

REPORT OF THE  
COMMITTEE  
on

PLANNING and ZONING

George G. Akahane, Chairman; James Y. Shigemura, Vice Chairman; Daniel Clement, Jr., Rudy Pacarro, Members; George Koga.

RECEIVED

APR 23 1973

State of Hawaii  
LAND USE COMMISSION

April 17, 1973

Mr. Chairman:

Your Committee on Planning and Zoning to which was referred communication:

D-356 - from Robert R. Way, Planning Director, transmitting two draft resolutions, the Planning Director's report, and other materials concerning a request for Conditional Use Permits to conduct sanitary landfill operations and also to establish and conduct a new rock quarry operation on portions of land situated in Honouliuli, Ewa, Oahu, Hawaii; and informing that (1) the Planning Commission voted to recommend approval of both requests in agreement with the Planning Director, and (2) that the State Land Use Commission voted to approve a Special Use Permit subject to conditions set forth by the Planning Director and the Planning Commission; (Applicant: Pacific Concrete and Rock Company, Ltd.)

is in agreement with the findings of the Planning Director and therefore recommends that the foregoing request for Conditional Use Permits to conduct sanitary landfill operations and also to establish and conduct a new rock quarry operation on portions of land situated in Honouliuli be approved, subject to the conditions enumerated in the resolutions, and that Resolutions (No. 94 ) and (No. 95 ) be adopted for the purposes.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing COMMITTEE REPORT was, on the date and by the vote indicated to the right hereof, adopted by the CITY COUNCIL of the City and County of Honolulu.

ATTEST:

*Eileen K. Lota*

EILEEN K. LOTTA  
CITY CLERK

*George Koga*

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

Dated APR 17 1973

ADOPTED Meeting Held			
APR 17 1973			
	AYE	NO	A/E
AKAHANE			
CHIKASUYE			
CLEMENT			
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MATSUMOTO			
PACARRO			
SHIGEMURA			
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Reference:

Resolution No. 94 95

Bill No.

COMMITTEE  
REPORT NO.

461

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

629 POHUKAINA STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

ROBERT R. WAY  
PLANNING DIRECTOR

GEORGE S. MORIGUCHI  
DEPUTY PLANNING DIRECTOR  
72/CUP-15  
72/SUP-1 (LH)

April 5, 1973

Honorable George M. Koga, Chairman  
and Members of the City Council  
City and County of Honolulu  
Honolulu, Hawaii

Gentlemen:

Transmitted for your consideration and adoption are two draft resolutions, the Planning Director's report, and other materials concerning a request for Conditional Use Permits to conduct sanitary landfill operations and also to establish and conduct a new rock quarry operation on portions of land situated in Honouliuli, Ewa, Oahu, Hawaii (folder Nos. 72/CUP-15 and 72/SUP-1) (applicant: Pacific Concrete and Rock Company, Ltd., 2344 Pahounui Drive, Honolulu, Hawaii 96819).

These applications were reviewed simultaneously as a Conditional Use Permit and a State Special Use Permit. Public hearings on this matter were held on January 3 and 31, 1973. At its February 28, 1973 meeting, the Planning Commission voted to recommend approval of both requests in agreement with the Planning Director.

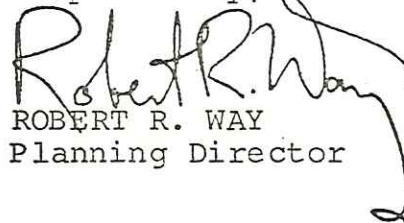
The request for a State Special Use Permit was subsequently forwarded to the State Land Use Commission in accordance with the Hawaii Revised Statutes, Section 205-6 (Act 136), relating to Special Permit Procedural Requirements. At its meeting of March 27, 1973,

Dept. Com. No. 356


Honorable George M. Koga, Chairman  
and Members of the City Council  
Page 2

the Land Use Commission voted to approve the Special Use Permit  
subject to conditions set forth by the Planning Director and  
Planning Commission.

Respectfully,

  
ROBERT R. WAY  
Planning Director

APPROVED AS TO FORM:

  
Deputy Corporation Counsel

FORWARDED:

  
PAUL DEVENS  
Managing Director

  
FRANK F. FASI, Mayor  
City and County of Honolulu

RRW:nt

Attach.



