

SPECIAL PERMIT

JAN 13 1982

Petition Received _____

Maps _____

Action Span 1/13/82 - 2/27/82

Action Date 2/2/82

Recordation _____

*Kamuela
Tree Map*

(HAND DELIVERED)

4/8/82 - Sent certified copy of
Decision & Order to
Gillman T. M. Chu
Office of the Ombudsman
465 S. King St., Kekuanaoa Bldg
Honolulu, Hawaii 96813
(4th fl.)

Send copy of
D/Order to:
Gillman Chu
Ombudsman



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Old Federal Building, Room 104, 335 Merchant Street,
Honolulu, Hawaii 96813

April 8, 1982

GEORGE R. ARIYOSHI
Governor
WILLIAM W. L. YUEN
Chairman
CAROL B. WHITESELL
Vice Chairman

COMMISSION MEMBERS:

Richard Choy
Everett Cuskaden
Shinsei Miyasato
Teofilo Tacbian
Robert Tamaye
Edward Yanai

GORDAN FURUTANI
Executive Officer

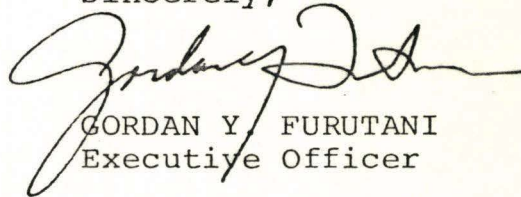
Mr. Sidney Fuke
Planning Director
Hawaii Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuke:

Subject: COUNTY OF HAWAII
DEPARTMENT OF PARKS AND RECREATION

In reference to our letter to you dated
February 4, 1982, enclosed is a copy of the
Decision and Order on SP82-352 for your information
and records.

Sincerely,


GORDAN Y. FURUTANI
Executive Officer

Encl.

cc: Mr. Milton Hakoda, Director
Dept. of Parks & Recreation

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition)
for Special Permit of)

SP82-352

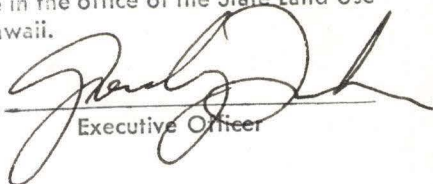
COUNTY OF HAWAII DEPARTMENT)
OF PARKS AND RECREATION)

COUNTY OF HAWAII DEPARTMENT
OF PARKS AND RECREATION

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.

APR 8 1982
Date

by


Executive Officer

DECISION AND ORDER

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition)	
for Special Permit of)	SP82-352
)	
COUNTY OF HAWAII DEPARTMENT)	FINDINGS OF FACT,
OF PARKS AND RECREATION)	CONCLUSIONS OF LAW
_____)	DECISION AND ORDER

FINDINGS OF FACT, CONCLUSIONS OF LAW,
DECISION AND ORDER

The Land Use Commission of the State of Hawaii, having duly considered the entire record in the above-entitled matter ~~matter~~ on February 2, 1982 at Kahului, Maui, makes the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The Petition for Special Permit was filed by the County of Hawaii Department of Parks and Recreation to allow the development and use of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District at Waiakea, South Hilo, Island of Hawaii, Tax Map Key 2-1-13: portion of 02.

2. The subject property abuts the South Hilo-Puna District boundary approximately two miles east of Kanoelehua Avenue, and adjoins the eastern boundary of the existing Panaewa Drag Strip complex.

3. The proposed improvements include the clearing, grubbing and contour grading of the site, extension of a water-line from the drag racing complex, grading an area for parking and construction of a pit area, motorcycle track and course, spectator and concession facilities and comfort station.

4. The subject property is zoned Agricultural-20 acres, and designated "Orchards" on the Land Use Pattern Allocation Guide (LUPAG) Map of the County of Hawaii General Plan.

5. The Land Study Bureau's overall master productivity soil rating for agricultural use is "E" or very poor for soils of the subject site. Rainfall in the vicinity averages about 144 inches per year.

6. Land uses surrounding the subject site include the drag strip, macadamia nut orchards and vacant lands. The nearest residential subdivision is situated approximately 6,000 feet west of the subject property.

7. Access to the subject area would be through the same temporary road that provides entry to the drag strip.

8. On October 13, 1978, the State Board of Land and Natural Resources voted to recommend that an executive order be issued setting aside the subject area for a motorcycle training and competition facility to the Governor. This recommendation was made subject to a condition that the County Department of Parks and Recreation obtain a special permit or district boundary amendment prior to the issuance of the executive order.

9. The application for subject special permit was filed with the County Planning Commission on November 4, 1981. On December 17, 1981, the Hawaii County Planning Commission held a public hearing on the special permit request. Based on the reasons presented by the Petitioner and the findings and recommendations of the County Planning Department, the Planning Commission voted unanimously to forward a recommendation for approval to the State Land Use Commission subject to conditions recommended by the planning department staff.

10. The findings of the County Planning Commission and the entire record of the proceedings was received by the Land Use Commission on December 13, 1981.

CONCLUSION OF LAW

1. "Unusual and reasonable" uses other than those which are permitted in an Agricultural District may be permitted

by special permit pursuant to Chapter 205-6, Hawaii Revised Statutes, State Land Use Commission's District Regulations, Part V.

2. The determination of "unusual and reasonable" uses is accomplished by applying the following five guidelines set forth in Section 5-2 of the State Land Use Commission's District Regulations.

- (1) Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
- (2) That the desired use would not adversely affect surrounding property.
- (3) Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.
- (4) Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.
- (5) That the land upon which the proposed use is sought is unsuited for the uses permitted within the District.

The evidence and findings in the record forwarded by the Hawaii County Planning Commission do not clearly and adequately show that each of the five tests for granting a special permit have been met.

3. The record does not indicate the Hawaii County Planning Commission considered sufficient evidence to establish findings that the use is not contrary to the objectives of the land use law; that unusual conditions, trends and needs have arisen since the district boundaries and regulations were established and that the proposed use would not unreasonably burden public agencies to provide public services and facilities.

DECISION AND ORDER

IT IS HEREBY ORDERED that Special Permit Petition No. 82-352 for development of a motorcycle training and competition facility on ninety (90) acres of land situated within the State Land Use Agricultural District at Waiakea, South Hilo, Island of Hawaii, Tax Map Key 2-1-13: portion of 02, be and is hereby denied for the reasons stated in the foregoing conclusions of law.

DATED: Honolulu, Hawaii, April 8, 1982.

LAND USE COMMISSION
STATE OF HAWAII

By William W. L. Yuen
WILLIAM W. L. YUEN, Chairman and
Commissioner

By Richard B. F. Choy
RICHARD B. F. CHOY, Commissioner

P01 54277

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SP82-352 - C/HI. Dept. Parks/Recr.
A81-506 - Norman Greenwell, et al

SENT TO				
Sidney Fuke				
STREET AND NO.				
25 Aupuni St.				
P.O., STATE AND ZIP CODE				
Hilo, HI. 96720				
POSTAGE			\$ 1.05	
CONSULT POSTMASTER FOR FEES	OPTIONAL SERVICES	CERTIFIED FEE		.75
		SPECIAL DELIVERY		
	RESTRICTED DELIVERY			
	RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED		.60
		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			\$ 2.40	
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:

Sidney Fuke

3. ARTICLE DESCRIPTION:

REGISTERED NO.

CERTIFIED NO.

INSURED NO.

5442772

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE

☐ Addressee☐ Authorized agent

4.

DATE OF DELIVERY

4-12-82

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S
INITIALS

SP82-352 C/HI. DPR

☆ GPO: 1978-272-382

A81-506 Norman Greenwell, et al

13 APR
1992

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.

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



**RETURN
TO**



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

State of Hawaii

(Name of Sender)

LAND USE COMMISSION
Room 104, Old Federal Building

335 Merchant Street
Honolulu, Hawaii 96813

(City, State, and ZIP Code)

PO 1 5442773

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SP82-352 - Cty/Hawaii Dept. of Parks & Recr.

SENT TO				
Milton Hakoda				
STREET AND NO.				
Dept. of Parks & Recr.				
PO STATE AND ZIP CODE				
25 Aupuni St. Hilo, Hawaii 96720				
POSTAGE			\$.54	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		.75 ¢	
	OPTIONAL SERVICES	SPECIAL DELIVERY	¢	
		RESTRICTED DELIVERY	¢	
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.60 ¢
			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			1.89
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.
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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
Dept. of Parks & Recreation

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442773	

1 (Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

4.

DATE OF DELIVERY

4-12-82

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

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.

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



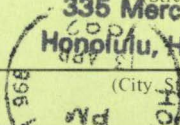
**RETURN
TO**



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

State of Hawaii
LAND USE COMMISSION
Room 104, Old Federal Building
(Street or P. O. Box)
335 Merchant Street
Honolulu, Hawaii 96813

(City, State, and ZIP Code)



SP82-352 - County of Hawaii, Department of
Parks and Recreation

D/O mailed 4/8/82 by certified mail, return receipt
requested.

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the)
Petition for Special Permit of)
COUNTY OF HAWAII DEPARTMENT OF) SP82-352
PARKS AND RECREATION)
_____)

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
County of Hawaii Planning Department
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 8th day of
April, 1982.


GORDAN Y. FURUTANI
Executive Officer

February 4, 1982

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on February 2, 1982, the Land Use Commission voted to disapprove a Special Permit request by the County of Hawaii, Department of Parks and Recreation (SP82-352) to allow the development of a motorcycle training and competition facility on approximately 90 acres of land situated within the State Land Use Agricultural District at Panaewa, Waiakea, South Hilo, Hawaii, Tax Map Key: 2-1-13: portion of 2.

The Land Use Commission's Decision and Order will be forwarded to you at a later date.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:gm

Enc.

cc: Department of Parks and Recreation, Hawaii

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP82-352 - COUNTY OF HAWAII
DEPT. OF PARKS & RECREATION

DATE February 2, 1982

PLACE Kahului Library Conf. Room
Kahului, Maui

TIME 9:00 a.m.

S

M

NAME	YES	NO	ABSTAIN	ABSENT
WHITESELL, CAROL B.	X			
TACBIAN, TEOFILO PHIL	X			
TAMAYE, ROBERT S.	X			
MIYASATO, SHINSEI	X			
CUSKADEN, EVERETT L.				X
CHOY, RICHARD B. F.		X		
YANAI, EDWARD K.				X
YUEN, WILLIAM W. L.		X		

Comments: I move to approve SP82-352, County of Hawaii Department of Parks and Recreation, subject to the 8 conditions imposed by the Hawaii County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission February 2, 1982
9 a.m.

FROM: Staff

SUBJECT: Addendum to Staff Report on SP82-352 County of Hawaii
Department of Parks and Recreation

Subsequent to the preparation and transmittal of the staff report on SP82-352 County of Hawaii Department of Parks and Recreation to you, we have received a copy of the Supreme Court ruling on an appeal from the First Circuit Court regarding the granting of a special permit to Oahu Corporation for the construction of a major amusement park on 103 acres of land situated in the Agricultural District at Kahe Point, Oahu.

After reviewing this decision, staff believes that the Supreme Court ruling is applicable to the subject special permit. Staff therefore recommends that the following questions and any other questions the Commission may have regarding the relationship of the Supreme Court's decision and the subject permit be discussed and answered before action on this item is rendered:

1. Based on Supreme Court Decision No. 7112, can the proposed motorcycle training and competition facility be established through the special permit procedure?
2. Does the record contain sufficient information and findings to determine whether the proposed use under the subject special permit is "unusual and reasonable?"

Whether a particular use is "unusual and reasonable" is determined by applying the five guidelines set forth in the Land Use District Regulation Section 5-2 to the proposed project. Section 5-2 requires the following:

- (1) Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
- (2) That the desired use would not adversely affect surrounding property.
- (3) Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water,

drainage and school improvements, and police and fire protection.

- (4) Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.
- (5) That the land upon which the proposed use is sought is unsuited for the uses permitted within the District.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

DATE: February 2, 1982

FROM: Staff

SUBJECT: SP82-352 - County of Hawaii Department of Parks & Recreation

The Department of Parks and Recreation of the County of Hawaii is requesting approval of this Special Permit to allow the development and use of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District at Waiakea in South Hilo. The subject property is a portion of Tax Map Key 2-1-13: 2 which totals more than 3,2000 acres and is owned by the State of Hawaii. It abuts the South Hilo-Puna District boundary approximately 2 miles east of Kanoelehua Avenue, and adjoins the eastern boundary of the Panaewa Drag Strip Complex which was approved by the Land Use Commission on September 22, 1975 under Special Permit No. 75-212.

Access to the proposed facility would be by way of the same temporary road that provides entry to the drag strip. Adjacent land uses include the drag strip, macadamia nut orchards, and vacant lands. The nearest house is located approximately 6,000 feet toward the west, within the Hawaiian Homes agricultural subdivision. (See attached Location Map "A.")

On October 13, 1978, the State Board of Land and Natural Resources voted to recommend to the Governor that an executive order be issued setting aside the subject area for a motorcycle training and competition facility under the management and control of the County of Hawaii, Department of Parks and Recreation, subject to the following terms and conditions:

1. That the County obtain a Special Permit or District Boundary Amendment prior to the issuance of the executive order;
2. That the County shall be responsible for the subdivision of the parcel; and
3. That prior to the subdivision of said parcel the County shall submit, for review and acceptance of the Board Chairman, a metes and bounds description and a survey map of the designated area.

At the same meeting, the Board granted a right-of-entry for planning and surveying purposes.

The application for subject Special Permit was received by the County Planning Commission on November 4, 1981.

The proposal to develop a motorcycle training and competition facility on the subject state-owned lands is made by Petitioner, at the request of the Big Island Motorcycle Association (BIMA). The BIMA has been utilizing a privately-owned ranch in Waimea for their activities, but development of surrounding areas

to residential use has prompted the association to seek an alternative site. According to the Association, they have been trying to relocate for about ten years, and 80 percent of its membership reside in Hilo and surrounding areas.

The Petition proposes the following improvements on the subject property:

1. clearing, grubbing, and contour grading of the site;
2. extension of a waterline from the drag racing complex;
3. grading an area for parking and constructing a pit area and motorcycle track and course; and
4. constructing accessory structures, e.g., spectator and concession facilities, comfort stations, etc.

For the Commission's information, the preliminary site layout plan is shown as Attachment "B."

In support of the request the petitioner stated, in part, the following:

"The proposed facility is intended to satisfy recreational motorcycling needs, as expressed by the Big Island Motorcycle Association.

"The proposed site adjoins the County's drag racing complex for which a special permit was previously approved. Centralizing these similar type activities would result in maximizing use of existing public services and utilities."

On the Land Use Pattern Allocation Guide (LUPAG) Map of the County General Plan the subject property is designated as "Orchards," and is currently zoned Agricultural-20 acre minimum lot size (A-20a).

According to the Soil Survey Report (December 1973) published by the U.S. Soil Conservation Service, the soil on the site is of the Papai series which is described as a surface layer of dark brown extremely stony muck about 8 inches thick underlain by fragmented A'a lava. Permeability is rapid, runoff is slow, and the erosion hazard is slight. The Land Study Bureau's master productivity rating for agricultural use is Class "E" or Very Poor. Rainfall in the vicinity averages about 144 inches per year.

For the commissioners' information, an environmental assessment and negative declaration for the project was published in the November 23, 1981, Environmental Quality Commission Bulletin, and is attached as item "C" of this staff report.

Pertinent comments from governmental agencies:

1. Department of Water Supply

The County Water Department commented:

"We have no objections to the request for development of a Motorcycle Training and Competition Facility. For your information, there is an 8-inch waterline to the existing Drag Racing Facility."

2. Department of Health

The State Department of Health commented that "Sanitary facilities should be provided for participating public."

3. Soil Conservation Service

The Soil Conservation Service, U. S. Department of Agriculture, stated:

"We do not anticipate any major flooding in this parcel."

4. Department of Agriculture, State of Hawaii

In its letter of December 11, 1981, the State Department of Agriculture stated the following:

"The Department of Agriculture has reviewed the subject application and although we do not specifically object to the project at this time, we are enclosing for your information, a copy of our comments to the Board of Land and Natural Resources concerning the request for a State Land Disposition for the Motorcycle Facility at Panaewa."

For the Commission's information, a reproduction of the Department of Agriculture memorandum referred to above is attached to this staff report as Attachment "E-1."

The following cooperating agencies had no comments or objections to the subject request: Hawaii Electric Light Company, Inc; County of Hawaii Fire Department, Police Department, Department of Public Works, and Department of Research and Development.

The Hawaii Planning Commission held a public hearing on the subject petition on December 17, 1981. Three letters were introduced into the record at that time. One of the letters, signed by Edward L. Kanahale and Eugene Kalanui on behalf of farmers in the area, expressed opposition to the motorcycle facility due to potential noise and other environmental problems. During the hearing, four persons testified in favor of the petition. For the Commission's information, the hearing transcript of December 17, 1981 is attached as "D" and the three letters as "E," "F," and "G."

On December 17, 1981, all six Planning Commission members present at the hearing voted to recommend approval of the Special Permit request based on the following considerations:

"The desired use would not adversely affect surrounding property. The proposed site for the requested use is located in an area which is relatively isolated from residential development. It is within the Panaewa forest and the nearest residential uses are approximately 6,000 feet to the west. Other surrounding uses within less than one mile from the proposed site are basically of a public or large-scale agricultural nature. The lands immediately surrounding the site include the drag strip, macadamia orchards and forest.

"In essence, the forest within which the proposed facility is to be located covers a vast area. The entire motorcycle facility site consists of 90 acres in a State-owned parcel of 3200 acres. Not all of the 90 acres will be cleared, as two hundred (200)-foot wide buffers will be provided. The remoteness from areas of residence and other areas where continuous activities

occur effectively mitigates adverse impacts which may otherwise occur.

"The land upon which the proposed use sought is generally unsuited for the uses permitted within the district. The State Land Use Commission's Agricultural designation includes lands which are not suited to agricultural and ancillary activities by reason of topography, soil and other related characteristics. The subject site has a slight soil overlaying a lava. Its productivity class, based on the Land Study Bureau Soil Survey, is class E or very poor. Such soils have very severe limitations which make them generally unsuited to cultivation.

"At the present time, the proposed site is essentially vacant and unused. The 90-acre area would be partially converted from a forest to a public recreational use. Implementing the motorcycle facility proposal will not result in the loss of presently productive land or of a valuable natural area. The land would instead be used for a needed public recreational facility.

"The proposed use will make the highest and best use of the land involved for the public welfare. Motorcycle competition is a recreational activity currently being pursued by a portion of the public and thus by providing a site for such use would help to meet their recreational needs. The location of such a facility must also be in proximity to a majority of its users but still far enough away from population centers so as to not create a nuisance. The subject site meets these criteria."

