



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

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

July 22, 1974

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Executive Officer

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


Attention: Mr. Raymond Suefuji  
Planning Director

Gentlemen:

At its meeting on July 18, 1974, the Land Use Commission voted to approve the request by the Girl Scout Council of the Pacific, Inc. (SP74-180) to convert 3 existing storage shelters into overnight camping shelters at Girl Scout Camp Kilohana on approximately 6.8 acres of land identified as Tax Map Key 4-4-15: 5, situated in the Agricultural District at Kaohe 3rd, Hamakua, Hawaii; subject to the condition by the Hawaii County Planning Commission that "the storage shelters be converted to the proposed sleeping quarters within one (1) year of this date of approval of the special permit".

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

Very truly yours,

  
TATSUO FUJIMOTO  
Executive Officer

Encl.

cc: Mrs. Meryl K. Lynde  
Dept. of Taxation, Hawaii  
Property Technical Office, Dept. of Tax.  
Tax Maps Administrator, Dept. of Tax.  
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

July 18, 1974  
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-180 - GIRL SCOUT COUNCIL OF THE PACIFIC, INC.

The Girl Scout Council of the Pacific, Inc., requests approval of a special permit to convert 3 existing storage shelters into overnight camping shelters at Girl Scout Camp Kilohana. The 6.8 acre campsite fronts the west side of Saddle Road approximately 8 miles north of the entrance to Pohakuloa Army camp at Kaohe 3rd, Hamakua, Hawaii. The parcel lies within the State's Agricultural District and is identified as Tax Map Key 4-4-15: 5.

Presently there are 11 structures on the property consisting of:

- 3 storage shelters
- 2 picnic pavilions
- 2 outdoor luas
- 2 old wooden buildings for meetings
- 2 old concrete buildings; one of which houses the generator and the other used for meetings and shelter purposes.

Surrounding lands are open range and vacant lands. The Land Study Bureau designation of the property is "D", indicating poor overall suitability for agricultural use. Rainfall ranges from 10 to 20 inches annually and the elevation is 5,600 feet above sea level.

Petitioner notes that Girl Scout Camp Kilohana was acquired from the Territory of Hawaii at public auction in 1954. Conditions stipulated that the land shall be used as a camp site only, together with accessory uses, and that such uses shall be consistent with the purposes of a non-profit eleemosynary institution. Due to very limited finances, it was necessary to utilize the old concrete block building formerly housing Army Communications equipment as a sleeping shelter together with tents.

Presently, 3 storage facilities are being erected with materials derived from cookie sales, and with manpower supplied by the church-affiliated Royal Rangers, the Civitans and interested Dads and Friends. Mr. Earl Yonker is volunteer contractor for the project.

Since 5 scout sessions have been scheduled for the camp, there is an immediate and critical need for converting the storage shelters to sleeping shelters. The heavy registration reflect that a majority will be young, inexperienced campers. It is finally noted that the camp is being increasingly used throughout the year by other youth groups such as the Boy Scouts, 4-H groups, Mormon church youths, Salvation Army, retarded and underprivileged children and other civic groups.

At the hearing held by the County on this matter, it was indicated that tent facilities are inadequate because of the low night temperatures at this high elevation and because of strong gusty winds which often causes tent pegs to be pulled out from the loose ashy soil, thus collapsing the tents. The new units will provide secure sleeping quarters for an additional 24 more girls per session. Since 5 sessions are planned, this means that an additional 120 girls can participate.

#### COUNTY RECOMMENDATION

On July 1, 1974, the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following findings which have been summarized by the staff:

1. That the proposed use would not adversely affect surrounding property as the area is presently used for recreational purposes and the surrounding area is vacant and open in character. Approval of this request will fulfill the critical need for adequate shelter, particularly for the younger inexperienced campers.
2. Agricultural pursuits are unsuitable because of soil considerations and since the area is already being used as a camping facility. Further, the proposed use would not detract from any existing agricultural uses in the surrounding area.
3. Since no new structures will be erected, the proposed use will not alter the essential character of the area.
4. The use is consistent with County goals of providing a variety of recreational opportunities for residents of the County.

Approval of the request by the County is subject to the conditions that "the storage shelters be converted to the proposed sleeping quarters within one (1) year of this date of approval of the special permit."

The staff fully concurs with the findings and recommendations of the Hawaii County Planning Commission. Approval of this request will fulfill the need for adequate overnight shelter, particularly for the younger, inexperienced campers using this facility. Conversion of the storage buildings to the proposed use will not detract from agricultural activities now existing in the vicinity.

Approval of the special permit is recommended, subject to the County's condition.