

LAND USE COMMISSION  
STATE OF HAWAII

Minutes of Public Hearing

Board Chambers

Hilo, Hawaii

1:00 P. M. - February 1, 1964

Commissioners

Present:

C.E.S. Burns  
James P. Ferry  
Goro Inaba  
Shiro Nishimura  
Myron B. Thompson  
Robert G. Wenkam  
Leslie E. L. Wung

Absent:

Shelley Mark  
Charles S. Ota

Staff

Present:

Raymond Yamashita, Executive Officer  
Roy Takeyama, Legal Counsel  
Richard Mar, Field Officer  
Gordon Soh, Associate Planner  
Amy Namihira, Stenographer

The public hearing was called to order by Chairman Thompson, followed by an opening prayer. The procedures to be followed throughout the hearing were outlined by the Chairman. The Chairman requested that all persons who would be participating in this hearing or presenting testimonies to stand and be sworn in. All were sworn in.

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PETITION OF CHARLES IWAKAWA & TOMMY ISHIMARU (A(T)63-47), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAU, HAWAII: Described as TMK 9-5-07: 17.

Mr. Gordon Soh outlined the area and request involved, pointing out the location of the area on a map.

Mr. Cyril Kanemitsu, counsel for the petitioners introduced himself. He stated that he was in agreement with what the staff had outlined, and informed the commissioners that the petitioners had submitted a letter to this Commission which included these points.

Mr. Kanemitsu stated that the town people of Pahala and Naalehu have developed plans for further urbanization of these areas. He stated that there are plans

for construction of a shopping center in Naalehu which is approximately 1/4 mile away from this proposed area. Since the land use districts were temporarily established there have been in this particular area construction of several churches, several buildings, and repair shops. He stated approximately 9 acres of the Bendix Trailer Camp Court Site are being utilized for residential purposes. There is one commercial use in the area which is a nonconforming use. The area, consisting of some 23 acres, more or less, which immediately abuts the highway and the area that would be inside the proposed highway, is the area that the petitioners are asking to be rezoned. Mr. Kanemitsu stated that at present there is an acute housing shortage in the Naalehu area. The petitioners, themselves, have approximately 25 employees at their various constructions, transportation business, etc., and of the 25 employees that they have, not a single person is a fee simple owner of any property having his residence on it. They either live in rental units with their relatives, their inlaws, etc. Many of them have expressed a keen desire to eventually settle in this particular area, if and when the lots are further subdivided, and an opportunity to build a home of their own. In addition the immediate need for housing in this area is emphasized by the Pacific Missile Range Facility that is there. (A letter from Mr. Harry E. Durgin of the Pacific Missile Range Facility pointing out the housing facility needs in that area was submitted for the record.) Mr. Kanemitsu stated that although there is no official word that the facility would be enlarged, there is reason to believe that in the future quite a number of additional employees may be hired in the area demanding additional housing facilities. He pointed out that there were workers employed at the missile site who commuted from Volcano, because there were inadequate housing facilities in that area. He also pointed out that the local homes that are available for rent are considerably high and not according to the actual value of the property itself. Mr. Kanemitsu stated that he has a letter (submitted for record) from the Board of Water Supply stating that there is adequate water line to serve the construction of the 4 apartment units. He stated that this request is not speculative financing. Arrangements with the Bank of Hawaii have been made for immediate construction for the 4 apartment units. Mr. Kanemitsu submitted a letter from Mr. Earl S. Hirotsu, Manager of the Bank of Hawaii, Hilo Branch, confirming this transaction (letter submitted for the record). Mr. Kanemitsu stated that the petitioners are very responsible people in the community, and are asking for rezoning of only that area that will be between the proposed new government highway and the existing highway. He stated that the area immediately adjacent to this property is the Waiohino-Naalehu urbanization area.

Mr. Soh proceeded with the staff's analysis and recommendation. The staff recommended approval of redistricting approximately 33.56 acres of petitioners' lands as urban on the bases that the need for this area is real rather than speculative; that the area will contribute to logical and orderly development of Naalehu and Waiohinu; that the development indirectly supports economic development in a demonstrable way more so than its continuous in agricultural would; and that the County of Hawaii has considered the matter and advocates approval.

Question and Answer Session

Commissioner Burns: "Do we know precisely what area the petitioners are asking for?; the parcel is 99.26 acres; 33.56 acres are referred to. Does the petition need reinstating for this Commission to take action, or is it clear in the precise acreage that is involved?"