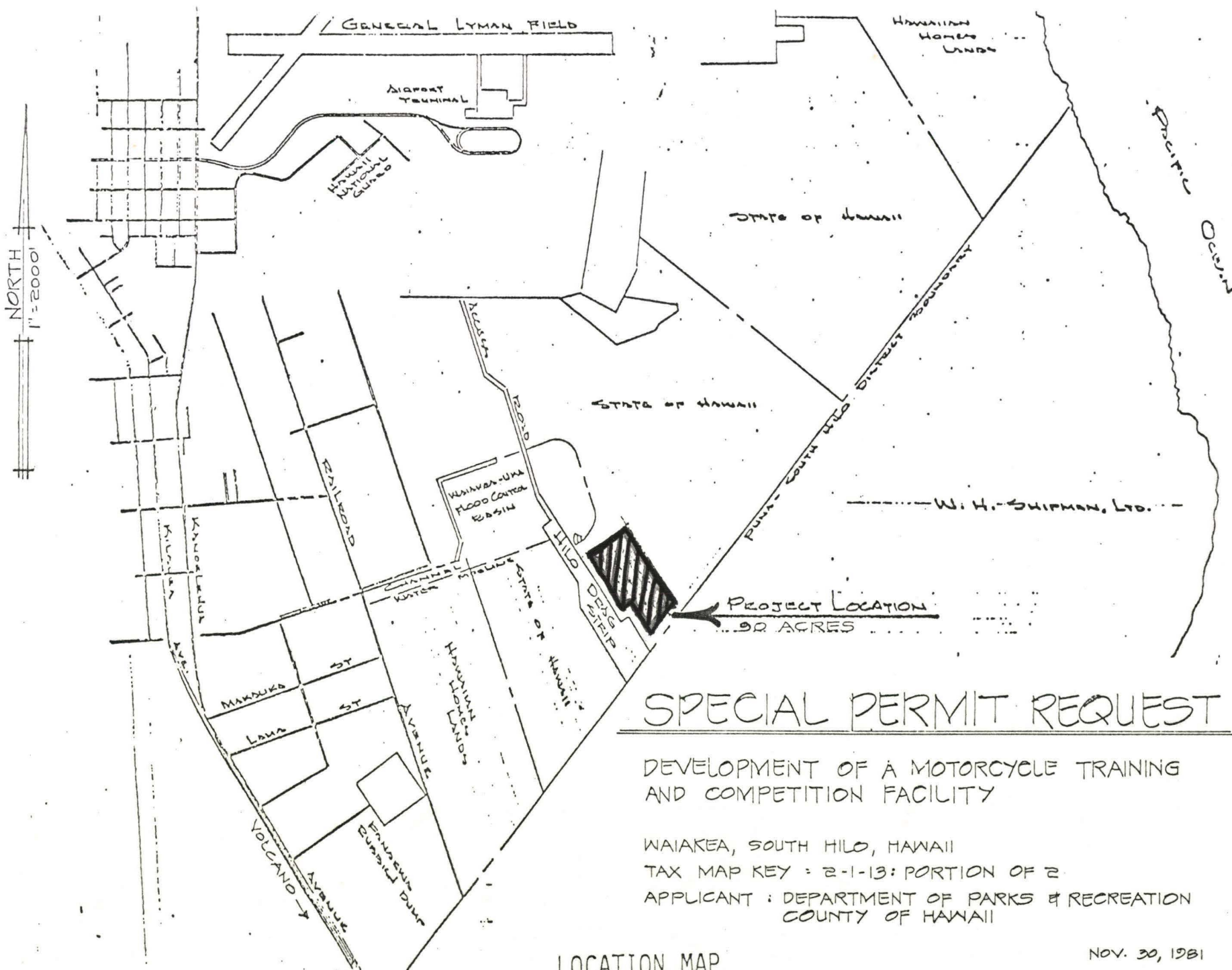
The County Planning Commission further recommended to the Land Use Commission, that approval of the Special Permit request be subject to the following conditions:

- "1. That the petitioner, the County Department of Parks and Recreation, shall be responsible for complying with all stated conditions of approval.
- "2. That tentative subdivision approval be secured by the applicant within one (1) year from the date of approval of the special permit. Final subdivision approval shall be secured within one (1) year thereafter.
- "3. That plans shall be submitted and Final Plan Approval secured in accordance with Chapter 8 (Zoning Code), Hawaii County Code, be secured within one (1) year from the effective date of the Permit.
- "4. That construction of the proposed facility commence within one (1) year from the date of receipt of Final Plan Approval and be completed within three (3) years thereafter.
- "5. That two buffer zones with a minimum width of 200 feet each be provided on the south and west sides of the facility.
- "6. That the Department of Parks and Recreation develop and adopt use regulations for the subject facility prior to its occupancy.
- "7. That the temporary drag strip access road to the facility may be used until the permanent drag

strip access is completed. Upon completion of this permanent access, use of the temporary access by the motorcycle facility shall terminate.

- "8. That all other applicable rules, regulations and requirements, including noise and air quality standards, be complied with.

"Should any of the foregoing conditions not be met, this Special Permit shall be automatically void."



SPECIAL PERMIT REQUEST

DEVELOPMENT OF A MOTORCYCLE TRAINING
AND COMPETITION FACILITY

WAIAKEA, SOUTH HILO, HAWAII

TAX MAP KEY : 2-1-13: PORTION OF 2

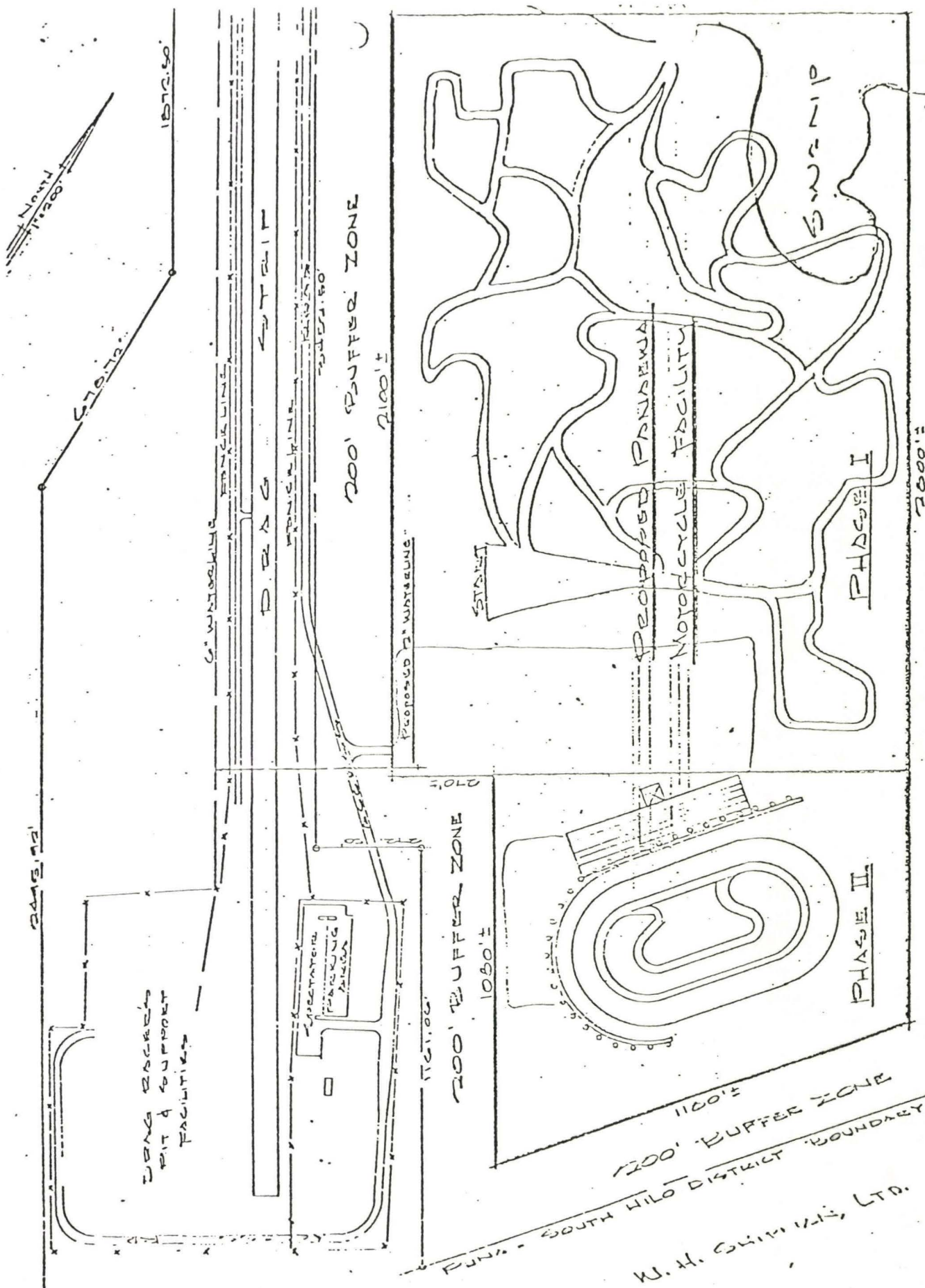
APPLICANT : DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

LOCATION MAP

NOV. 30, 1981

"A"

Preliminary Site Layout



"C"

ENVIRONMENT ASSESSMENT
for
MOTORCYCLE RACING FACILITY
WAIAKEA, SOUTH HILO, HAWAII

The County of Hawaii, at the request of the Big Island Motorcycle Association, is proposing to develop a motorcycle training and competition facility on State-owned lands located in Waiakea, South Hilo, Hawaii, TMK: 2-1-13:2(por.). The proposed site, ninety acres in size, abuts the northeast boundary of the Panaewa Drag Racing complex, which was developed and is operated by the County of Hawaii.

On October 13, 1978, the Board of Land and Natural Resources, State of Hawaii, approved and recommended the issuance of an executive order setting aside the subject area for a motorcycle training and competition facility under the management and control of the County of Hawaii, subject to the following conditions:

1. that the County obtain a Special Use Permit or District Boundary Amendment prior to issuance of the executive order;
2. that the County be responsible for the subdivision of said parcel; and
3. that prior to the subdivision of said parcel, the County shall submit for review and acceptance by the Chairman, a metes and bounds description and survey map of the designated area.

The Board also granted a right-of-entry for planning and surveying purposes. A subdivision application has subsequently been filed, with the approval of the Chairman, and is being reviewed by the County Planning Department.

As mentioned earlier, the project is being spearheaded by the Big Island Motorcycle Association (BIMA), and the following improvements have been proposed:

1. clearing, grubbing, and contour grading of the site;
2. extension of a waterline from the drag racing complex;
3. grading an area for parking and constructing a pit area and motorcycle track and course; and

4. constructing accessory structures, e.g., spectator and concession facilities, comfort stations, etc.

According to the BIMA, 80% of its membership reside in Hilo and surrounding areas. For this reason, selection of a site has been concentrated in the South Hilo district. The BIMA has been utilizing a privately-owned ranch in Waimea for their activities, however, development of surrounding residential areas have prompted the association to seek an alternative site.

The site selected for the motorcycle facility is undeveloped and abuts the northeast boundary of the drag racing complex from which vehicular access and water are available. Surrounding land uses include the following (distances measured from center of proposed site):

County skeet range - 7500 ft. NNW

County quarry - 7500 ft. NW *distance between 3000'*

National Guard facilities - 2½-3 mi. NW

County landfill - 2½ mi. NW *1¾ mi between project + landfill*

Macadamia orchards - 4000 ft. E and 2000 ft. SSE

Sugar cane - 3000 ft. S

Hawaiian Homes farmlots - 1½ mi. W

Panaewa farmlots - 1½-2 mi. W

Hawaiian Homes Panaewa residences - 2½ mi. WNW

The State land use designation for the proposed site is agriculture, thus necessitating approval of a special permit from the State Land Use Commission. The County has zoned the area for agricultural uses (A-20a) and the General Plan land use allocation guide map designates the site for orchard type uses.

Vegetation within the site consists of 'ohia, lama, false staghorn, guava, hala, kukui, and tree ferns. Other introduced plants include trumpet trees, melastoma,

melochia, and lantana. There are no known endangered flora or fauna or recorded historical or archaeological sites within the general area.

The proposed site has a thin layer of soil overlaying a pahoehoe and a'a base. Slopes throughout the site are less than 5% and elevation is about two hundred feet. Rainfall averages 144 inches annually, and porosity of the ground provides good drainage conditions. The site is approximately two miles below the Panaewa wells and is of sufficient distance to protect the water table. During the day, prevailing winds are from the northeast and at night, the wind direction reverses. Temperatures frange from 63°F to 82°F throughout the year with the mean annual termperature being 73°.

Foreseeable impacts, should this project proceed, include the conversion of a forest environment to a recreational motorcycle complex with support facilities, with parts of the forest remaining as buffer zones. Since the land is not presently being used for agriculture or any other use, no loss of productivity would result.

The location of the facility in a relatively remote area, retention of the natural forest on the perimeters of the facility, and the requirement that mufflers be installed on all motorcycles should minimize and/or eliminate all potential sources of noise pollution. The adjacent drag racing complex poses no significant noise problems and none are expected with the addition of the proposed motorcycle facility.

The County has developed a master plan for a major sports complex in the general area. Potential impacts to this complex cannot, however, be determined at this time since no commitment of land or funds have been made for the sports complex. If the complex does become a reality, potential conflicts can be resolved during the subsequent planning and design phases.

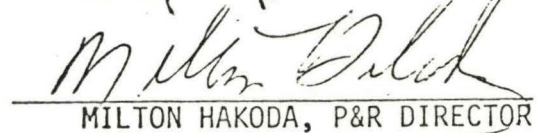
Some air pollution problems may be expected during the construction phase of the project, however, adherence to applicable public health and construction regulations should minimize this impact. All solid wastes from the site preparation and construction phases will be properly disposed of at approved disposal sites. Sewage effluent from future comfort stations will be disposed of directly into the ground and no potential health problems are foreseen.

Based on an analysis of the project's impact to the environment and the conclusion that no significant adverse impacts are anticipated, a negative declaration, pursuant to Chapter 343, HRS, EIS Regulations, is being declared for the project.

Approved by


HERBERT T. MATAYOSHI, MAYOR


SIDNEY FUKU, PLANNING DIRECTOR


MILTON HAKODA, P&R DIRECTOR

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
December 17, 1981

A regularly advertised public hearing on the application of the County of Hawaii Department of Parks and Recreation was called to order at 1:40 p.m. in the Councilroom, County Building, South Hilo, Hawaii, with Chairman Bert H. Nakano presiding.

PRESENT: Bert H. Nakano
Clyde Imada
Roy Kagawa
Alfredo Orita
George Ponte
Tina Whitmarsh

ABSENT: Glenn Frias
William J. Paris, Jr.
Charles H. Sakamoto

Ex-officio Member
H. William Sewake

Sidney M. Fuke, Planning Director
Norman Hayashi, Staff Planner
Brian Nishimura, Staff Planner
Keith Kato, Staff Planner

Ben Tsukazaki, Deputy Corporation Counsel
Galen Kuba, representing Ex-officio Member Edward Harada

and approximately 40 people in attendance

CHAIRMAN: Next on the agenda is a public hearing on the application of the County of Hawaii, Department of Parks and Recreation for a Special Permit to allow the development of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District. The area involved abuts the northeast boundary of the Panaewa Drag Strip Complex, Waiakea, South Hilo, TMK: 2-1-13:Portion of 2. Staff?

KATO: (Presented background, and letters dated December 11th from Jack K. Suwa, December 16th from Edward L. Kanahale and Eugene Kalanui, and December 17th from Howard Wagoner, on file.)

Mr. Chairman and Commissioners, maybe, before going into the recommendation, I can just indicate where these parcels are that are being referred to in the letters. This is, as you can see on the map, Railroad Avenue. This is the Puna-South Hilo District Boundary. And this is the proposed motorcycle facility site. Now the Hawaiian Homes Lots that are being referred to are in this area here. The property, in this case, all shaded in sort of blue-green is owned by the Hawaiian Homes, Department of Hawaiian Homes, and has, some of it, if not all of it, has been leased to farmers or potential farmers. The Puna Papaya, we've just determined by looking at the latest tax map, are in this area over here and on the makai side of the proposed drag strip, I mean, proposed motorcycle complex. According to our records, these properties have not yet been legally subdivided, which may account for their legal access problem.

(Presented recommendation for approval, with conditions, on file.)

CHAIRMAN: Commissioners, do you have any questions you'd like to ask of the staff?

IMADA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: Keith, Condition No. 4, that the construction of the proposed facility commence within one (1) year, etc. Does that include a commitment by the BIMA in the four areas that they would improve about grubbing, clearing, putting in comfort stations, etc., grading for parking?

KATO: At this point, the permit is being issued to the Department of Parks and Recreation, okay. And so depending on what they come in with at the time that they submit for plan approval, that would be what is going to be required to be completed within that time period.

KAGAWA: But the Department of Health recommended some kind of a sanitary facility.

KATO: That's correct. We'd like to, just for your information, this map here shows the existing drag strip and there's a public, there's a toilet located in the vicinity of this parking area over here. It's not directly in the proposed site, but it's felt that it can, at least on a temporary basis, serve those needs.

KAGAWA: Okay, as far as Condition No. 7 about this temporary access road, where is this access road?

KATO: This access road starts at the rubbish dump; and I'm not sure of the exact alignment. It does come down this way, makes a turn up and then back down to the proposed facility.

KAGAWA: Is there a proposed permanent access?

KATO: Yeah. Under the permit that was granted for the drag strip, there's suppose to be a permanent access taken when the Puainako Street extension is completed; and there's suppose to be a takeoff from there toward the drag strip.

KAGAWA: There's no timetable for that?

KATO: No.

CHAIRMAN: Any other questions, Commissioners? None? Is the applicant or representative present? I'd like to swear you in first. Do you swear to tell the truth on the testimony you're about to give on the subject matter now before the Hawaii County Planning Commission?

OKAMURA: I do.

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

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

CHAIRMAN: Mr. Okamura, you have heard the background report and also the recommendation. Do you have anything that you'd like to add?

OKAMURA: Only one thing, that as far as the letters that were handed in stating concerns about noise pollution, I would like to state that all of the activities proposed at the new motorcycle facility would be confined to daytime use thereby the noise factor would be minimized as compared to something of that nature being done at night when sound carries, you know, even further. And I've done, in the past prior to the construction of the drag strip, we've had tests done as far as decibel readings on drag vehicles from the Panaewa Hawaiian Homes area and found it to be almost minimal as far as decibel reading is concerned. This was done with the help of the Police Department. And as far as the motorcycle, without maybe any modifications on their mufflers, the highest decibel reading would be around 90 or 92 and from about 6,000 feet away, very inaudible.

CHAIRMAN: Commissioners, do you have any questions that you'd like to ask Mr. Okamura?

