

SPECIAL PERMIT	
Petition Received	MAY 8 1980
Maps	
Action Span	5/9/80 - 6/22/80
Action Date	
Recordation	11/6/80



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

July 15, 1980

COMMISSION MEMBERS:

William Yuen
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

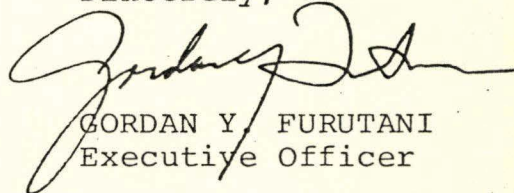
Mr. Sidney Fuke
Planning Director
Hawaii Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuke:

Subject: DEPARTMENT OF PARKS AND RECREATION,
COUNTY OF HAWAII (Time Extension)

In reference to our letter to you dated
June 6, 1980, enclosed is a copy of the
Decision and Order on SP75-212 for your information
and records.

Sincerely,


GORDAN Y. FURUTANI
Executive Officer

Encl.
cc: Milton Hakoda

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

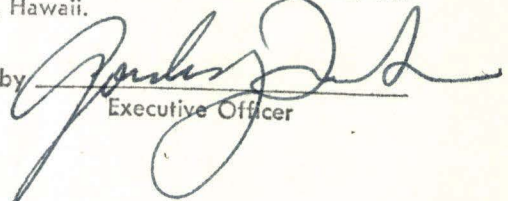
In the Matter of the)	SP75-212
Petition for Special Permit)	
of DEPARTMENT OF PARKS AND)	DEPARTMENT OF PARKS AND
RECREATION, COUNTY OF HAWAII)	RECREATION, COUNTY OF
)	HAWAII
)	

This is to certify that this is a true and correct copy of the
Decision and Order on file in the office of the State Land Use
Commission, Honolulu, Hawaii.

JUL 15 1980

Date

by


Executive Officer

DECISION AND ORDER

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the)	SP75-212
Petition for Special Permit)	
of DEPARTMENT OF PARKS AND)	DEPARTMENT OF PARKS AND
RECREATION, COUNTY OF HAWAII)	RECREATION, COUNTY OF
)	HAWAII
)	

The Land Use Commission of the State of Hawaii,
having duly considered the entire record in the above entitled
matter, makes the following findings of fact and conclusions
of law.

FINDINGS OF FACT

1. The Special Permit was granted by the Land Use Commission on September 22, 1975, to allow the development of a public drag racing facility on approximately 135 acres of land situated within the State Land Use Agricultural District at Panaewa, South Hilo, Hawaii, Tax Map Key 2-1-13: portion of 2.

2. The Petitioner has requested an amendment to the Special Permit to allow the continued use of a temporary access roadway to the drag racing site beyond the time span stipulated in the permit.

3. Condition No. 5 of the Special Permit required that the temporary access road to the drag racing facility be improved to an 18-foot wide oil-treated surface with 3-foot shoulders. This access was to be used for no longer than two (2) years from the commencement of operation of the drag racing facility.

4. Since the drag strip facility was opened on May 28, 1978, the temporary access roadway may not be used beyond May 28, 1980.

5. The temporary access road begins at Leilani Street, utilizing the South Hilo Landfill access road and then on to a gravel road which leads to the skeet firing range and the County quarry. Beyond the quarry, the temporary road crosses the Waiakea-Uka Flood Control ponding basin to the drag strip site.

6. The alignment of the permanent access to the drag strip, as approved by the Planning Department on January 26, 1976, will extend easterly from Kanoelehua Avenue via the proposed Puainako Street extension.

7. The Petitioner has stated that circumstances beyond its control have prevented it from meeting the time condition on the temporary access road. At present, there are no funds for construction of the Puainako Street Extension. Permanent access to the drag strip via the Puainako Street extension cannot be provided until construction funds become available.

8. The Hawaii County Planning Commission conducted a public hearing on the amendment request on April 24, 1980. At that time, a representative of the Petitioner was the only person to testify concerning the request.

9. The Hawaii County Planning Commission has determined that the reasons cited by the Petitioner warrant the granting of a time extension for the continued use of the temporary access roadway.

CONCLUSIONS OF LAW

1. The Petitioner has shown "unusual circumstances" pursuant to Rule 9-3 of the Rules of Practice and Procedure of the Land Use Commission for granting of a time extension.

2. The granting of a time extension is not violative of HRS, 205-6 and State Land Use Commission District Regulations, Part V.

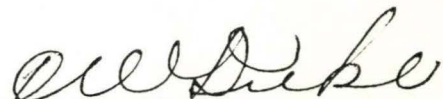
DECISION AND ORDER

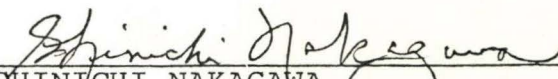
IT IS HEREBY ORDERED that Condition No. 5 of Special Permit No. 75-212 - DEPARTMENT OF PARKS AND RECREATION, COUNTY OF HAWAII, be amended to read:

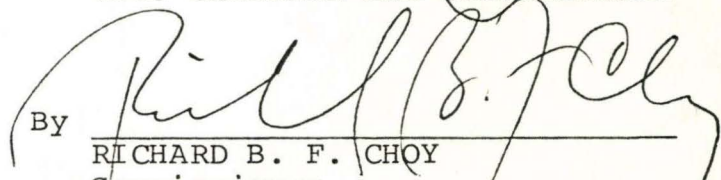
"That the permanent access be constructed within one (1) year from the date of completion of the Puainako Street Extension."


DATED: Honolulu, Hawaii, July 9, 1980.

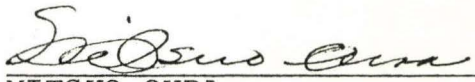
LAND USE COMMISSION

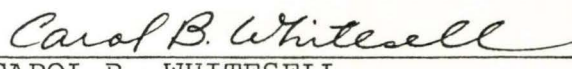
By 
C. W. DUKE
Chairman and Commissioner


By 
SHINICHI NAKAGAWA
Vice Chairman and Commissioner

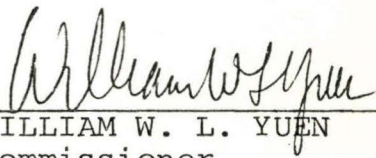
By 
RICHARD B. F. CHOY
Commissioner

By 
SHINSEI MIYASATO
Commissioner

By 
MITSUO OURA
Commissioner

By 
CAROL B. WHITESELL
Commissioner

By 
EDWARD K. YANAI
Commissioner

By 
WILLIAM W. L. YUEN
Commissioner

No.

0214433

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO				
Sidney Fuke				
STREET AND NO.				
25 Aupuni Street				
P.O., STATE AND ZIP CODE				
Hilo, Hawaii				
POSTAGE			\$ 80	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		80 ¢	
	OPTIONAL SERVICES	SPECIAL DELIVERY	¢	
		RESTRICTED DELIVERY	¢	
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢	
TOTAL POSTAGE AND FEES			\$ 2.05	
POSTMARK OR DATE				



SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)

☒ Show to whom and date delivered..... \$

☐ Show to whom, date and address of delivery... \$

☐ RESTRICTED DELIVERY
Show to whom and date delivered..... \$

☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery. \$

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

Sidney Fuke

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	0214433	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

PS Form 3811, Jan. 1979

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

No.

0214435

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO

Milton Hakoda

STREET AND NO.

25 Aupuni Street

P.O., STATE AND ZIP CODE

Hilo, Hawaii

POSTAGE

\$ 28

CERTIFIED FEE

80

¢

SPECIAL DELIVERY

¢

RESTRICTED DELIVERY

¢

CONSULT POSTMASTER FOR FEES

OPTIONAL SERVICES

RETURN RECEIPT SERVICE

SHOW TO WHOM AND DATE
DELIVERED

45

¢

SHOW TO WHOM, DATE, AND
ADDRESS OF DELIVERY

¢

SHOW TO WHOM AND DATE
DELIVERED WITH RESTRICTED
DELIVERY

¢

SHOW TO WHOM, DATE AND
ADDRESS OF DELIVERY WITH
RESTRICTED DELIVERY

¢

TOTAL POSTAGE AND FEES

\$ 1.53

POSTMARK OR DATE



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

● **SENDER:** Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)

☒ Show to whom and date delivered.....¢

☐ Show to whom, date and address of delivery....¢

☐ RESTRICTED DELIVERY

Show to whom and date delivered.....¢

☐ RESTRICTED DELIVERY.

Show to whom, date, and address of delivery.\$ ____

(CONSULT POSTMASTER FOR FEES)

2. **ARTICLE ADDRESSED TO:**

Milton Hakoda

3. **ARTICLE DESCRIPTION:**

REGISTERED NO.