# RESOLUTION

WHEREAS, the Planning Commission held public hearings on January 3 and 31, 1973, to consider the application of Pacific Concrete and Rock Company, Limited, hereinafter referred to as the "APPLICANT," for a Conditional Use Permit to conduct sanitary landfill operations at the existing quarry site situated in "Puu Palailai," Honouliuli, Ewa, Oahu, Hawaii, also identified as portion of Parcel 6 of Tax Map Key 9-1-16, and portion of Parcel 12 of Tax Map Key 9-2-03; and

WHEREAS, the APPLICANT proposes to fill said quarry, estimated to be 90 feet deep and covering 29 acres, with all refuse except chemicals, radioactive wastes, and whole animal carcasses from City, private, and commercial sources; and

WHEREAS, the APPLICANT further proposes to conduct the landfill operation using the "cell method" including lining the fill bottom with an impervious lining to preclude chance of ground water contamination; and

WHEREAS, on February 28, 1973, the Planning Commission, having duly considered all of the evidence and reports offered, recommended to the City Council an approval of the subject application for a Conditional Use Permit with certain conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Conditional Use Permit be issued to the APPLICANT under the following conditions:

1. The provisions set forth in the submitted application marked Exhibit A shall be complied with except as may be altered by any of the conditions stated hereunder;
2. The applicant shall comply with all requirements which may be imposed by the State Department of Health, Board of Water Supply, State Fire Marshall, and the Department of Public Works;
3. The permits hereby granted shall expire at the end of 5 years from the date of issuance. The subject permits may upon their expiration be renewed for another 5-year period by the City Council provided the applicant applies for renewal of the Conditional Use and Special Use Permits and provided further that the conditions of the permits have not been violated during the initial 5-year term or if the conditions in the area have not changed in such a manner as to justify refusal of the renewal;
4. The source for the landfill cover material shall be subject to the approval of the Planning Director and other appropriate governmental agencies;

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

ADOPTED Meeting Held			
	AYE	NO	A/E
AKAHANE			
CHIKASUYE			
CLEMENT			
GEORGE			
LOO			
MATSUMOTO			
PACARRO			
SHIGEMURA			
KOGA			

Reference:

Report No.

Resolution No.



# RESOLUTION

5. If for any reason, either the Conditional Use Permit or the Special Use Permit is denied, the other shall automatically be declared null and void;
6. Signs shall be provided in accordance with the regulations set forth under Section 21-404 of the Comprehensive Zoning Code;
7. The proposed use shall comply with the noise regulations of the Comprehensive Zoning Code and with any other more restrictive noise regulations as may be promulgated by the Department of Health. To determine whether or not noise regulations are being complied with, the applicant shall retain a qualified noise consultant to conduct a noise study within 6 months from the date of the use commences. Said study shall be conducted at a time and under conditions acceptable to the Planning Director. The results of the study shall be submitted to the Planning Director for his review and approval. If the study indicates that the use is not operating in compliance with the noise regulation, the applicant shall be required to take corrective actions in a manner acceptable to the Planning Director. Additional noise studies shall be conducted as may be determined necessary and appropriate by the Planning Director;
8. After the issuance of the subject permit, the City Council may at any time, upon finding that any one of the conditions imposed herein is not being complied with by the applicant, authorize the Planning Director to suspend such operation until compliance with said conditions is obtained or to revoke the permit;
9. Any modification to the conditions stated herein shall be subject to the approval of the City Council;
10. The City Council may impose additional conditions after the approval of the subject permits when it becomes apparent that a modification is necessary and appropriate;
11. The applicant shall file with the Bureau of Conveyances or the Assistant Registrar of the Land Court, a declaration of the restrictive conditions stated herein;
12. The applicant shall present to the Planning Department certified copies of the document issued by the Bureau of Conveyances or the Assistant Registrar as evidence of recordation.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

ADOPTED Meeting Held			
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PACARRO			
SHIGEMURA			
KOGA			

Reference:

Report No.

Resolution No.

# RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and she is, hereby directed to transmit copies of this resolution to E.B. Connell, Chairman of the Planning Commission; Robert R. Way, Planning Director; Department of Public Works; Board of Water Supply; State Department of Health; State Fire Marshall; and Campbell Estate.

INTRODUCED BY:

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Councilmen

DATE OF INTRODUCTION:

Honolulu, Hawaii

-3-

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

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PACARRO			
SHIGEMURA			
KOGA			

Reference:

Report No.

