

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

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Kahului, Maui

APPROVED
JUL 20 1972

April 21, 1972 - 1:30 p.m.

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice Chairman
Alexander Napier
Sunao Kido
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Shelley M. Mark

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

Chairman Inaba duly swore in persons who will be
testifying today.

ACTION

PETITION BY HALE MAHAOLU & COUNTY OF MAUI (A71-309) TO
RECLASSIFY 19.6 ACRES FROM AGRICULTURAL TO URBAN AT
KAUNAKAKAI, MOLOKAI

Mr. Tatsuo Fujimoto, Executive Officer, presented the
staff memo recommending approval of the subject petition,
based upon staff's findings (see copy of report on file).
A detailed description of the area under petition was also
offered to orient the Commission to the location and surround-
ing uses.

In response to Chairman Inaba's question, Mr. Robert
T. Yokoyama, Corporation Representative of Hale Mahaolu,
reported that a similar low and moderate income project at

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Paia, Maui was being offered at \$25,000 for a house and lot package in fee.

The motion by Commissioner Napier to approve the boundary amendment request as recommended by staff, seconded by Commissioner Yamamura, was carried.

PETITION BY DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES (A71-313) TO RECLASSIFY 60.5 ACRES FROM AGRICULTURAL AND RURAL TO URBAN AT KULA, MAUI

It was the staff's recommendation that this petition be approved, based on its evaluation and findings (see copy of report on file). Mr. Leong, staff planner, offered additional information that, of the 60 acres under petition, 10 acres were presently zoned within the Rural District and the balance of the 50½ acres was designated Agricultural.

Commissioner Yamamura moved to approve the petition as recommended by staff, which was seconded by Commissioner Wung and unanimously passed.

PETITION BY ERNEST G. LOUIS (A71-317) TO RECLASSIFY 7.3 ACRES FROM AGRICULTURAL TO URBAN AT HAIKU, MAUI

Staff concurred with the Maui County Planning Commission in recommending disapproval of the petition (see copy of report on file). It was further reported by Mr. Fujimoto that the soil classification of subject land was "C" and that it abutted the Pauwela Urban District to the east.

Mr. Chris Mamiya, representing the petitioner, called on Mr. Small, a developer familiar with the area, to enlighten the Commission on the subject of water availability.

Mr. Small submitted that it was entirely feasible to supply the area with water by bringing in an 8" line to connect with the water tank already existing on Kokomo Road, as had been suggested by the Manager of the Water Board. He also countered that contrary to staff's findings, there was a great demand for housing in the Pauwela area, and that it was possible for the builder to market the house and lot for less than \$30,000.

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Mr. Mamiya advised that subsequent to the hearing on Molokai, he had received a letter from Arisumi Brothers inquiring about the time schedule and the number of lots that would be available to them to build upon. He argued that the decrease in population at Pauwela reported by the Executive Officer was "proclaimed" in the July 17, 1967 census report and did not reflect the up-to-date census data. Mr. Fujimoto explained that the population data in the staff memo had been quoted from information contained in the Maui Planning Commission's report.

In response to a question raised by Commissioner Napier, Mr. Mamiya elaborated that according to Arisumi Brothers, the larger house will be available at a cost of \$39,750--\$1.30 a square foot or \$9,750 per lot, plus \$30,000 for the house. However, the smaller homes will range from \$26,000 for the house and lot package--\$16,000 to \$19,000 for the house, plus \$9,750 for the lot.

Mr. Mamiya further commented that the proposed development will not compete with the low-cost housing since it will primarily serve the employed husband/wife group who would not qualify for the low-cost housing. He assured Vice Chairman Tangen that although there was no written commitment, Arisumi Brothers had expressed an interest in making house and lot packages available. In this connection, Mr. Fujimoto read a letter addressed to Mr. Mamiya from Arisumi Brothers dated March 2, 1972, expressing interest in "any and all lots you might have available which are in such a price range" (see copy of letter on file).

In response to questions from the Commission, Mr. Fujimoto stated that his reference to the Haiku-Pauwela area was not in terms of the geographical boundaries of Haiku-Pauwela, but referred to the Haiku-Pauwela Urban District.

Mr. Toshio Ishikawa, Deputy Planning Director of Maui, advised that after considerable research by the Maui planning staff, it was clearly established that the Haiku area was not ready for urban growth in terms of urban services, county services, etc.

Mr. Ernest Louis, petitioner, maintained that at the time he purchased the property a few years ago, it had been designated Urban, and that approximately 800 feet of the

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property fronted on the Government Road with the balance abutting the Urban District. He concluded that subject property was an ideal site for houselots.

It was moved by Commissioner Kido and seconded by Commissioner Yamamura that the petition be approved. The motion was defeated with the following votes:

Ayes: Commissioners Kido, Yamamura, Chairman Inaba

Nays: Commissioners Napier, Wung, Sakahashi, Vice Chairman Tangen

SPECIAL PERMIT APPLICATION BY MAUI HARDWOODS, INC. (SP72-127)
TO ESTABLISH A KILN AND WOOD TREATING FACILITY AT PUUNENE,
MAUI

A recommendation for approval of the special permit request, subject to the conditions set forth by the Maui County Planning Commission and the additional stipulations by the Land Use Commission, was presented by staff planner Leong (see copy of report on file).

In response to questions raised by Commissioner Kido, Mr. Leong explained that landscaping, as such, had not been the intention of the additional stipulation by the Land Use Commission staff, but rather plant screening of the barbed wire and angle wire fencing fronting the property for aesthetic reasons, to which the petitioner himself had agreed.

Commissioner Yamamura urged Mr. Helle, petitioner, to take advantage of the financial aid that was available to him from the State Soil Conservation Service for the cost of the necessary screening.

Commissioner Napier moved for approval of the special permit request as recommended by staff, which was seconded by Vice Chairman Tangen and passed unanimously.

NEXT MEETING DATE

June 2, 1972 at 10:30 a.m., in Kona, Hawaii was established as the next meeting date of the Land Use Commission.

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HOUSE BILL NO. 2249-72

Mr. Fujimoto announced that HB-2249, allowing the Land Use Commission to impose conditions on boundary amendment requests had been passed by the Sixth Legislature of the State of Hawaii.

ADJOURNMENT

Since there was no further business, Chairman Inaba called for an adjournment of the meeting.