CERTIFIED NO.

INSURED NO.

0214435

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE

☐ Addressee

☐ Authorized agent

4.

DATE OF DELIVERY

JUL 16 1980

POSTMARK

JUL 16 1980

5.

ADDRESS (Complete only if requested)

6.

UNABLE TO DELIVER BECAUSE:

CLERK'S
INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

**RETURN
TO**



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



State of Hawaii

LAND USE COMMISSION

Suite 1705, Pacific Trade Center

180 South King Street

Honolulu, Hawaii 96813

(Name of Sender)

(Street or P.O. Box)

(City, State, and ZIP Code)

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition)
for Special Permit of DEPARTMENT)
OF PARKS AND RECREATION, COUNTY)
OF HAWAII)
_____)

SP75-212

DEPARTMENT OF PARKS AND
RECREATION, COUNTY OF
HAWAII


CERTIFICATE OF SERVICE

I hereby certify that a copy of the Land Use Commission's
Decision and Order was served upon the following by certified mail:

SIDNEY FUKU, Planning Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

MILTON HAKODA, Director
Department of Parks and Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

DATED: Honolulu, Hawaii, this 15th day of July, 1980.



GORDAN Y. FURUTANI
Executive Officer

June 6, 1980

Mr. Hideto Kono, Director
Department of Planning and
Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kono:

Subject: SP75-212 - Department of Parks and Recreation,
County of Hawaii (Amendment)

At its meeting on June 3, 1980, the Land Use Commission voted to allow the continued use of the temporary access roadway to the drag racing facility beyond the time span stipulated under condition No. 5 of the Special Permit.

Approval of this amendment is subject to the conditions imposed by the Hawaii County Planning Commission and the following amended condition No. 5:

"That the permanent access be constructed within one (1) year from the date of completion of the Puainako Street extension."

Please note that a copy of the Land Use Commission's Decision and Order on this matter is on file at the Commission's office.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.

cc: Department of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Office of Environmental Quality Control
Division of Land Management, DLNR

June 6, 1980

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

Subject: SP75-212 - Department of Parks and Recreation,
County of Hawaii (Amendment)

At its meeting on June 3, 1980, the Land Use Commission voted to allow the continued use of the temporary access roadway to the drag racing facility beyond the time span stipulated under condition No. 5 of the Special Permit.

Approval of this amendment is subject to the conditions imposed by the Hawaii County Planning Commission and the following amended condition No. 5:

"That the permanent access be constructed within one (1) year from the date of completion of the Puainako Street extension."

Please be advised that the petitioner's failure to comply with any of the delineated conditions of approval, particularly those relating to time, shall be reason for termination of the Special Permit. The Land Use Commission will not consider any request for time extension which is filed after the stipulated commencement or expiration dates.

A copy of the staff memorandum is herewith enclosed for your information. The Land Use Commission's Decision and Order on SP75-212 will be forwarded to you at a later date.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.

cc: Department of Parks & Recreation
County of Hawaii

June 6, 1980

Mr. Milton T. Hakoda
Director
Department of Parks & Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hakoda:

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

Please be advised that failure to comply with any of the delineated conditions of approval, particularly those relating to time, shall be reason for termination of the Special Permit. The Land Use Commission will not consider any request for time extension which is filed after the stipulated commencement or expiration dates.

A copy of the staff memorandum is herewith enclosed for your information. The Land Use Commission's Decision and Order on SP75-212 will be forwarded to you at a later date.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.

EAGLE-A
TYPE-ERASE
25% COTTON FIBER USA

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Rooms A & B
State Building
3060 Eiwa Street
Lihue, Kauai

Approved
OCT 7 1980

June 3, 1980 - 9:00 a.m.

COMMISSIONERS PRESENT: Charles Duke, Chairman
Shinichi Nakagawa, Vice Chairman
Richard Choy
Shinsei Miyasato
Mitsuo Oura
George Pascua (9:18 a.m.)
Edward Yanai (excused at 10:45 a.m.)
William Yuen
Carol Whitesell

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Allan Kawada, Deputy Attorney General
Dora Horikawa, Chief Clerk

Ray Russell, Court Reporter

ACTION

✓ SP75-212 - DEPARTMENT OF PARKS & RECREATION

To amend Condition No. 5 of SP75-212 relating to the development of a public drag racing facility at Panaewa, South Hilo, Hawaii

The Chairman called on staff planner to present a summary of the above request. The area under consideration was also pointed out on the maps.

Commissioner Oura moved to amend condition No. 5 of the Special Permit as requested by the Department of Parks & Recreation, County of Hawaii, as recommended by the Hawaii Planning Commission. The motion was seconded by Commissioner Whitesell and carried. Commissioner Pascua abstained from voting since he had not been present during a portion of the discussion.

A79-462 - KOMOHANA INVESTORS

Since both Commissioners Choy and Oura had not attended the hearing on subject petition, they were excused from

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-212 - DEPT. OF PARKS & RECREATION - DATE June 3, 1980
PLACE Conference Rooms A & B TIME 9:00 a.m.
State Building, Lihue, Kauai

	NAME	YES	NO	ABSTAIN	ABSENT
M	OURA, MITSUO	X			
	YANAI, EDWARD	X			
	MIYASATO, SHINSEI	X			
	YUEN, WILLIAM W. L.	X			
S	WHITESELL, CAROL	X			
	NAKAGAWA, SHINICHI	X			
	PASCUA, GEORGE R.			X	
	CHOY, RICHARD B. F.	X			
	DUKE, CHARLES	X			

Comments: I move to amend condition No. 5 of the Special Permit as requested by the Department of Parks & Recreation, County of Hawaii, as recommended by the Hawaii County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission DATE: June 3, 1980
FROM: Staff
SUBJECT: SP75-212 - Department of Parks and Recreation (Time Extension)

The petitioner, Department of Parks and Recreation, County of Hawaii, is requesting an amendment to the subject permit which was granted by the Land Use Commission on September 22, 1975. The permit was to allow the development of a public drag racing facility on approximately 135 acres of land situated within the State Land Use Agricultural District at Panaewa, South Hilo, Hawaii, Tax Map Key 2-1-13: portion of 2.

Condition No. 5 of the Special Permit required that: "The temporary access road to the facility be improved to an 18-foot wide oil-treated surface with 3-foot shoulders. Said access shall be used for no longer than two (2) years from the commencement of operation of the facility."

Since the drag strip facility was opened on May 28, 1978, the temporary access road may not be used beyond May 28, 1980. The petitioner has requested an amendment to the condition, to allow the continued use of the temporary access road.

The temporary access road begins at Leilani Street, utilizing the South Hilo Landfill access road and then on to a gravel road which leads to the skeet firing range and the County quarry. Beyond the quarry, the temporary road crosses the Waiakea-Uka Flood Control ponding basin to the drag strip site. The alignment of the permanent access to the drag strip, as approved by the Planning Department on January 26, 1976, will extend easterly from Kanoelehua Avenue via the proposed Puainako Street extension.

The petitioner has in part stated the following with regard to the amendment request:

- "1. Construction of the permanent access to the drag strip was contingent upon the completion of the proposed makai extension of Puainako Street. Although design for the street extension is completed, there are no funds for its construction phase. According to the Department of Public Works, the project will not be initiated until it has accrued the necessary construction funds.

- "2. Also involved in the development of the drag strip's permanent access is the completion of the Waiakea Flood Control system's ponding area. The access is to be aligned to skirt the makai end of the ponding area. This has not been determined as yet and the only way for our department to set the alignment is to wait for the completion of the ponding area."

The Hawaii County Planning Commission conducted a public hearing on the amendment request on April 24, 1980. At that time, the petitioner's representative, Mr. Ronald Okamura, was the only person to testify concerning the time extension. The public hearing was subsequently closed on April 24, 1980. For the Commission's information, the meeting minutes of April 24, 1980 have been attached (County's Exhibit H).

On April 24, 1980, the Hawaii County Planning Commission voted to send a favorable recommendation of the time extension request to the Land Use Commission based on the following finding:

"That circumstances beyond the direct control of the Department of Parks and Recreation have prevented the Department from meeting the requirements of the subject time condition. The alignment of the permanent access to the drag strip will extend easterly from the Kanoelehua Avenue via the proposed Puainako Street extension. At the present time, there are no funds for the construction of the Puainako Street extension. Therefore, permanent access to the drag strip cannot be provided until such time that the necessary construction funds become available."

The favorable recommendation of the time extension request was subject to the following amended condition No. 5:

"That the permanent access be constructed within one (1) year from the date of completion of the Puainako Street extension."

It was further stated by the Planning Commission that approval of the time extension request be subject to the condition that all other applicable rules, regulations, and requirements be complied with.

