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DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT



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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 Boise Cascade Home and Land Corporation (SP74-172) to construct and operate a skeet and trap shooting facility within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii, on a 34 acre portion of a parcel identified as Tax Map Key 6-8-02: 16; subject to the seven 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
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: SP74-172 - BOISE CASCADE HOME & LAND CORPORATION

Boise Cascade Home and Land Corporation has applied for a Special Permit to construct and operate a skeet and trap shooting facility on a 34 acre portion of a parcel described as Tax Map Key 6-8-02: 16 situated in the Agricultural District at Waikoloa, South Kohala, Hawaii. Proposed construction will include a sales pavilion, restrooms, viewing area, two shooting areas, an archery range and parking facilities.

The site in question lies to the south of Waikoloa Road and just before the entrance to the Waikoloa Village and Urban District. The equestrian center and stable area is located directly opposite the subject site. The facility will be sited in a bowl-like area with the skeet range facing south-west, or away from the equestrian center. The southwest boundary of the parcel lies approximately 750 feet from the trap houses. It conforms to the safety zone recommended by Winchester-Western.

Besides the equestrian center, nearby land uses include a plant nursery, the Waikoloa Golf Course, and vacant lands. The Waikoloa Village residential units are located approximately 1/2 mile away from the proposed facility. Access will be from an electric and telephone easement which borders the east boundary of the property.

Land Study Bureau classification indicates that the land is "E" or very poorly suited for crop use. County zoning is "Unplanned" and their General Plan reflects "Extensive Agricultural uses".

In substantiation of the request, the petitioner states that:

1. The facility will offer an additional recreational amenity in an area presently containing the stables, a championship 18-hole golf course, tennis courts, paddle tennis courts and a swimming pool.
2. There will be no adverse effects on the surrounding areas as the size of the parcel will allow for safety

and noise considerations. There will be no burden on public agencies as water lines and septic tank facilities will be provided by the petitioner.

3. Waikoloa is being increasingly accepted as a recreational center and the facility has been requested by a number of sportsmen.
4. Soil and rainfall conditions are unsuitable for agriculture.
5. The facility will be open to the public and will be equipped with lights for night use.

Comments received by the Hawaii County Planning Department from various agencies:

1. Department of Police - no objections, but generally, land development and community expansion will require additional police positions.
2. Department of Public Works - no comments.
3. State Highways Division - no objections.
4. State Department of Agriculture - foresees no significant impact on agricultural activities.
5. State Department of Health - recommends approval provided the Department of Health regulations are complied with.
6. Mauna Kea Soil and Water Conservation District - reports moderate limitations for urban development but advises that these can be overcome.
7. Department of Water Supply - no comments.
8. Department of Taxation - no comments.

COUNTY RECOMMENDATION

On April 10, 1974, the Hawaii County Planning Commission decided to recommend approval of this Special Permit on the findings that it will fill a demand for such a facility in the area. The only one presently existing is in Hilo, and that facility is heavily used. Since there is no agricultural activities in the area, and because of the large amount of clear space, the proposed use will not adversely affect agriculture or the

surroundings. Further, no public agencies will be burdened as the petitioner will provide needed improvements.

The County imposed the following conditions:

- "1. That adequate landscaping around the proposed site which would serve as a 'buffer' be provided;
- "2. That the proposed facility be constructed in accordance with the Winchester-Western Corporation plans as submitted;
- "3. That the range be operated in accordance with the safety standards to be established jointly by the applicant and the Department of Parks and Recreation, using the guidelines established by the National Shotgun Association;
- "4. That the range hours be limited daily between the hours of 8:00 A. M. and 8:00 P. M.;
- "5. That the applicant, Boise Cascade Home and Land Corporation, submit a subdivision plan and secure tentative approval for the 33.9± acre site within one (1) year from the official date of approval;
- "6. That construction of the facility begin within one (1) year from the official date of approval; and
- "7. That all applicable rules and regulations, including the 'plan approval' process be complied with."

On November 3, 1972, the Land Use Commission approved a special permit submitted by Mr. Richard Smart to establish a skeet and trap shooting facility near the Waimea Airport area. However, this facility failed to materialize since the applicant did not meet the condition that construction and operation of the facility be within 1 year from the date of approval by the Land Use Commission.

The proposal now under consideration is a more elaborate proposal from the standpoint of both the acreage and facilities contemplated. The staff feels that it also would be located in an area more appropriate than the one previously approved, as the nearby equestrian and golf facilities will complement the proposed skeet and archery ranges. The positioning of the range and the large clear area which comprises approximately 2/3 of the total area under petition would minimize noise and hazard factors.

Evaluation of the special permit finds that it meets the guidelines for an "unusual and reasonable" use. Staff recommends approval of the request subject to the County's seven conditions.

August 5, 1975

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

Re: SP 74-172 - Skeet and Trap Shooting Facility
TMK: 6-8-02:16

Per request in your letter dated July 31, 1975, we are hereby
declaring the above-described Special Permit null and void.

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



Raymond Suefuji
Director

NH:lqv

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