ORITA: Mr. Chairman?

CHAIRMAN: Commissioner Orita.

ORITA: Mr. Okamura, what you're proposing is a motorcycle training and competition facility, am I correct?

OKAMURA: Right.

ORITA: Have you considered possibly using the present drag strip?

OKAMURA: These are, when we talk about motorcycles, these are not street bikes we're talking about.

ORITA: I see.

OKAMURA: These are dirt bikes and --.

ORITA: But is there any possibility that such a thing can be held at the drag strip?

OKAMURA: I think right now as far as how the drag strip is already built, there would be space limitations. We still would have to encroach into surrounding areas to complete the project.

ORITA: All right, I could be off the subject, sir, but presently how often is the drag strip used?

OKAMURA: Drag strip, as far as regular schedules, drag events, I understand there's about ten of them per year.

ORITA: Ten per year?

OKAMURA: Right.

ORITA: And is the drag strip used seven days a week?

OKAMURA: No.

ORITA: No. So there is a possibility that such a training could be held at the drag strip if it is not being used for any other thing, am I correct?

OKAMURA: I don't think, all activities of this nature, both drag racing and motorcycling, would be confined to weekends; and there would be too much conflict of use if we do have -.

ORITA: Mr. Okamura, I think the public, the letter that staff had read, some of the objections, some of the people objected to the fact that, one was noise. And I think in the background report it states that, "and the requirement that mufflers be installed on all motorcycles should minimize and/or eliminate all potential sources of noise pollution." Can you people guarantee that they will use a muffler up to that strip or will the muffler be put on after they get to the strip, sir?

OKAMURA: I think these bikes are not ridden, you know, they don't ride those bikes on the public highways to the strip. They are carted on trucks.

ORITA: Any particular reason for putting the mufflers, sir?

OKAMURA: I think there are some people from the Motorcycle Association here; and as far as the technical aspects of the use of the bikes, I think they can answer that more than I can.

ORITA: Thank you.

KAGAWA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: Reggie, this drag strip, isn't that a straight-away, 400-yard type of straight-away and a motorcycle would be somewhere like an oval type?

OKAMURA: Yeah, as far as motorcross, it's not a fixed track, you know. I mean, as far as clearing and grubbing and stuff, we'd be selective where the choice trees and shrubbery would be left in there. As long as there is, I guess, a major course; but it can be a meandering type. It's not fixed like a drag strip.

KAGAWA: Yeah.

CHAIRMAN: Any other questions, Commissioners?

ORITA: Mr. Chairman, just one more question.

CHAIRMAN: Mr. Okamura, who's going to construct the training -?

OKAMURA: The Big Island Motorcycle Association will initially do most of it because I have to confess that the project right now, as far as the funding for any kind of construction, there's no appropriation set aside for it right now.

ORITA: Thank you.

CHAIRMAN: Any other questions? If not, thank you, Mr. Okamura. You may be called back for some questions later on, I think.

PUBLIC: I'd like to ask a question.

CHAIRMAN: Just a minute. I'm getting to you now. Just a minute. This is a public hearing. Is there anyone in the audience who would like to speak for or against this application? I'd like to have a show of hands. Will you all rise so that I can swear you in one time and you can come up and testify. I want to swear you in first. Do you swear to tell the truth on the testimony you're about to give on the subject matter now before the Hawaii County Planning Commission?

TESTIFIERS: I do.

CHAIRMAN: You can sit down; and as you come up, will you state your name for the record, please. We'll start off with you.

DAWRS: I'm Herbert Dawrs with the Big Island Motorcycle Association. We've been working, I guess, about ten years now to find a motorcycle recreation area for off-road motorcycling. And some of the questions that have been asked, I think we've got pretty good answers for. We represent not just bike riders but the families; and we hope to make this a family type recreation area. The Big Island Motorcycle Association is a non-profit corporation that has rules and regulations pertaining to equipment. Specifically, some of the questions that Mr. Orita asked, how the land will be set up, noise problems, well, this is not a unique request. Its been done in Honolulu and all over the mainland there have been sites; and the problems that have been talked about today are common questions that have come up and I think they can all be answered. I'll welcome questions now or later or whenever, at your convenience.

CHAIRMAN: Commissioners, do you have any questions that you'd like to ask of the witness?

DAWRS: I can answer a couple of your specific questions if you'd like. The drag strip as such wouldn't be suitable because the bikes are totally different. They're not street machines. They're off-road bikes. They'd be trailered in or brought in the back of trucks.

The noise limits, generally acceptable limits are 90 decibels or close there to; and that can be accurately controlled by decibel meters if you'd like.

The bikes don't run well without silencers on them. They're loud but they don't run well. And the competition bikes all have silencers.

CHAIRMAN: Any other questions? If not, I get one question here. Your motorcycle, you know, the land and what not, is that going to be flat, levelled, or is that going to be something that I see in the TV, you know, up the hill and down and so forth?

DAWRS: It will be like that, but probably not at that professional level. You know, we'd like to think that we have riders that are that good, but initially our plan is to cut just the width of an area that we need for a particular type of track; and there are different types. There would be motocross like you're talking about, they're on uneven terrain and there'd be

just purely trailing riding where it's skill, slow. There could be, there's a swamp area in there that we might want to use for laying out mud rides, and just, all different types of terrains. But, specifically, we don't want to knock the area down because that's part of the pleasure of a motorcycle course. You leave everything up where you can except where you specifically have to ride or park or that type.

CHAIRMAN: Any other questions?

PONTE: Yeah, I have a question.

CHAIRMAN: Go ahead, Commissioner Ponte.

PONTE: Will it be used seven days of the week or weekends?

DAWRS: Weekends only because we plan to pretty much control through the organization, through the Big Island Motorcycle Association and the clubs that belong to the Association. That means its gotta be on the weekends because most of us have to work.

ORITA: Mr. Chairman, one more question.

CHAIRMAN: Commissioner Orita.

ORITA: Will funds be made available if such a permit is granted, sir, to your knowledge?

DAWRS: If you mean are we going to ask for monies, no.

ORITA: No?

DAWRS: We'd love to have it but we don't plan to, we planned all along to provide all the equipment that we need to do the grading; and if we come up with slush funds, we'd love to have them; but we're not asking for them.

ORITA: Thank you.

CHAIRMAN: Any other questions? If not, thank you.

WEBSTER: My name is David Webster. I've been a resident of this island for seven years and a resident of the state for about thirty. I'd like to go on record in favor of this facility. I have been a motorcyclist for about 15 years now.

I'd like to address some of the specific questions and objections that were brought up. The drag strip, for instance, is used less than once a month. And the facility of the races there, provided the facilities goes in, the frequency of the races would probably be only once a month. There would be other activities but the activities that generate the most noise which would be the races would still be limited for economic reasons of the members. You just can't afford to race much oftener than that to once a month. And so the people that are concerned about the noise, they're talking about, at the most, once every two weeks.

I'd also like to point out that in the report, the nearest house was over a mile away, there's going to be a buffer zone of trees between the facility and the nearest existing house. I have been

out on the road in front of the Panaewa Farms there when they have been holding drag races; and from that road, you cannot hear the dragsters, which must be, I'd estimate, 20 times as loud as any of the motorcycles. Any of these racing bikes currently come from the factory with mufflers installed, to answer your question; and, in fact, if you remove the mufflers, you suffer a loss in power. They're designed at the factory to operate with those mufflers in place. And as Herb stated, these bikes will all be trucked in there, any of the racing machines will be trucked in there. They're not street, legal, they're not designed to run on the streets; and I don't know anybody that tries to run one on the street.

There was a question raised on the sanitary facility. There are currently at the drag strip two large cement-blocked bathhouses that have any number of urinals and toilets in them; and in the interim period, these could be utilized by the motorcycle facility. There would be a walk of, from your map here, I would guess maybe 200 or 300 feet from the proposed motorcycle facility to the existing sanitary facilities at the drag strip; and I don't see any problem in both facilities using those until the motorcycle facility is able to construct some of their own if they wanted to.

The question that Mr. Orita asked about our training program, there is a licensed training program that is licensed by the State of Hawaii; and that would probably be the course that was taught over here. And, currently, a gentleman by the name of Lindfield Murphy is scheduled to go over to Honolulu at his own expense in the next couple of weeks and take the State Instructor's Course. So we will have an instructor on the island that will be able to take care of the instruction type courses where they take a new motorcyclist out and teach him how to ride safely and how to use his brakes and how to turn. And this type of training probably would be done on the drag strip, obviously, at times when they are not utilizing the drag strip for racing. But as far as the facility they're planning here, that's an entirely different type of motorcycle. And it is, like you say, the type that you see on TV where they're running over rough natural terrain and you could not use the drag strip for that type racing, to answer your question. If there are any more questions I'll be happy to answer them if I can.

CHAIRMAN: Do you have any questions, Commissioners? If not, thank you, Mr. Webster.

WEBSTER: Okay.

CHAIRMAN: Next.

WILSON: My name is Richard Wilson and I've been on this island for about 22 years now and been riding motorcycles for about 12 years. And I'm in favor of approving the application for the motorcycle track. And, basically, I wanted just to say that people that have been riding have been the younger kids, high school kids, etc., and older ones also that are, how do I want to put this now, let's see, they've been riding in a lot of these areas like in the Panaewa House Lots area, Farm Lots area, illegally. They have been doing it now and for the past 10 years, in the cane fields they've been riding and all over; and there have been some complaints that they tried to get these kids

not to do that. And this is one of the reasons, one of the main reasons we've been going after trying to get a park, an area for them to ride in so they won't be in these other areas. That's all.

CHAIRMAN: Any questions, Commissioners? None. Thank you. Next.

VIERRA: Hello, my name is Dennis Vierra; and I'm the current secretary of the Big Island Motorcycle Association. And I basically just have two things to say. First of all, we've worked for ten years on this, patiently, and with the cooperation of the different agencies in accordance with their laws and regulations. And, secondly, this proposed area was proposed by these agencies, not by us; and I felt that they had given it very good scrutiny as to it being a perfect area for us. Thank you.

CHAIRMAN: Thank you. Next.

C. DAWRS: Good afternoon. My name is Charles Dawrs. I'm a resident of this island. I would like to recommend in favor of this motorcycle facility because I myself compete in events. As it stands now, there's absolutely nowhere on this island where I can take my bike and practice. And when I go to an outer island, I generally represent this island and the rest of the motorcyclists over here. And when we go over there, we're riding, just basically, cold. We have nowhere that we can go and practice. If we go ride on Mauna Kea, we can go up there, and people tolerate it; but we can get in trouble. They can confiscate your motorcycle. All your investments in the sport can go up like that because you have no place to do it. And I'd just like to recommend that after ten years we've tried, we've waited, nowhere, and I think it's about time you get someplace to ride and give everyone a chance over here to go out and see the sport and see what it's about. People just had never given it a chance. They've always pushed it aside for other sports, other interests. I'd just like to say that it's time that we get our fair shake. Thank you.

CHAIRMAN: Thank you. No questions? Thank you. Next.

WILLIAMS: Good afternoon. I'm Doctor Richard Williams. I've been a resident of Hilo for the last three years and a resident here in the state for the last six years. I'd like to go on record in favor of the proposed park. I think we've had a number of the questions answered very well as far as what the motorcycle members have represented so far.

One of the things that hasn't been stated, when Dick Wilson was up here he mentioned that people have been riding illegally in the house lots area and there have been various measures that have been taken by private individuals to restrict riding in this area, and it has created considerable hazards, illegally chaining roads without signs and markers. And it has resulted in at least one death and it has resulted in one very serious injury that required considerable hospitalization, plastic surgery and prolong period of convalescence. If we have a legal controlled area where people can ride, that would be much less of a problem. And, again, if there are any questions anyone would like to ask, I'd be certainly glad to answer any of them if I may.

CHAIRMAN: You got any questions that you'd like to ask, Commissioners? None. Thank you.

WILLIAMS: Thank you.

CHAIRMAN: Anybody else that wants to testify? Okay, Commissioners, what is your pleasure? Continue the hearing or you can close the public hearing.

ORITA: Mr. Chairman, I have a question.

CHAIRMAN: Go ahead.

ORITA: Staff, in the background report, page 3, "The County has developed a master plan for a major sports complex in the general area." This proposed development, is it part of that area?

KATO: Commissioner Orita, with your permissions, I'd like to defer that to the Department of Parks and Recreation.

CHAIRMAN: Mr. Okamura, you have heard Commissioner Orita's question.

OKAMURA: Yes, I have. As far as the proposed major recreation are, it is in this general vicinity.

ORITA: In the general vicinity?

OKAMURA: Yeah.

ORITA: Thank you.

CHAIRMAN: Thank you, Mr. Okamura. Okay, Commissioners, what is your pleasure?

KAGAWA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: I move that this hearing be closed.

CHAIRMAN: Do I hear any second to the motion?

PONTE: Second the motion, Mr. Chairman.

CHAIRMAN: It has been moved by Commissioner Kagawa, seconded by Commissioner Ponte to close the public hearing. All those in favor of the motion say aye?

COMMISSIONERS: Aye.

CHAIRMAN: Motion is carried. The public hearing is closed.

It was moved by Commissioner Kagawa and seconded by Commissioner Ponte 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 six ayes.

The public hearing adjourned at 2:25 p.m.

Respectfully submitted,

Sharon M. Nomura
Secretary

A T T E S T:


Bert H. Nakano
Chairman, Planning Commission

(Presented recommendation for approval, with conditions, on file.)

CHAIRMAN: Commissioners, do you have any questions you'd like to ask of the staff?

IMADA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: Keith, Condition No. 4, that the construction of the proposed facility commence within one (1) year, etc. Does that include a commitment by the BIMA in the four areas that they would improve about grubbing, clearing, putting in comfort stations, etc., grading for parking?

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KAGAWA: But the Department of Health recommended some kind of a sanitary facility.

KATO: That's correct. We'd like to, just for your information, this map here shows the existing drag strip and there's a public, there's a toilet located in the vicinity of this parking area over here. It's not directly in the proposed site, but it's felt that it can, at least on a temporary basis, serve those needs.

KAGAWA: Okay, as far as Condition No. 7 about this temporary access road, where is this access road?

KATO: This access road starts at the rubbish dump; and I'm not sure of the exact alignment. It does come down this way, makes a turn up and then back down to the proposed facility.

KAGAWA: Is there a proposed permanent access?

KATO: Yeah. Under the permit that was granted for the drag strip, there's suppose to be a permanent access taken when the Puainako Street extension is completed; and there's suppose to be a takeoff from there toward the drag strip.

KAGAWA: There's no timetable for that?

KATO: No.

CHAIRMAN: Any other questions, Commissioners? None? Is the applicant or representative present? I'd like to swear you in first. Do you swear to tell the truth on the testimony you're about to give on the subject matter now before the Hawaii County Planning Commission?

OKAMURA: I do.

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

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

GEORGE R. ARIYOSHI
GOVERNOR



JACK K. SUWA "E"
CHAIRMAN, BOARD OF AGRICULTURE

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE

1428 SO. KING STREET
HONOLULU, HAWAII 96814

December 11, 1981

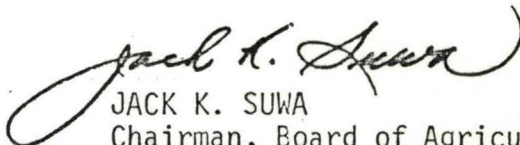
MEMORANDUM

To: Mr. Sidney M. Fuke, Director
Planning Department
County of Hawaii

Subject: Special Permit Application (SP81-21)
County of Hawaii Department of Parks & Recreation
Panaewa Motorcylce Facility
TMK: 2-1-13: por of 2 - Panaewa

The Department of Agriculture has reviewed the subject application and although we do not specifically object to the project at this time, we are enclosing for your information, a copy of our comments to the Board of Land and Natural Resources concerning the request for a State Land Disposition for the Motorcycle Facility at Panaewa.

Thank you for the opportunity to comment.


JACK K. SUWA
Chairman, Board of Agriculture

Encl.

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(Signature)

To: Mr. W. Y. Thompson, Chairman
Board of Land and Natural Resources

Attn: Mr. James Deter, Land Management

Subject: State Land Disposition of Waiakea, South Hilo, Hawaii
Tax Map Key: 2-1-13:02 (por.)
Applicant: County of Hawaii
Intended Use: ^{Panalewa} Motorcycle Facility (PANALEWA)
LUC Zoning: Agriculture
County Zoning: Ag-20

The Department of Agriculture questions the proposed use of the subject parcel. Permissible uses within the Agricultural District in Part III of the Land Use Regulations provide:

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

It is also our understanding that the subject property is one of several which C. Brewer and Company, Ltd. is currently investigating for use as a macadamia nut orchard, and that Brewer currently has a right-of-entry to the property granted by your Board. In reaching an agreement (signed on March 16, 1977) over the Kilauea lands, the State agreed to assist Brewer obtain land for expanding their macadamia nut operations on the Island of Hawaii.

We appreciate the opportunity to comment.

JOHN FARIAS, JR.
Chairman, Board of Agriculture

EXHIBIT N-1

"F"

PUNA PAPAYA

AN Amfac COMPANY

P. O. BOX 210
KEAAU, HAWAII 96749
TELEPHONE: (808) 966-9125
TELEX: H634322

December 17, 1981

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

Attention: Mr. Sidney M. Fuke, Planning Director

Special Permit Application
Waiakea, South Hilo, Hawaii
Tax Map Key 2-1-13: Portion of 2

Gentlemen:

Puna Papaya, holder of Revocable Permit No. S-5642, covering Tax Map parcels 2-1-13:154 and 155 at Waiakea, South Hilo from the State of Hawaii has no objections to the proposed motorcycle facility.

It should be noted, however, that Puna Papaya's request for a lease covering the aforementioned tax parcels is being held in abeyance until a determination is made of legal access to the parcels.

It appears that this same determination confronts the proposed motorcycle facility as well as the existing drag strip.

Very truly yours,



Howard Wagoner
President and Manager
Puna Papaya

HW:bn

EXHIBIT P

"G"

155 Andrews Avenue
Hilo, Hawaii 96720
December 16, 1981

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

Gentlemen:

Subject: Parks and Recreation Request SP 81-21

The Parks and Recreation Department is requesting the Planning Commission to approve of a planned motorcycle recreation area just makai of the present County Drag Strip. The Tax Map Key is 2-1-13:Portion of Parcel 2.

We, the undersigned residents, land owners, voters, and citizens of this County are opposed to the construction or establishment of any motorcycle track. We, the undersigned, live and work on our farms in the Panaewa Farm Lots on Department of Hawaiian Home Lands (DHHL) lands which is that area directly mauka of the Drag Strip and the proposed motorcycle track.

