

STATE OF HAWAII
LAND USE COMMISSION

September 11, 1964
Coco Palms Hotel, Kauai

STAFF REPORT

Subject: Petition for Special Permit, SP(T)64-4, by Virginia S. Brooks.

Background

The Planning Department of the City and County has referred to the Land Use Commission an application for a special permit by Mrs. Virginia S. Brooks to construct additional cabins and sanitary facilities in connection with the operation of a resident camp for children.

Copies of the following documents are attached for background information:

1. "Findings of Fact, Conclusions of Law, and Decision and Order" of the Zoning Board of Appeals of the City and County of Honolulu.
2. Applicable portions of the minutes of the meetings of the Zoning Board of Appeals.
3. The Application for Special Permit and attached statement of petitioner.

In addition, a map showing the existing and proposed use and physical layout of the parcel, and a construction drawing of the additional facilities, were transmitted (and are on file).

Further study and a field investigation indicate the following additional information:

- a. Although there is no market study, Timberline Camp has been in operation for two years. The Sunday Star-Bulletin and Advertiser of August 23, 1964 reports a first year enrollment of 50 and a second year enrollment of 76.
- b. Access to the Camp is by a 5 mile long, 18 feet wide paved and privately owned roadway off Farrington Highway. There appears to be no additional requirement for roadway improvement.

- c. The facility is served by a private water system under ownership of the U. S. Army.
- d. A Hawaii National Guard NIKE facility is located about 3/4 mile down the road and a few residences are located about 2 miles up the road. The land surrounding the camp is otherwise used for grazing.
- e. Annual rainfall in the area is about 20 - 30 inches. The land has been given a Master Productivity Rating of Class E, or the lowest rating, by the Land Study Bureau. There are pockets of Class C and D lands nearby.

Discussion

The available information indicates that this application substantially conforms to the established guidelines for determining an "unusual and reasonable use." The established guidelines are as follows:

- a. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
- b. That the desired use would not adversely affect surrounding property.
- c. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.
- d. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.
- e. That the land upon which the proposed use is sought is unsuited for the uses permitted within the District.
- f. That the proposed use will not substantially alter or change the essential character of the land and the present use.
- g. That the proposed use will make the highest and best use of the land involved for the public welfare.

Guideline (d) is not applicable. The application of guideline (e) is questionable. The specific site at issue, by itself, does not lend itself to particularly those agricultural operations dependent upon soil conditions. The soil is suitable for Commercial Forestry but the land area is much too limited. Agricultural activities not dependent on soil characteristics are feasible. Grazing use is feasible but only in relation to use of other and larger areas as now practiced.

Recommendation

On the basis that the petitioned use does substantially conform to the established guidelines, and that no detriment to the public interests or adversity to the intent and purposes of the Land Use Law is evident, approval is recommended.