For the Commission's information, the original conditions of the Special Permit included the following:

- "1. That tentative subdivision approval be secured by the applicant within one (1) year from the date of approval of the Special Permit. The applicant shall also be responsible for securing final approval;

- "2. That a permanent access to the subject site be determined prior to the granting of final subdivision approval. Said access shall comply with with all applicable roadway requirements and no variance from roadway standards shall be sought by the applicant;
- "3. That two tree-lined lateral buffer zones with a minimum width of 1,500 feet each be provided on the north and east sides of the strip;
- "4. That the Department of Parks and Recreation develop and adopt use regulations for the subject facility within one year from the date of final subdivision approval. Such regulations shall include provisions to prevent potential conflicts with the National Guard Firing Range and shall specify the hours of operation. The facility shall not be open after 7:00 p.m.;
- "5. That the temporary access road to the facility be improved to an 18-foot wide oil-treated surface with 3-foot shoulders. Said access shall be used for no longer than two (2) years from the commencement of operation of the facility;
- "6. That a landscaping plan including the use of existing native vegetation be submitted to the Planning Director for approval prior to any further grading of the subject site; and
- "7. That all other applicable rules and regulations, including the Plan Approval process, noise and air quality standards, be complied with."

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
April 24, 1980

The Planning Commission met in regular session at 1:08 p.m. in the Councilroom, County Building, South Hilo, Hawaii, with Chairman William J. Paris, Jr. presiding.

PRESENT: William J. Paris, Jr. ABSENT: George Ponte
Glenn Frias
Clyde Imada Ex-officio Member
Roy Kagawa H. William Sewake
Bert H. Nakano
Alfredo Orita
Charles H. Sakamoto
Tina Whitmarsh

Sidney M. Fuke, Director
Norman Hayashi, Planner
Brian Nishimura, Planner

David Murakami, representing Ex-officio Member Edward Harada
Ben Tsukazaki, Deputy Corporation Counsel

and approximately 6 people at 1:08 p.m., 7 people at 2:33 p.m. and 10 people at 3:37 p.m. were in attendance

MINUTES: It was moved by Commissioner Orita and seconded by Commissioner Sakamoto that the minutes of April 10, 1980, be approved as circulated. Motion was carried.

All those testifying were duly sworn in.

APPEAL Action on the petition for appeal by
MITSUNARI OGATA Mitsunari Ogata on the Planning Director's
WAIAKEA HOMESTEADS, denial action on a variance to allow the
SOUTH HILO creation of a 13,277 square foot lot in lieu of the minimum building site area requirement of 15,000 square feet as stipulated within the RS-15 zoned district. The property involved is located at the end of Uilani Place, approximately 850 feet mauka of the Uilani Place-Komohana Street intersection, Waiakea Homesteads, South Hilo, TMK: 2-4-17:8.

Upon Commissioner Imada's suggestion, it was moved by Commissioner Kagawa and seconded by Commissioner Imada that the Commission attempt to take action at today's meeting; motion carried.

It was moved by Commissioner Nakano and seconded by Commissioner Kagawa that the application be approved. A roll call vote was

EXHIBIT H

Staff noted that the petitioner has requested that a public hearing be scheduled even though he would not be in attendance at today's meeting, and presented background on file.

With regard to Commissioner Orita's questions whether the single family dwelling on the property will be removed or destroyed and whether the trees on the property will be taken away, Planning Director Fuke stated that these details as far as landscaping, etc. will be determined at the time of Plan Approval when the petitioner comes in for a Planned Development Permit.

Deputy Corporation Counsel Tsukazaki questioned whether the petitioner plans to use any Federal funds for the construction, and staff replied that the Department did not know exactly what the petitioner's plans are.

The Chair pointed out that there is no County sewer system along the Mamalahoa Highway, just individual cesspools.

It was moved by Commissioner Nakano and seconded by Commissioner Whitmarsh that the application be set up for a public hearing. Motion was carried.

RECESS: The Chair recessed the meeting at 2:08 p.m. until the scheduled public hearing at 2:30 p.m.

RECONVENED: The meeting reconvened at 2:33 p.m.

✓ SP NO. 75-212 Public hearing on the request from the County of Hawaii Department of Parks and Recreation for a time extension to Condition No. 5 of Special Permit No. 75-212 which allowed the establishment of a drag strip facility on 135± acres of land situated within the State Land Use Agricultural District. The area involved is the site of the existing drag strip in Panaewa, South Hilo, TMK: 2-1-13:Portion of 2.

Staff presented background and recommendation for approval with conditions on file.

Planning Director Fuke agreed with Commissioner Kagawa that the time extension request should be amended to read one year from the completion of the Puainako Extension as the two major public improvements (first priority is to extend Puainako Street, essentially creating a new street, and second priority is the creation of a major ponding area for flooding) which would have to be completed before creating a permanent access to the drag strip.

Mr. Fuke expressed his concern in amending the request to leave it open-ended, that if and when funds are available, as there would be no pressures to actually having the road completed, of which there is some amount of urgency since the County may be incurring some amount of unnecessary liability by encouraging people to use a nondedicable County road.

The petitioner's representative, Ronald Okamura, stated they agreed with Commissioner Kagawa's suggestion to amend the request.

He added that to his knowledge there has been no major traffic problems on the temporary access road since the drag strip has been in operation.

There was no one testifying on the application.

It was moved by Commissioner Sakamoto and seconded by Commissioner Orita that the public hearing be closed; motion was carried.

Planning Director Fuke at this time amended the staff's recommendation to read, "Upon review of the subject request, staff recommends that an extension of time until one year from the completion of the Puainako Street Extension for the continued use of the tempoary access road to the County drag strip be approved...."

It was moved by Commissioner Sakamoto and seconded by Commissioner Kagawa to send a favorable recommendation to the State Land Use Commission for the reasons and with the conditions as outlined, and amended by the Director. A roll call vote was taken and motion carried with eight ayes.

CHANGE OF ZONE	Public hearing on the request by Yoshio
ORD. NO. 529	Shigeoka to amend Change of Zone Ordinance
YOSHIO SHIGEOKA	No. 529 by increasing the land area from
WAIAKEA HOMESTEADS,	1.12 acres to 1.19 acres as well as changing
SOUTH HILO	the metes and bounds description. The
	property involved is located along the
	Hamakua side of Kawaiilani Street, approximately 500 feet mauka
	of the Kawaiilani Place Subdivision, Waiakea Homesteads, South
	Hilo, TMK: 2-4-03:Portion of 46.

Staff noted that the background report and recommendation was read at the previous meeting and reiterated that staff has no objection to the requested amendment since the change was not substantial in nature and the increase in land area of .066 acre or 2,874 square feet will not be contrary to the reasons presented in the initial approval of the change of zone application.

The petitioner's representative, Dennis Shigeoka, did not have anything to add to the background report or recommendation.

There was no one testifying on the application.

It was moved by Commissioner Nakano and seconded by Commissioner Frias that the public hearing be closed; motion was carried.

It was moved by Commissioner Nakano and seconded by Commissioner Imada to send a favorable recommendation to the County Council for the reasons and with the condition as previously recommended by the staff. A roll call vote was taken and motion carried with eight ayes.

CHANGE OF ZONE	Public hearing on the application of Robert
ROBERT HARAGA	Haraga for a change of zone for 6,836 square
WAIAKEA,	feet of land from a Double Family Residential -
SOUTH, HILO	3,750 square foot (RD-3.75) to an Office
	Commercial - 20,000 square foot (CO-20)

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

May 27, 1980

Mr. Sidney Fuke
Planning Director
Hawaii Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuke:

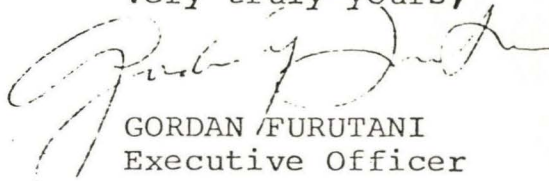
Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP75-212 - DEPARTMENT OF PARKS AND RECREATION (TIME EXTENSION)
will be considered at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Revised
Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

May 27, 1980

Mr. Milton T. Hakoda
Director
Department of Parks and Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hakoda:

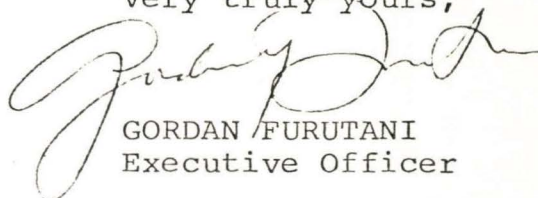
Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP75-212 - DEPARTMENT OF PARKS AND RECREATION (TIME EXTENSION)
will be considered at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Revised
Enclosure - Agenda

REVISED

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME AND PLACE

June 3, 1980 - 9:00 a.m.
Conference Rooms A & B
State Building
3060 Eiwa Street
Lihue, Kauai

REC'D. BY

1980 MAY 29 AM 11 10

LT. GOVERNOR'S OFFICE

R E V I S E D A G E N D A

I. ACTION

✓ 1. SP75-212 - Department of Parks and Recreation (Time Extension) (Hawaii)

To amend Condition No. 5 of Special Permit 75-212 relating to the development of a public drag racing facility on approximately 135 acres of land situated within the State Land Use Agricultural District at Panaewa, South Hilo, Hawaii.