Mr. Soh: "'The description of property: portions of Grant 996 to S. Laanui, TMK 9-5-7: 17 (see attached map).' The attached map in question is this particular map; it shows not only this 23.859 acres referred to but also the Bendix Trailer Camp. Here outlined in blue is just the 23.859 acres. The urban district comes up to here; this is the Bendix Trailer Camp, which is this little piece in here."

Commissioner Ferry: "Are the petitioners asking for the whole 99 acres or a portion there of?"

Mr. Kanemitsu: "It is only that 23. acres. I was under the impression that the trailer camp was already in the area; if it is not than the petitioners would like to have that trailer camp area also included. It is only that area which would be between the proposed highway and the present highway that the petitioners would like to have redistricted."

Commissioner Ferry: "How does this fit in with the Hutchinson Sugar General Plan?"

Mr. Kanemitsu: "As I understand it, the Hutchinson Sugar takes care of an area close to Naalehu."

With no other questions the Chairman announced that this Commission will receive additional comments and protests within the next 15 days, and will take action on this matter 45 to 90 days from this hearing.

Public hearing closed in the matter of Charles Iwakawa and Tommy Ishimaru.

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PETITION OF COUNTRY CLUB HOMES, INC. (A(T)63-52), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN HILO, HAWAII: Described as TMK 2-5-03: 6 & 55

Mr. Gordon Soh outlined the area and request involved.

Mr. Robert I. Brown was sworn in. He stated that they have completed the engineering on the whole subdivision based on the conditions imposed by the Hawaii County Planning and Traffic Commission. He stated that they have engineered a water supply storage tank to serve the whole development and the 8½ acre parcel adjacent to the south on the ninth fairway which is urban. In order to get to this area they have to develop the other property as a residential property. The land has no other use than for homes. There are other homes in

the area. He stated that it is very desirable to live on a golf course or near one; that there is the added open area of the golf course which has been there since 1924 or so. He stated that he has built some homes in this area and have sold them.

Mr. Soh proceeded with the staff's analyses and recommendations. The staff's first recommendation was in favor of the petition on the basis that if the petition were to be processed under Act 187, it must be recognized that the lands were already in progress when the temporary boundaries were drawn. The staff's second recommendation was for denial on the bases that there was no present need for this area as an urban area in Hilo; and it was not contiguous to an urban district other than an 8.5 acre area spot zoned only because of a change in an unusual circumstance. This particular recommendation was based on planning considerations permitted under Act 205.

Mr. Brown stated that in his experience with development of golf courses, people like to live near golf courses and enjoy the benefit of the open area, provided they maintained the golf course. He stated that the golf course is there and desirable to live around. He stated that there are other houses in the area on Hilo County Club Road. He stated that he has already built some houses in Unit I under the approval of the County.

Commissioner Ferry stated that he questioned the report on the City of Hilo General Plan which proposes use of the area for residential-agriculture, because there would be very expensive agricultural lands which will support residences. He stated that the petitioner was absolutely correct when he says the facilities of a golf course being available commands a larger price, and if the City of Hilo General Plan includes that area for agricultural, he would question the judgment.

In reply to questions posed by Commissioner Burns, Mr. Brown stated that the homes are scattered up Kaumana Village and off Kaumana Road; and that the area can't be used for farm lands at all; that the country club is in there and the golf course is always in use.

The Executive Officer stated that he would assume that if the preliminary approval from the County is still valid, they could still proceed regardless of this Commission's action.

Mr. Brown replied that they were proceeding and that the development of the project would be a lot slower than he had anticipated.

After several questions posed by the legal counsel concerning the preliminary approval of this subdivision granted by the County, it was determined that there was no verification from the County on this fact, except oral indications; legal counsel, therefore, requested that the staff communicate with the local planning commission to obtain this written verification indicating that this subdivision was already in progress and that preliminary approval was granted.

Mr. Brown informed the Commissioners that in its (County) reason for granting an extension on the 4 units of their proposed development on August 8, 1962, the County has stated that it was extended because of the possible delay by the prior Land Use Commission to take action on this application for rezoning. Since the termination of the last Commission, Mr. Brown stated he has submitted this petition to this Commission.

With no other comments or testimonies to be given, the Chairman announced this Commission will receive additional comments and protests within the next 15 days; and that this Commission will take action 45 to 90 days from this hearing.

Public hearing was closed at 2:00 p.m.