

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Kailua United Methodist Church  
Kailua, Hawaii

May 4, 1977 - 9:30 a.m.

*Approved*  
AUG 16 1977

COMMISSIONERS PRESENT: Eddie Tangen, Chairman  
Stanley Sakahashi, Vice Chairman  
James Carras  
Charles Duke  
Colette Machado  
Shinsei Miyasato  
Mitsuo Oura  
Carol Whitesell  
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer  
Daniel Yasui, Planner  
Michael Marsh, Deputy Attorney General  
Dora Horikawa, Clerk Reporter  
  
Ray Russell, Court Reporter

ACTION

SP77-259 - MASATSU & EUNICE M. KAWAMOTO

Application for a Special Permit to allow the construction of a building for storage/processing and commercial sale of beef products at Ka'auhuhu Homesteads, North Kohala, Hawaii

Mr. Gordan Furutani, Executive Officer, pointed out the subject parcel on the maps and summarized the staff report, and enumerated the conditions which had been imposed by the Hawaii County Planning Commission.

Commissioner Oura moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Carras and unanimously carried.

SP77-260 - RICHARD SMART DBA PARKER RANCH

Application for a Special Permit to allow the continued operation of 5 existing quarry sites at Hamakua, Hawaii

Mr. Furutani oriented the Commission to the parcel under petition with the aid of the posted maps, and summarized the staff report and read the conditions which had been imposed by the Hawaii County Planning Commission.

Since 5 sites were involved in this application, Chairman Tangen recommended that the records clearly indicate that should one site violate any of the conditions, the status of the other 4 sites will not be jeopardized.

Commissioner Whitesell felt that the County's transmittal of the records should reflect accurate information, such as information concerning the existence of quarrying activities prior to the enactment of the Land Use Law.

Commissioner Carras moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Oura and carried unanimously.

SP71-122 - SIGNAL PROPERTIES, INC

Application to allow an extension of time condition for a rock quarry located at Puako, South Kohala, Hawaii

A brief summary of the staff report was presented by Mr. Furutani, including the County's conditions. Subject lands were identified on the map.

Commissioner Oura raised a question concerning the dust problem to the Puako houselots from the quarrying operation. The Executive Officer advised that the only resolution to this problem, at the time the Special Permit was approved in 1972, was a recommendation to the applicant that it take every precaution to avoid any noise or dust problems.

Mr. Furutani noted that he had advised the petitioner to communicate with the County regarding the change of name from Signal Properties, Inc. to Signal Puako and also to reaffirm that the total area involved in the petition was 150 acres, and to submit this in writing to the Land Use Commission. Mr. Norman Hayashi of the Hawaii Planning Department reported that they had not been advised of these matters by the petitioner.

Commissioner Oura moved to approve the extension request, subject to the conditions imposed by the Hawaii County Planning Commission, and subject further to the condition that Signal Puako be required to take such steps as necessary to alleviate the dust problems for the Puako houselots as required by the County, and failing to do so the Special Permit will become null and void. The motion was seconded by Commissioner Carras and unanimously passed.

CONTINUED HEARING

A76-420 - DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
(Kawainui Marsh)

Chairman Tangen announced that the next item on the agenda was a continued hearing on the petition by the Department of

Planning & Economic Development to reclassify approximately 250 acres from the Urban District into the Conservation District.

Mr. Furutani pointed out the location of the subject parcel on the posted maps.

All of those persons who were called as witnesses today were duly sworn in, testified and were examined as set forth in the transcript on the pages noted.

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Mr. Higa withdrew his objections to the admittance of DPED's Exhibits 38 through 46.

Frank Skrivanek, Deputy Director, DPED

Direct examination by Mr. Lee-----	26 to 29
Cross examination by Mr. Kupchak-----	29 to 31
Cross examination by Mr. Higa-----	31 to 45
Redirect examination by Mr. Lee-----	45 to 47
Recross examination by Mr. Kupchak-----	47 to 48
Recross examination by Mr. Higa-----	48 to 49
Examination by Commissioner Whitesell-----	49 to 51

Ronald L. Baers, Consultant on State Comprehensive Outdoor Recreational Plan

Direct examination by Mr. Lee-----	54 to 60
Cross examination by Mr. Higa-----	60 to 61

Robert J. Hammon, Archaeologist, State Historic Preservation Office

Direct examination by Mr. Lee-----	62 to 67
Cross examination by Mr. Kupchak-----	67 to 84
Cross examination by Mr. Higa-----	84 to 99
Redirect examination by Mr. Lee-----	99 to 104
Recross examination by Mr. Kupchak-----	104 to 113
Examination by Commissioner Whitesell-----	113 to 115

Larry Chime, Electro-Magnetic Scientific Laboratories

Direct examination by Mr. Lee-----116 to 125

Cross examination by Mr. Kupchak-----126 to 129

Cross examination by Mr. Higa-----129 to 130

Recross examination by Mr. Kupchak-----130

Examination by Commissioner Whitesell-----130 to 131

Dr. James E. Maragas, Chief of the Environmental Resources Section,  
U. S. Army Corps of Engineers

Direct examination by Mr. Lee----- 132 to 134

Cross examination by Mr. Kupchak----- 134 to 141

Examination by Mr. Marsh----- 141

Ron Walker, Chief of Wildlife Branch, DLNR

Direct examination by Mr. Lee-----142 to 152

Cross examination by Mr. Kupchak-----152 to 159

Cross examination by Mr. Higa-----159 to 167

Recross examination by Mr. Kupchak-----168 to 171

Examination by Commissioner Whitesell-----171 to 172

At 5:22 p.m., Chairman Tangen announced that the meeting will stand in recess until 9:00 a.m., tomorrow.