

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

May 4, 1973 - 1:00 p.m.

Molokai Community Center
Kaunakakai, Molokai

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

Approved
AUG 3 1973

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Persons testifying today were duly sworn in by Chairman Inaba.

ACTION

APPLICATION BY T. T. MEYER, INC. (SP73-148) FOR A SPECIAL PERMIT TO QUARRY CINDERS AND ROCK IN THE AGRICULTURAL DISTRICT AT KAPUAOKOOLAU, MOLOKAI

Mr. Ah Sung Leong, Planner, read the staff memorandum recommending approval of the special permit subject to the conditions imposed by the Maui Planning Commission, and with respect to condition #4, that any extension request also be approved by the Land Use Commission (see copy of report on file).

It was reported by Mr. Leong that, since the writing of this report, a letter had been received from the Maui Department of Water Supply regarding the subject special permit and the other two applications on today's agenda (H.C. & D., Ltd. and R & M Service Co., Ltd.), stating that the department had no objections to the subject requests. He also acknowledged the receipt of a letter from Life of the Land, dated May 3, 1973, requesting that

T. T. Meyer, Inc. and H.C. & D., Ltd. prepare an environmental impact statement, that the Land Use Commission defer a decision until an E.I.S. has been approved, and that the special permit applications be denied if the deferral is not granted.

Mr. Fujimoto, Executive Officer, advised that similar requests for an environmental impact statement had been received by the Land Use Commission in the past. However, in an informal opinion, the Attorney General's Office had advised that the Executive Order did not apply to private developments on privately owned lands.

Commissioner Kido raised a question regarding the source of water for the operation. Mr. Meyer replied that it would be supplied from their own well located on the upper side of their property.

Commissioner Yamamura moved that the special permit be approved as recommended by staff. It was seconded by Commissioner Sakahashi and unanimously passed.

APPLICATION BY H.C. & D., LTD. (SP73-150) FOR A SPECIAL PERMIT TO OPERATE A QUARRY IN THE AGRICULTURAL DISTRICT AT HALE O LONO, WEST MOLOKAI

It was the staff's recommendation that the special permit be approved, subject to the conditions imposed by the Maui County Planning Commission and the two additional conditions imposed by staff (see copy of report on file).

Mr. Emmet Cheeley, Manager of the concrete division of H.C. & D., advised that there is an existing road on the shoreline which is the access to the harbor and the quarry will be situated on the mauka side of the 300 foot level.

Commissioner Kido observed that 300 feet mauka of the shoreline was designated within the Conservation District. Mr. Leong advised that the Conservation District varied in depth, depending upon the shoreline configuration and therefore staff was recommending that the operation be restricted within the Agricultural District.

Commissioner Wung requested a clarification of the rationale for the substantial 340 acres involved in the request. Mr. Cheeley explained that back in 1958, they had explored the area extensively for rock deposits and had reached an agreement with Molokai Ranch to quarry the area sometime in the future. In 1966, in another agreement, a lesser area had been delineated for the quarry operation. It was their intention to mine small areas at a time and move on to another location within the 340 acres. Mr. Cheeley

submitted that the petitioner will be responsible for returning the excavated area to a state that will be acceptable to the Maui Planning Commission, as stipulated in condition #4 of its recommendation for approval of the special permit.

Commissioner Yamamura wondered whether additional employment will be created by the mining operation. Mr. Cheeley replied that this would depend on the rate of development on West Molokai but that he could foresee employment of at least 5 to 10 people for the quarry and concrete plant.

Vice Chairman Tangen noted, for the record, that the letter from Life of the Land also had reference to the instant special permit.

Commissioner Napier moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi, and unanimously carried.

APPLICATION BY R & M SERVICE CO., INC. (SP73-151) FOR A SPECIAL PERMIT TO CONSTRUCT AND OPERATE A CONCRETE HOLLOW TILE PLANT IN THE AGRICULTURAL DISTRICT AT WAIKAPU, MAUI

A recommendation for approval of this request as conditioned by the Maui Planning Commission was made in the staff memo presented by Mr. Fujimoto (see copy of report on file).

Mr. Fujimoto concurred with Commissioner Sakahashi that, as in the case of the two previous special permits, staff would like to recommend that any extension of time, under condition #6 stipulated by the Maui Planning Commission, also be subject to the approval of the Land Use Commission.

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi and unanimously passed.

ADOPTION OF MINUTES

Commissioner Sakahashi moved to adopt the minutes of November 10, 1972, February 16, 1973 (1:00 p.m.) and February 16, 1973 (7:30 p.m.) as circulated, which was seconded by Commissioner Yamamura and carried.

Since there was no further business, the meeting was adjourned.