We oppose the motorcycle track for the following reasons, and we request the Planning Commission disapprove and stop the construction of the motorcycle track:

1. The noise pollution from the motorcycle track will be unbearable. The farmers in this area are already subjected to noise from the drag strip, the National Guard firing range, the base leg of the flight path to runway three, and now, the proposed motorcycle track. We moved away from noisy DHHL property in Keaukaha to have some quiet, but the addition of a motorcycle track as a neighbor will further erode our tranquil farm area.
2. In an era which preaches and legislates energy conservation, isn't it an anomaly for the Planning Commission to approve of an activity which is energy wasteful? Gasoline vehicle racing of any type promote the use of engines which are energy inefficient. Granted that motorcycles have somewhat smaller engines than cars and some motorcycles do have good gas mileages, yet some motorcycles have less m.p.g. than a Volkswagen Rabbit.

EXHIBIT 0

December 16, 1981

The point we believe is that the County must anticipate future problems, and 100 DHHL farmers living in the Panaewa area near a motorcycle track will, indeed, be a future problem, a source of complaints about the noise and other environmental impacts. The farmers would like to believe that the County of Hawaii was not informed that farmers are living in the area, and are also planning and they will build primary residences in Panaewa, and because of this misinformation, proceeded to endorse a motorcycle track.

The DHHL farmers, many of whom are former Keaukaha residences, would also like to believe that the County will not ride rough shod over our request and that the County be informed that although we were only notified on December 15, 1981, about SP 81-21, we can and will galvanize our forces to fight any more noise pollutions in our area. We believe that we are reasonable and conservative people and we believe that we are submitting a reasonable request in asking censure for SP 81-21 by the Planning Commission.

Sincerely yours,



Edward L. Kanahale
DHHL Farmer



Eugene Kalanui, President
Keaukaha Panaewa Farmers Association

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kahului Library Conference Room
Kahului, Maui

February 2, 1982 - 9:00 a.m.

Approved

4/21/82

COMMISSIONERS PRESENT: William Yuen, Chairman
Carol Whitesell, Vice Chairman
Richard Choy
Shinsei Miyasato
Phil Tacbian
Robert Tamaye

COMMISSIONERS ABSENT: Everett Cuskaden
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Joseph Chu, Planner
Jay Nelson, Deputy Attorney General
Dora Horikawa, Chief Clerk

Jean McManus, Court Reporter

CONTINUED HEARING

A81-514 - PUKALANI HEIGHTS ASSOCIATES

It was announced by Chairman Yuen that the hearing on the subject petition which was being continued from November 23, 1981 was called for the purpose of allowing submission of a financial statement by the petitioner, and also to ascertain whether the petitioner was willing to set aside a portion of the project for low and moderate income housing.

Appearances

Martin Luna, Attorney representing petitioner

Guy Archer, Deputy Corporation Counsel, representing
the Maui Planning Department

Annette Chock, Deputy Attorney General, representing the
Dept. of Planning & Economic Development

For the record, Chairman Yuen stated that the request by Mr. Isaac Hall of the Legal Aid Society to present testimony on the subject matter was inappropriate. It was also noted that there was no representative present from the Oahu Corporation.

It was moved by Vice Chairman Whitesell to revoke Oahu Corporation's special permit to establish the Kahe Theme Park. It was seconded by Commissioner Tacbian and the motion was unanimously passed by voice vote.

The Commission was in executive session from 10:35 a.m. to 10:50 a.m.

10:50 a.m.

It was announced by Chairman Yuen that the Commission received legal advice from its Deputy Attorney General concerning the effect of the Supreme Court's decision on the Oahu Corporation case on the Land Use Commission's special permit procedure.

✓ SP82-352 - COUNTY OF HAWAII, DEPARTMENT OF PARKS & RECREATION
To allow the development of a motorcycle training and competition facility at Panaewa, Waiakea, Hawaii

Staff planner oriented the Commission to the subject parcel with the aid of the USGS quad and tax maps. A summary and background of the request was also presented to the Commission.

It was moved by Commissioner Tacbian and seconded by Vice Chairman Whitesell to approve SP82-353, County of Hawaii, Department of Parks and Recreation, subject to the eight conditions imposed by the Hawaii County Planning Commission.

Both Vice Chairman Whitesell and Commissioner Tacbian spoke in support of the subject request on the bases that the concern over the noise problem seem to have been adequately addressed; there were other agricultural lands available for macadamia nut operation; and this request in no way paralleled the Kahe Theme Park project.

Chairman Yuen felt that in light of the Supreme Court ruling, and since the record on subject special permit did not reflect that the Planning Commission considered evidence sufficient to establish findings that the use would not be contrary to the objectives of the Land Use Commission, it would be appropriate to remand the record to the County requesting that proper findings be made, to indicate that the use is both unusual and reasonable.

The Commissioners were polled as follows:

Ayes: Commissioners Tachian, Tamaye, Miyasato, Whitesell

Nays: Commissioner Choy, Chairman Yuen

The motion to approve SP82-352 did not carry.

HEARING

A81-517 - PARADISE DEVELOPERS, INC.

Pursuant to a notice published in the Honolulu Advertiser and the Maui News on December 21, 1981, and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Paradise Developers, Inc. to reclassify approximately 148 acres of land from the Agricultural District into the Rural and Urban Districts at Kamaole, Makawao, Maui, Docket A81-517.

Appearances

James Brock, Sr. - Principal of Brock & Associates, Agent for petitioner

Guy Archer - Deputy Corporation Counsel, representing the Maui Planning Department

Annette Chock - Deputy Attorney General, representing the Dept. of Planning & Economic Development

An untimely request to appear as a public witness by Mr. John Bose was considered by the Commission. Vice Chairman Whitesell moved to permit Mr. Bose to testify, which was seconded by Commissioner Tachian and unanimously approved.

Exhibits

Petitioner's exhibits 1 through 8 were identified and moved into evidence.

Maui County's exhibits 1 through 4 were admitted into evidence.

DPED's exhibit 1 was admitted into evidence.

All of the persons who appeared as witnesses today, having been duly sworn in, testified and were examined as set forth in the transcript on the pages noted.

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME AND PLACE

February 2, 1982 - 9:00 a.m.
Kahului Library Conference Room
Kahului, Maui

A G E N D A

REC'D. BY
1982 JAN 21 AM 9 01
LT. GOVERNOR'S OFFICE

I. CONTINUED HEARING

A81-514 - Pukalani Heights Associates (Maui)

To reclassify approximately 28.8 acres of land currently in the Agricultural District into the Urban District at Keahua, Kula, Makawao, Maui, for residential subdivision.

II. ACTION

✓ SP82-352 - County of Hawaii, Department of Parks and Recreation (Hawaii)

To allow the development of a motorcycle training and competition facility on approximately 90 acres of land situated in the State Land Use Agricultural District at Panaewa, Waiakea, South Hilo, Hawaii.

III. HEARING

A81-517 - Paradise Developers, Inc. (Maui)

To reclassify approximately 148 acres of land currently in the Agricultural District into the Rural and Urban Districts at Kamaole, Makawao, Maui, for residential (142 acres) and commercial (6 acres) subdivision.

IV. MISCELLANEOUS

1. Adoption of Minutes NOV 23 1981 NOV 24 1981
2. Meeting Schedule

1/21/82 - A copy of this 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

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813

January 25, 1982

ADDITION TO AGENDA

To Whom it May Concern:

Subject: Land Use Commission Meeting
February 2, 1982 - 9:00 a.m.
Kahului Library Conference Room
Kahului, Maui

This is to advise you that the following item has been added to the February 2, 1982 Agenda.

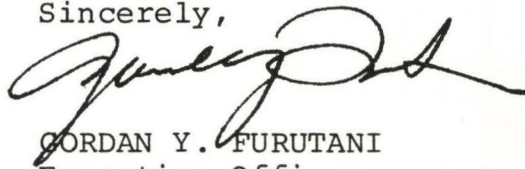
II. ACTION

SP77-273 - Oahu Corporation (Oahu)

Discussion and conformance of Land Use
Commission action on Kahe Theme Park to
Hawaii Supreme Court Decision No. 7112.

Should you have any questions, please feel free to call us.

Sincerely,



GORDAN Y. FURUTANI
Executive Officer

1/26/82 - A copy of this Addition to Agenda was mailed to all parties, persons and organizations on the attached mailing lists:

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

STATE OF HAWAII
LAND USE COMMISSION
Old Federal Building
Room 104
335 Merchant Street
Honolulu, Hawaii 96813

January 21, 1982

Mr. Sidney Fuke
Planning Director
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

SP82-352 - COUNTY OF HAWAII, DEPARTMENT OF PARKS & RECREATION

will be acted on at that time.

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

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Old Federal Building
Room 104
335 Merchant Street
Honolulu, Hawaii 96813

January 21, 1982

Mr. Milton 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

SP82-352 - COUNTY OF HAWAII, DEPARTMENT OF PARKS & RECREATION

will be acted on at that time.

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

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

cc: Dept. of Public Works
Dept. of Water Supply



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKE
Director

DUANE KANUHA
Deputy Director

January 12, 1982

Mr. Gordan Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, HI 96813

SP82-302

JAN 13 10 41 AM '82
LAND USE COMMISSION
STATE OF HAWAII

Dear Mr. Furutani:

Special Permit Application
Petitioner: County of Hawaii Department
of Parks and Recreation
Tax Map Key 2-1-13:Portion of 2

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

The special permit request was to allow the development of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District. The area involved abuts the northeast boundary of the Panaewa Drag Strip Complex, Waiakea, South Hilo, Hawaii.

The Planning Commission at its duly advertised public hearing held on December 17, 1981, in the Councilroom, County Building, South Hilo, Hawaii, discussed the subject request and voted to recommend the approval of the special permit to the Land Use Commission. Enclosed is the entire docket on the application.

Should you have any questions, please feel free to contact the Planning Department.

Sincerely,

BERT H. NAKANO
Chairman, Planning Commission

lgv
Enclosure
cc: Mr. Milton Hakoda
Department of Public Works
Department of Water Supply

LIST OF EXHIBITS: COUNTY OF HAWAII DEPARTMENT OF PARKS
AND RECREATION (SP81-21)

- A. Application form
- A-1. Applicant's reasons
- A-2. Xerox copy of a letter to Herbert T. Matayoshi, Mayor, County of Hawaii from State Department of Land and Natural Resources
- A-3. Xerox copy of a letter to Director, Environmental Quality Commission from applicant for EIA/Negative Declaration-Proposed Motorcycle Facility
- A-4. Environmental Assessment for Motorcycle Racing Facility
- A-5. Applicant's Location Map
- A-6. Applicant's Location Map
- A-7. Applicant's Plot Plan
- B. Departmental acknowledgement letter to the applicant (11/13/81)
- C. Memo to various governmental agencies for review/comments (11/13/81)
- D. Comments from Dept. of Health (11/18/81)
- E. Comments from Fire Dept. (11/19/81)
- F. Comments from Hawaii Electric Light Co., Inc. (11/19/81)
- G. Comments from Dept. of Water Supply (11/19/81)
- H. Comments from Dept. of Research & Development (11/20/81)
- I. Comments from Police Dept. (11/24/81)
- J. Comments from Dept. of Public Works (11/23/81)
- K. Comments from Soil Conservation Service (11/27/81)
- L. Letter to surrounding property owners (12/4/81)
- L-1. Map sent to surrounding property owners
- L-2. List of surrounding property owners
- M. Letter sent to applicant regarding Public Hearing
- M-1. Public Hearing Notice
- N. Comments from Dept. of Agriculture (12/11/81)
- N-1. Xerox copy of a memorandum to BLNR from Dept. of Agriculture (7/28/78)

- O. Opposition letter by Edward L. Kanahele, DHHL Farmer and Eugene Kalanui, President-Keaukaha Panaewa Farmers Assoc.
- P. Letter from Puna Papaya stating no objections to special permit (12/17/81)
- Q. Staff Background
- R. Staff Recommendation
- S. Voting Sheet
- T. Presentation Location Map (please return back to Planning Dept.)
- U. Presentation Plot Plan (please return back to Planning Dept.)
- V. Minutes, Dec. 17, 1981
- W. Transcript, Dec. 17, 1981
- X. Letter to petitioner from dept. (12/21/81)

APPLICATION FOR SPECIAL PERMIT
COUNTY OF HAWAII
PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Department of Parks & Recreation, County of Hawaii
APPLICANT'S SIGNATURE: *Harold S. Sible* for Director, P&R Dept.
ADDRESS: 25 Aupuni Street
Hilo, Hawaii 96720
TELEPHONE: 961-8311
TAX MAP KEY: 2-1-13:por. of 2 AREA: Ninety (90) acres
(Size of Parcel)
OWNER: State of Hawaii
OWNER'S SIGNATURE: _____
APPLICANT'S INTEREST, IF NOT OWNERS: Executive Order (pending)
REQUESTED USE: Development of Motorcycle Training and Competition
Facility

APPLICANT'S REASON(S) FOR REQUESTING SPECIAL PERMIT: *(Please attach)*

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) the desired use shall not adversely affect surrounding properties;
- (c) such use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection;
- (d) unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established;
- (e) the land upon which the proposed use is sought is unsuited for the uses permitted within the district;
- (f) the proposed use will not substantially alter or change the essential character of the land and the present use; and
- (g) the request will not be contrary to the General Plan and official Community Development Plan and other documents such as Design Plans.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (a) 16 copies of the completed application form with attachments.
- (b) 16 copies of a location map.
- (c) 16 copies of a site plan with existing and proposed uses.
- (d) any additional information.
- (e) \$100.00 processing fee.
- (f) One (1) copy of full-size site plan drawn to scale. Site plan should include property lines, reference points (roadways, shoreline, etc.), and existing and proposed structures and uses. Site plan shall be 2 feet by 3 feet in size at a minimum.

APPLICANT'S REASONS FOR REQUESTING A SPECIAL PERMIT

1. The proposed facility is intended to satisfy recreational motor-cycling needs, as expressed by the Big Island Motorcycle Association.
2. The proposed site adjoins the County's drag racing complex for which a special permit was previously approved. Centralizing these similar type of activities would result in maximizing use of existing public services and utilities.
3. Since the site is not presently being used for any agricultural use or any other activity, no loss of productivity would occur.
4. The motorcycle facility is not expected to have any adverse impact on surrounding land uses because of its location in a relatively isolated area.

COPY for file

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

October 16, 1978

W. Y. THOMPSON, CHAIRMAN
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Honorable Herbert T. Matayoshi
Mayor
County of Hawaii
25 Aupuni Street
Hilo, HI 96720

Refer Parks
W

Dear Mayor Matayoshi:

Subject: Set Aside of Land to the County of Hawaii
for a Motorcycle Training Facility Site,
Waiakea, South Hilo, Hawaii; TMK: 2-1-13:02
(Por.)

At its meeting of October 13, 1978, under agenda Item F-4 (copy enclosed), the Board of Land and Natural Resources approved of and voted to recommend to the Governor of Hawaii the issuance of an executive order setting aside subject area under the management and control of the County of Hawaii, Department of Parks and Recreation, subject to the following terms and conditions:

1. That the County obtain a Special Use Permit or District Boundary Amendment prior to the issuance of the executive order.
2. The County shall be responsible for the subdivision of said parcel.
3. That prior to the subdivision of said parcel, the County shall submit for review and acceptance by the Chairman, metes and bounds description and survey map of the designated area.

Also, the Board granted an immediate right of entry to the County to subject area for planning and surveying purposes subject to the condition that the County of Hawaii, to the extent permitted by law, shall defend, indemnify and hold the State of Hawaii harmless against any loss, liability, claim, or demand for property damage, personal injury, or

EXHIBIT A-2



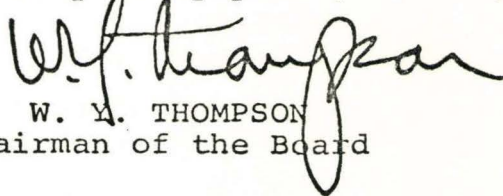
Honorable Herbert T. Matayoshi
Page 2
October 16, 1978

death arising out of any act or omission of the County, its officers, employees, agents or representatives, or arising out of any accident on the premises.

At your earliest convenience, please submit to us metes and bounds description and survey map of the designated area for the motorcycle training facility site.

Should you have any questions, please contact our Hawaii District Land Agent in Hilo at 961-7245.

Very truly yours,



W. Y. THOMPSON
Chairman of the Board

Enclosure

cc: Mr. Roland Higashi
Hawaii District Land Office
Miss Anita Beppu
Mr. Herbert Dawrs



DEPARTMENT OF PARKS & RECREATION

COUNTY OF HAWAII

Herbert Matayoshi, Mayor

Milton Hakoda, Director

November 1, 1981

Director
Environmental Quality Commission
550 Halekauwila Street
Honolulu, Hawaii 96813

RE: Proposed Motorcycle Facility-EIA/Negative Declaration
Waiakea, South Hilo, Hawaii
TMK: 2-1-13:2(por.)

In compliance with Chapter 343, HRS, a copy of the above
is enclosed for publication in your EQC Bulletin.

Milton T. Hakoda
Director

enc.

bcc: Planning Dept.

ENVIRONMENT ASSESSMENT
for
MOTORCYCLE RACING FACILITY
WAIAKEA, SOUTH HILO, HAWAII

The County of Hawaii, at the request of the Big Island Motorcycle Association, is proposing to develop a motorcycle training and competition facility on State-owned lands located in Waiakea, South Hilo, Hawaii, TMK: 2-1-13:2(por.). The proposed site, ninety acres in size, abuts the northeast boundary of the Panaewa Drag Racing complex, which was developed and is operated by the County of Hawaii.

On October 13, 1978, the Board of Land and Natural Resources, State of Hawaii, approved and recommended the issuance of an executive order setting aside the subject area for a motorcycle training and competition facility under the management and control of the County of Hawaii, subject to the following conditions:

1. that the County obtain a Special Use Permit or District Boundary Amendment prior to issuance of the executive order;
2. that the County be responsible for the subdivision of said parcel; and
3. that prior to the subdivision of said parcel, the County shall submit for review and acceptance by the Chairman, a metes and bounds description and survey map of the designated area.

The Board also granted a right-of-entry for planning and surveying purposes. A subdivision application has subsequently been filed, with the approval of the Chairman, and is being reviewed by the County Planning Department.

As mentioned earlier, the project is being spearheaded by the Big Island Motorcycle Association (BIMA), and the following improvements have been proposed:

1. clearing, grubbing, and contour grading of the site;
2. extension of a waterline from the drag racing complex;
3. grading an area for parking and constructing a pit area and motorcycle track and course; and

4. constructing accessory structures, e.g., spectator and concession facilities, comfort stations, etc.

According to the BIMA, 80% of its membership reside in Hilo and surrounding areas. For this reason, selection of a site has been concentrated in the South Hilo district. The BIMA has been utilizing a privately-owned ranch in Waimea for their activities, however, development of surrounding residential areas have prompted the association to seek an alternative site.

