

State of Hawaii
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804

September 3, 1976

CITY PLANNING COMMISSION
Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Robert R. Way, Chief Planning Officer

Gentlemen:

At its meeting on September 1, 1976, the Land Use Commission voted to approve a Special Permit to the City and County of Honolulu, Building Department (SP76-248) to allow a fire and police training facility within the State Land Use Agricultural District, located at Waipio Peninsula, Ewa, Oahu, identified by Tax Map Key 9-3-2: portion of 9; subject to the conditions imposed by the City Planning Commission and as modified by the Land Use Commission on conditions Nos. 4 and 5 as follows:

4. Landscape plans including a timetable for implementation for this facility and maintenance schedule shall be submitted to the Director of Land Utilization for his review and approval; and landscaping shall be implemented within at least 12 months after commencement of construction;
5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site and landscaped.

The Special Permit shall further be subject to the additional conditions that:

9. The appropriate City and County authorities meet with the Waipahu Community Association to discuss community use of the gymnasium and the swimming pool;
10. This Special Permit covers only the facilities represented in this petition before the Land Use Commission, and that any other facility proposed in the future shall be subject to another Special Permit petition.

CITY PLANNING COMMISSION

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

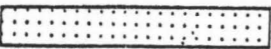
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Encl.

cc: City and County of Honolulu, Building Department
Real Property Tax Assessor, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Property Tech. Office, Dept. of Taxation
Dept. of Land Utilization
Dept. of Plan. & Econ. Development
Office of Environmental Quality Control

LEGEND

CITY OWNED LAND (Fee) 

STATE OWNED LAND (LEASED TO CITY FOR ASH DISPOSAL UNTIL 2029) 

TOTAL LAND AREA DESIGNATED FOR PUBLIC FACILITIES: 127 ACS.



LAND OWNERSHIP MAP

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission
FROM: Staff
SUBJECT: SP76-248 - City and County of Honolulu,
Building Department

September 1, 1976
9:30 a.m.

The Building Department of the City and County of Honolulu requests a Special Permit to allow a fire and police training facility on 15 acres of land in the Agricultural District at Waipio Peninsula, Ewa, Oahu. The land is owned by the City and County of Honolulu and described as Tax Map Key 9-3-2: portion of 9.

A similar request was approved by the City Planning Commission in May, 1975 and transmitted to the Land Use Commission for final action. However, the Special Permit was withdrawn by the petitioner prior to final action since the petitioner felt the project was unfeasible due to the deletion of the open firing range by the Planning Commission.

Presently, the property is vacant but is used as an incinerator ash disposal area. It fronts the east side of Waipahu Depot Street approximately 3,000 feet south of the Farrington Highway intersection. Lands to the west are low lying areas and fishponds situated in the Conservation District. Lands in the surrounding Agricultural District contain the City's Waipahu incinerator, an incinerator ash disposal area, sewer pump station and the Ted Makalena Golf Course. Within the Waipahu Urban District approximately 1/4 mile to the north are residential and light industrial uses. All required utilities are available to the site.

Petitioner submits that there has been a need for this facility for many years; that the site is ideal and meets all the criteria for selection of a proper site; that the sum of \$460,000 has been appropriated for project planning and engineering; that an Environmental Impact Statement for the project has been approved by the Governor and that the following concepts are being considered:

1. Primary concept - Construct both Fire and Police Training Facilities to include an administration/classroom building, gymnasium, training pool, outdoor fire training area and building, radiological building, enclosed firing range, canine training building, driver training course, parking lot for 175 cars and drill field.

The floor area of the six buildings totals 74,210 square feet and covers a total land area of 52,200 square feet or 8% of the site.

2. Secondary concept - This is an alternative plan to construct only the Police Training facilities. It would be implemented only if the Fire Department is able to negotiate a joint facility with the Air Force at Hickam Field.

(It was later established that the Fire Department had abandoned its plans for a joint facility with the Air Force at Hickam because of a determination by the FAA. Therefore, only the primary concept is now under consideration.)

The petitioner further indicates that the facility will be similar to a training academy with large areas of landscaped open space. With the exception of the 8-story fire training building, all buildings will be one or two story. The open firing range and helicopter pad originally proposed have been deleted from the plan.

