

LAND USE COMMISSION
STATE OF HAWAII

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

10:00 A. M. - February 29, 1964

Commissioners

Present:

James P. Ferry
Shelley Mark
Shiro Nishimura
Charles S. Ota
Myron B. Thompson
Robert G. Wenkam
Leslie E. L. Wung

Absent:

C.E.S. Burns
Goro Inaba

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer

Chairman Thompson called the meeting to order.

PETITION OF CENTEX TROUSDALE COMPANY BY H.W.B. WHITE (A(T)62-29) FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL TO URBAN DISTRICT CLASSIFICATION OF ABOUT 800 ACRES OF KAWAINUI SWAMP FOR PURPOSE OF RESIDENTIAL AND PARK DEVELOPMENT: Described as TMK 4-2-16-01 and 4-2-13-22.

The petition was brought up for discussion to decide whether or not the petition should be delayed indefinitely. After considerable discussion on the matter, the Commission decided to continue hearing on the Centex Trousdale petition. The Centex Trousdale petition was scheduled for March 6, 1964 at 9:00 a.m.

PETITION OF OCEANIC PROPERTIES, INC. (A(T)63-38), FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LAND IN WAIPIO, OAHU: Described as TMK 9-4 and 9-5.

Since the Centex Trousdale petition was being heard on March 6, the Commission decided to take action on Oceanic Properties on the 20th of March, 1964 at 2:00 p.m. A Land Use Commission meeting will take place at 1:00 p.m.

Final District Maps

A set of the proposed final district maps will be hand carried to the Governor's office. (Accomplished on March 3, 1964 at 2:40 p.m.) The remainder of the maps will be sent to the Counties and Commissioners as soon as they are ready.

Two copies will be sent to the Commissioners. One for their own use and one to be placed in a public place. The Commissioners will contact the newspapers and see that the maps are printed in the daily news.

Bob Wenkam will take the newspaper photographer to all the islands for \$100. Commissioner Wenkam will get five days per diem.

The Commissioners agreed to pay Bob Wenkam the \$100. Legal Counsel will work with Alberta Kai in getting the per diem approved by the Department of Accounting and General Services.

T. V. Discussion

Commissioner Wenkam discussed the T. V. hearing on March 7, 1964. He said the Commissioners should touch on significant areas and forget the details. Presentation should be made on a general basis. The detail scheduling of timing and direction of questions will be the responsibility of the Chairman.

Discussion centered around the appropriate words to be used during the T. V. hearing. The word "prime" will be left out of all discussions. The word "we" shall be used in lieu of the "Land Use Commission". The Commission should point out during the T. V. hearing that the final district maps are subject to revision every five years and the public can petition the Commission for a change in district boundaries.

Pali Estates Subdivision

The Commissioners were concerned about the trend of agricultural subdivisions on Oahu. It was the general concensus of the Commissioners that the Oahu subdividers are violating the intent of the land use law by developing one acre agricultural subdivisions for residential purposes. The Land Use Commission must study this aspect thoroughly. Legal Counsel said we must prove that a one acre lot is not economical for farm operations on Oahu. It is the duty of the Land Use Commission to see what is taking place as far as agricultural subdivisions are concerned. Chairman Thompson stated the Commission will discuss this matter at a later date when more information is available.

Miscellaneous

Commissioner Ota requested that the staff write a "speedy recovery" letter to Commissioner Inaba.

Chairman Thompson said all Commissioners should be in Honolulu on March 5, 1964. He stated that the Senate Lands Committee wants to see the Commissioners at 2:00 p.m. on March 5. All Commissioners will be in Honolulu on the morning of March 5.

The March 6th schedule will be as follows:

9:00 - 12:00 noon - Centex Trousdale, Hawaiian Trust (Roman Catholic Church and Mabel K. Ena), and Charles Yang.

1:30 - 5:00 p.m. - T. V. Discussion

Chairman Thompson mentioned that the Commissioner are donating an equivalent of \$15.00 per hour of professional services for the benefit of the public. This is approximately \$500.00 per Land Use Commission meeting.

Standards for special permits will be discussed on March 6.

Meeting adjourned at 1:00 p.m.