2. A79-462 - Komohana Investors (Hawaii)

To reclassify approximately 212 acres of land presently in the Agricultural District into the Urban District at Punahoa 1st and Ponahawai, South Hilo, Hawaii, for residential and commercial subdivision.

II. HEARING

1. A80-474 - Department of Planning and Economic Development, State of Hawaii (Kauai)

To reclassify approximately 784.65 acres of land presently in the Agricultural District and 26.16 acres of land presently in the Conservation District into the Urban District at Kalapaki and Hanamaulu, Lihue, Kauai, for the expansion of Lihue Airport.

III. MISCELLANEOUS

1. Adoption of Minutes
2. Meeting Schedule

5/27/80 - A copy of this revised agenda was mailed to all persons and organizations on the attached mailing lists:

1. STATEWIDE
2. OAHU
3. HAWAII
4. MAUI
5. KAUAI
6. MOLOKAI



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

May 6, 1980.

Mr. Gordan Furutani
Executive Officer
Land Use Commission
190 South King Street
Suite 1795
Honolulu, Hawaii 96813

MAY 8 10 56 AM '80
LAND USE COMMISSION
STATE OF HAWAII

Dear Mr. Furutani:

75-212
Time Extension to Condition No. 5
of Special Permit No. 72-132 (LUC 325)
Petitioner: County Department of Parks and Recreation
Tax Map Key 2-1-13:Portion of 2

The Planning Commission at its duly held public hearing on April 24, 1980, considered the above request for a time extension to Condition No. 5 of Special Permit No. 75-212 which allowed the establishment of a drag strip facility on 135+ acres of land situated within the State Land Use Agricultural District in Panaewa, South Hilo, Hawaii.

The Commission voted to send a favorable approval to the Land Use Commission on the following amended condition:

"5. That the permanent access be constructed within one (1) year from the date of completion of the Puainako Street extension."

The reasons for the favorable recommendation are as follows:

That circumstances beyond the direct control of the Department of Parks and Recreation have prevented the Department from meeting the requirements of the subject time condition. The alignment of the permanent access to the drag strip will

Mr. Gordan Furutani
Land Use Commission
Page 2


extend easterly from the Kanoelehua Avenue via the proposed Puainako Street extension. At the present time, there are no funds for the construction of the Puainako Street extension. Therefore, permanent access to the drag strip cannot be provided until such time that the necessary construction funds become available.

The Commission further recommended that approval of the time extension request be subject to the condition that all other applicable rules, regulations, and requirements be complied with.

Enclosed are copies of the Exhibits from the subject docket.

Should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,


William J. Paris, Jr.
Chairman, Planning Commission

NH/lgv

cc: Mr. Milton T. Hakoda, Director
Chief Engineer, Public Works

LIST OF EXHIBITS: TIME EXTENSION TO CONDITION NO. 5 OF SPECIAL PERMIT NO. 72-132
COUNTY OF HAWAII, DEPARTMENT OF PARKS AND RECREATION

- A. Memo from the petitioner to the dept. (3/20/80)
- B. Memo to the petitioner from the dept. (3/25/80)
- C. Memo from the petitioner to the dept. (4/8/80)
- D. Ltr to the petitioner from the dept. (4/11/80)
- D-1. Public Hearing Notice
- E. Staff Background
- F. Staff Recommendation
- G. Voting Sheet
- H. Minutes-April 24, 1980
- I. Transcript-April 24, 1980

Department of Parks and Recreation

COUNTY OF HAWAII

HILO, HAWAII

MEMORANDUM

Date: March 20, 1980

To: Planning Director
From: Parks & Recreation
Subject: Hilo Drag Strip Access Road

Reference is made to one of the conditions set forth by your department during the development of the subject strip and this relates to its access.

As you may be aware, no permanent access to the strip has been developed and we are still using the temporary road to the strip. The two year period granted us for the use of the temporary road has just about expired.

We do not foresee the construction of a permanent road in the near future. Therefore, we would like to request another two-year extension on the use of a temporary road.

Thank you very much.

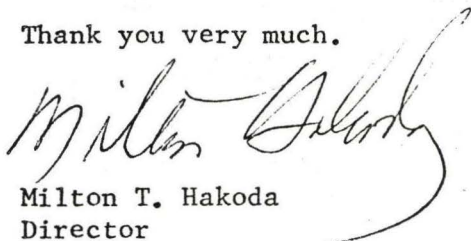

Milton T. Hakoda
Director

EXHIBIT A

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: MILTON HAKODA, P & R

Date: March 25, 1980

From: *Sidney Maile*
DIRECTOR

Subject: Time Extension - Special Permit No. 75-212
Public Drag Strip Facility
TMK: 2-1-13:portion of 2

This is to acknowledge receipt of your request to extend the time limit of Condition No. 5 of Special Permit No. 75-212 for an additional two (2) years. The drag strip facility was officially opened on May 28, 1978; therefore, the expiration date is May 28, 1980.

We will forward your request to the Planning Commission. Should the request be favorably acted on by the Planning Commission, it will then be forward to the State Land Use Commission for its appropriate action.

Could you please provide us with an explanation for the delay in meeting with the requirements of Condition No. 5 of the subject Special Permit. This information is necessary for proper evaluation of your request.

Should you have any questions, please feel free to contact Norman Hayashi or Brian Nishimura of this office at 961-8288.

NH/BN:ak

cc: State Land Use Commission

EXHIBIT B

MAR 27 1980

MEMORANDUM

Date: April 8, 1980

To: Planning Director

From: Parks & Recreation

Subject: Time Extension - Special Permit No. 75-212
Hilo Drag Strip, TMK: 2-1-13:portion of 2

We were not able to meet the requirements of Condition No. 5 of the subject Special Permit because of the following reasons:

1. Construction of the permanent access to the drag strip was contingent upon the completion of the proposed makai extension of Puainako Street. Although design for the street extension is completed, there are no funds for its construction phase. According to the Department of Public Works, the project will not be initiated until it has accrued the necessary construction funds.
2. Also involved in the development of the drag strip's permanent access is the completion of the Waiakea Flood Control system's ponding area. The access is to be aligned to skirt the makai end of the ponding area. This has not been determined as yet and the only way for our department to set the alignment is to wait for the completion of the ponding area.

If more information is needed, please contact either Ronald Okamura or Glenn Miyao of our office.

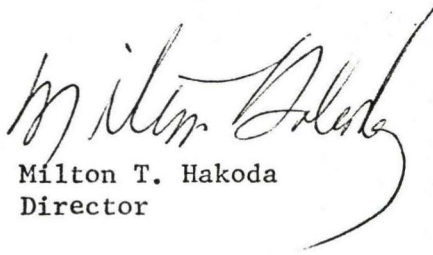

Milton T. Hakoda
Director

EXHIBIT C

April 11, 1980

Mr. Milton T. Hakoda, Director
Department of Parks and Recreation
County of Hawaii
25 Aupuni Street
Hilo, HI 96720

Dear Mr. Hakoda:

Notice of a Public Hearing
Amendment to Condition No. 5
of Special Permit No. 75-212
Tax Map Key 2-1-13:Portion of 2

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 2:30 p.m., on Thursday, April 24, 1980, in the Councilroom, County Building, South 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 and agenda is enclosed for your information.

Sincerely,

Sidney M. Fuke

Sidney M. Fuke
Planning Director

smn

Enclosure

cc: State Land Use Commission
Land Use Division, DPED

EXHIBIT D-1

APR 11 1980

PUBLIC HEARINGS
PLANNING COMMISSION
COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of public hearings to be held by the Planning Commission of the County of Hawaii in accordance with the provisions of Section 5-4.3 of the Charter of the County of Hawaii, and Rule 9, Special Management Area Rules and Regulations of the County of Hawaii.