Resolution No.



# RESOLUTION

WHEREAS, the Planning Commission held public hearings on January 3 and 31, 1973, to consider the application of Pacific Concrete and Rock Company, Limited, hereinafter referred to as the "APPLICANT," for a Conditional Use Permit to establish and conduct rock quarrying operations on a total of approximately 295 acres of land zoned AG-1 Restricted Agricultural District and situated in "Puu Makakilo," Honouliuli, Ewa, Oahu, Hawaii, also identified as portion of Parcel 2 of Tax Map Key 9-2-03, and portion of Parcel 4 of Tax Map Key 9-1-16; and

WHEREAS, the APPLICANT proposes said quarrying on a site containing approximately 260 acres of land of which 72 acres will be the actual quarry and the remaining 188 acres retained as a buffer area. The extraction of rocks will involve detonation of explosives. The primary and secondary crushing units are to be located in this area; and

WHEREAS, the APPLICANT further proposes use of a second site containing approximately 35 acres, located makai of said quarry and across the H-1 Freeway, wherein the shops, offices, scales, processing and concrete batching plants will be located and the rocks stockpiled; and

WHEREAS, the Planning Director's report established guidelines for the end configuration of the quarry area so that the land will be left in a manner which would maximize the potential for residential development that would be consistent with the surrounding natural areas. Said guidelines are as follows:

1. The ridges on the Makakilo side and on the Honolulu side should be left in its natural state because of the visual buffer they provide;
2. The ultimate quarry land forms should be so designed so that the development of this area can be easily integrated with the future development of the surrounding areas to form a total community;
3. Large plateau areas should be created in order to provide for a maximum flexibility for future residential design. These plateaus should also be arranged to provide for ease of circulation within themselves as well as with the surrounding areas;
4. There should be a gradual sloping of the ultimate quarry land forms in order that the end configuration will be more in keeping with surrounding land forms of Puu Makakilo; and

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

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ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

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SHIGEMURA			
KOGA			

Reference:  
Report No.

Resolution No



# RESOLUTION

WHEREAS, on February 28, 1973, the Planning Commission, having duly considered all of the evidence and reports offered, recommended to the City Council an approval of the subject application for a Conditional Use Permit with certain conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Conditional Use Permit be issued to the APPLICANT under the following conditions:

1. The provisions set forth in the submitted application marked Exhibit "B" and on file with the Planning Department shall be complied with except as may be altered by any of the conditions stated hereunder;
2. The applicant shall prepare and submit to the Planning Director for his review and approval a revised grading plan for the quarry area;
3. The proposed use shall adhere to the noise regulations of the Comprehensive Zoning Code and to any further regulations as may be promulgated by the Department of Health. If necessary, the Planning Director may require the applicant to conduct a noise study. Said study, if required, shall be conducted in a manner acceptable to the Planning Director and its results shall be submitted to the Planning Director for his review and approval. If the results of said study indicate noise levels to be in excess of applicable standards, the applicant shall be required to take corrective actions in a manner acceptable to the Planning Director;
4. Prior to commencing the quarry operation, the applicant in cooperation with the United States Department of the Navy shall conduct studies necessary to determine the probable effect of the proposed quarry operation on the Navy's water distribution system at Barber's Point. If such studies indicate that said water distribution system may be adversely affected, the applicant shall revise the proposed operation in a manner acceptable to the Planning Director and the United States Department of the Navy;
5. The applicant shall submit regularly on a six month basis a report indicating the status of the operation noting his affirmative actions taken to comply with the conditions herein contained. This report shall also contain:
  - a. Observations of fugitive dust.
  - b. A report on replanting activities, including the areas replanted, and the type of vegetation planted.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

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ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

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SHIGEMURA			
KOGA			

Reference:

Report No.

Resolution No.



