

Tatsuo Fujimoto

May 10, 1971

Planning Commission  
County of Kauai  
P. O. Box 111  
Lihue, Hawaii 96766

Attention: Mr. Brian Nishimoto, Planning Director

Gentlemen:

At its meeting on May 8, 1971, the Land Use Commission voted to approve a special permit to Eagle County Development Corporation (SP71-99) to construct a 1.5 million gallon water storage tank on a 2.1-acre portion of TMK 5-3-01: parcel 2 subject to the conditions set forth by the Kauai County Planning Commission and subject to the further condition that the subject area be adequately landscaped in order that the storage tank will blend in with the scenic amenities of Kalihikai.

Enclosed for your information is the staff report.

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Enclosures: Staff Report  
Map

cc: Donn A. Carswell  
Kauai Tax Administrator  
Property Technical Office, Dept. of Tax.  
Tax Maps Recorder, Dept. of Tax.



STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

APPROVED  
AUG 6 1971

Highlands Intermediate School Cafetorium  
Pearl City, Oahu

May 8, 1971 - 9 a.m.

Commissioners Present: Goro Inaba, Vice-Chairman  
Eddie Tangen  
Shelley Mark  
Sunao Kido  
Stanley Sakahashi

Commissioners Absent: Leslie Wung  
Tanji Yamamura  
Alexander Napier

Staff Present: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
Gordan Furutani, Planner  
Walton Hong, Deputy Attorney General  
Jean Soma, Stenographer

Vice-Chairman Inaba called the meeting to order, then swore in persons wishing to present testimony.

ACTION

✓ SPECIAL PERMIT APPLICATION BY EAGLE COUNTY DEVELOPMENT CORPORATION (SP71-99) TO CONSTRUCT WATER STORAGE TANK AND WELL SITE AT KALIIHIKAI, HANAIEI, KAUAI

Staff planner, Mr. Leong, presented the staff report recommending approval of the special permit as conditioned by the County and on the further condition that the site be adequately landscaped (see report on file).

Mr. Donn Carswell, project manager for the petitioner, presented renderings showing how the project site will be landscaped to blend in with the surrounding area.

May 8, 1971

Commissioner Sakahashi's motion to approve the special permit under the County's conditions and the additional condition recommended by the staff was seconded by Commissioner Tangen and unanimously carried.

HEARING

PETITION BY TRUSTEES OF B. P. BISHOP ESTATE (A71-283) TO RECLASSIFY APPROXIMATELY 620 ACRES FROM AGRICULTURAL TO URBAN AT WAIAWA, EWA, OAHU

Mr. Tatsuo Fujimoto, the Executive Officer, presented the staff report; and Mr. Leong described the area under petition.

Vice-Chairman Inaba directed the secretary to note for the record that Commissioner Napier was excused because of a possible conflict of interest.

Attorney Francis Izumi, representing the property owner, Bishop Estate, as well as the joint venture of Amfac-Trousdale, developer of the subject property, stated that the petition for boundary change has been addressed mainly to the critical housing shortage on Oahu although the University of Hawaii Board of Regents "did indicate and made selection of a proposed second campus site on the property".

Mr. Ronald Waranch, President of Lear Siegler Properties, Inc., stressed that the total development would encompass only 1,800 acres; that the entire first increment of 624 acres is directed at providing housing for the gap group; that 574 people have inquired about their proposed project; that the proposed moratorium on urban rezoning was not enacted because the legislature recognized the need for more urban lands to provide housing; and that they do have the facility, capability, and dedication to provide housing for those needed here on Oahu.

Mr. Charles Hamane, representing Amfac-Trousdale, gave a slide presentation of the subject property and of other projects developed by his firm.

Mr. Waranch continued with the slide presentation elaborating on the factory housing system of Alcan Hawaiian Homes, Inc., presently operating at the Campbell Industrial Park. It has an ultimate housing production capability of 2,600 or 3,000 units per year to meet the needs of 65 percent of the population on the island of Oahu.