

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kona, Hawaii

APPROVED
JUL 1 1971

April 17, 1971 - 1 p.m.

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Eddie Tangen
Stanley Sakahashi
Tanji Yamamura

Commissioners Absent: Shelley Mark
Sunao Kido
Alexander Napier
Leslie Wung

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

Acting Chairman Goro Inaba called the meeting to order and introduced Mr. Tatsuo Fujimoto, the new Land Use Commission Executive Officer, replacing the position vacated by Mr. Ramon Duran.

HEARINGS

PETITION BY DEPARTMENT OF LAND & NATURAL RESOURCES (A71-271)
TO RECLASSIFY APPROXIMATELY 160 ACRES FROM AGRICULTURAL TO
URBAN AT KEALAKEHE, NORTH KONA, HAWAII

Mr. Fujimoto presented the staff report. Chairman Inaba asked for additional questions or testimony. Since there was none, he advised that the Commission will receive additional testimony in the next 15 days, and thereafter closed the public hearing.

Chairman Inaba announced that action proceedings would be postponed due to the absence of four Commissioners. Iwao Jyo

April 17, 1971

asked for deferment on his petition and requested that action on his petition be taken concurrently with the County of Hawaii petition. Mr. Arthur Chun, representing the petitioner, requested action be taken on his brother's petition (A69-234) at the next Land Use Commission meeting.

PETITION BY DEPT. OF ACCOUNTING AND GENERAL SERVICES (A71-274) TO RECLASSIFY APPROXIMATELY 7 ACRES FROM AGRICULTURAL TO URBAN AT KANAUEUE, NORTH KONA, HAWAII

Mr. Leong, staff planner, presented the staff report (see copy on file).

The petitioner's representative, Mr. Teuane Tominaga, stated that they have not as yet received the owner's permission to act in his behalf. However, Mr. Leong indicated that any governmental agency is privileged to petition for a change in land use.

There being no further questions or testimony, Chairman Inaba advised that the Commission will receive additional testimony within the next 15 days and thereafter closed the public hearing.

PETITION BY COUNTY OF HAWAII (A71-278) TO RECLASSIFY APPROXIMATELY 64 ACRES FROM AGRICULTURAL TO URBAN AT KEALAKEHE HOMESTEADS, NORTH KONA, HAWAII

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

Upon Chairman Inaba's request, Mr. Masayoshi Onuma of the Hawaii County Planning staff stated that the County initiated a petition for the entire area, requesting an Agricultural to Urban reclassification based on a survey initiated by the County Planning Department.

Commissioner Sakahashi raised a question regarding the property owners' intended use of the land. Mr. Onuma replied that the County's survey questionnaire did not request the property owner to indicate their intended use of the property. The involved owners were only asked if they were in favor of changing their parcels from Agricultural to Urban.

April 17, 1971

Commissioner Tangen indicated the need for confirmation regarding the property owners' intended land use. Mr. Onuma stated that the County Planning Department would make an effort to get the confirmation.

Madeline Jose, one of the property owners, testified that the family has been trying to subdivide their land for the past seven years. She further stated that an urban designation in this area is logical because the surrounding area is Urban and that there has been an increase in non-residents employed in the Kona area seeking housing.

Commissioner Tangen stated that he was interested in having urban lands rezoned from the Agricultural District used for urban purposes and not lying idle. He then queried Mrs. Jose on her land use intentions. Mrs. Jose replied that she intends to build a homesite on her property. She also added that the subject lands are very poor for agricultural uses including grazing.

Chairman Inaba asked the concerned property owners, present at the hearing, to leave their names with Mr. Onuma and indicate their intended land use.

Mr. William Moss who resides mauka of the area in question testified that rezoning lands from Agricultural to Urban not only affects the owners of the immediate property, but the total community. He noted that one of the most noticeable facts was the change in taxation rates. Mr. Moss stated that his taxes increased from \$200 to \$1,800 due to urban zoning of agricultural lands. He suggested slowing down the urbanization of the area because of the water situation and the increased need for more schools due to the potential increase in resident population.

Mr. Arthur Chun, representing petitioner Malani Chun (A69-234) noted that it would be impossible to subdivide and give parcels to members of the family so they could develop, unless the zoning was changed. In reference to Mr. Moss' remarks regarding the water and land situation, he noted that there is presently a water line and school nearby the subject area.

Mr. Chun added that prior to his attendance at this hearing, Mrs. Ellen White Kalaheo and Tillie Pokipala asked him to convey

April 17, 1971

to the Land Use Commission their interest in having their property included in the Urban District.

Mr. Walton Hong, Deputy Attorney General, advised that the Land Use Commission cannot include the other properties in the County's petition.

Mr. Chun indicated the route of an unimproved county road through the subject area. Mrs. Jose stated that the road was impossible and that it would cost hundreds of thousands of dollars to put in a road.

Since there was no additional testimony, Chairman Inaba advised that the Commission will receive additional testimony within the next 15 days and thereafter closed the public hearing.

PETITION BY THEODORE PIKE (A71-279) TO RECLASSIFY APPROXIMATELY 5 ACRES FROM AGRICULTURAL TO RURAL AT KEEI, SOUTH KONA, HAWAII

Mr. Leong, staff planner, read the staff report and indicated that since the writing of this report, a letter was received from the County indicating that water is available to this area.

Mr. Theodore Pike, the petitioner, generally concurred with the staff report. He added that he would build the homes himself and that the top price for his rental units would be approximately \$150 per month.

The staff asked whether Mr. Pike would complete his development within the next five years. Mr. Pike replied that he had anticipated development to be completed within the next year if he were financially able to do so.

In substantiating the statement that there was more demand for housing than for coffee in the area, Mr. Pike responded by indicating that the subject property was too steep and not good for mechanical farming.

Mr. Pike stated that the Hawaii County Planning Commission recommended denial of his request, principally, because of spot zoning.

After a short discussion, the hearing on this matter was closed by the Chairman.

April 17, 1971

PETITION BY CHIAKI KATO (A71-280) TO RECLASSIFY APPROXIMATELY
4.12 ACRES FROM AGRICULTURAL TO URBAN AT KEOPUKA 2ND, SOUTH
KONA, HAWAII

The staff planner read the staff report and described the property in question.

Mr. Kato, the petitioner, stated that the property was given to him by his father in 1952. At that time, it was agreed that Mr. Kato was to give his brother a house lot. Mr. Kato also expressed his desire to construct a home for himself on the subject property.

Chairman Inaba informed that Mr. Kato owns and operates a large truck farm on the subject property.

Commissioner Sakahashi expressed his concern regarding further continuance of farming activities on the property due to the increase in taxes, should the area be rezoned Urban. Mr. Kato stated that he was not sure of the tax increase but indicated that he could gross close to \$40,000 a year and could manage paying his taxes, should the increase in taxes be incurred.

Since there was no further testimony, the hearing was closed.

ADJOURNMENT

The meeting was adjourned shortly thereafter.