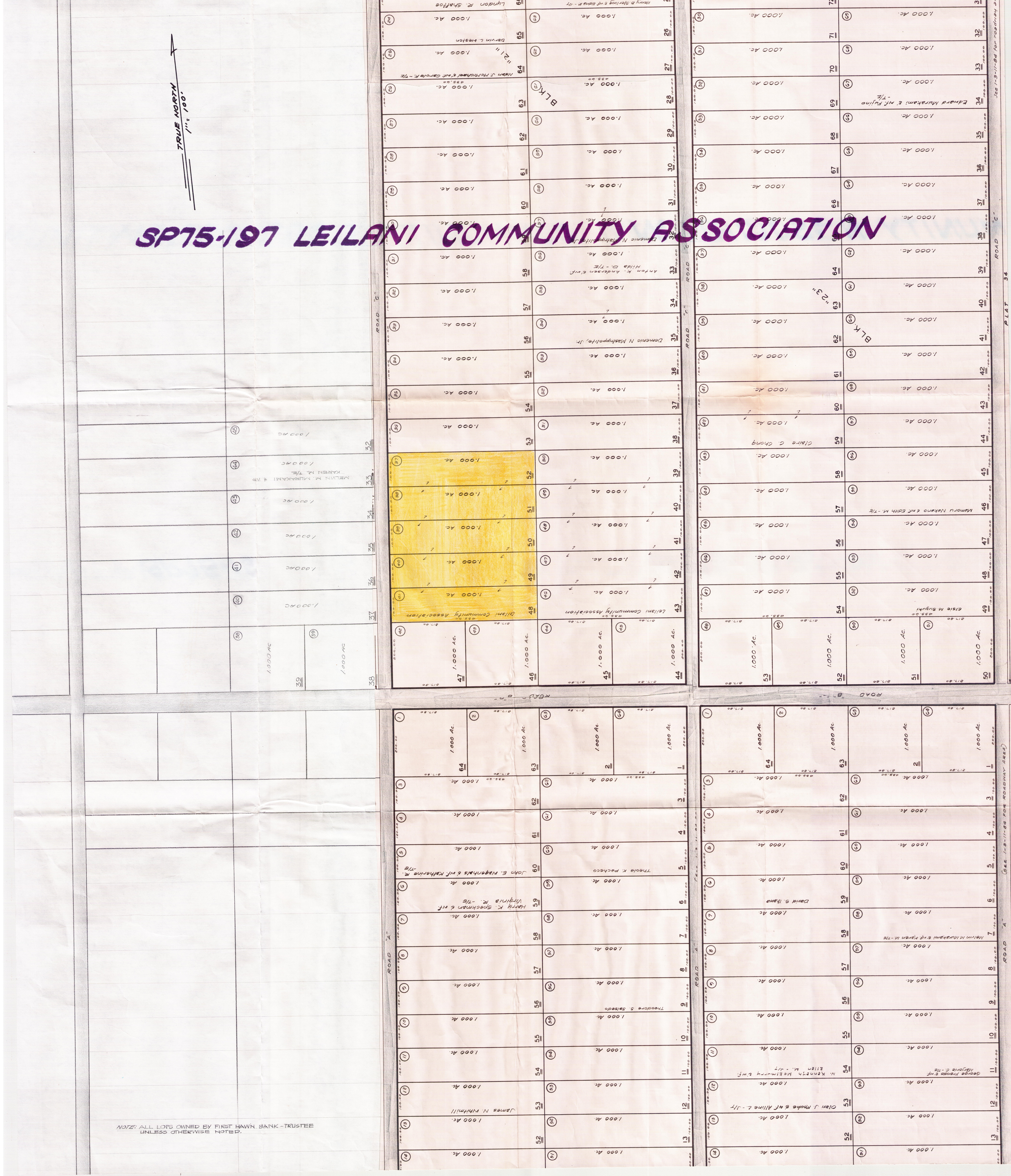
BUILDING #3
FALL 1975

SUBJECT PROPERTY CONSISTS OF FIVE ONE ACRE (AG.1) PARCELS.

ADDITIONAL FIVE ONE ACRE (AG.1) PARCELS AT REAR ALSO OWNED BY THE ASSOCIATION.

EXHIBIT 2

EXHIBIT 2



NOTE: ALL LOTS OWNED BY FIRST HAWN. BANK - TRUSTEE UNLESS OTHERWISE NOTED.