PLACE: Councilroom, County Building, South Hilo, Hawaii

DATE: Thursday, April 24, 1980

TIME: 2:30 p.m. (Item Nos. 1-4)
3:00 p.m. (Item Nos. 5&6)

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the following requests:

1. PETITIONER: COUNTY OF HAWAII DEPARTMENT OF PARKS AND RECREATION
LOCATION: Site of the existing drag strip in Panaewa, South Hilo.
TMK: 2-1-13:Portion of 2.
PURPOSE: Request for a time extension to Condition No. 5 of Special Permit No. 75-212 which allowed the establishment of a drag strip facility on 135⁺ acres of land situated within the State Land Use Agricultural District.
2. PETITIONER: YOSHIO SHIGEOKA
LOCATION: Along the Hamakua side of Kawaiilani Street, approximately 500 feet mauka of the Kawaiilani

Place Subdivision, Waiakea Homesteads,
South Hilo.

TMK: 2-4-03:Portion of 46.

PURPOSE: Request to amend Change of Zone Ordinance
No. 529 by increasing the land area from
1.12 acres to 1.19 acres as well as changing
the metes and bounds description.

3. PETITIONER: ROBERT HARAGA

LOCATION: Along the south or Puna side of Lono Street,
approximately 250 feet from the Lono Street-
Kilauea Avenue intersection, Waiakea, South
Hilo.

TMK: 2-2-24:23

PURPOSE: Change of zone for 6,836 square feet of
land from a Double Family Residential -
3,750 square foot (RD-3.75) to an Office
Commercial - 20,000 square foot (CO-20)
zoned district.

4. PETITIONER: DOUGLAS BITTERMAN

LOCATION: Northeast or makai end of Kaulana Street
within the Haihai Heights Subdivision, Waiakea,
South Hilo.

TMK: 2-4-43:69

PURPOSE: Continuation of a public hearing for a
change of zone for 27,492 square feet of
land from an Agricultural 1-acre (A-1a)
to a Single Family Residential - 10,000
square foot (RS-10) zoned district.

5. PETITIONER: MIKO MEAT CORPORATION
- LOCATION: At the end of the Slaughterhouse Road, approximately 650 feet east of the Slaughterhouse Road-Volcano Road intersection, Keaau, Puna.
- TMK: 1-6-141:1 (Por.) and 2.
- PURPOSE: Special Permit to legitimize its non-conforming slaughterhouse complex on 14.5[±] acres of land situated within the State Land Use Agricultural District, including the construction of a beef processing room addition.
6. PETITIONER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, HILO HAWAII STAKE
- LOCATION: At the southern corner of the Orchid Land Drive-Pahoa Road intersection, Orchid Land Estates Subdivision, Keaau, Puna.
- TMK: 1-6-09:388-390
- PURPOSE: Special Permit to allow the construction of a church facility on 3 acres of land situated within the State Land Use Agricultural District.

Maps showing the general locations and boundaries of the areas under consideration and/or plans of the proposed developments are on file in the office of the Planning Department in the County Building at 25 Aupuni Street, Hilo, Hawaii, and are open to inspection during

office hours. All comments should be filed with the Planning Commission before that date, or in person at the public hearing.

PLANNING COMMISSION,
WILLIAM J. PARIS, JR., Chairman
By SIDNEY M. FUKU
Planning Director

(Hawaii Tribune-Herald: April 14, and 22, 1980)

TIME EXTENSION: DEPARTMENT OF PARKS AND RECREATION

A request for a time extension to Condition No. 5 of Special Permit No. 75-212 has been filed by the Department of Parks and Recreation. Special Permit No. 75-212 allowed the development of a public drag racing facility within the State Land Use Agricultural District at Panaewa, Hawaii, Tax Map Key 2-1-13:portion of 2.

Condition No. 5 of the subject Special Permit granted on September 22, 1975 stipulated that "the temporary access road to the facility be improved to an 18-foot wide oil-treated surface with 3-foot shoulders. Said access shall be used for no longer than two (2) years from the commencement of operation of the facility." The drag strip facility was officially opened on May 28, 1978; therefore, the expiration date of Condition No. 5 is May 28, 1980.

The temporary access road begins at Leilani Street, utilizing the South Hilo Landfill access road and then on to a gravel road which leads to the skeet firing range and the County quarry. Beyond the quarry, the temporary road crosses the Waiakea-Uka Flood Control ponding basin to the drag strip site. The alignment of the permanent access to the drag strip, as approved by the Planning Department on January 26, 1976, will extend easterly from Kanoelehua Avenue via the proposed Puainako Street extension.

A letter dated March 20, 1980 was submitted to the Planning Department by the Department of Parks and Recreation requesting a

EXHIBIT E

two-year extension on the use of a temporary road. Another letter from the Department of Parks and Recreation, dated April 8, 1980, provided the following reasons for the time extension request:

- "1. Construction of the permanent access to the drag strip was contingent upon the completion of the proposed makai extension of Puainako Street. Although design for the street extension is completed, there are no funds for its construction phase. According to the Department of Public Works, the project will not be initiated until it has accrued the necessary construction funds.
- "2. Also involved in the development of the drag strip's permanent access is the completion of the Waiakea Flood Control system's ponding area. The access is to be aligned to skirt the makai end of the ponding area. This has not been determined as yet and the only way for our department to set the alignment is to wait for the completion of the ponding area."

RECOMMENDATION: DEPARTMENT OF PARKS AND RECREATION

Upon review of the subject request, staff recommends that an extension ~~of time until May 28, 1982,~~ ^{be given to one year after the Puainako Street extension is completed,} for the continued use of the temporary access road to the County drag strip, be approved based on the following considerations:

That circumstances beyond the direct control of the Department of Parks and Recreation have prevented the Department from meeting the requirements of the subject time condition. The alignment of the permanent access to the drag strip will extend easterly from Kanoelehua Avenue via the proposed Puainako Street extension. At the present time, there are no funds for the construction of the Puainako Street extension. Therefore, permanent access to the drag strip cannot be provided until such time that the necessary construction funds become available.

It is further recommended that approval of the time extension request be subject to the condition that all other applicable rules, regulations, and requirements be complied with.

~~Amend time extension to 1 yr. after completion of Puainako St extension~~ ^{then}

RECORD OF VOTING
PLANNING COMMISSION
County of Hawaii

Date April 24, 1980

Petitioner County Parks & Rec./Special Permit 75-212

Time Extension to Condition No. 5

 Preliminary hearing Public hearing Request Action

ACTION: Approve

Deny

Defer

Continue

Schedule for public hearing

Other: _____

Commissioners	Aye	No	Excused	Abstain	Absent
IMADA, CLYDE	✓				
KAGAWA, ROY 2nd	✓				
NAKANO, BERT	✓				
ORITA, FRED	✓				
SAKAMOTO, CHARLES M	✓				
WHITMARSH, TINA	✓				
FRIAS, GLENN	✓				
PONTE, GEORGE					
PARIS, WILLIAM J. JR. (CHRM.)	✓				

EXHIBIT G

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
April 24, 1980

The Planning Commission met in regular session at 1:08 p.m. in the Councilroom, County Building, South Hilo, Hawaii, with Chairman William J. Paris, Jr. presiding.

PRESENT: William J. Paris, Jr. ABSENT: George Ponte
Glenn Frias
Clyde Imada Ex-officio Member
Roy Kagawa H. William Sewake
Bert H. Nakano
Alfredo Orita
Charles H. Sakamoto
Tina Whitmarsh

Sidney M. Fuke, Director
Norman Hayashi, Planner
Brian Nishimura, Planner

David Murakami, representing Ex-officio Member Edward Harada
Ben Tsukazaki, Deputy Corporation Counsel

and approximately 6 people at 1:08 p.m., 7 people at 2:33 p.m. and 10 people at 3:37 p.m. were in attendance

MINUTES: It was moved by Commissioner Orita and seconded by Commissioner Sakamoto that the minutes of April 10, 1980, be approved as circulated. Motion was carried.

All those testifying were duly sworn in.

APPEAL Action on the petition for appeal by
MITSUNARI OGATA Mitsunari Ogata on the Planning Director's
WAIAKEA HOMESTEADS, denial action on a variance to allow the
SOUTH HILO creation of a 13,277 square foot lot in lieu of the minimum building site area requirement of 15,000 square feet as stipulated within the RS-15 zoned district. The property involved is located at the end of Uilani Place, approximately 850 feet mauka of the Uilani Place-Komohana Street intersection, Waiakea Homesteads, South Hilo, TMK: 2-4-17:8.

Upon Commissioner Imada's suggestion, it was moved by Commissioner Kagawa and seconded by Commissioner Imada that the Commission attempt to take action at today's meeting; motion carried.

It was moved by Commissioner Nakano and seconded by Commissioner Kagawa that the application be approved. A roll call vote was

EXHIBIT H

Staff noted that the petitioner has requested that a public hearing be scheduled even though he would not be in attendance at today's meeting, and presented background on file.

