



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

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

November 4, 1975

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Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on October 28, 1975, the Land Use Commission voted to approve a Special Permit to the Girl Scout Council of the Pacific (SP75-223) for the establishment of a Girl Scout Service Center, including offices and training facilities, within the State Land Use Agricultural District, located at Keaau, Puna, Hawaii, identified as Tax Map Key 1-6-04: portion of 11; subject to the conditions imposed by the Hawaii County Planning Commission.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.

cc: Girl Scout Council of
the Pacific, Inc.
Department 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

October 28, 1975
10 a.m.

TO: Land Use Commission
FROM: Staff
SUBJECT: SP75-223 - Girl Scout Council of the Pacific, Inc.

The Hawaii County Planning Commission has transmitted a Special Permit request by the Girl Scout Council of the Pacific, Inc. for the establishment of a Girl Scout Service Center, including offices and training facilities, within the State Land Use Agricultural District located at Keaau, Puna, Hawaii, Tax Map Key 1-6-04: portion of 11. The property is owned by W. H. Shipman Ltd. The proposed Service Center will be located on a two (2) acre portion of a 1,222.5 acre parcel located approximately 1.2 miles from Keaau Village on the south-western side of the Keaau-Pahoehoe Road. The site is diagonally across from the Humane Society Animal Pound and the Keaau Rubbish Dump. Other uses in the area include scattered residences, sugar cane and vacant land.

The subject land is vacant and consists primarily of Pahoehoe lava lands. Slope ranges from 0 to 10%. The area receives 100 to 175 inches of rainfall annually.

The County General Plan land use pattern allocation guide map designates the area for orchard use. The County zoning classification is agricultural 20-acre (A-20). The County Zoning Code allows the proposed use within the Agricultural zoned district.

On May 1, 1975, the Land Use Commission approved a Special Permit to allow the establishment of the Henry Opukahaha School on 10 acres of land within the same parcel. Tentative subdivision approval has been granted by the County for the 10 acre school lot.

In support of the application, the following information was provided by Mr. Robert M. Youngman, Chairman of the Property Acquisition and Management Committee of the Girl Scout Council of the Pacific, Inc.:

- "1. That the proposed use is consistent with the intent of the General Plan to provide a variety of and support youth program development for the Island's population. Section 30 B 3 states:

The following uses shall be deemed to be conditionally permitted uses' within the designated district.

- a. In all districts except ML, MG, and O districts: churches; temples; and other institutions of a religious, cultural, philanthropic or charitable nature; except that no residential feature shall

be permitted in any district which does not permit dwellings and that in RS, RD, RA, and RM districts, the minimum lot area shall be one (1) acre."

By letter dated December 24, 1974, the Planning Department stated that the proposed Girl Scout Service Center would fall under the conditionally permitted uses as noted above.

- "2. That the desired use will not adversely affect surrounding property. The proposed site is a two-acre portion of a parcel containing more than 1,222 acres. Surrounding uses include farming activities, the County Humane Society, the County Rubbish Dump, and the future site of the campus of The Henry Opukahaia School adjacent to this proposed Girl Scout site. Very positive advantages and opportunities are foreseen due to close proximity to this School Campus. The facility will also be located in close proximity to the village of Keaau to be tied into an area which is urbanizing in character, rather than being located in an area which is totally rural in character."
- "3. That the proposed use will not unreasonably burden existing public facilities and services. The subject area is approximately 1.2 miles from the village of Keaau where police and fire protection services are located. The road serving the proposed site is, in our opinion, adequate. Electrical service is available to the site. The use of private cesspool has been approved for this structure. a 2-1/2" water line is located 150 feet away from the proposed site."
- "4. That the need for a permanent facility for conducting the youth educational activities, troop leader and adult training activities, and business affairs of this Council on the Island of Hawaii will be greatly satisfied with this Service Center; that such a facility will contribute greatly toward the continued development of girls of this Island, of Girl Scout troops on this Island and thus offer vitally needed healthy, wholesome social alternatives to girls growing up in present-day society; that this use being development of our Island's youth and support of same is the highest and best use of the land for the public's welfare."
- "5. That during the recent history of the development of Keaau Village and including any existing available developmental plans no satisfactory facility for meetings of community clubs, social groups, farm groups, other youth organizations and community organizations has been developed; that the proposed structure will, secondarily, contribute a vital community facility in the form of a Community Conference Room available to any community organization in the community, including the Puna District, upon receipt of prior approval from the Girl Scout Office."
- "6. That the parcel being sought is not suitable for agricultural use due to it's not being an economical unit and due to

existing hostile terrain being unsuitable for commercial agriculture as we know it on this Island today such as sugar cane, floral or citrus products, and that present owners will not, by past practice, enter into agricultural production on this parcel."

