

November 2, 1966

Planning & Traffic Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Gentlemen:

At its meeting on October 29, 1966, the Land Use Commission voted to approve the grant of a special permit to the County of Maui, to use approximately 10 acres of land presently in the Agricultural District for a garbage dump site on the Island of Lanai, identifiable by Tax Map Key 4-9-02: portion of 1.

Enclosed for your information is the staff report.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Chairman Thompson
Department of Taxation
County of Maui

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

State Highways Division
Hilo, Hawaii

9:30 a.m. - October 29, 1966

Commissioners Present: Myron B. Thompson, Chairman
C. E. S. Burns
Robert Wenkam
Jim P. Ferry
Leslie Wung
Goro Inaba
Shiro Nishimura

Commissioner Absent: Shelley Mark

Staff Present: George Moriguchi, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman
Dora Horikawa, Stenographer

A short prayer was offered by the Chairman, followed by an introduction of the Commissioners and staff and a brief outline of the hearing process. Individuals testifying during the hearing were sworn in.

Chairman Thompson advised that a rearrangement of the agenda had been necessitated and that the items requiring Commission action would be considered first.

ADOPTION OF MINUTES

Minutes of the August 5, 1966 hearing and meeting were approved as circulated.

ACTION

PETITION OF IIDA SUBDIVISION (A65-102) TO RECLASSIFY APPROXIMATELY 5.3 ACRES AT MIKIOLA, KANEHOE, FROM CONSERVATION TO URBAN, identifiable by Tax Map Key 4-4-13: portions 55 and 56

Staff memorandum, presented by Mr. Moriguchi, recommended denial of the petition based on the extensive grading that would be required and the possible resultant slide and storm water hazards to the abutting landowners.

Commissioner Wenkam brought out the point that on this and previous occasions, the recommendation from the City and County Planning Commission did not seem to reflect any consideration from the resultant slide and water hazards

APPLICATION OF RICHARD SMART DBA PARKER RANCH (SP66-34) TO ALLOW A BUSINESS EXPANSION AT PUUKAPU HOMESTEADS, WAIMEA, HAWAII, TMK 6-4-01: 42

It was recommended by staff that the permit be approved on the grounds that the County General Plan indicated this area as commercial and the request is unusual (see copy of report).

Commissioner Ferry moved to accept staff recommendation for approval, which was seconded by Commissioner Wung and passed unanimously.

APPLICATION OF COUNTY OF MAUI (LANAI DUMP SITE SP66-36) TO USE APPROXIMATELY 10 ACRES OF LAND FOR A GARBAGE DUMP SITE ON THE ISLAND OF LANAI, TMK 4-9-02: portion 1

Favorable action of the application was recommended by staff based on the guidelines established by the Land Use District Regulations. Commissioner Nishimura moved to approve the special permit application, seconded by Commissioner Wung, and the motion was passed.

MISCELLANEOUS

FRANK & BESSIE MONIZ PETITION

The Executive Officer advised the Commissioners that during a previous discussion on Kauai, it was the consensus of those present that they would accept a new petition for the same subject lands only if the new petition contained additional pertinent information that had not been presented or available during the initial hearing. The petitioners had been apprised of this fact by letter.

Chairman Thompson commented that, therefore, the decision before the Commission was whether the additional information submitted by the petitioner warranted or justified acceptance of resubmittal of the petition. In the event the Commission voted to accept the petition, it would be processed through the normal channels of a public hearing.

Mr. Moriguchi added that if the Commission decided to accept the new application, staff would be mandated to review the additional data and make a recommendation. It was brought out that the additional information was comprised primarily of a petition signed by approximately 20 potential purchasers of the Moniz's property should the reclassification take place. There was also a letter from the Soil Conservation Service and the County Extension Agent.

Commissioner Ferry moved that this body declare that the additional information warrants another hearing on the petition. It was seconded by Commissioner Wenkam and passed.

PUBLIC HEARINGS

PETITION OF FRANK E. FERREIRA (A66-130) TO RECLASSIFY 3 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO A RURAL DISTRICT AT PAAUHAU, HAMAKUA, HAWAII, TMK 4-4-06: 18

Staff report presented by Mr. Ah Sung Leong recommended retention of the

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division, District
Engineers Office, 50 Makaala Street,
Hilo, Hawaii

9:30 A.M.
October 29, 1966

STAFF REPORT

SP66-36 - COUNTY OF MAUI (Lanai Dump Site)

The County of Maui, through the County Engineer, has applied for a special permit to use approximately ten acres of land presently in the Agricultural District for a garbage dump site on the Island of Lanai. Castle and Cooke, Inc. is the owner of the land which is a portion of parcel 1 of TMK 4-9-02.

Lanai City is approximately 3.5 miles to the northeast of subject site. The land is presently unused and located adjacent to Kalamaiki Gulch. According to the Maui County Planning Director, the site will not be visible from the main highway which is located approximately fifty yards away due to the topography. He also notes that the prevailing wind would take the smoke approximately 90° away from Kaumalapau Harbor located about two miles away.

It was brought out at the public hearing held by the Maui County Planning and Traffic Commission that:

1. The existing dump site is located too close to Lanai City, thus creating a health problem.
2. It is the desire of the petitioner and the Dole Corporation to relocate the site to a more remote area.
3. The proposed site alongside Kalamaiki Gulch is ideal since it is remotely located, with existing access and sufficient cover material nearby.

The Maui Planning and Traffic Commission voted unanimously to recommend approval of this petition.

The Airports Division of the Department of Transportation has no objections to the proposed dump site which would be located about 1.5 miles away from the Lanai Airport.

Application of the guidelines established by the Land Use District Regulations for evaluation of special permit applications indicates that the present one is substantially in conformance. Therefore, favorable action is recommended for this permit.