

STATE OF  
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
**LAND USE COMMISSION**

P. O. BOX 2359 • HONOLULU, HAWAII 96804

September 3, 1971

JOHN A. BURNS  
Governor

SHELLEY M. MARK  
Director Department  
of Planning and Economic  
Development

~~GORO INABA~~

~~WILBERT H. S. CHOI~~

Commission Chairman

**EDDIE TANGEN**

~~Goro Inaba~~

Vice Chairman

**TATSUO FUJIMOTO**

~~RAMON DURAN, AIP, ASLA~~

Executive Officer

COMMISSION MEMBERS

Alexander J. Napier

Shelley M. Mark

Sunao Kido

~~Eddie Tangen~~

Leslie E. L. Wung

Tanji Yamamura

Stanley S. Sakahashi

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on September 2, 1971, the Land Use Commission voted to approve two (2) special permits to Pan American Financial Corporation (SP71-109 & SP71-110) to construct a community longhouse and parking area to service an adult recreational area on a 3.8-acre area on Tax Map Key 1-5-106: parcels 1 through 6 and 25 through 30, at Waiakahiula, Puna, Hawaii, and to construct a community longhouse and parking area to service a youth recreational area on a 5.4-acre area on Tax Map Key 1-5-96: parcels 15 and 16 and Tax Map Key 1-5-103: parcels 16 through 28, at Waiakahiula, Puna, Hawaii, respectively, subject to the conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Enclosure

cc: Mr. Denny Dennison  
Hawaii Tax Administrator  
Property Technical Office, Dept. of Taxation  
Tax Maps Recorder, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation

STATE OF HAWAII  
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel  
Kailua, Kona, Hawaii

September 2, 1971  
1:30 p.m.

STAFF REPORT

SP71-109 - PAN AMERICAN FINANCIAL CORPORATION  
SP71-110 - PAN AMERICAN FINANCIAL CORPORATION

With the Commission's concurrence, the staff recommends that the proceedings on SP71-109 and SP71-110 be consolidated as provided for under Section 1.16 Consolidations of the Land Use Commission's Rules of Practice and Procedure. Both special permit requests involve the same party and relate to the same issues.

Mr. Denny Dennison, President of Pan American Financial Corporation, requests approval of the above special permits in order to construct community longhouse facilities and parking areas within two separate adult and youth recreational complexes in the State's Agricultural District. The proposed facilities will be located in the Hawaiian Shores Subdivision at Waiakahiula, Puna, Hawaii. The petitioner is the owner and developer of this subdivision which is located approximately 4.5 miles northeast of the Pahoia Urban District. The Hawaiian Shores Subdivision is a non-conforming subdivision containing lots ranging from 9,000 to 15,000 square feet in size and which presently contains about 8 homes.

Soil classification of both areas by the Land Study Bureau indicates that the land is "E" or very poor for overall crop use and consists of almost bare pahoehoe. The elevation ranges from 250 feet at the adult recreational area to approximately 300 feet at the youth recreational area.

1. SP71-109 relates to the Adult Recreational Area described as TMK 1-5-106: parcels 1 through 6 and 25 through 30. It comprises a total of approximately 3.8 acres. The proposed adult recreational facilities include the following: bowling green, swimming pool, shuffleboard, horseshoe, tennis, and volleyball courts; a community longhouse approximately 6,600 square feet in floor area containing a stage, kitchen, storage and restroom facilities; and an all weather surfaced parking area of approximately 19,600 square feet which is/to accommodate 61 cars. A 4 foot high security fence will enclose the recreational area.

2. SP71-110 relates to the somewhat larger Youth Recreational Area described as TMK 1-5-96: 15 and 16 and TMK 1-5-103: parcels 16 through 28, comprising a total of approximately 5.4 acres. The proposed youth recreational facilities include the following: wading and swimming pools, junior basketball court; tennis courts; playground equipment; softball field; a community longhouse approximately 5,600

square feet in floor area containing storage and restroom facilities; and an all weather surfaced parking area of approximately 20,500 square feet which is/to accommodate 67 cars. This facility will also be fenced.