- "7. That the proposed Girl Scout Service Center will by design enhance the vicinity, will not be obtrusive, will be compatible in exterior design, colors and features with existing vegetation, and will by landscaping not significantly alter or change the existing character of the parcel."

Mr. Youngman also pointed out that:

The Girl Scout Council of the Pacific, is a non-profit corporation, duly incorporated under the laws of the State of Hawaii. The Council currently serves 7,764 adults and girls throughout Hawaii and 1,255 adults and girls throughout Hawaii County. His Committee has State-wide responsibility in the area of property acquisition and management for the Girl Scout Council.

On February 26, 1975, a request was made by the Council to the Board of Directors of the W. H. Shipman, Ltd. for a parcel of up to two acres for the Hawaii Island Girl Scout Center. The request was approved on that day. Subsequently, the Proposed Building Site plan including vicinity map, location map, and proposed site plan was prepared, submitted to the Board of Directors of the W. H. Shipman, Ltd. for approval. The Proposed Building Site plan was approved on May 29, 1975. Completion of the project is estimated to be six months from starting date.

The following comments were received by the County Planning Department.

Department of Agriculture

The Department of Agriculture has no objection to the request. They point out that the adjacent parcel on the Keaau side is currently under cultivation for watermelon and the owner concurs no adverse impact is foreseen as a result of the proposed development.

Department of Water Supply

The Department of Water Supply had the following comments to offer:

"Pursuant to a current subdivision request which followed an approved Special Permit request by the Henry Opukahaia School involving the same subject parcel, it is recommended that the applicant extend our 6-inch main, which is approximately 500 feet away, jointly with the Henry Opukahaia School. Inasmuch as a subdivision request may subsequently follow, a water system in accordance with our Rules and Regulations and the Subdivision Code shall be required. Therefore, the above shall be a condition for approval of the proposed request. For your information, the 2 1/2-inch water line mentioned in the application is a private line."

Department of Public Works

The Department of Public Works questions what plans are for the rest of the property. They feel a plan should be made to assure that all lots have access from interior roads.

Department of Transportation

The Department of Transportation has no objections to the request but points out that:

1. The parcel, as subdivided, does not have access off the Keaau-Pahoa Road, which has partial control of access, and
2. Upon resolution of the access location, they would like to review construction drawings.

All other cooperating agencies had no comments on objections to the subject request.

On September 11, 1975 the Hawaii County Planning Commission held a public hearing to receive testimony on the subject request.

At the public hearing Mr. Youngman testified on behalf of Girl Scout Council and pointed out the following:

That the proposed facilities will consist of a 1,056 sq. ft. office storage area, a 1,200 sq. ft. conference area in 1,880 sq. ft. carport area.

That in lieu of extending the 6" water line as recommended by the Department of Water Supply, the Girl Scout Council be permitted to extend the existing 2 1/2" water line and install the necessary connections for fire protection, until such time as the 6" line is available fronting the property. Mr. Youngman suggested that the Department of Water Supply and the Girl Scout Council cooperate in planning this alternative.

In support of his position, Mr. Youngman stated the following:

- "1. That as outlined in the Special Permit Application, County Fire Protection is readily available from Keaau Village, with a response time of 3 1/2 minutes from Keaau Fire Station to subject property.
- "2. That more than adequate water transmission line is available from the services of the Keaau Fire Station's capability to service any possible problem at the site, namely, that the Keaau Fire Station's capacity includes lines of 1632 feet and that the nearest fire hydrant is located only some 500 feet from the subject property.
- "3. That the requirements of the County of Hawaii Fire Department in discussion with it's Chief Fire Inspector consist of one, 5-pound All-purpose fire extinguisher for fire protection for this building. This fire extinguisher will be provided in the final construction plans.

- "4. That a 2 1/2" water line exists some-150 feet from subject property, which is the rationale for selection of this site for the Center and that the owner of this water line, Herbert Shipman, Ltd. has given approval for the Girl Scouts to utilize this line.
- "5. That elsewhere the County, itself, has installed water lines of 2 1/2" size with necessary couplings to allow hookup by the County Fire Department for fire protection.
- "6. That a parcel was created for the County Humane Society by Herbert Shipman, Ltd. less than five years ago and no such 6" line for fire protection was installed for this County-supported and public facility.
- "7. That the necessary money is available to the Girl Scouts from the sale of their old building on Ululani Street where McDonald's now is to complete the new building, but that this added burden of a requirement to extend a 6" water line at a cost of approximately \$10,500 is a burden which the Girl Scouts cannot afford and thus requirement places this entire project's future in extremely serious jeopardy.
- "8. That the Department of Water Supply's own master plan has within it plans for extension of the existing 6" line or installation of a larger line in the direction of Pahoa in the future which would place the line affronting subject property and which would provide fire protection for the Girl Scouts."

