

#256

July 22, 1975

Mr. Walt Southward  
Office of Public Affairs  
280 Makaala St.  
Hilo, Hawaii 96720

Re: SP 74-173 - Tack Shop/Refreshment Stand  
TMK: 6-8-02:20

Per request in your letter dated July 17, 1975, we are hereby declaring the above-described Special Permit application null and void.

Should you require any assistance in the future, please feel free to contact us.



Raymond Suefuji  
Director

NH:lgy

cc: SLUC w/enclosure (Southward's letter)

JUL 22 1975



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT



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Governor

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Vice Chairman

LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

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TATSUO FUJIMOTO  
Executive Officer

June 10, 1974

Hawaii Planning Commission  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji  
Planning Director

Gentlemen:

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

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

Very truly yours,

*Tatsuo Fujimoto*  
TATSUO FUJIMOTO  
Executive Officer

Encl.

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

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

June 4, 1974  
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-173 - WAIKOLOA VILLAGE ASSOCIATION

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

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

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

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

COUNTY RECOMMENDATION

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

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

Conditions stipulated are:

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

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