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DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

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Suite 1975, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

May 18, 1976

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AH SUNG LEONG
Acting Executive Officer

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on May 12, 1976, the Land Use Commission voted to approve a Special Permit to the Girl Scout Council of the Pacific (SP76-237) to allow the construction of a new building to accommodate health care, office, dining and kitchen facilities within the State Land Use Agricultural District, located at Kaohē 3rd, Hamakua, Hawaii, identified by Tax Map Key 4-4-15: 5; 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

ASL:yk
Encl.

cc: Girl Scout Council of the Pac., Inc. (Hawaii & Hon.)
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Plan. & Econ. Development
Office of Environmental Quality Control

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission May 12, 1976
9:30 a.m.

FROM: Staff

SUBJECT: SP-76-237 - Girl Scout Council of the Pacific, Inc.

The Girl Scout Council of the Pacific requests a Special Permit to allow the construction of a new building to accommodate health care, office, dining and kitchen facilities within the Agricultural District at Kaohē 3rd, Hamakua, Hawaii. The property involved is described as TMK 4-4-15: 5, contains approximately 6.9 acres, and is known as the Kilohana Girl Scout Camp. It is located on the east side of the Saddle Road about 8 miles north of the Army's Pohakuloa Training Area.

The petitioner submitted the following reasons in support of the request, as summarized by staff:

1. Girl Scout Camp Kilohana has been in operation since 1952. The petitioner intends to construct a single multi-purpose building to replace 2 dilapidated wooden structures which presently house the facilities proposed in this Special Permit. Also located on the subject site at the present time are 2 picnic pavilions, 2 outdoor restrooms, a generator shed, a meeting room and 3 sleeping quarters. Petitioner proposes the construction of an observation deck and a 20,000 gallon water tank to replace an existing 10,000 gallon tank. However, these are allowable and not included in this Special Permit. It is noted that a Special Permit to allow the conversion of 3 storage sheds into sleeping quarters was approved by the Land Use Commission in July 1974.
2. The camp is compatible with the surrounding ranching and recreational uses and actually enhances the surrounding properties by providing a base for youth recreation activities.
3. No public agency will be burdened to provide services. Replacement of the old cane buildings will reduce fire hazards.
4. The current trend toward protection and exploration of our natural resources has increased the need for facilities such as the camp. This also appears to be the highest and best use of the parcel.

5. The small sandy parcel is poorly suited for agricultural use and the improvements appear to comply with the restrictions for the area.

6. The improvements will not alter the character of the land as the building will be a single story wooden structure designed to blend with the environment.

7. Finally, the improvements will enhance the safety and quality of the camp facility. Although owned by the petitioner, the camp also serves island youngsters associated with 4-H, Boy Scout, church, Salvation Army, school, and other groups.

Other than telephone service, there are no public utilities. Water is provided by catchment and electricity is provided by a generator located on the property. The Water Department, Department of Public Works, Police, Fire, State Department of Agriculture, State Department of Health, and other County and State agencies have no objections to the Special Permit. At the public hearing held by the Hawaii County Planning Commission on March 11, 1976, one person testified in favor of the request.

On March 29, 1976, the Hawaii County Planning Commission voted to recommend approval of the Special Permit as it was found that:

- "1. That the proposed use will not adversely affect surrounding property. The surrounding area is characterized by open-type uses. Lands to the east and the north of the subject parcel are used for range and pasture. To the west is the Kaohe hunting area, while lands south of the subject site are used by the military as a training and target area. The purpose of the request is to allow the replacement of two existing dilapidated structures with a single structure to improve the safety and quality of the existing facility. This action is not expected to have an adverse effect on the surrounding lands.

Further, the proposed use will not substantially change or alter the essential character of the land and the present use inasmuch as the area under consideration has been used as an overnight camping facility by the Girl Scout Council of the Pacific since 1952. The proposed replacement will neither alter the existing character of the land nor the

present use. The improved facilities are expected to be utilized by a wider range of groups for outdoor recreation.

2. That approval of the subject request will not be contrary to the objectives sought to be accomplished by the 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 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 uses by reasons of topography, soils and other related characteristics may be included in the Agricultural District. The subject property consists primarily of droughty sand soils and receives between 20 and 40 inches of rain annually. Although certain agricultural activities could be conducted on the subject property, it is determined that construction of the proposed building and continued recreational use of the area would not be contrary to the overall intent and purpose of the Land Use Law and Regulations.

Further, the use of the subject parcel for outdoor recreational purposes will not significantly detract from the overall agricultural potential of the region, County, or State.

3. That the granting of the Special Permit will not militate against the County General Plan or be contrary to the purpose and intent of the Zoning Code. The recreation element of the General Plan calls for the provisions of a wide variety of recreational opportunities for residents of Hawaii County and a diversity of environments for active and passive recreational pursuits. The subject area is an established outdoor recreational area which is utilized by various community organizations for active and passive recreational pursuits. Its location makes it a unique facility for camping and other related activities. The proposed improvements will upgrade the existing facility and will help to assure its continuance.

In addition, the Zoning Code allows the establishment of major recreational uses, including camping and

related support facilities, in all zoned districts where it is determined to be appropriate.

The favorable recommendation was also subject to the following conditions:

1. That construction of the multi-use building commence within one (1) year from the effective date of approval of the Special Permit and be completed within two (2) years thereafter.
2. That all other applicable rules and regulations, including the plan approval process, be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void."