With regard to Commissioner Orita's questions whether the single family dwelling on the property will be removed or destroyed and whether the trees on the property will be taken away, Planning Director Fuke stated that these details as far as landscaping, etc. will be determined at the time of Plan Approval when the petitioner comes in for a Planned Development Permit.

Deputy Corporation Counsel Tsukazaki questioned whether the petitioner plans to use any Federal funds for the construction, and staff replied that the Department did not know exactly what the petitioner's plans are.

The Chair pointed out that there is no County sewer system along the Mamalahoa Highway, just individual cesspools.

It was moved by Commissioner Nakano and seconded by Commissioner Whitmarsh that the application be set up for a public hearing. Motion was carried.

RECESS: The Chair recessed the meeting at 2:08 p.m. until the scheduled public hearing at 2:30 p.m.

RECONVENED: The meeting reconvened at 2:33 p.m.

SP NO. 75-212
COUNTY OF HAWAII
DEPARTMENT OF PARKS
AND RECREATION
PANAWEA,
SOUTH HILO
Public hearing on the request from the County of Hawaii Department of Parks and Recreation for a time extension to Condition No. 5 of Special Permit No. 75-212 which allowed the establishment of a drag strip facility on 135± acres of land situated within the State Land Use Agricultural District. The area involved is the site of the existing drag strip in Panaewa, South Hilo, TMK: 2-1-13:Portion of 2.

Staff presented background and recommendation for approval with conditions on file.

Planning Director Fuke agreed with Commissioner Kagawa that the time extension request should be amended to read one year from the completion of the Puainako Extension as the two major public improvements (first priority is to extend Puainako Street, essentially creating a new street, and second priority is the creation of a major ponding area for flooding) which would have to be completed before creating a permanent access to the drag strip.

Mr. Fuke expressed his concern in amending the request to leave it open-ended, that if and when funds are available, as there would be no pressures to actually having the road completed, of which there is some amount of urgency since the County may be incurring some amount of unnecessary liability by encouraging people to use a nondedicable County road.

The petitioner's representative, Ronald Okamura, stated they agreed with Commissioner Kagawa's suggestion to amend the request.

He added that to his knowledge there has been no major traffic problems on the temporary access road since the drag strip has been in operation.

There was no one testifying on the application.

It was moved by Commissioner Sakamoto and seconded by Commissioner Orita that the public hearing be closed; motion was carried.

Planning Director Fuke at this time amended the staff's recommendation to read, "Upon review of the subject request, staff recommends that an extension of time until one year from the completion of the Puainako Street Extension for the continued use of the temporary access road to the County drag strip be approved...."

It was moved by Commissioner Sakamoto and seconded by Commissioner Kagawa to send a favorable recommendation to the State Land Use Commission for the reasons and with the conditions as outlined, and amended by the Director. A roll call vote was taken and motion carried with eight ayes.

CHANGE OF ZONE	Public hearing on the request by Yoshio
ORD. NO. 529	Shigeoka to amend Change of Zone Ordinance
YOSHIO SHIGEOKA	No. 529 by increasing the land area from
WAIAKEA HOMESTEADS,	1.12 acres to 1.19 acres as well as changing
SOUTH HILO	the metes and bounds description. The
	property involved is located along the
	Hamakua side of Kawaihine Street, approximately 500 feet mauka
	of the Kawaihine Place Subdivision, Waiakea Homesteads, South
	Hilo, TMK: 2-4-03:Portion of 46.

Staff noted that the background report and recommendation was read at the previous meeting and reiterated that staff has no objection to the requested amendment since the change was not substantial in nature and the increase in land area of .066 acre or 2,874 square feet will not be contrary to the reasons presented in the initial approval of the change of zone application.

The petitioner's representative, Dennis Shigeoka, did not have anything to add to the background report or recommendation.

There was no one testifying on the application.

It was moved by Commissioner Nakano and seconded by Commissioner Frias that the public hearing be closed; motion was carried.

It was moved by Commissioner Nakano and seconded by Commissioner Imada to send a favorable recommendation to the County Council for the reasons and with the condition as previously recommended by the staff. A roll call vote was taken and motion carried with eight ayes.

CHANGE OF ZONE	Public hearing on the application of Robert
ROBERT HARAGA	Haraga for a change of zone for 6,836 square
WAIAKEA,	feet of land from a Double Family Residential -
SOUTH, HILO	3,750 square foot (RD-3.75) to an Office
	Commercial - 20,000 square foot (CO-20)

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
April 24, 1980

A regularly advertised public hearing on the application of the County of Hawaii Department of Parks and Recreation was called to order at 2:33 p.m. in the Councilroom, County Building, South Hilo, Hawaii, with Chairman William J. Paris, Jr. presiding.

PRESENT: William J. Paris, Jr. ABSENT: George Ponte
Glenn Frias
Clyde Imada Ex-officio Member
Roy Kagawa H. William Sewake
Bert H. Nakano
Alfredo Orita
Charles H. Sakamoto
Tina Whitmarsh

Sidney M. Fuke, Director
Norman Hayashi, Planner
Brian Nishimura, Planner

David Murakami, representing Ex-officio Member Edward Harada
Ben Tsukazaki, Deputy Corporation Counsel

and approximately 7 people in attendance

CHAIRMAN: The first item on the agenda is the public hearing on the request from the County of Hawaii Department of Parks and Recreation for a time extension to Condition No. 5 of Special Permit No. 75-212 which allowed the establishment of a drag strip facility on 135⁺ acres of land situated within the State Land Use Agricultural District. The area involved is the site of the existing drag strip in Panaewa, South Hilo, TMK: 2-1-13:Portion of 2.

NISHIMURA: (Presented background and recommendation for approval with conditions on file.)

KAGAWA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: David, you folks estimate that within two years we'll have the Puainako Extension?

MURAKAMI: The Puainako Extension, we don't have a timetable for that.

FUKE: I think that, Commissioner Kagawa, realistically, you know, in view of the fiscal condition of both the State and

EXHIBIT

I

the County, the Puainako Extension is a relatively low priority. There are other roads, major roadways, in the County of Hawaii which would be higher priority, example, like the Queen Kaahumanu Highway Extension or even the completion of the Puainako Street Extension which would hook up to Kaumana, that would be a higher priority than trying to hit down that site.

KAGAWA: Right, so instead of limiting to two years, putting in something like within one year after the Puainako Extension or something like that.

FUKE: Oh, to make it related to that?

KAGAWA: Yeah.

FUKE: That's an excellent suggestion.

KAGAWA: So they won't have to come back every two years.

CHAIRMAN: Very good. Why don't we amend it to read that way instead of two years. Any further discussion?

ORITA: Mr. Chairman?

CHAIRMAN: Commissioner Orita.

ORITA: David, the Waiakea Flood Control System ponding area, if that area were to be completed, then the permitted access can be arranged, am I correct?

MURAKAMI: Yes.

ORITA: So, in other words, when will that ponding area be completed?

MURAKAMI: Bid opening is today for the ponding area, but like the amount of funds we have, I don't think it can cover constructing the entire dam site. What we have done is figure out how much money we have and extend the project to do as much as we can. I don't know when the latest phase, when it will be completed.

ORITA: So whatever money that is available, can it be spent so that the permitted access can then be accommodated to that area?

FUKE: Maybe I can explain. Brian, is there a map in the file which shows where the proposed, where the drag strip is in relation to Puainako Street?

NISHIMURA: We only have a small 8 by 14.

CHAIRMAN: What is the use of this area at the present time anyway? How extensively is it used?

FUKE: It's not used for active agricultural, you're talking about the surrounding area?

CHAIRMAN: No, I mean the drag strip.

FUKE: Oh, the drag strip is currently in operation. Essentially, Commissioner Orita, two major public improvements that would have to be made before the permanent access to the drag strip can be had, one is that you need to extend the Puainako Street, you know, essentially create a new street. And over and beyond creating the new street is that there is a major ponding area for the flooding and this has relationship to how from Puainako Street you would be creating your permanent access to the drag strip site. Inasmuch as once the ponding area is set, then you would be able to figure out what specific alignment from Puainako Street to the drag strip you can have.

ORITA: Thank you.

FUKE: Actually, and practically speaking, in terms of priorities, the drainage improvements would definitely occur before the extension of the Puainako Street. Because of the problem that we've been having on drainage, the Mayor has placed considerable emphasis on the resolution of drainage problem islandwide in terms of the capital budget.

So the suggestion that Commissioner Kagawa made that is to say that the extension of time would be until one year from the completion of the Puainako Street extension would sufficiently, I think, alleviate the concerns that the Parks Office has right now.

NAKANO: Mr. Chairman?

CHAIRMAN: Commissioner Nakano.

NAKANO: Why don't we just say it shall be extended until such time as fund is appropriated for the project, when funds are made available by the County of Hawaii? I don't know how long we've got to wait. Like Roy said they might come back time and again, maybe not once, twice, three times.