The site selected for the motorcycle facility is undeveloped and abuts the northeast boundary of the drag racing complex from which vehicular access and water are available. Surrounding land uses include the following (distances measured from center of proposed site):

County skeet range - 7500 ft. NNW

County quarry - 7500 ft. NW

National Guard facilities - $2\frac{1}{2}$ -3 mi. NW

County landfill - $2\frac{1}{2}$ mi. NW

Macadamia orchards - 4000 ft. E and 2000 ft. SSE

Sugar cane - 3000 ft. S

Hawaiian Homes farmlots - $1\frac{1}{2}$ mi. W

Panaewa farmlots - $1\frac{1}{2}$ -2 mi. W

Hawaiian Homes Panaewa residences - $2\frac{1}{2}$ mi. WNW

PANAewa WELLS ?

The State land use designation for the proposed site is agriculture, thus necessitating approval of a special permit from the State Land Use Commission. The County has zoned the area for agricultural uses (A-20a) and the General Plan land use allocation guide map designates the site for orchard type uses.

Vegetation within the site consists of 'ohia, lama, false staghorn, guava, hala, kukui, and tree ferns. Other introduced plants include trumpet trees, melastoma,

melochia, and lantana. There are no known endangered flora or fauna or recorded historical or archaeological sites within the general area.

The proposed site has a thin layer of soil overlaying a pahoehoe and a'a base. Slopes throughout the site are less than 5% and elevation is about two hundred feet. Rainfall averages 144 inches annually, and porosity of the ground provides good drainage conditions. The site is approximately two miles below the Panaewa wells and is of sufficient distance to protect the water table. During the day, prevailing winds are from the northeast and at night, the wind direction reverses. Temperatures frange from 63°F to 82°F throughout the year with the mean annual termperature being 73°.

Foreseeable impacts, should this project proceed, include the conversion of a forest environment to a recreational motorcycle complex with support facilities, with parts of the forest remaining as buffer zones. Since the land is not presently being used for agriculture or any other use, no loss of productivity would result.

The location of the facility in a relatively remote area, retention of the natural forest on the perimeters of the facility, and the requirement that mufflers be installed on all motorcycles should minimize and/or eliminate all potential sources of noise pollution. The adjacent drag racing complex poses no significant noise problems and none are expected with the addition of the proposed motorcycle facility.

The County has developed a master plan for a major sports complex in the general area. Potential impacts to this complex cannot, however, be determined at this time since no commitment of land or funds have been made for the sports complex. If the complex does become a reality, potential conflicts can be resolved during the subsequent planning and design phases.

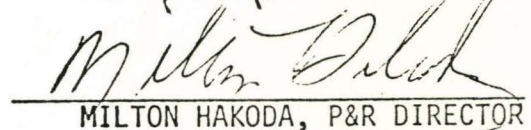
Some air pollution problems may be expected during the construction phase of the project, however, adherence to applicable public health and construction regulations should minimize this impact. All solid wastes from the site preparation and construction phases will be properly disposed of at approved disposal sites. Sewage effluent from future comfort stations will be disposed of directly into the ground and no potential health problems are foreseen.

Based on an analysis of the project's impact to the environment and the conclusion that no significant adverse impacts are anticipated, a negative declaration, pursuant to Chapter 343, HRS, EIS Regulations, is being declared for the project.

Approved by


HERBERT T. MATAYOSHI, MAYOR


SIDNEY FUKU, PLANNING DIRECTOR


MILTON HAKODA, P&R DIRECTOR

North
18220'

2445.72'

570.72'

1872.50'

LONG RACER'S
PIT & SUPPORT
FACILITIES

SECTOR
PARKING
AREA

DRIVE

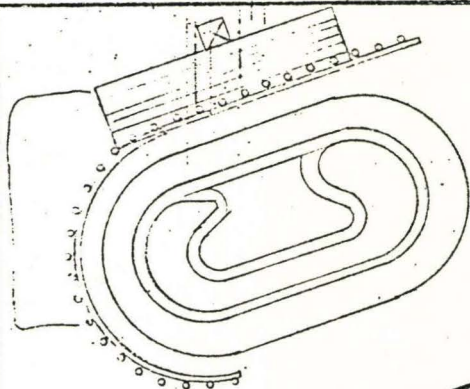
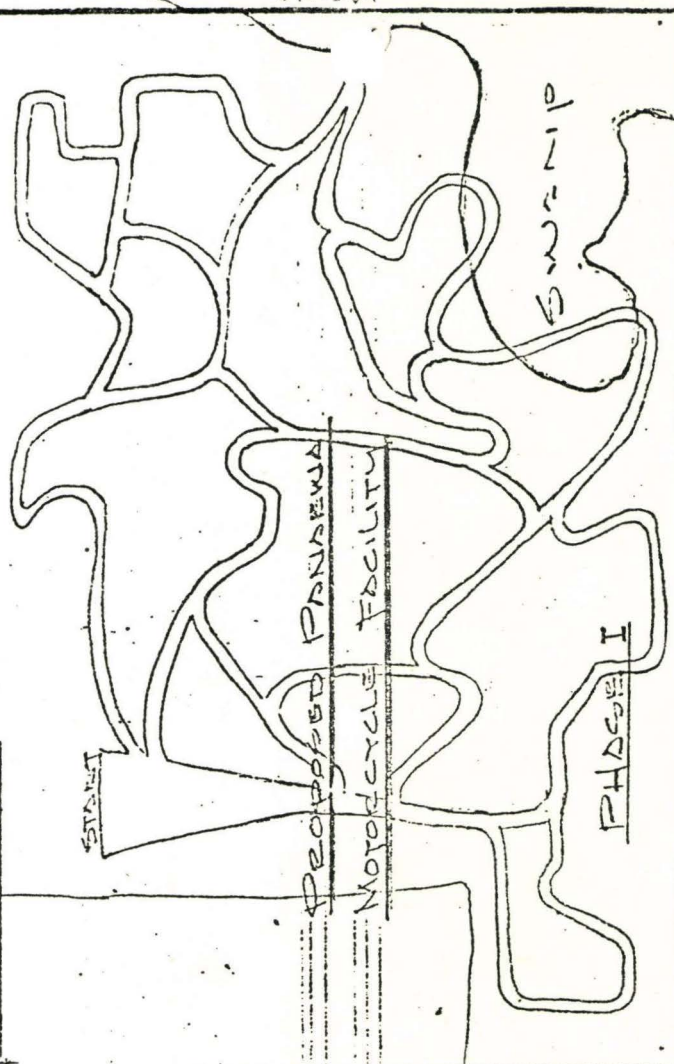
200' BUFFER ZONE
2100'

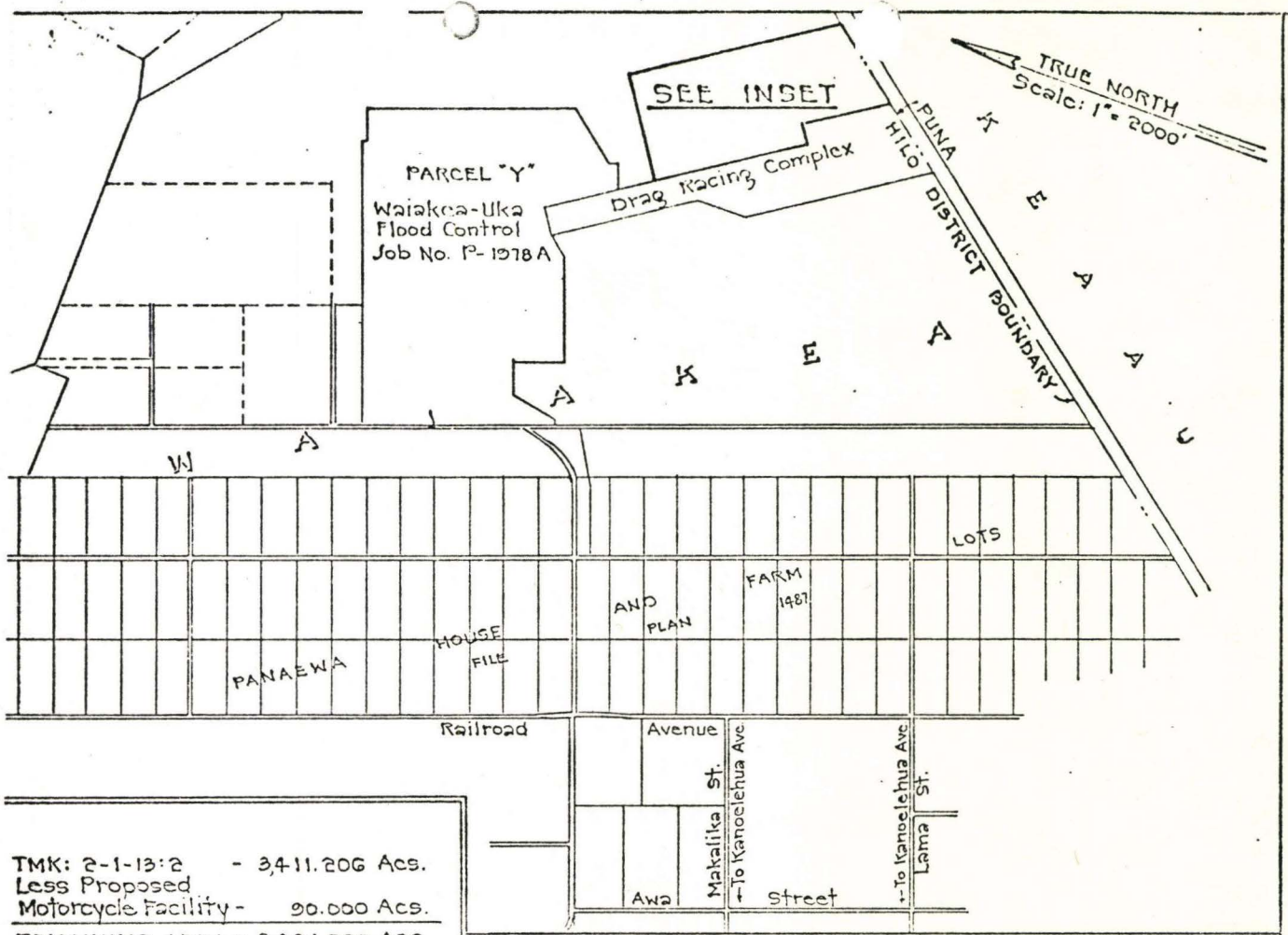
PROPOSED 2" WATERLINE

200' BUFFER ZONE
1080'

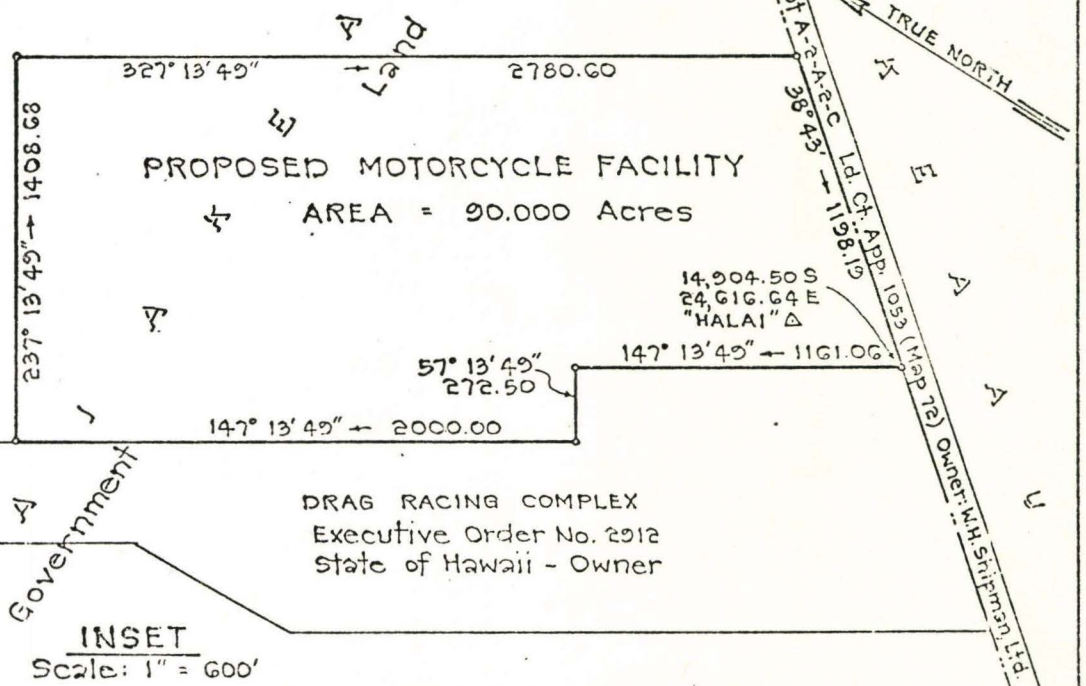
2101.00'

1100'±
200' BUFFER ZONE
PUNA - SOUTH HILLO DISTRICT BOUNDARY
W. H. CHURCH, LTD.





TMK: 2-1-13:2 - 3411.206 Acs.
Less Proposed
Motorcycle Facility - 90.000 Acs.
REMAINING AREA = 3,321.206 ACS.



Checked as to form and
mathematical correctness.

Yoshio Inaba

INSET

Scale: 1" = 600'

BUREAU OF PLANS & SURVEYS ~ DEPT. OF PUBLIC WORKS ~ COUNTY OF HAWAII

SUBMITTED BY *Theresa T. Tanaka* DATE *1/2/79*

BUREAU HEAD

APPROVED BY *[Signature]* DATE *1/17/79*

CHIEF ENGINEER

Plan Showing
PROPOSED MOTORCYCLE FACILITY
Being a portion of the
Government Land of Waiakea
Waiakea, South Hilo, Island of Hawaii, Hawaii

Drawn By: MKC, Checked By: MKC, Under Review: [Blank]

Ex. Map No. 12-1-13:2

EXHIBIT A-7

November 13, 1981

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

Dear Mr. Hakoda:

Special Permit Application (Docket SP81-21)
Motorcycle Training and Competition Facility
Tax Map Key 2-1-13:Portion of 2

This is to acknowledge receipt on November 4, 1981, of the above-described Special Permit application.

According to the Planning Commission's Rule No. 6 Relating to Special Permit Procedures, the Commission shall conduct a public hearing on the request within a period of not more than ninety (90) days from the receipt of the application. The Commission shall then act on the application within a period of thirty (30) days after the close of the public hearing. Should the Planning Commission recommend favorably on the request, it will then be forwarded to the State Land Use Commission for final action.

However, the Planning Commission may deny the request if it is found that the proposed use does not meet the Special Permit guidelines. In this case, its decision is final. In accordance with the provisions of Chapter 205-6, Hawaii Revised Statutes, a denial by the Planning Commission may be appealable to the Circuit Court of the circuit in which the land is situated, in this case, the Third Circuit Court.

Notice of the time and place of the public hearing shall be forwarded when the application is scheduled for Commission action.

Should any questions arise, please contact Norman Hayashi or Brian Nishimura of this department at 961-8288.

Sincerely,

Sidney Fuke

SIDNEY FUCE
Director

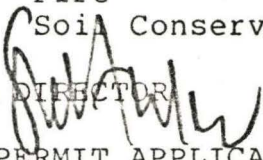
NH:gs

EXHIBIT B NOV 16 1981

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW R & D Helco Nov. 13, 1981
DWS Police Masa/Rod Date:
Highways Fire Kaoru
Health Soil Conserv. DLNR (Land Mgmt Div)

From: PLANNING DIRECTOR 

Subject: SPECIAL PERMIT APPLICATION (SP81-21)
COUNTY OF HAWAII DEPARTMENT OF PARKS & RECREATION
Tax Map Key 2-1-13:Portion of 2

The attached application for a Special Permit is forwarded for your review. May we have written comments within two weeks.

Thank you very much.

BN:gs
Attachment

EXHIBIT C

NOV 16 1981

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: Department of Agriculture

November 13, 1981
Date:

From: PLANNING DIRECTOR *[Signature]*

Subject: SPECIAL PERMIT APPLICATION (SP81-21)
COUNTY OF HAWAII DEPARTMENT OF PARKS & RECREATION
Tax Map Key 2-1-13:Portion of 2

The attached application for a Special Permit is forwarded for your review. May we have written comments within two weeks if possible.

Thank you very much.

BN:gs
Attachment

EXHIBIT C

NOV 16 1981

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW R & D Helco Nov. 13, 1981
DWS Police Masa/Rod Date:
Highways Fire Kaoru
Health Soil Conserv. DLNR (Land Mgmt Div)

From: PLANNING

Subject: SPECIAL PERMIT APPLICATION (SP81-21)
COUNTY OF HAWAII DEPARTMENT OF PARKS & RECREATION
Tax Key 2-1-13 Portion of 2

The attached application for a Special Permit is forwarded for your review. May we have written comments within two weeks.

Thank you very much.

BN:gs
Attachment

Department of Health
November 18, 1981
Hilo, HI

COMMENTS

Sanitary facilities should be provided for participating public.

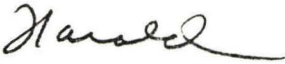

HAROLD MATSUURA
Chief Sanitarian, Hawaii District

EXHIBIT D

HAWAII FIRE DEPARTMENT • COUNTY OF HAWAII • HILO, HAWAII 96720

DATE November 19, 1981

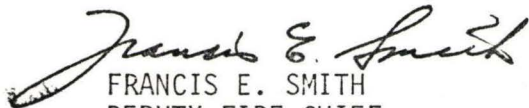
Memorandum

TO : Planning Department

FROM : Francis E. Smith, Deputy Fire Chief

SUBJECT: SPECIAL PERMIT APPLICATION (SP81-21)
COUNTY OF HAWAII DEPARTMENT OF PARKS & RECREATION
TAX MAP KEY 2-1-13:PORTION OF 2

We have no comments on this project.


FRANCIS E. SMITH
DEPUTY FIRE CHIEF

FES/mo

EXHIBIT E

HAWAII ELECTRIC LIGHT COMPANY, INC.
P. O. BOX 1027 HILO, HAWAII-96720



November 19, 1981

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

Attention: Mr. Sidney M. Fuke
Director

Gentlemen:

SUBJECT: Special Permit Application (SP81-21)
County of Hawaii Dept. of Parks & Recreation
TMK: 2-1-13:Portion of 2

We have no comments to the above application as per your memorandum of November 13, 1981.

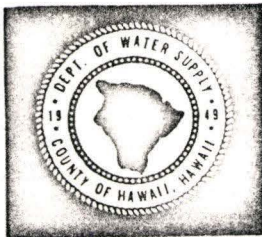
Very truly yours,

A handwritten signature in black ink, appearing to read "Atva K. Nakamura".