# RESOLUTION

- c. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.
6. Signs shall be provided in accordance with the regulations set forth under Section 21-404 of the Comprehensive Zoning Code;
  7. If for any reason either the Conditional Use Permit or the Special Use Permit is denied, the other shall automatically be declared null and void;
  8. After the issuance of the subject permits, the City Council may at any time upon finding that any one of the conditions imposed herein is not being complied with by the applicant, authorize the Planning Director to suspend such operation until compliance of said conditions is obtained or to revoke the permit;
  9. Any modification to the conditions stated herein shall be subject to the approval of the City Council;
  10. The City Council may impose additional conditions after the approval of subject permits when it becomes apparent that a modification is necessary and appropriate;
  11. The applicant shall file with the Bureau of Conveyances or the Assistant Registrar or the Land Court a declaration of the restrictive conditions stated herein;
  12. The applicant shall present to the Planning Department certified copies of the documents issued by the Bureau of Conveyances or the Assistant Registrar as evidence of recordation.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and she is, hereby directed to transmit copies of this resolution to E. B. Connell, Chairman of the Planning Commission; Robert R. Way, Planning Director; State Department of Health; State Department of Transportation; U. S. Department of Navy (Barber's Point Naval Air Station); and Campbell Estate.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

ADOPTED Meeting Held			
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SHIGEMURA			
KOGA			

Reference:

Report No.

Resolution No.

# RESOLUTION

INTRODUCED BY:

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Councilmen

DATE OF INTRODUCTION:

Honolulu, Hawaii

-4-

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

### ADOPTED Meeting Held

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MATSUMOTO			
PACARRO			
SHIGEMURA			
KOGA			

Reference:

Report No.

Resolution No.



March 27, 1973

Mr. Robert B. Robinson  
President and General Manager  
Pacific Concrete & Rock Co., Ltd.  
2344 Pahounui Drive  
Honolulu, Hawaii 96819

Dear Mr. Robinson:

The original of the attached letter approving the special permit request by Pacific Concrete & Rock Co., Ltd. (SP73-147) to allow sanitary landfill operation at Puu Palailai on approximately 29 acres of land described as Tax Map Key 9-1-16: portions of 6 and 20, Ewa, Oahu; and rock quarrying operations on the southeastern slopes of Puu Makakilo on approximately 295 acres of land described as Tax Map Key 9-2-03: portion of 2, and 9-1-16: portion of 4, Ewa, Oahu; both operations subject to the conditions stipulated by the City Planning Commission of the City and County of Honolulu; is on file in the office of the Planning Commission, Honolulu, Hawaii.

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Encls.  
cc: Ben Kaito

March 27, 1973

City Planning Commission  
City and County of Honolulu  
629 Pohukaina Street  
Honolulu, Hawaii 96813

Attention: Mr. Robert R. Way, Planning Director

Gentlemen:

At its meeting on March 23, 1973, the Land Use Commission voted to approve a special permit to Pacific Concrete and Rock Co., Ltd. (SP73-147) to conduct the following operations:

1. Sanitary landfill operation on approximately 29 acres of land within the existing quarry at Puu Palailai, situated in the Agricultural District, identified as Tax Map Key 9-1-16: portions of 6 and 20, Ewa, Oahu; subject to the conditions stipulated by the City Planning Commission of the City and County of Honolulu.
2. Rock quarrying operations on approximately 295 acres of land makai of Puu Makakilo, situated in the Agricultural District, identified as Tax Map Key 9-2-03: portion of 2, and 9-1-16: portion of 4, Ewa, Oahu; subject to the conditions stipulated by the City Planning Commission of the City and County of Honolulu.

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

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Encls.

Pacific Concrete & Rock Co.  
Ben Kaito  
Property Technical Office, Dept. of Taxation  
Tax Maps Recorder, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation





**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813 / TELEPHONE 546-7611

GEORGE KOGA  
CHAIRMAN & PRESIDING OFFICER

CLESSON Y. CHIKASUYE  
VICE CHAIRMAN

RUDY PACARRO  
FLOOR LEADER

FRANK W. C. LOO  
ASSISTANT FLOOR LEADER

GEORGE G. AKAHANE

DANIEL CLEMENT, JR.

MARY GEORGE

TORAKI MATSUMOTO

JAMES Y. SHIGEMURA

EILEEN K. LOTA, CITY CLERK

WILBERT S. HOLCK, DEPUTY CITY CLERK

**RECEIVED**

APR 23 1973

State of Hawaii  
LAND USE COMMISSION

Sir:

Transmitted herewith for your information is a  
copy of a Committee Report which was adopted by the  
Council of the City and County of Honolulu.

Sincerely,

CITY COUNCIL

By *Eileen K. Lota*  
EILEEN K. LOTA  
City Clerk