FUKE: Yeah, that would be possible. But I think that if and when the Puainako Street Extension is completed, realistically, there would be a new entry road, not only to the drag-strip area but hopefully to the new airport.

If memory serves me correctly, when the permit was initially approved back in 1975, part of the concern behind wanting to give only a temporary access was that they wanted to have direct and indirect pressure to both the State and the County governments to have a full-fledge access. There's also the related concern about when you actually encourage people to utilize a non-dedicable County road, then we may be incurring unnecessary liability. And so to some extent, there is some amount of urgency in making sure that there is an active push to having that road completed. But I think that if you leave it open-ended, that if and when funds are available, then there would be no indirect pressures to actually have the roads completed.

CHAIRMAN: If there are no further questions, is the applicant or his representative present? Would you please come forward.

Do you swear to tell the truth in the testimony you're about to give on this application now before the Hawaii County Planning Commission?

OKAMURA: I do.

CHAIRMAN: Will you state your name into the microphone for the record, please.

OKAMURA: My name is Ronald Okamura. I'm with the Department of Parks and Recreation.

CHAIRMAN: Ronald, you've heard the staff's background and their recommendation. Do you have anything you may add in the matter of clarity or anything of that matter?

OKAMURA: Not at this time; and I go along with the amended recommendation.

CHAIRMAN: That it be based upon the, a period of time after the completion of the Puainako Extension?

OKAMURA: Right.

FUKE: Ronald, to your knowledge, well, first of all, how long has the drag strip been in operation right now?

OKAMURA: Since '78.

FUKE: Since '78, so that's just about roughly two years.

OKAMURA: Two years.

FUKE: Over the last two years then, has there been to your knowledge any problems with the existing access road?

OKAMURA: Yeah, we were first concerned about that because there were several meets that attracted over 5,000 people, but we monitored those meets and there were no really any major problems as far as traffic. I mean, Leilani was kind of congested for a while, but that was about all, but only for a short period.

FUKE: But as far as that section dealing with the 18-foot wide pavement or oil-treated section, did that generate any problems?

OKAMURA: No, none whatsoever.

FUKE: There was also no accidents from that area?

OKAMURA: No.

FUKE: Okay, thank you.

CHAIRMAN: Have any of you Commissioners got any questions of the applicant? If not, thank you very much. This is a public hearing. Is there anybody from the public that wishes to give

testimony on this application now before us? Seems to be nobody here that's interested in giving testimony. You have some options available to you. You can continue the hearing or you can close it. What is your pleasure?

SAKAMOTO: Mr. Chairman?

CHAIRMAN: Commissioner Sakamoto.

SAKAMOTO: I make a motion we close the public hearing.

CHAIRMAN: Its been moved by Commissioner Sakamoto that we close the public hearing. Is there a second?

ORITA: Second, Mr. Chairman.

CHAIRMAN: Seconded by Commissioner Orita. Is there any further discussion? If not, all those in favor signify by saying aye?

COMMISSIONERS: Aye.

CHAIRMAN: Contrary minded, same sign? Public hearing is closed.

At this time, Planning Director Fuke amended the staff's recommendation to read, "Upon review of the subject request, staff recommends that an extension of time until one year from the completion of the Puainako Street Extension for the continued use of the temporary access road...."

It was moved by Commissioner Sakamoto and seconded by Commissioner Kagawa to send a favorable recommendation to the State Land Use Commission for the reasons and with the conditions as outlined by the staff. A roll call vote was taken and motion carried with eight ayes.

The public hearing adjourned at 2:47 p.m.

Respectfully submitted,

Sharon M. Nomura

Sharon M. Nomura
Secretary

A T T E S T:

William J. Paris, Jr.
William J. Paris, Jr.
Chairman, Planning Commission

COPY

PLANNING DEPARTMENT

COUNTY OF HAWAII

25 AUPUNI STREET

LAND USE COMMISSION
STATE OF HAWAII

HILO, HAWAII 96720

MAY 7 10 45 AM '80

May 5, 1980

Mr. Milton T. Hakoda, Director
Department of Parks & Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hakoda:

Time Extension to Condition No. 5
of Special Permit No. 72-132 (LUC 325)
Tax Map Key 2-1-13:Portion of 2

The Planning Commission at its duly held public hearing on April 24, 1980, considered your request for a time extension to Condition No. 5 of Special Permit No. 75-212 which allowed the establishment of a drag strip facility on 135+ acres of land situated within the State Land Use Agricultural District in Panaewa, South Hilo, Hawaii.

The Commission voted to send a favorable approval to the Land Use Commission on the following amended condition:

"5. That the permanent access be constructed within one (1) year from the date of completion of the Puainako Street extension."

The reasons for the favorable recommendation are as follows:

That circumstances beyond the direct control of the Department of Parks and Recreation have prevented the Department from meeting the requirements of the subject time condition. The alignment of the permanent access to the drag strip will extend easterly from the Kanoelehua Avenue via the proposed Puainako Street extension. At the present time, there are no funds for the construction of the Puainako Street extension. Therefore, permanent access to the drag strip cannot be provided until such time that the necessary construction funds become available.

Mr. Milton T. Hakoda, Director
Department of Parks & Recreation
Page 2

The Commission further recommended that approval of the time extension request be subject to the condition that all other applicable rules, regulations, and requirements be complied with.

Should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,

William J. Paris Jr.