Atva K. Nakamura, Manager
Engineering Department

AKN:MMV:mg

EXHIBIT F



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
25 AUPUNI STREET • HILO, HAWAII 96720

November 19, 1981

TO: Planning Department
FROM: Manager
SUBJECT: SPECIAL PERMIT APPLICATION (SP81-21)
APPLICANT - COUNTY DEPARTMENT OF PARKS & RECREATION
TAX MAP KEY 2-1-13:02 (PORTION)

We have no objections to the request for development of a Motorcycle Training and Competition Facility.

For your information, there is an 8-inch waterline to the existing Drag Racing Facility.

H. William Sewake
H. William Sewake
Manager

CS

cc - County Department of Parks & Recreation

... Water brings progress...

EXHIBIT 9



HERBERT T. MATAYOSHI, MAYOR
H. STUART KEARNS, JR.
DIRECTOR

DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII • 25 AUPUNI STREET • HILO, HAWAII 96720 • TELEPHONE (808) 961 8366

November 20, 1981

MEMORANDUM

TO: Planning Department

FROM: H. Stuart Kearns, Jr., Director *H. Stuart Kearns, Jr.*

SUBJECT: Special Permit Application (SP81-21)
County of Hawaii Department of Parks and Recreation
Tax Map Key 2-1-13:Portion of 2

Thank you for this opportunity to review and comment on the above subject. We do not have any comments on this matter at this time.

EXHIBIT H



POLICE DEPARTMENT

COUNTY OF HAWAII
349 KAPIOLANI STREET
HILO, HAWAII 96720



OUR REFERENCE 16600

YOUR REFERENCE

GUY A. PAUL
CHIEF OF POLICE

MARTIN K. L. KAAUA
DEPUTY CHIEF

November 24, 1981

TO : SIDNEY FUKU, PLANNING DIRECTOR
FROM : MARTIN K. L. KAAUA, DEPUTY CHIEF OF POLICE
SUBJECT: SPECIAL PERMIT APPLICATION (SP81-21)
COUNTY OF HAWAII DEPARTMENT OF PARKS AND RECREATION
TMK: 2-1-13:portion of 2

The application submitted by the above applicant has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.

MARTIN K. L. KAAUA
DEPUTY CHIEF OF POLICE

GE/RLP/k

EXHIBIT I

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HAWAII

HILO, HAWAII

DATE November 23, 1981

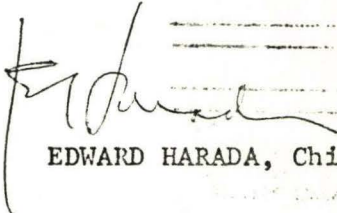
Memorandum

TO : Planning Department

FROM : Chief Engineer

SUBJECT: SPECIAL PERMIT APPLICATION (SP81-21)
County of Hawaii, Department of Parks & Recreation
TMK: 2-1-13:Por. 2

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


EDWARD HARADA, Chief Engineer

EXHIBIT

5

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

P. O. Box 1361, Hilo, HI 96720

November 27, 1981

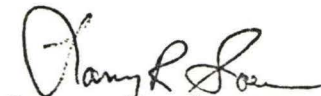
Mr. Sidney Fuke, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, HI 96720

Dear Mr. Fuke:

REFERENCE: Special Permit Application (SP81-21)
County of Hawaii, Department of Parks & Recreation
TMK: 2-1-13:por. 2

We do not anticipate any major flooding in this parcel.

Sincerely,



Larry R. Soenen
District Conservationist

EXHIBIT K





COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

December 4, 1981

Dear Property Owner: TMK:

Special Permit Application
Waiakea, South Hilo, Hawaii
Tax Map Key 2-1-13:Portion of 2

You are hereby notified that a request for a special permit to allow the development of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District has been submitted by the petitioner, County of Hawaii, Department of Parks and Recreation.

The area involved abuts the northeast boundary of the Panaewa Drag Strip Complex, Waiakea, South Hilo, Hawaii.

A public hearing on the subject among others will be held beginning at 1:00 p.m. on Thursday, December 17, 1981, in the Councilroom, County Building, South Hilo, Hawaii.

You are invited to comment on the application at the hearing or submit written comments prior to the hearing.

Sincerely,

Sidney M. Fuku
Planning Director

smn

Enclosure

EXHIBIT L

DEC 4 1981

Permit
DEPT of Parks & Recreation
County of Hawaii
Motorcycle parking
2-1-13: per 2 (90 acres)

9

W.H. Shipman Ltd.
1-G-01: 142 P.O. Box 950
Keeau, HI 96749

County of Hawaii
2-1-13: 148, Chief Engineer
152.

2 same as 1

152 same as 148

Mauna Loa Macadamia Nut Corp.

20 SR. Box 3
HILO 96720

153 same as 2-1-12:1

STATE, DLNR

2-1-12: 143, P.O. Box 621

29 and Honolulu 96809

2-1-13: 9, 10, 11, 142, 143, 153, 154, 155

154

Puna Papaya

154, Box 210 Keeau 96749
155

3 same as 1

155 same as 2-1-12:1

155 same as 154

29 " " "

Hawaiian Home Lands

2-1-13: 1, P.O. Box 1879
12 Honolulu 96805

B.P. Bishop Trust Est.

4- P.O. Box 3466 Hon. 96801

Yamada & Sons, Inc.

4- P.O. Box 4699 Hilo 96720

9 same as 2-1-12:1

10

" " "

11

" " "

12

" " 2-1-13:1

142

" " 2-1-12:1

143

" " "

143 Dept. of Transportation
869 Puuhonohono St
Hon. 96813

EXHIBIT L-2

December 4, 1981

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

Dear Mr. Hakoda:

Notice of a Public Hearing
Special Permit Application
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 at 1:00 p.m. on Thursday, December 17, 1981, 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 the agenda are enclosed for your information.

Sincerely,



Sidney M. Fuke
Director

smn

Enclosures

DEC 4 1981
EXHIBIT M

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.

PLACE: Councilroom, County Building, South Hilo, Hawaii

DATE: Thursday, December 17, 1981

TIME: 1:00 p.m.

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

1. PETITIONER: FARMS AND RANCHES, INC. dba REAL ESTATE GALLERY

LOCATION: Eastern corner of the Hawaii Belt Road-Lehua Lane intersection, Hawaiian Ocean View Estates Subdivision, Kahuku, Ka'u.

TMK: 9-2-93:12

PURPOSE: Special Permit to allow the establishment of a real estate office within a portion of an existing single family dwelling located on 48,223 square feet of land situated within the State Land Use Agricultural District.

2. APPELLANT: CHRISTOPHER HOY

LOCATION: Along the south side of a 50-foot wide Homestead Road, approximately 2.3 miles

EXHIBIT M-1

mauka of Honokaa Village, Ahualoa Homesteads,
3rd Series, Hamakua.

TMK: 4-5-11:12

PURPOSE: Continuation of a public hearing on the
petition for an appeal from the Planning
Director's denial action on a request for
an amendment to Variance Permit No. 521
to allow a gravel surface roadway in lieu
of an oil-treated surface and the deletion
of Condition No. 3.

3. PETITIONER: COUNTY OF HAWAII DEPARTMENT OF PARKS AND
RECREATION

LOCATION: Abutting the northeast boundary of the
Panaewa Drag Strip Complex, Waiakea, South
Hilo.

TMK: 2-1-13:Portion of 2

PURPOSE: Special Permit to allow the development
of a motorcycle training and competition
facility on 90 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,
BERT H. NAKANO, Chairman
By SIDNEY M. FUKU
Planning Director

(Hawaii Tribune-Herald: December 7 and 15, 1981)

GEORGE R. ARIYOSHI
GOVERNOR



JACK K. SUWA
CHAIRMAN, BOARD OF AGRICULTURE

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

December 11, 1981

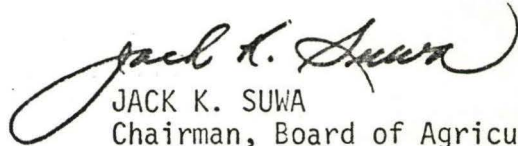
MEMORANDUM

To: Mr. Sidney M. Fuke, Director
Planning Department
County of Hawaii

Subject: Special Permit Application (SP81-21)
County of Hawaii Department of Parks & Recreation
Panaewa Motorcylce Facility
TMK: 2-1-13: por of 2 - Panaewa

The Department of Agriculture has reviewed the subject application and although we do not specifically object to the project at this time, we are enclosing for your information, a copy of our comments to the Board of Land and Natural Resources concerning the request for a State Land Disposition for the Motorcycle Facility at Panaewa.

Thank you for the opportunity to comment.


JACK K. SUWA
Chairman, Board of Agriculture

Encl.

RECEIVED N

2-1-13:02

July 28, 1978

MEMORANDUM

To: Mr. W. Y. Thompson, Chairman
Board of Land and Natural Resources

Attn: Mr. James Deter, Land Management

Subject: State Land Disposition of Waiakea, South Hilo, Hawaii
Tax Map Key: 2-1-13:02 (por.)
Applicant: County of Hawaii
Intended Use: ^{Panarewa} Motorcycle Facility (PANAREWA)
LUC Zoning: Agriculture
County Zoning: Ag-20

The Department of Agriculture questions the proposed use of the subject parcel. Permissible uses within the Agricultural District in Part III of the Land Use Regulations provide:

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

It is also our understanding that the subject property is one of several which C. Brewer and Company, Ltd. is currently investigating for use as a macadamia nut orchard, and that Brewer currently has a right-of-entry to the property granted by your Board. In reaching an agreement (signed on March 16, 1977) over the Kilauea lands, the State agreed to assist Brewer obtain land for expanding their macadamia nut operations on the Island of Hawaii.

We appreciate the opportunity to comment.

JOHN FARIAS, JR.
Chairman, Board of Agriculture

EXHIBIT N-1

155 Andrews Avenue
Hilo, Hawaii 96720
December 16, 1981

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

Gentlemen:

Subject: Parks and Recreation Request SP 81-21

The Parks and Recreation Department is requesting the Planning Commission to approve of a planned motorcycle recreation area just makai of the present County Drag Strip. The Tax Map Key is 2-1-13:Portion of Parcel 2.

We, the undersigned residents, land owners, voters, and citizens of this County are opposed to the construction or establishment of any motorcycle track. We, the undersigned, live and work on our farms in the Panaewa Farm Lots on Department of Hawaiian Home Lands (DHHL) lands which is that area directly mauka of the Drag Strip and the proposed motorcycle track.

We oppose the motorcycle track for the following reasons, and we request the Planning Commission disapprove and stop the construction of the motorcycle track:

1. The noise pollution from the motorcycle track will be unbearable. The farmers in this area are already subjected to noise from the drag strip, the National Guard firing range, the base leg of the flight path to runway three, and now, the proposed motorcycle track. We moved away from noisy DHHL property in Keaukaha to have some quiet, but the addition of a motorcycle track as a neighbor will further erode our tranquil farm area.
2. In an era which preaches and legislates energy conservation, isn't it an anomaly for the Planning Commission to approve of an activity which is energy wasteful? Gasoline vehicle racing of any type promote the use of engines which are energy inefficient. Granted that motorcycles have somewhat smaller engines than cars and some motorcycles do have good gas mileages, yet some motorcycles have less m.p.g. than a Volkswagen Rabbit.

EXHIBIT 0

December 16, 1981

The point we believe is that the County must anticipate future problems, and 100 DHHL farmers living in the Panaewa area near a motorcycle track will, indeed, be a future problem, a source of complaints about the noise and other environmental impacts. The farmers would like to believe that the County of Hawaii was not informed that farmers are living in the area, and are also planning and they will build primary residences in Panaewa, and because of this misinformation, proceeded to endorse a motorcycle track.

The DHHL farmers, many of whom are former Keaukaha residences, would also like to believe that the County will not ride rough shod over our request and that the County be informed that although we were only notified on December 15, 1981, about SP 81-21, we can and will galvanize our forces to fight any more noise pollutions in our area. We believe that we are reasonable and conservative people and we believe that we are submitting a reasonable request in asking censure for SP 81-21 by the Planning Commission.

Sincerely yours,



Edward L. Kanahele
DHHL Farmer



Eugene Kalanui, President
Keaukaha Panaewa Farmers Association

PUNA PAPAYA

AN **Amfac** COMPANY

P. O. BOX 210
KEAAU, HAWAII 96749
TELEPHONE: (808) 966-9125
TELEX: H634322

December 17, 1981

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

Attention: Mr. Sidney M. Fuke, Planning Director

Special Permit Application
Waiakea, South Hilo, Hawaii
Tax May Key 2-1-13:Portion of 2

Gentlemen:

Puna Papaya, holder of Revocable Permit No. S-5642, covering Tax Kay parcels 2-1-13:154 and 155 at Waiakea, South Hilo from the State of Hawaii has no objections to the proposed motorcycle facility.

It should be noted, however, that Puna Papaya's request for a lease covering the aforementioned tax parcels is being held in abeyance until a determination is made of legal access to the parcels.

It appears that this same determination confronts the proposed motorcycle facility as well as the existing drag strip.

Very truly yours,



Howard Wagoner
President and Manager
Puna Papaya

HW:bn

EXHIBIT P

SPECIAL PERMIT: COUNTY OF HAWAII - DEPARTMENT OF PARKS & RECREATION

The petitioner, the County of Hawaii Department of Parks and Recreation, is requesting a Special Permit to allow the development of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District. The area involved abuts the northeast boundary of the Panaewa Drag Strip Complex, Waiakea, South Hilo, TMK: 2-1-13:portion of 2.

The property under consideration is a portion of a 3,200+-acre parcel owned by the State of Hawaii. On October 13, 1978, the Board of Land and Natural Resources approved of and voted to recommend to the Governor the issuance of an executive order setting aside the subject area under the management and control of the County of Hawaii, Department of Parks & Recreation, subject to the following terms and conditions:

1. That the County obtain a Special Permit or District Boundary Amendment prior to the issuance of the executive order;
2. That the County shall be responsible for the subdivision of the parcel; and
3. That prior to the subdivision of said parcel the County shall submit, for review and acceptance of the Board Chairman, a metes and bounds description and a survey map of the designated area.

At the same meeting, the Board granted a right-of-entry for planning and surveying purposes.

EXHIBIT Q

For the commissioners' information, an environmental assessment and negative declaration for the project was published in the November 23, 1981, Environmental Quality Commission Bulletin.

The property under consideration is designated as Orchards by the General Plan Land Use Pattern Allocation Guide Map and zoned Agricultural-20 acre (A-20a).

According to the Soil Conservation Service Soil Survey Report dated December 1973, the soil on the subject property is "Papai extremely stony muck." In representative profile this soil has a surface layer of dark brown extremely stony muck about 8 inches thick underlain by fragmental A'a lava. Permeability is rapid, runoff is slow and the erosion hazard is slight. The Soil Study Bureau classification of this soil is class E or very poor.

Rainfall in the vicinity averages about 144 inches per year.

The environmental assessment states, in part, the following:

"Vegetation within the site consists of 'ohia, lama, false staghorn, guava, hala, kukui, and tree ferns. Other introduced plants include trumpet trees, melastoma, melochia, and lantana. There are no known endangered flora or fauna or recorded historical or archaeological sites within the general area.

"The project is being spearheaded by the Big Island Motorcycle Association (BIMA), and the following improvements have been proposed:

1. clearing, grubbing, and contour grading of the site;
2. extension of a waterline from the drag racing complex;
3. grading an area for parking and constructing a pit area and motorcycle track and course; and
4. constructing accessory structures, e.g., spectator and concession facilities, comfort stations, etc.

"Foreseeable impacts, should this project proceed, include the conversion of a forest environment to a recreational motorcycle complex with support facilities, with parts of the forest remaining as buffer zones. Since the land is not presently being used for agriculture or any other use, no loss of productivity would result.

"The location of the facility in a relatively remote area, retention of the natural forest on the perimeters of the facility, and the requirement that mufflers be installed on all motorcycles should minimize and/or eliminate all potential sources of noise pollution. The adjacent drag racing complex poses no significant noise problems and none are expected with the addition of the proposed motorcycle facility.

"The County has developed a master plan for a major sports complex in the general area. Potential impacts to this complex cannot, however, be determined at this time since no commitment of land or funds have been made for the sports complex. If the complex does become a reality, potential conflicts can be resolved during the subsequent planning and design phases."

Access to the proposed facility would be via the drag strip's temporary access road.

Surrounding land uses include the drag strip, macadamia nut orchards, and vacant lands. The nearest house is located within the Hawaiian Homes agricultural subdivision approximately 6,000 feet from the proposed motorcycle facility.

In support of the request the petitioner stated, in part, the following:

"The proposed facility is intended to satisfy recreational motorcycling needs, as expressed by the Big Island Motorcycle Association.

"The proposed site adjoins the County's drag racing complex for which a special permit was previously approved. Centralizing these similar type activities would result in maximizing use of existing public services and utilities."

Upon review of the subject request the Soil Conservation Service stated, "We do not anticipate any major flooding in this parcel."

The Water Department stated, "We have no objections to the request for development of a Motorcycle Training and Competition Facility. For your information, there is an 8-inch waterline to the existing Drag Racing Facility."

The State Department of Health commented that "Sanitary facilities should be provided for participating public."

Read DIA comments

None of the other cooperating agencies had any comments on or objections to the subject request.

RECOMMENDATION: PARKS AND RECREATION

Upon review of the subject request, the staff recommends that the request to allow the establishment of a motorcycle training and competition facility in the State Land Use Agricultural District be given favorable consideration based on the following findings:

The desired use would not adversely affect surrounding property. The proposed site for the requested use is located in an area which is relatively isolated from residential development. It is within the Panaewa forest and the nearest residential uses are approximately 6,000 feet to the west. Other surrounding uses within less than one mile from the proposed site are basically of a public or large-scale agricultural nature. The lands immediately surrounding the site include the drag strip, macadamia orchards and forest.

In essence, the forest within which the proposed facility is to be located covers a vast area. The entire motorcycle facility site consists of 90 acres in a State-owned parcel of 3200+ acres. Not all of the 90 acres will be cleared, as two hundred (200)-foot wide buffers will be provided. The remoteness from areas of residence and other areas where continuous activities occur effectively mitigates adverse impacts which may otherwise occur.

The land upon which the proposed use is sought is generally unsuited for the uses permitted within the district. The State

EXHIBIT R

Land Use Commission's Agricultural designation includes lands which are not suited to agricultural and ancillary activities by reason of topography, soil and other related characteristics. The subject site has a slight soil overlaying a'a lava. Its productivity class, based on the Land Study Bureau Soil Survey is class E or very poor. Such soils have very severe limitations which make them generally unsuited to cultivation.

At the present time, the proposed site is essentially vacant and unused. The 90-acre area would be partially converted from a forest to a public recreational use. Implementing the motorcycle facility proposal will not result in the loss of presently productive land or of a valuable natural area. The land would instead be used for a needed public recreational facility.