Summary of Pertinent Comments from Public Agencies

Concerns were raised in the following areas by various public agencies. These concerns were satisfactorily addressed in the final EIS approved by the Governor in April, 1975:

1. Air emissions - Smoke producing fire training exercises will be 36 minutes out of an 8 hour day, of which 6 minutes will be actual burning. Open burning other than for agricultural purposes is subject to a variance involving a public hearing and decisions by the Health Director and the federal Environmental Protection Agency. It will be allowed only under tradewind conditions to preclude adverse effects on residential areas.
2. Water quality - Extinguishing agents and foams used in fire exercises would contribute to pollutants entering the Waipahu Oxidation Pond system. After considerable consultation with concerned agencies, it was established that sanitary effluents of .006 million gallon per day will be allowed to enter the system and will be controlled by the Department of Health.
3. Noise emissions - Concerns over noise from gunfire and safety baffling were significantly reduced by the enclosure of the firing range. Noise emissions are also subject to Public Health Regulations and the Comprehensive Zoning Code.
4. Land use issues - The Department of Parks and Recreation feels that the project is a compatible use and will not adversely affect the proposed Waipahu Regional Park. Since the park is still in the future planning stage and its boundaries not yet established, the agency feels that

the training facility would not jeopardize plans for the regional park.

Further, the Department of Public Works has jurisdiction over the 127 acres designated for Public Facility under the General Plan. The area now contains an incinerator, sewer pump station and portion of a golf course and ash disposal site. It notes that ash disposal to raise the elevation of the area will continue another 14-15 years and that there are no development plans at present.

By letter dated June 16, 1976 and in testimony at the public hearing held before the Planning Commission on that date, Mr. John Moriyama, representing the Board of Directors of the Waipahu Community Association, expressed concerns over the siting of future public facilities such as corporation yards, hospitals, etc. in the City owned area, and expressed an interest in working with the City in such determinations. He also felt that parts of the training facility should be made available for use by the Waipahu Community.

On July 7, 1976, the Planning Commission reviewed additional information that the Fire Department has abandoned its plans for a joint facility with the Air Force; that community complaints over proper maintenance of the incinerator site would be enforced by periodic monitoring and that efforts will be made to provide adequate landscaping; that community use of the proposed facility may pose problems of liability and security since firearms and police vehicles will be stored there, but that student visits will be allowed; and that there is long term planning for city lands in the area but that plans beyond 1990 would be dependent on the plans of other landowners in the area.

After due deliberation, the Planning Commission voted at its meeting of July 7, 1976 to accept the recommendations and conditions proposed by the Director of Land Utilization and approved the Special Permit.

It was the finding of the Director of Land Utilization that: (as summarized by staff)

1. The facility is not contrary to the objectives of the Land Use Law and Regulations in that it would not remove productive agricultural lands and that the land, rated E by the LSB has very marginal agricultural potential.
2. The use is capable of being conditioned to alleviate adverse effects on surrounding property. It was noted that immediately adjacent uses are industrial in character; that the nearest residences are $\frac{1}{4}$ mile away; that prevailing tradewinds blow from the residential area to the makai direction 75% of the year and regulations exist to control adverse environmental conditions.

3. The facility would not unreasonably burden public agencies to provide services as all required utilities are available and the facility is a public facility.
4. The growth in population has resulted in the increased need for proper fire and police protection. The need for a facility to train such personnel has been recognized as early as 1959.
5. The land is unsuited for the uses permitted in the Agricultural District because of its poor potential for such uses.

The following conditions were recommended by the Director of Land Utilization and imposed on this Special Permit by the Planning Commission:

- "1. Within two years of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. The total construction shall be completed in five years. The Planning Commission may, with the Land Use Commission's concurrence, extend the time limit if it deems that unusual circumstance warrant the granting of such an extension;
- "2. The applicant shall comply with all air and water quality standards of the State of Hawaii;
- "3. The plans as submitted, marked Exhibit "A" (Primary Concept) and on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein. In the event that the Secondary Concept is implemented, the applicant shall notify the Director of Land Utilization and Planning Commission in writing;
- "4. Landscape plans including a timetable for implementation for this facility and maintenance schedule shall be submitted to the Director of Land Utilization for his review and approval;
- "5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
- "6. The Director of the Department of Land Utilization may make minor modifications to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate;
- "7. In the event any condition as set forth herein is not complied with, the Director of the Department of Land Utilization shall be authorized by the Planning Commission to take action to terminate the use or halt its

operation until such time as full compliance is obtained;
and

- "8. Within three months following the occupancy of the facility and thereafter as may be determined necessary by the Director of Land Utilization, the applicant shall have a consultant conduct a noise study in a form and under conditions acceptable to the Director of Land Utilization. Such study shall be submitted to the Director for review and approval. Where a noise violation is found, corrective action shall be taken as may be determined necessary to abate the noise source."

25% COTTON

EXCELERASE

by

FOX RIVER