William J. Paris, Jr.
Chairman, Planning Commission

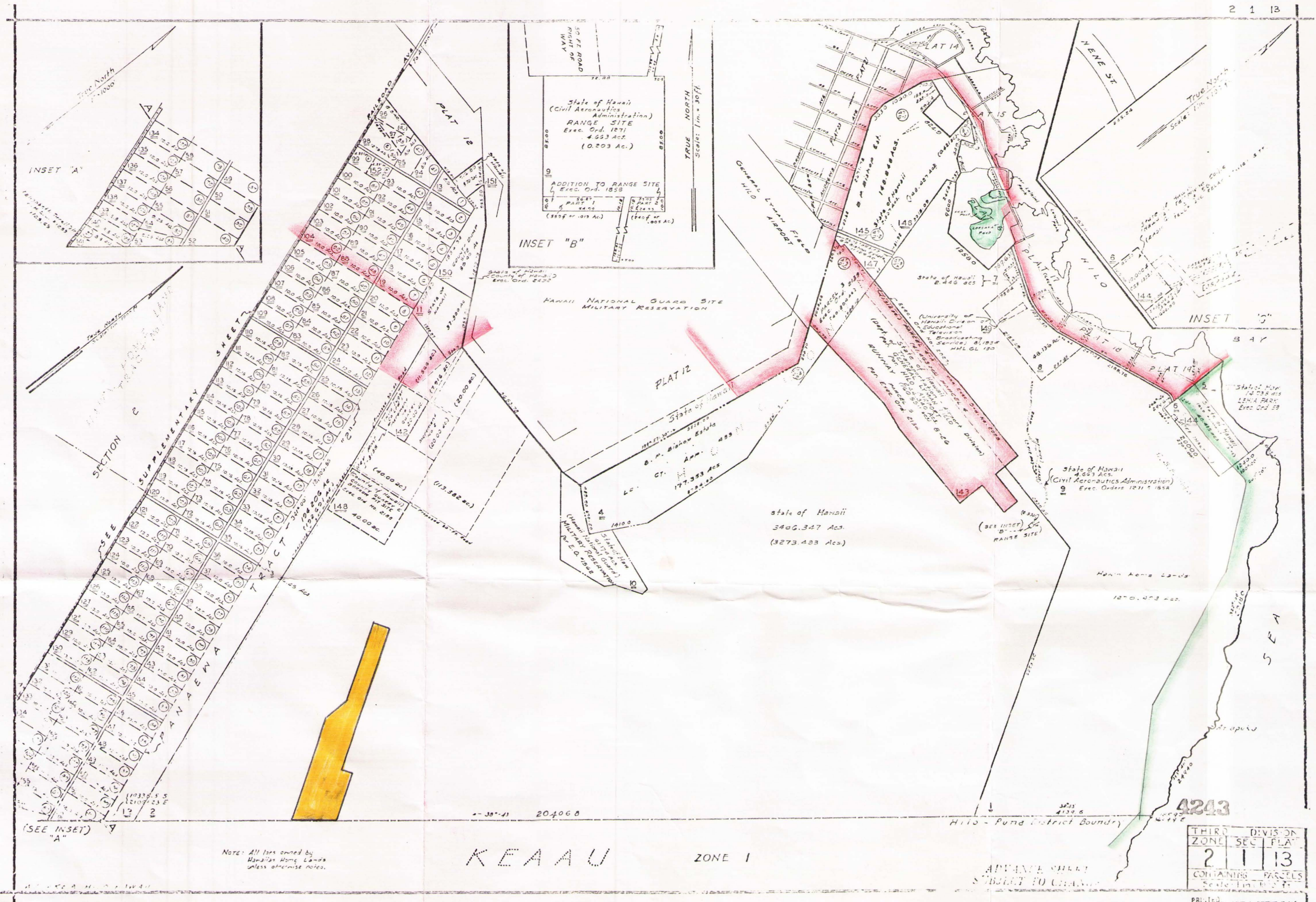
NH/lgv

cc: State Land Use Commission ✓
Chief Engineer, Public Works

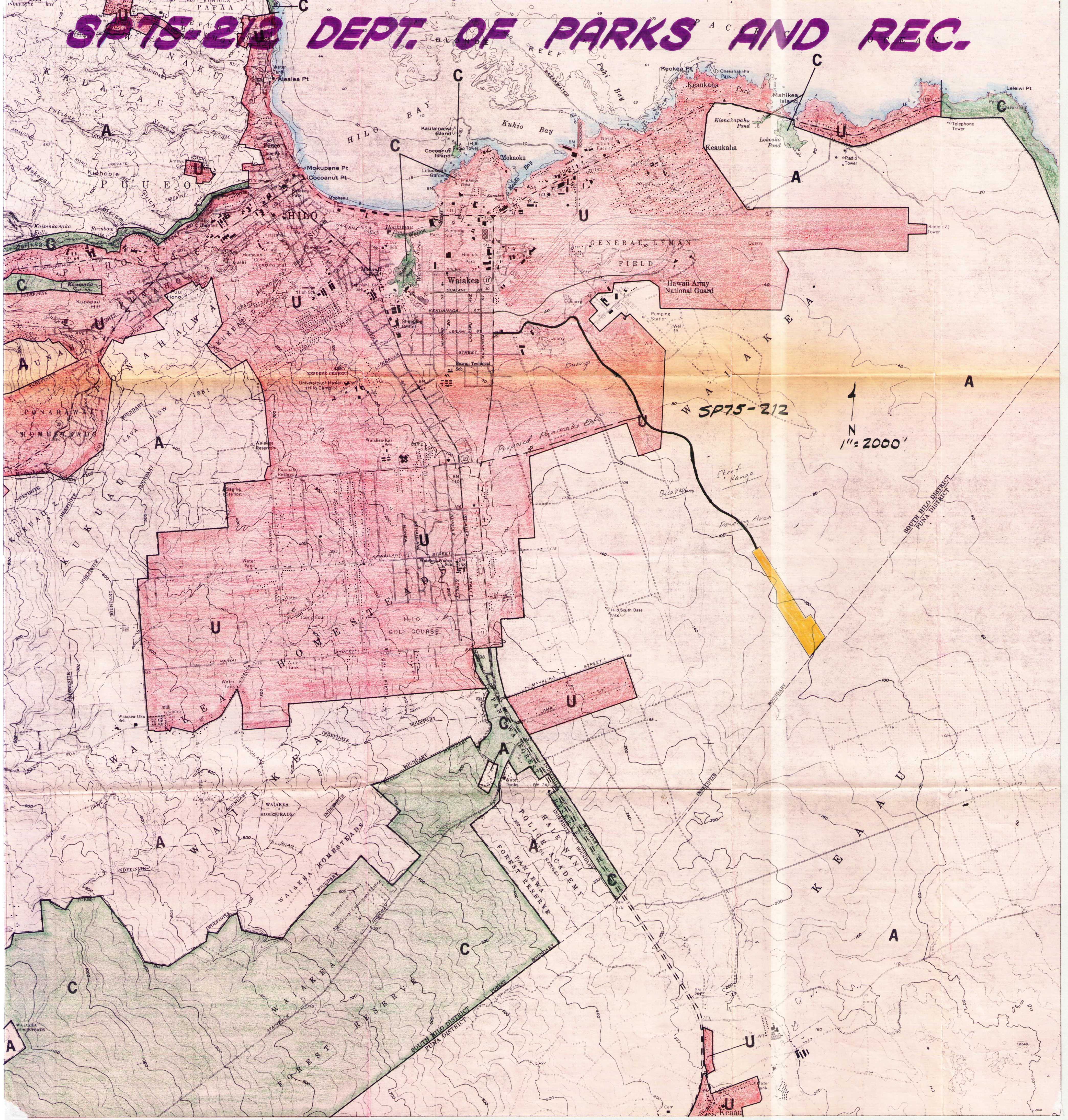
LUC MAPS

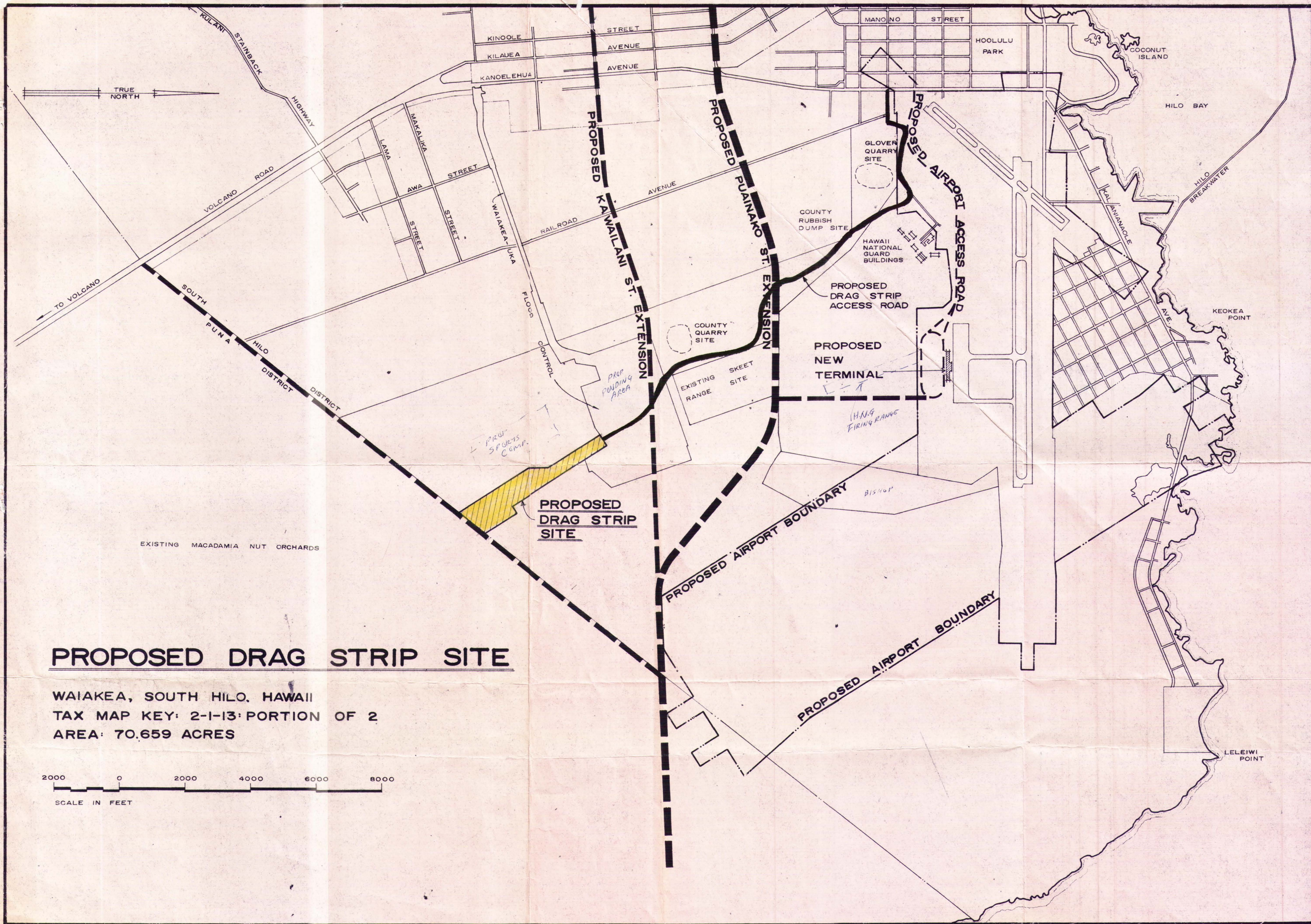
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SP75-212 DEPT. OF PARKS AND REC.



SP75-212 DEPT. OF PARKS AND REC.





PROPOSED DRAG STRIP SITE

WAIAKEA, SOUTH HILO, HAWAII
TAX MAP KEY: 2-1-13: PORTION OF 2
AREA: 70.659 ACRES