Petitioner's Statement

At the public hearing held by the County on July 1, 1971, it was stated by the petitioner that:

1. The longhouse in both the youth and adult areas would be reduced to 30 feet by 68 feet in overall size and would thus contain only about 2,040 square feet in area. The kitchen facility in the adult longhouse will not be included in the revised plan. Another 8 acres have been added to the youth facility to provide for a more rounded recreational complex which would include horseback riding.
2. The facilities will be open only to residents of the subdivision since each property owner will be assessed a maintenance fee. The community association may later decide to allow others to use the facilities.
3. Road and water development have already been initiated in the subdivision. The well is in, and the storage tank is in the process of

being constructed. These facilities will be completed before sales begin.

County Recommendation

At its meeting of July 22, 1971, the Hawaii County Planning Commission decided to recommend approval of both special permit requests based on the following findings and conditions which are identical for both requests:

- "1. That the desired use would not adversely affect surrounding property.
- "2. That the use would not unreasonably burden public agencies to provide essential services.
- "3. That the proposed use will make the use of the land involved for the public welfare."

subject to the following conditions:

- "1. That the area be extensively landscaped.
- "2. That all other applicable regulations shall be complied with.
- "3. That construction shall begin within one year of date of approval should the State Land Use Commission grant such, or special permit be deemed null and void."

The General Plan designation is Residential/Agriculture, and the County zoning designation is Ag-1 acre.

Analysis

Section 2.14 (f) of the State Land Use District Regulations relating to permissible uses within the

Agricultural District states:

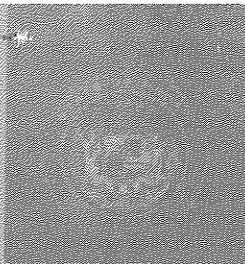
"Public and private 'open area' types of recreational uses including day camps, picnic grounds, parks, and riding stables, but not including dragstrips, airports, drive-in theaters, golf courses, golf driving ranges, country clubs, and over-night camps."

Section 2.14 (j) also allows buildings and uses that are normally considered direct accessory to "open area" types of recreational uses.

Therefore, all the recreational facilities proposed by the petitioner are permitted within an Agricultural District with the exception of the extensive paving required for parking and the community longhouse facility.

It is noted that the land on which the proposed use is sought is very poor in agricultural capability; that it would be an asset to the future residents of this subdivision; that it would enhance the character of the land and would not adversely affect surrounding property; and that the proposed use will make the highest and best use of the land involved for the public welfare.

The staff therefore recommends approval of both special permit requests subject to the conditions stipulated by the Hawaii County Planning Commission.



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
LAND USE COMMISSION

P. O. BOX 2001 • HONOLULU, HAWAII 96804

September 3, 1971

LEWIS A. BIRING  
Governor

SHELLEY M. MARK  
Director, Department  
of Planning and Economic  
Development  
WILBERT M. K. SHIBU  
Commission Chairman  
EDDIE TANGE  
Vice-Chairman  
TARAH WILKINSON  
NATION GIBSON, JR., ASST.  
Executive Officer

COMMISSION MEMBERS  
Alexander J. Napier  
Shelley M. Mark  
Sunao Kido  
Gaila Tanaka  
Leila C. L. Yung  
Terji Yamamura  
Stanley S. Sakahani

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

Attention: Mr. Raymond Suetaji, Planning Director

Re: Planning

At its meeting on September 2, 1971, the Land Use Commission voted to approve two (2) special permits to Pan American Financial Corporation (SP71-109 & SP71-110) to construct a community lounge and parking area to service an adult recreational area on a 1.8-acre area on Tax Map Key 1-5-136; parcels 1 through 6 and 25 through 33, at Waialealae, Puna, Hawaii, and to construct a community lounge and parking area to service a youth recreational area on a 3.4-acre area on Tax Map Key 1-5-95; parcels 15 and 16 and Tax Map Key 1-5-101; parcels 14 through 21, at Waialealae, Puna, Hawaii, respectively, subject to the conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

TARAH WILKINSON  
Executive Officer

Enclosure

cc: Mr. Denny Dennison  
Hawaii Tax Administrator  
Property Technical Office, Dept. of Taxation  
Tax Maps Recorder, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation

STATE OF HAWAII  
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STAFF REPORT

SP71-109 - PAN AMERICAN FINANCIAL CORPORATION  
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With the Commission's concurrence, the staff recommends that the proceedings on SP71-109 and SP71-110 be consolidated as provided for under Section 1.15 Consolidations of the Land Use Commission's Rules of Practice and Procedure. Both special permit requests involve the same party and relate to the same issues.

