

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

February 15, 1974 - 10:00 a.m.

Banyan Ball Room
Nanihoa Surf
Hilo, Hawaii

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Sunao Kido
Shelley M. Mark
Alexander J. Napier
Mitsuo Oura
Tanji Yamamura

Adopted
APR 25 1974

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Persons testifying during today's proceedings were duly sworn in by the Chairman.

HEARING

PETITION BY YOSHIO TOMORI, ET AL (A73-373) TO RECLASSIFY 40 ACRES FROM AGRICULTURAL TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII

The staff report was presented by Mr. Tatsuo Fujimoto, Executive Officer, who also offered a graphic description of the subject parcel and surrounding areas with the aid of various maps.

Mr. Roy Nakamoto, attorney representing the petitioner, claimed that the petitioner denied any knowledge of having opposed the Land Use Commission's earlier proposal to reclassify the Waiakea area, as reported by staff. Mr. Nakamoto continued that immediately upon obtaining the necessary land use change, petitioner will apply with the County for rezoning of the property into single-family residential lots of 10,000 square feet. Initially, 35 acres were planned for development. Financing for off-site improvements has been initiated with the bank and the first lot will be marketed within a year.

Mr. Nakamoto based his justification for the housing need primarily on the experience of Mr. Hiromu Yamanaka, purchaser of the subject property under an Agreement of Sale and real estate broker, who is actively involved in the sales of housing developments. A demand for single-family dwellings, rather than apartment-type housing, had also been indicated. The market will be chiefly directed to the local residents and petitioner was prepared to provide housing. Moreover, the County's requirement that there be a certain percentage of build-up would assure that development will take place.

Mr. Sidney Fuke, Deputy Director of the Hawaii Planning Department, elaborated further on the incremental zoning concept. A developer was required to submit a development timetable and, normally, zoning in 2 or 3 increments was imposed depending on the market and the developer's financial ability. For example, a 25% build-up on the first increment may be required, after which the second increment will become automatic. In the case of the instant petition, Mr. Fuke felt that the first increment will be designated for residential subdivision and the remainder left in agriculture until all requirements have been met.

In response to Vice Chairman Sakahashi's question, Mr. Fuke advised that the county designated residential use for the area makai of Kupulau Street with the mauka area reserved for agricultural activity, as reflected in their General Plan.

The hearing on A73-373 was brought to a close and Chairman Tangen advised that additional testimony will be accepted in the Honolulu office of the Land Use Commission.

ACTION

PETITION BY KATSUMI NII (A73-369) TO RECLASSIFY 10.9 ACRES FROM AGRICULTURAL TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII

It was recommended in the staff memo presented by Mr. Fujimoto that the petition be denied at this time; however, it was further recommended that the entire Waiakea Homestead area be comprehensively reviewed for possible readjustments during the 5-year review (see copy of report on file).

The motion by Commissioner Napier, seconded by Commissioner Mark, to deny the petition as recommended by staff was unanimously carried.

PETITION BY K. OUE, LTD. (A73-370) TO RECLASSIFY 11.9 ACRES FROM AGRICULTURAL TO URBAN AT KANAUEUE, NORTH KONA, HAWAII

Mr. Ah Sung Leong, staff planner, recommended that only the 5.6-acre makai portion of the parcel be approved for reclassification from Agricultural to Urban, but that the 6.3-acre mauka portion be retained in the Agricultural District (see copy of report on file).

Commissioner Yamamura moved to accept the staff's recommendation, which was seconded by Vice Chairman Sakahashi and carried.

PETITION BY LEO I. FLEMING (A73-371) TO RECLASSIFY 0.6 ACRE FROM AGRICULTURAL TO URBAN AT KEALAKEHE, NORTH KONA, HAWAII

It was the staff's recommendation that the petition be approved (see copy of report on file).

The motion by Commissioner Napier, seconded by Vice Chairman Sakahashi, to accept staff's recommendation was carried by unanimous vote.

Thereafter, the Chairman announced that the meeting of the Land Use Commission was adjourned.