December 21, 1981

Mr. Milton Hakoda, Director
Department of Parks and Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hakoda:

Special Permit Application (81-21)
TMK: 2-1-13:Portion of 2

The Planning Commission at its duly held public hearing on December 17, 1981, considered your application for a Special Permit to allow the development of a motorcycle training and competition facility on 90 acres of land situated within the State Land Use Agricultural District. The area involved abuts the northeast boundary of the Panaewa Drag Strip Complex, Waiakea, South Hilo, Hawaii.

The Commission voted to recommend the approval of your Special Permit request to the Land Use Commission, based on the following considerations:

The desired use would not adversely affect surrounding property. The proposed site for the requested use is located in an area which is relatively isolated from residential development. It is within the Panaewa forest and the nearest residential uses are approximately 6,000 feet to the west. Other surrounding uses within less than one mile from the proposed site are basically of a public or large-scale agricultural nature. The lands immediately surrounding the site include the drag strip, macadamia orchards and forest.

In essence, the forest within which the proposed facility is to be located covers a vast area. The entire motorcycle facility site consists of 90 acres in a State-owned parcel of 3200+ acres. Not all of the 90 acres will be cleared, as two hundred (200)-foot wide buffers will be provided. The remoteness from areas of residence and other areas where continuous activities occur effectively mitigates adverse impacts which may otherwise occur.

EXHIBIT X

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The land upon which the proposed use is sought is generally unsuited for the uses permitted within the district. The State Land Use Commission's Agricultural designation includes lands which are not suited to agricultural and ancillary activities by reason of topography, soil and other related characteristics. The subject site has a slight soil overlaying a'a lava. Its productivity class, based on the Land Study Bureau Soil Survey, is class E or very poor. Such soils have very severe limitations which make them generally unsuited to cultivation.

At the present time, the proposed site is essentially vacant and unused. The 90-acre area would be partially converted from a forest to a public recreational use. Implementing the motorcycle facility proposal will not result in the loss of presently productive land or of a valuable natural area. The land would instead be used for a needed public recreational facility.

The proposed use will make the highest and best use of the land involved for the public welfare. Motorcycle competition is a recreational activity currently being pursued by a portion of the public and thus by providing a site for such use would help to meet their recreational needs. The location of such a facility must also be in proximity to a majority of its users but still far enough away from population centers so as to not create a nuisance. The subject site meets these criteria.

The Commission further recommended to the Land Use Commission, that approval of your Special Permit request be subject to the following conditions:

1. That the petitioner, the County Department of Parks and Recreation, shall be responsible for complying with all stated conditions of approval.

2. That tentative subdivision approval be secured by the applicant within one (1) year from the date of approval of the special permit. Final subdivision approval shall be secured within one (1) year thereafter.

3. That plans shall be submitted and Final Plan Approval secured in accordance with Chapter 8 (Zoning Code), Hawaii County Code, be secured within one (1) year from the effective date of the Permit.

4. That construction of the proposed facility commence within one (1) year from the date of receipt of Final Plan Approval and be completed within three (3) years thereafter.

5. That two buffer zones with a minimum width of 200 feet each be provided on the south and west sides of the facility.

6. That the Department of Parks and Recreation develop and adopt use regulations for the subject facility prior to its occupancy.

7. That the temporary drag strip access road to the facility may be used until the permanent drag strip access is completed. Upon completion of this permanent access, use of the temporary access by the motorcycle facility shall terminate.

8. That all other applicable rules, regulations and requirements, including noise and air quality standards, be complied with.

Should any of the foregoing conditions not be met, this Special Permit shall be automatically void.

Should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,

BERT H. NAKANO
Chairman, Planning Commission

lgv

cc: Department of Public Works
Department of Water Supply

bcc: Plan Approval Section