Mr. Denny Dennison, President of Pan American Financial Corporation, requests approval of the above special permits in order to construct community longhouse facilities and parking areas within two separate adult and youth recreational complexes in the State's Agricultural District. The proposed facilities will be located in the Hawaiian Shores Subdivision at Waiakahiula, Puna, Hawaii. The petitioner is the owner and developer of this subdivision which is located approximately 4.5 miles northeast of the Pahoa Urban District. The Hawaiian Shores Subdivision is a non-conforming subdivision containing lots ranging from 9,000 to 15,000 square feet in size and which presently contains about 8 homes.



Soil classification of both areas by the Land Study Bureau indicates that the land is "E" or very poor for overall crop use and consists of almost bare pahoehoe. The elevation ranges from 250 feet at the adult recreational area to approximately 300 feet at the youth recreational area.

1. SP71-109 relates to the Adult Recreational Area described as TMR 1-5-106: parcels 1 through 5 and 25 through 30. It comprises a total of approximately 3.8 acres. The proposed adult recreational facilities include the following: bowling green, swimming pool, shuffleboard, horseshoe, tennis, and volleyball courts; a community longhouse approximately 6,600 square feet in floor area containing a stage, kitchen, storage and restroom facilities; and an all weather surfaced parking area of approximately 19,600 square feet which is/to <sup>large enough</sup> accommodate 61 cars. A 4 foot high security fence will enclose the recreational area.

2. SP71-110 relates to the somewhat larger Youth Recreational Area described as TMR 1-5-96: 15 and 16 and TMR 1-5-103: parcels 16 through 28, comprising a total of approximately 5.4 acres. The proposed youth recreational facilities include the following: wading and swimming pools, junior basketball court; tennis courts; playground equipment; softball field; a community longhouse approximately 5,600

square feet in floor area containing storage and restroom facilities; and an all weather surfaced parking area of approximately 20,500 square feet which is <sup>large enough</sup> to accommodate 67 cars. This facility will also be fenced.

#### Petitioner's Statement

At the public hearing held by the County on July 1, 1971, it was stated by the petitioner that:

1. The longhouse in both the youth and adult areas would be reduced to 30 feet by 58 feet in overall size and would thus contain only about 2,040 square feet in area. The kitchen facility in the adult longhouse will not be included in the revised plan. Another 5 acres have been added to the youth facility to provide for a more rounded recreational complex which would include horseback riding.
2. The facilities will be open only to residents of the subdivision since each property owner will be assessed a maintenance fee. The community association may later decide to allow others to use the facilities.
3. Road and water development have already been initiated in the subdivision. The well is in, and the storage tank is in the process of

being constructed. These facilities will be completed before sales begin.

#### County Recommendation

At its meeting of July 22, 1971, the Hawaii County Planning Commission decided to recommend approval of both special permit requests based on the following findings and conditions which are identical for both requests:

- "1. That the desired use would not adversely affect surrounding property.
- "2. That the use would not unreasonably burden public agencies to provide essential services.
- "3. That the proposed use will make the use of the land involved for the public welfare."

subject to the following conditions:

- "1. That the area be extensively landscaped.
- "2. That all other applicable regulations shall be complied with.
- "3. That construction shall begin within one year of date of approval should the State Land Use Commission grant such, or special permit be deemed null and void."

The General Plan designation is Residential/Agriculture, and the County zoning designation is Ag-1 acre.

#### Analysis

Section 2.14 (c) of the State Land Use District Regulations relating to permissible uses within the

Agricultural District states:

"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 over-night camps."

Section 2.14 (j) also allows buildings and uses that are normally considered direct accessory to "open area" types of recreational uses.

Therefore, all the recreational facilities proposed by the petitioner are permitted within an Agricultural District with the exception of the extensive paving required for parking and the community longhouse facility.

It is noted that the land on which the proposed use is sought is very poor in agricultural capability; that it would be an asset to the future residents of this subdivision; that it would enhance the character of the land and would not adversely affect surrounding property; and that the proposed use will make the highest and best use of the land involved for the public welfare.

The staff therefore recommends approval of both special permit requests subject to the conditions stipulated by the Hawaii County Planning Commission.