The Deputy Planning Director suggested that the water problem be resolved either at the time of subdivision approval or at the time of plan approval by the Department of Water Supply. He pointed out that the Planning Commission is not authorized to grant any deviation from the Department of Water Supply requirements.

The Corporation Counsel advised that if there is any change to be made in the Water Department's recommendation, it is incumbent on the applicant to appeal to the Water Commission.

Minutes of the hearing reflect that the applicant has met with the Department of Transportation, Highways Division, and has agreed to provide an 80 foot roadway between the Muranaka property (TMK: 1-6-04: 47) and the proposed site which would provide access to the Henry Opuhahaia School and to the Girl Scout Facilities.

County Recommendations

On October 2, 1975, the Hawaii County Planning Commission voted to recommend approval of the Special Permit on the basis:

- "1. That the proposed use is not contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The intent of the Land Use Law and Regulations is to preserve, protect, and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and

welfare of the 'people of the State of Hawaii. The area under consideration is classified as agricultural by the State Land Use Commission. The Land Use Regulations state that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics may be included in the Agricultural District. The area under consideration consists primarily of pahoehoe lava. The Soil Conservation Service designates this as a miscellaneous land type with little or no capability for agricultural productivity. Although there may be certain agricultural activities which could be conducted on the subject property, it is determined that the requested use for the land under consideration will not be contrary to the Land Use Law and Regulations, given the guidelines set forth for determining the Agricultural District as well as the area's capability classification for agricultural productivity. Further, the proposed use of the subject area is determined not to have an adverse impact on the overall agricultural activity of the region and the island.

- "2. That the proposed use will make the highest and best use of the land involved for the welfare of the general public. The purpose of the Special Permit request is to allow the Girl Scout Council of the Pacific to establish a service center on this island. The center will be a permanent facility at which youth educational activities and troop leader and adult training activities would be conducted. In addition, the center would house the business offices for the Council on this island. The Girl Scout Council currently serves over 1,250 girls and adults throughout the County of Hawaii, providing especially educational and social programs for the development of girls. In addition, the applicant will provide a community conference room within the proposed facility. This will be available to any organization in the nearby community of Keaau and in the Puna District. At the present time no such facility is available to adequately meet the needs of the community. It is therefore determined that the proposed use will make the highest and best use of the subject land for the public welfare and benefit.
- "3. That the proposed use will not unreasonably burden public facilities and services. The subject area is approximately one mile from the village of Keaau where police and fire protection services are available. The road serving the proposed site is adequate for the expected traffic increase. All essential utilities except a County water system are available to the subject site off the main highway. A 6-inch County water main is located approximately 500 feet away and there is a 2 1/2 inch private water line serving the site. Further, the proposed use will provide additional youth programs which will complement government sponsored youth programs.
- "4. That the proposed use will not adversely affect surrounding property. The proposed service center is 2-acre portion of

a parcel containing more than 1,222 acres. Surrounding uses include farming activities, the Humane Society, the County rubbish dump, and the future site of the Henry Opukahaia School. Adverse impacts on these properties from the proposed use are not expected. The Department of Agriculture and adjacent landowners foresee no adverse impacts arising from the proposed service center. In addition, the facility will be located in close proximity to the village of Keaau to be tied into an area which is urbanizing in character rather than being located in an area which is totally rural in character.

- "5. That the proposed use will not militate against the County General Plan nor will it be inconsistent with the intent and purpose of the Zoning Code. The Recreation element of the General Plan document states that a variety of programs for the development of the youth of the County of Hawaii should be encouraged. The proposed facility will be providing such programs and will help in strengthening the overall activities of the Girl Scout Council. In addition, the County Zoning Code allows the proposed use in all zoning districts, except industrial and open, with the stipulation that the minimum lot area be one acre."

The favorable recommendation was also subject to the following conditions:

- "1. That the applicant comply with the requirements of the Department of Water Supply.
- "2. That only one access shall be provided to the site from the Keaau-Pahoa Highway, subject to the approval of the District Engineer, State Highways Division.
- "3. That the development conform substantially to the plans submitted and the representations made by the applicant.
- "4. That construction of the building, by the applicant, shall commence within one year from the date of approval of the Special Permit and be completed within two years thereafter.
- "5. That the applicant and/or landowner submit a subdivision plan and secure tentative approval within one (1) year from the date of approval of the Special Permit. The applicant and/or landowner shall also be responsible for securing final subdivision approval.
- "6. That all other applicable rules and regulations, including the Plan Approval process, be complied with."