The proposed use will make the highest and best use of the land involved for the public welfare. Motorcycle competition is a recreational activity currently being pursued by a portion of the public and thus by providing a site for such use would help to meet their recreational needs. The location of such a facility must also be in proximity to a majority of its users but still far enough away from population centers so as to not create a nuisance. The subject site meets these criteria.

It is further recommended that approval of the special permit request be subject to the following conditions:

1. That the petitioner, the County Department of Parks and Recreation, shall be responsible for complying with all stated conditions of approval.
2. That tentative subdivision approval be secured by the applicant within one (1) year from the date of approval of the special permit. Final subdivision approval shall be secured within one (1) year thereafter.
3. That plans shall be submitted and Final Plan Approval^{secured} in accordance with Chapter 8 (Zoning Code), Hawaii County Code, be secured within one (1) year from the effective date of the Permit.
4. That construction of the proposed facility commence within one (1) year from the date of receipt of Final Plan Approval and be completed within three (3) years thereafter.
5. That two buffer zones with a minimum width of 200 feet each be provided on the south and west sides of the facility.
6. That the Department of Parks and Recreation develop and adopt use regulations for the subject facility prior to its occupancy.
7. That the temporary drag strip access road to the facility may be used until the permanent drag strip access is completed. Upon completion of this permanent access, use

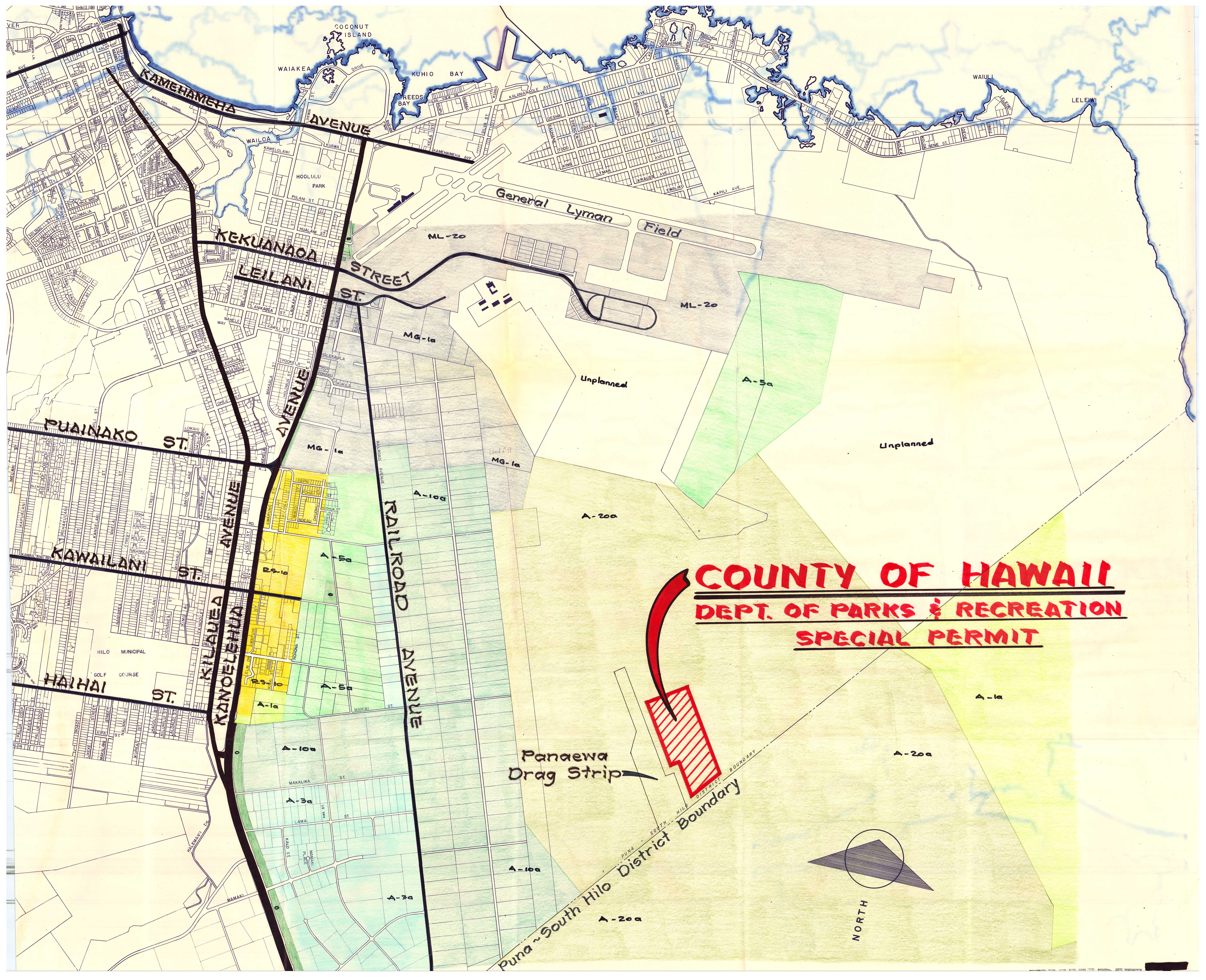
of the temporary access by the motorcycle facility shall terminate.

8. That all other applicable rules, regulations and requirements, including noise and air quality standards, be complied with.

Should any of the foregoing conditions not be met, this special permit shall be automatically void.

SP82-352 - COUNTY OF HAWAII
DEPT. OF PARKS &
RECREATION

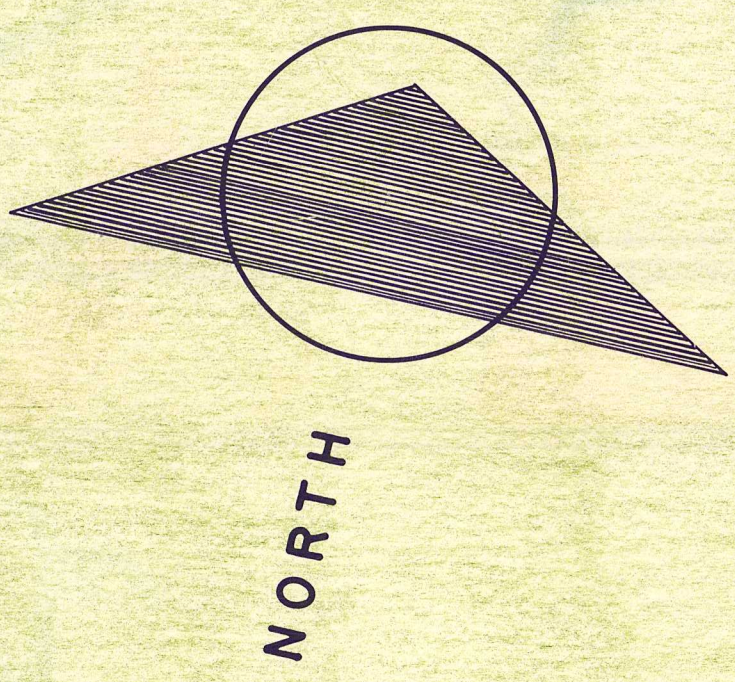
EXHIBITS T & U



COUNTY OF HAWAII
DEPT. OF PARKS & RECREATION
SPECIAL PERMIT

Panaewa
Drag Strip

Puna ~ South Hilo District Boundary



PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
December 17, 1981

EXHIBIT V

The Planning Commission met in regular session at 1:04 p.m. in the Councilroom, County Building, South Hilo, Hawaii, with Chairman Bert H. Nakano presiding.

PRESENT: Bert H. Nakano
Clyde Imada
Roy Kagawa
Alfredo Orita
George Ponte
Tina Whitmarsh

ABSENT: Glenn Frias
William J. Paris, Jr.
Charles H. Sakamoto

Ex-officio Member
H. William Sewake

Sidney M. Fuke, Planning Director
Norman Hayashi, Staff Planner
Brian Nishimura, Staff Planner (Left at 2:25 p.m.)
Keith Kato, Staff Planner (Left at 2:25 p.m.)
Wally Matsunami, Staff Planner (From 2:25 p.m. to 4:14 p.m.)
William Moore, Staff Planner (From 2:35 p.m.)

Ben Tsukazaki, Deputy Corporation Counsel
Galen Kuba, representing Ex-officio Member Edward Harada

and approximately 8 people at 1:04 p.m., 12 people at 1:06 p.m., and 28 people at at 2:00 p.m. were in attendance

APPEAL - Continuation of a public hearing on the petition
 VARIANCE NO. 521 for an appeal filed by Christopher Hoy from the
 CHRISTOPHER HOY Planning Director's denial action on a request
 AHUALOA HOMESTEADS, for an amendment to Variance Permit No. 521 to
 3RD SERIES, allow a gravel surface roadway in lieu of an
 HAMAKUA oil-treated surface and the deletion of Condition
 No. 3. The area involved is located along the
 south side of a 50-foot wide Homestead Road, approximately 2.3 miles
 mauka of Honokaa Village, Ahualoa Homesteads, 3rd Series, Hamakua,
 TMK: 4-5-11:12.

The petitioner, Christopher Hoy, and his representative, Robert
 Sommers, were in attendance.

Mr. Sommers requested the public hearing be continued to allow him
 an opportunity to review the matter as he has just been retained
 as legal counsel by the petitioner.

Director Fuke noted that the staff's understood Mr. Sommer's request;
 however, he suggested that if the hearing is continued this be the
 last of it as it would be unfair to have it continued any further.

It was moved by Commissioner Imada and seconded by Commissioner Kagawa
 that the public hearing be continued to the next Hilo meeting. Motion
 was carried.

SPECIAL PERMIT Public hearing on the application of the County
 COUNTY OF HAWAII of Hawaii Department of Parks and Recreation for
 DEPARTMENT OF PARKS a Special Permit to allow the development of a
 AND RECREATION motorcycle training and competition facility on
 WAIAKEA, 90 acres of land situated within the State Land
 SOUTH HILO Use Agricultural District. The area involved
 abuts the northeast boundary of the Panaewa
 Drag Strip Complex, Waiakea, South Hilo, TMK: 2-1-13:Portion of 2.

Staff presented background and letters dated December 11th from
 Jack K. Suwa, December 16th from Edward L. Kanahele and Eugene
 Kalanui, and December 17th from Howard Wagoner, on file.

Staff then indicated on the presentation map the subject and
 surrounding properties and presented recommendation for approval
 with conditions, on file.

For the Commission's information, staff pointed out on the presenta-
 tion map the location of the existing toilet facility in the drag
 strip area that they will utilize and also the proposed permanent
 access road.

In response to the noise concerns expressed, the petitioner's
 representative, Ronald Okamura, noted that all activities will be
 limited to daytime use and decibel readings will be taken so that
 the noise would be held to a minimum; as the motorcycle courses are
 different from that of a drag racing facility and both activities
 will be held during the weekends, they will be unable to use the
 drag strip facility; the bikes are not ridden on the highway as
 they are carted to the site by vehicles; and that the Motorcycle
 Association will initially do most of the construction because of
 the County's limited funding.

The following is a recapitulation of those testifying on the application:

Herbert Dawrs, Member of the Big Island Motorcycle Association, said that they hope to make this a family type of recreation area; the drag strip would not be suitable for their purposes as the track is different; the bikes are off-road bikes which will be trailered in or brought in the back of trucks; the noise limits can be controlled by decibel meters; all competition bikes have mufflers on; that they will just clear the area for the various types of courses or tracks and leave everything else as is as that is part of the pleasure of a motorcyclist; and also that the activities will be limited to weekend usage. He added that their Association plans to provide the equipment needed to do the grading, etc. and do not plan to ask for funding.

David Webster spoke in favor of the facility and addressed some of the specific questions and objections that were brought up. As far as the noise consideration, he noted the noise that would generate the most noise from their activity would be when the races are held, which would be held at the most once every two weeks; there is a buffer zone between the proposed facility and the nearest house; and all their bikes from the factory come with mufflers installed and if removed there is a loss of power in the bikes. As far as the sanitary facility, he said in the interim they will utilize the facility located in the drag strip area. He added that they will have a licensed instructor who will take care of their training program, possibly to be held at the drag strip; however, as far as racing the motorcycles, they will be unable to use the drag strip as the motorcycle tracks are of a different type.

Richard Wilson spoke in favor of the application as motorcycle riders have been the source of complaints for illegally riding their bikes.

Dennis Vierra, secretary to the big Island Motorcycle Association, noted that they have worked patiently for this facility for ten years with various agencies in accordance with the laws and regulations and that the site was selected by these various agencies and not the Motorcycle Association.

Charles Dawrs, a motorcyclist who competes in such events on the outer islands, spoke in favor of the application as presently there is no place for them to practice on this island. He said he felt it was about time they had a place to ride and everyone be given an opportunity to see the sport.

Doctor Richard Williams spoke in favor of the application as measures have been taken to restrict motorcyclists from riding in areas which have created considerable hazards, such as illegally chaining the roads without signs or markers, that has resulted in at least one death and serious injury to another requiring plastic surgery and prolonged period of convalescence.

It was moved by Commissioner Kagawa and seconded by Commissioner Ponte that the public hearing be closed. Motion was carried.

It was moved by Commissioner Kagawa and seconded by Commissioner Ponte 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 six ayes.

RECESS: The Chair called a short recess at 2:25 p.m.

RECONVENED: The meeting reconvened at 2:35 p.m. and the Commission took up the public hearings scheduled for 2:00 p.m.

SMA USE PERMIT
COUNTY OF HAWAII
DEPARTMENT OF
PARKS AND
RECREATION
KEAUKAHA,
SOUTH HILO

Public hearing on the application of the County of Hawaii Department of Parks and Recreation for a Special Management Area (SMA) Use Permit to allow the construction of a comfort station, parking lot and related improvements at Leleiwi Beach Park (formerly Carlsmith property), Keaukaha, South Hilo, TMK: 2-1-17:19.

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

The petitioner's representatives, Milton Hakoda and Glenn Miyao, were in attendance.

Mr. Hakoda gave some background information, noting that they will be reimbursed 50 percent of the expenditures by the Federal government.

The following is a recapitulation of those testifying on the application:

Jan Moon, representing the Concerned Citizens to Save Keaukaha, and approximately 3,000 petitioners read and presented written testimony, on file. She said they protested that there will be no Environmental Impact Statement and asked that the Commission deny this request as it will take away the beautiful grassy area, block the scenic view, and encroach into the pool area, noting there are other areas along the Hilo coast that need improvements more badly. She stated this project is not in compliance with the Coastal Zone Management Rules and suggested that the marsh area be made into a parking area, traffic bumpers be installed and walkways put in on Kalaniana'ole Street so that people can walk safely to the comfort station 250 yards away. She reiterated her statements that the new parking area will not increase the number of stalls presently there, noting cars can be double-parked. She said she felt the present parking lot was sufficient and that she had some reservations in the location of the comfort station.

Mr. Miyao clarified that the distance from the front of the Carlsmith property to the restroom is 250 yards away and although it appears that possibly two cars could park piggy-back style off the highway that is really not so as they would have to encroach into the right-of-way, clarifying that there is room only for one car to park makai of the property line. He added that the parking area will not encroach into the pond area and expanded on the reasons why they chose this location as opposed to locating the comfort station toward the middle of the park where the existing pavilion is.

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
December 17, 1981

A regularly advertised public hearing on the application of the County of Hawaii Department of Parks and Recreation was called to order at 1:40 p.m. in the Councilroom, County Building, South Hilo, Hawaii, with Chairman Bert H. Nakano presiding.

PRESENT: Bert H. Nakano
Clyde Imada
Roy Kagawa
Alfredo Orita
George Ponte
Tina Whitmarsh

ABSENT: Glenn Frias
William J. Paris, Jr.
Charles H. Sakamoto

Ex-officio Member
H. William Sewake

Sidney M. Fuke, Planning Director
Norman Hayashi, Staff Planner
Brian Nishimura, Staff Planner
Keith Kato, Staff Planner

Ben Tsukazaki, Deputy Corporation Counsel
Galen Kuba, representing Ex-officio Member Edward Harada

and approximately 40 people in attendance

CHAIRMAN: Next on the agenda is a public hearing on the application of the County of Hawaii, Department of Parks and Recreation for a Special Permit to allow the development of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District. The area involved abuts the northeast boundary of the Panaewa Drag Strip Complex, Waiakea, South Hilo, TMK: 2-1-13:Portion of 2. Staff?

KATO: (Presented background, and letters dated December 11th from Jack K. Suwa, December 16th from Edward L. Kanahale and Eugene Kalanui, and December 17th from Howard Wagoner, on file.)

Mr. Chairman and Commissioners, maybe, before going into the recommendation, I can just indicate where these parcels are that are being referred to in the letters. This is, as you can see on the map, Railroad Avenue. This is the Puna-South Hilo District Boundary. And this is the proposed motorcycle facility site. Now the Hawaiian Homes Lots that are being referred to are in this area here. The property, in this case, all shaded in sort of blue-green is owned by the Hawaiian Homes, Department of Hawaiian Homes, and has, some of it, if not all of it, has been leased to farmers or potential farmers. The Puna Papaya, we've just determined by looking at the latest tax map, are in this area over here and on the makai side of the proposed drag strip, I mean, proposed motorcycle complex. According to our records, these properties have not yet been legally subdivided, which may account for their legal access problem.

EXHIBIT W

(Presented recommendation for approval, with conditions, on file.)

CHAIRMAN: Commissioners, do you have any questions you'd like to ask of the staff?

IMADA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: Keith, Condition No. 4, that the construction of the proposed facility commence within one (1) year, etc. Does that include a commitment by the BIMA in the four areas that they would improve about grubbing, clearing, putting in comfort stations, etc., grading for parking?

KATO: At this point, the permit is being issued to the Department of Parks and Recreation, okay. And so depending on what they come in with at the time that they submit for plan approval, that would be what is going to be required to be completed within that time period.

KAGAWA: But the Department of Health recommended some kind of a sanitary facility.

KATO: That's correct. We'd like to, just for your information, this map here shows the existing drag strip and there's a public, there's a toilet located in the vicinity of this parking area over here. It's not directly in the proposed site, but it's felt that it can, at least on a temporary basis, serve those needs.

KAGAWA: Okay, as far as Condition No. 7 about this temporary access road, where is this access road?

KATO: This access road starts at the rubbish dump; and I'm not sure of the exact alignment. It does come down this way, makes a turn up and then back down to the proposed facility.

KAGAWA: Is there a proposed permanent access?

KATO: Yeah. Under the permit that was granted for the drag strip, there's suppose to be a permanent access taken when the Puainako Street extension is completed; and there's suppose to be a takeoff from there toward the drag strip.

KAGAWA: There's no timetable for that?

KATO: No.

CHAIRMAN: Any other questions, Commissioners? None? Is the applicant or representative present? I'd like to swear you in first. Do you swear to tell the truth on the testimony you're about to give on the subject matter now before the Hawaii County Planning Commission?

OKAMURA: I do.

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

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

CHAIRMAN: Mr. Okamura, you have heard the background report and also the recommendation. Do you have anything that you'd like to add?

OKAMURA: Only one thing, that as far as the letters that were handed in stating concerns about noise pollution, I would like to state that all of the activities proposed at the new motorcycle facility would be confined to daytime use thereby the noise factor would be minimized as compared to something of that nature being done at night when sound carries, you know, even further. And I've done, in the past prior to the construction of the drag strip, we've had tests done as far as decibel readings on drag vehicles from the Panaewa Hawaiian Homes area and found it to be almost minimal as far as decibel reading is concerned. This was done with the help of the Police Department. And as far as the motorcycle, without maybe any modifications on their mufflers, the highest decibel reading would be around 90 or 92 and from about 6,000 feet away, very inaudible.

CHAIRMAN: Commissioners, do you have any questions that you'd like to ask Mr. Okamura?

ORITA: Mr. Chairman?

CHAIRMAN: Commissioner Orita.

ORITA: Mr. Okamura, what you're proposing is a motorcycle training and competition facility, am I correct?

OKAMURA: Right.

ORITA: Have you considered possibly using the present drag strip?

OKAMURA: These are, when we talk about motorcycles, these are not street bikes we're talking about.

ORITA: I see.

OKAMURA: These are dirt bikes and --.

ORITA: But is there any possibility that such a thing can be held at the drag strip?

OKAMURA: I think right now as far as how the drag strip is already built, there would be space limitations. We still would have to encroach into surrounding areas to complete the project.

ORITA: All right, I could be off the subject, sir, but presently how often is the drag strip used?

OKAMURA: Drag strip, as far as regular schedules, drag events, I understand there's about ten of them per year.

ORITA: Ten per year?

OKAMURA: Right.

ORITA: And is the drag strip used seven days a week?

OKAMURA: No.

ORITA: No. So there is a possibility that such a training could be held at the drag strip if it is not being used for any other thing, am I correct?

OKAMURA: I don't think, all activities of this nature, both drag racing and motorcycling, would be confined to weekends; and there would be too much conflict of use if we do have -.

ORITA: Mr. Okamura, I think the public, the letter that staff had read, some of the objections, some of the people objected to the fact that, one was noise. And I think in the background report it states that, "and the requirement that mufflers be installed on all motorcycles should minimize and/or eliminate all potential sources of noise pollution." Can you people guarantee that they will use a muffler up to that strip or will the muffler be put on after they get to the strip, sir?

OKAMURA: I think these bikes are not ridden, you know, they don't ride those bikes on the public highways to the strip. They are carted on trucks.

ORITA: Any particular reason for putting the mufflers, sir?

OKAMURA: I think there are some people from the Motorcycle Association here; and as far as the technical aspects of the use of the bikes, I think they can answer that more than I can.

ORITA: Thank you.

KAGAWA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: Reggie, this drag strip, isn't that a straight-away, 400-yard type of straight-away and a motorcycle would be somewhere like an oval type?

OKAMURA: Yeah, as far as motorcross, it's not a fixed track, you know. I mean, as far as clearing and grubbing and stuff, we'd be selective where the choice trees and shrubbery would be left in there. As long as there is, I guess, a major course; but it can be a meandering type. It's not fixed like a drag strip.

KAGAWA: Yeah.

CHAIRMAN: Any other questions, Commissioners?

ORITA: Mr. Chairman, just one more question.

CHAIRMAN: Mr. Okamura, who's going to construct the training -?

OKAMURA: The Big Island Motorcycle Association will initially do most of it because I have to confess that the project right now, as far as the funding for any kind of construction, there's no appropriation set aside for it right now.

ORITA: Thank you.

CHAIRMAN: Any other questions? If not, thank you, Mr. Okamura. You may be called back for some questions later on, I think.

PUBLIC: I'd like to ask a question.

CHAIRMAN: Just a minute. I'm getting to you now. Just a minute. This is a public hearing. Is there anyone in the audience who would like to speak for or against this application? I'd like to have a show of hands. Will you all rise so that I can swear you in one time and you can come up and testify. I want to swear you in first. Do you swear to tell the truth on the testimony you're about to give on the subject matter now before the Hawaii County Planning Commission?

TESTIFIERS: I do.

CHAIRMAN: You can sit down; and as you come up, will you state your name for the record, please. We'll start off with you.

DAWRS: I'm Herbert Dawrs with the Big Island Motorcycle Association. We've been working, I guess, about ten years now to find a motorcycle recreation area for off-road motorcycling. And some of the questions that have been asked, I think we've got pretty good answers for. We represent not just bike riders but the families; and we hope to make this a family type recreation area. The Big Island Motorcycle Association is a non-profit corporation that has rules and regulations pertaining to equipment. Specifically, some of the questions that Mr. Orita asked, how the land will be set up, noise problems, well, this is not a unique request. Its been done in Honolulu and all over the mainland there have been sites; and the problems that have been talked about today are common questions that have come up and I think they can all be answered. I'll welcome questions now or later or whenever, at your convenience.

CHAIRMAN: Commissioners, do you have any questions that you'd like to ask of the witness?

DAWRS: I can answer a couple of your specific questions if you'd like. The drag strip as such wouldn't be suitable because the bikes are totally different. They're not street machines. They're off-road bikes. They'd be trailered in or brought in the back of trucks.

The noise limits, generally acceptable limits are 90 decibels or close there to; and that can be accurately controlled by decibel meters if you'd like.

The bikes don't run well without silencers on them. They're loud but they don't run well. And the competition bikes all have silencers.

CHAIRMAN: Any other questions? If not, I get one question here. Your motorcycle, you know, the land and what not, is that going to be flat, levelled, or is that going to be something that I see in the TV, you know, up the hill and down and so forth?

DAWRS: It will be like that, but probably not at that professional level. You know, we'd like to think that we have riders that are that good, but initially our plan is to cut just the width of an area that we need for a particular type of track; and there are different types. There would be motorcross like you're talking about, they're on uneven terrain and there'd be

just purely trailing riding where it's skill, slow. There could be, there's a swamp area in there that we might want to use for laying out mud rides, and just, all different types of terrains. But, specifically, we don't want to knock the area down because that's part of the pleasure of a motorcycle course. You leave everything up where you can except where you specifically have to ride or park or that type.

CHAIRMAN: Any other questions?

PONTE: Yeah, I have a question.

CHAIRMAN: Go ahead, Commissioner Ponte.

PONTE: Will it be used seven days of the week or weekends?

DAWRS: Weekends only because we plan to pretty much control through the organization, through the Big Island Motorcycle Association and the clubs that belong to the Association. That means its gotta be on the weeks because most of us have to work.

ORITA: Mr. Chairman, one more question.

CHAIRMAN: Commissioner Orita.

ORITA: Will funds be made available if such a permit is granted, sir, to your knowledge?

DAWRS: If you mean are we going to ask for monies, no.

ORITA: No?

DAWRS: We'd love to have it but we don't plan to, we planned all along to provide all the equipment that we need to do the grading; and if we come up with slush funds, we'd love to have them; but we're not asking for them.

ORITA: Thank you.

CHAIRMAN: Any other questions? If not, thank you.

WEBSTER: My name is David Webster. I've been a resident of this island for seven years and a resident of the state for about thirty. I'd like to go on record in favor of this facility. I have been a motorcyclist for about 15 years now.

I'd like to address some of the specific questions and objections that were brought up. The drag strip, for instance, is used less than once a month. And the facility of the races there, provided the facilities goes in, the frequency of the races would probably be only once a month. There would be other activities but the activities that generate the most noise which would be the races would still be limited for economic reasons of the members. You just can't afford to race much oftener than that to once a month. And so the people that are concerned about the noise, they're talking about, at the most, once every two weeks.

I'd also like to point out that in the report, the nearest house was over a mile away, there's going to be a buffer zone of trees between the facility and the nearest existing house. I have been

out on the road in front of the Panaewa Farms there when they have been holding drag races; and from that road, you cannot hear the dragsters, which must be, I'd estimate, 20 times as loud as any of the motorcycles. Any of these racing bikes currently come from the factory with mufflers installed, to answer your question; and, in fact, if you remove the mufflers, you suffer a loss in power. They're designed at the factory to operate with those mufflers in place. And as Herb stated, these bikes will all be trucked in there, any of the racing machines will be trucked in there. They're not street, legal, they're not designed to run on the streets; and I don't know anybody that tries to run one on the street.

There was a question raised on the sanitary facility. There are currently at the drag strip two large cement-blocked bathhouses that have any number of urinals and toilets in them; and in the interim period, these could be utilized by the motorcycle facility. There would be a walk of, from your map here, I would guess maybe 200 or 300 feet from the proposed motorcycle facility to the existing sanitary facilities at the drag strip; and I don't see any problem in both facilities using those until the motorcycle facility is able to construct some of their own if they wanted to.

The question that Mr. Orita asked about our training program, there is a licensed training program that is licensed by the State of Hawaii; and that would probably be the course that was taught over here. And, currently, a gentleman by the name of Lindfield Murphy is scheduled to go over to Honolulu at his own expense in the next couple of weeks and take the State Instructor's Course. So we will have an instructor on the island that will be able to take care of the instruction type courses where they take a new motorcyclist out and teach him how to ride safely and how to use his brakes and how to turn. And this type of training probably would be done on the drag strip, obviously, at times when they are not utilizing the drag strip for racing. But as far as the facility they're planning here, that's an entirely different type of motorcycle. And it is, like you say, the type that you see on TV where they're running over rough natural terrain and you could not use the drag strip for that type racing, to answer your question. If there are any more questions I'll be happy to answer them if I can.

CHAIRMAN: Do you have any questions, Commissioners? If not, thank you, Mr. Webster.

WEBSTER: Okay.

CHAIRMAN: Next.

WILSON: My name is Richard Wilson and I've been on this island for about 22 years now and been riding motorcycles for about 12 years. And I'm in favor of approving the application for the motorcycle track. And, basically, I wanted just to say that people that have been riding have been the younger kids, high school kids, etc., and older ones also that are, how do I want to put this now, let's see, they've been riding in a lot of these areas like in the Panaewa House Lots area, Farm Lots area, illegally. They have been doing it now and for the past 10 years, in the cane fields they've been riding and all over; and there have been some complaints that they tried to get these kids

not to do that. And this is one of the reasons, one of the main reasons we've been going after trying to get a park, an area for them to ride in so they won't be in these other areas. That's all.

CHAIRMAN: Any questions, Commissioners? None. Thank you. Next.

VIERRA: Hello, my name is Dennis Vierra; and I'm the current secretary of the Big Island Motorcycle Association. And I basically just have two things to say. First of all, we've worked for ten years on this, patiently, and with the cooperation of the different agencies in accordance with their laws and regulations. And, secondly, this proposed area was proposed by these agencies, not by us; and I felt that they had given it very good scrutiny as to it being a perfect area for us. Thank you.

CHAIRMAN: Thank you. Next.

C. DAWRS: Good afternoon. My name is Charles Dawrs. I'm a resident of this island. I would like to recommend in favor of this motorcycle facility because I myself compete in events. As it stands now, there's absolutely nowhere on this island where I can take my bike and practice. And when I go to an outer island, I generally represent this island and the rest of the motorcyclists over here. And when we go over there, we're riding, just basically, cold. We have nowhere that we can go and practice. If we go ride on Mauna Kea, we can go up there, and people tolerate it; but we can get in trouble. They can confiscate your motorcycle. All your investments in the sport can go up like that because you have no place to do it. And I'd just like to recommend that after ten years we've tried, we've waited, nowhere, and I think it's about time you get someplace to ride and give everyone a chance over here to go out and see the sport and see what it's about. People just had never given it a chance. They've always pushed it aside for other sports, other interests. I'd just like to say that it's time that we get our fair shake. Thank you.

CHAIRMAN: Thank you. No questions? Thank you. Next.

WILLIAMS: Good afternoon. I'm Doctor Richard Williams. I've been a resident of Hilo for the last three years and a resident here in the state for the last six years. I'd like to go on record in favor of the proposed park. I think we've had a number of the questions answered very well as far as what the motorcycle members have represented so far.

One of the things that hasn't been stated, when Dick Wilson was up here he mentioned that people have been riding illegally in the house lots area and there have been various measures that have been taken by private individuals to restrict riding in this area, and it has created considerable hazards, illegally chaining roads without signs and markers. And it has resulted in at least one death and it has resulted in one very serious injury that required considerable hospitalization, plastic surgery and prolong period of convalescence. If we have a legal controlled area where people can ride, that would be much less of a problem. And, again, if there are any questions anyone would like to ask, I'd be certainly glad to answer any of them if I may.

CHAIRMAN: You got any questions that you'd like to ask, Commissioners? None. Thank you.

WILLIAMS: Thank you.

CHAIRMAN: Anybody else that wants to testify? Okay, Commissioners, what is your pleasure? Continue the hearing or you can close the public hearing.

ORITA: Mr. Chairman, I have a question.

CHAIRMAN: Go ahead.

ORITA: Staff, in the background report, page 3, "The County has developed a master plan for a major sports complex in the general area." This proposed development, is it part of that area?

KATO: Commissioner Orita, with your permissions, I'd like to defer that to the Department of Parks and Recreation.

CHAIRMAN: Mr. Okamura, you have heard Commissioner Orita's question.

OKAMURA: Yes, I have. As far as the proposed major recreation are, it is in this general vicinity.

ORITA: In the general vicinity?

OKAMURA: Yeah.

ORITA: Thank you.

CHAIRMAN: Thank you, Mr. Okamura. Okay, Commissioners, what is your pleasure?

KAGAWA: Mr. Chairman?

CHAIRMAN: Commissioner Kagawa.

KAGAWA: I move that this hearing be closed.

CHAIRMAN: Do I hear any second to the motion?

PONTE: Second the motion, Mr. Chairman.

CHAIRMAN: It has been moved by Commissioner Kagawa, seconded by Commissioner Ponte to close the public hearing. All those in favor of the motion say aye?

COMMISSIONERS: Aye.

CHAIRMAN: Motion is carried. The public hearing is closed.

It was moved by Commissioner Kagawa and seconded by Commissioner Ponte 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 six ayes.

The public hearing adjourned at 2:25 p.m.

Respectfully submitted,

Sharon M. Nomura
Secretary

A T T E S T:


Bert H. Nakano
Chairman, Planning Commission

December 21, 1981

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

Dear Mr. Hakoda:

Special Permit Application
TMK: 2-1-13:Portion of 2

The Planning Commission at its duly held public hearing on December 17, 1981, considered your application for a Special Permit to allow the development of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District. The area involved abuts the northeast boundary of the Panaewa Drag Strip Complex, Waiakea, South Hilo, Hawaii.

The Commission voted to recommend the approval of your Special Permit request to the Land Use Commission, based on the following considerations:

The desired use would not adversely affect surrounding property. The proposed site for the requested use is located in an area which is relatively isolated from residential development. It is within the Panaewa forest and the nearest residential uses are approximately 6,000 feet to the west. Other surrounding uses within less than one mile from the proposed site are basically of a public or large-scale agricultural nature. The lands immediately surrounding the site include the drag strip, macadamia orchards and forest.

In essence, the forest within which the proposed facility is to be located covers a vast area. The entire motorcycle facility site consists of 90 acres in a State-owned parcel of 3200+ acres. Not all of the 90 acres will be cleared, as two hundred (200)-foot wide buffers will be provided. The remoteness from areas of residence and other areas where continuous activities occur effectively mitigates adverse impacts which may otherwise occur.

EXHIBIT X

DEC 23 1981

Mr. Milton Hakoda, Director
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The land upon which the proposed use is sought is generally unsuited for the uses permitted within the district. The State Land Use Commission's Agricultural designation includes lands which are not suited to agricultural and ancillary activities by reason of topography, soil and other related characteristics. The subject site has a slight soil overlaying a'a lava. Its productivity class, based on the Land Study Bureau Soil Survey, is class E or very poor. Such soils have very severe limitations which make them generally unsuited to cultivation.

At the present time, the proposed site is essentially vacant and unused. The 90-acre area would be partially converted from a forest to a public recreational use. Implementing the motorcycle facility proposal will not result in the loss of presently productive land or of a valuable natural area. The land would instead be used for a needed public recreational facility.

The proposed use will make the highest and best use of the land involved for the public welfare. Motorcycle competition is a recreational activity currently being pursued by a portion of the public and thus by providing a site for such use would help to meet their recreational needs. The location of such a facility must also be in proximity to a majority of its users but still far enough away from population centers so as to not create a nuisance. The subject site meets these criteria.

The Commission further recommended to the Land Use Commission, that approval of your Special Permit request be subject to the following conditions:

1. That the petitioner, the County Department of Parks and Recreation, shall be responsible for complying with all stated conditions of approval.
2. That tentative subdivision approval be secured by the applicant within one (1) year from the date of approval of the special permit. Final subdivision approval shall be secured within one (1) year thereafter.
3. That plans shall be submitted and Final Plan Approval secured in accordance with Chapter 8 (Zoning Code), Hawaii County Code, be secured within one (1) year from the effective date of the Permit.
4. That construction of the proposed facility commence within one (1) year from the date of receipt of Final Plan Approval and be completed within three (3) years thereafter.

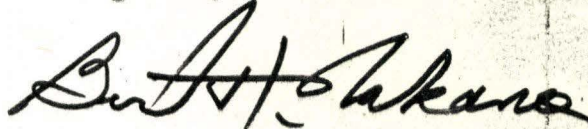
Mr. Milton Hakoda
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December 21, 1981

5. That two buffer zones with a minimum width of 200 feet each be provided on the south and west sides of the facility.
6. That the Department of Parks and Recreation develop and adopt use regulations for the subject facility prior to its occupancy.
7. That the temporary drag strip access road to the facility may be used until the permanent drag strip access is completed. Upon completion of this permanent access, use of the temporary access by the motorcycle facility shall terminate.
8. That all other applicable rules, regulations and requirements, including noise and air quality standards, be complied with.

Should any of the foregoing conditions not be met, this Special Permit shall be automatically void.

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

Sincerely,



BERT H. NAKANO
Chairman, Planning Commission

lgv

cc: Department of Public Works
Department of Water Supply

bcc: Plan Approval Section

LUC Maps

LAND USE DISTRICT BOUNDARIES		
DISTRICT MAP	STATE OF HAWAII LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: DEC 20 1974	DISTRICTS U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION
H-66		

HILO QUADRANGLE
HAWAII-ISLAND AND COUNTY OF HAWAII
7.5 MINUTE SERIES (TOPOGRAPHIC)



ROAD CLASSIFICATION

Light-duty

Unimproved dirt

State Route

H-66

HILO, HAWAII
NE/4 HILO 15' QUADRANGLE
N1937.5—W15500/7.5

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