

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

8:30 A. M. - May 23, 1964

Commissioners

Present:

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

Staff

Present:

Raymond S. Yamashita, Executive Officer
Roy Y. Takeyama, Legal Counsel
Richard E. Mar, Field Officer
Amy Y. Namihira, Stenographer

Chairman Thompson called the meeting to order.

CONTINUED DELIBERATION ON THE COUNTY OF KAUAI

The Conservation Council requested a change of classification of Olokele Canyon, which was half in agricultural and half in conservation, to all conservation. Staff recommended denial of the request. The Commission designated the area for agricultural use.

Chairman Thompson announced that the Commission will continue deliberation on the County of Kauai after further study by Commissioner Nishimura and the Executive Officer.

DELIBERATION ON THE FINAL DISTRICT BOUNDARIES FOR COUNTY OF MAUI

Alexander and Baldwin Company requested the following:

1. Honolua - On behalf of Maui Pineapple Company, Alexander and Baldwin requested a change of classification from Conservation to Urban of 138.63 acres. Staff recommendation was to retain the proposed classification at this time. The appropriate action would be a petition for a boundary change at which time the landowner may present necessary proof as basis for district change. The Commission denied the request.

2. Paia - Requested a change of classification from Urban to Agricultural of 55.09 acres more or less (Russian Village). Staff recommended approval of the request. The Commission approved the request.
3. Paia - Requested a change of classification from Agricultural to Urban of 18.36 acres more or less (Maui Country Club). Staff recommended approval of the request. The Commission approved the request.
4. Paia - Requested a change of classification from Urban to Agricultural of 9.18 acres more or less. Staff recommended approval of the request. The Commission approved the request.
5. Haiku - Requested a change of classification from Conservation to Agricultural of 473 acres more or less. Staff recommended approval of the request. The Commission approved the request.

The Department of Land & Natural Resources requested a change of classification of Keanae from Agricultural to Conservation of 100 acres more or less. Staff recommended approval of the request. This area is in the Forest Reserve. The Commission approved the request.

Richard Sutton requested a change of classification from Agricultural to Rural of 2.379 acres in Kula. Staff recommended approval of the request. The Commission approved the request.

Wilbert Yee requested a change of classification from Agricultural to Rural of 27 acres in Kealahou. Staff recommended approval of the request. The area meets the test of a rural district as set forth in Act 205. The Commission approved the request.

Ernest and John Louis requested a change of classification from Agricultural to Urban of 5.092 acres in Haiku. Staff recommended approval of the request. The area is similar and contiguous to other such areas in the proposed urban district. The Commission approved the request.

Toyoki Kimura, Et. Al. requested a change of classification from Agricultural to Urban of Wailuku, comprising 8,839 sq. ft. Staff recommended denial of the request. The parcel is across a main street from the business, therefore, it would create undesirable pedestrian conflict with traffic movements. The Commission denied the request.

East Maui Irrigation Company, Limited requested the following:

1. Kaupo, Hana (Lualailua Hills) - Requested a change of classification from Conservation to Agricultural. The Commission approved the area to the right of the ridge for Agricultural use and kept the Conservation districting to the left of the ridge.
2. Kilohana - Requested a change of classification from Conservation to Agricultural. Staff recommended approval of the request. The Commission denied the request.

Maui County requested the following:

1. Wailuku - Requested a change of classification from Agricultural to Urban of 20 acres. The staff recommended approval of the request. The Commission approved the request.
2. Paukukalo (Waiehu) - Requested a change of classification for a portion of 189.041 acres from Agricultural to Urban. The Commission denied the request.
3. Waiehu - Requested a change of classification from Agricultural to Rural. Staff recommended disapproval of the request. The Commission approved the request.
4. Puunene - Requested a change of classification from Urban to Agricultural. Staff recommended approval of the request. The Commission approved the request.
5. Puu O Kali - Requested a change of classification from Urban to Rural of 30 acres more or less. Staff recommended that the area be retained as urban on the basis that it is an existing urban development and contiguous to and part of a substantial urban district. The Commission denied the request. The land will remain in the urban district.
6. Haiku - Requested a change of classification from Agricultural and Urban to Rural of 820 acres more or less. Staff recommended disapproval of the request. The area between Pauwela and Haiku consists of large lots in agricultural uses. Rural districting is inappropriate according to districting standards and excessive to needs. The Commission denied the request.
7. Keanae - Requested a change of classification from Agricultural to Rural of 466 acres more or less. Staff recommended disapproval of the request. There is no real basis for rural district for all of the protested area. The Commission denied the request.
8. Kipahulu - Requested a change of classification from Agricultural to Rural of 130 acres more or less. Staff recommended denial of the request. The protested area is more appropriately designated agriculture because of lot size and grazing use. The Commission denied the request.
9. Hana - Requested a change of classification from Agricultural to Rural of 200 acres. Staff recommended disapproval of the request. The Commission denied the request.
10. Hana (Kawaipapa) - Requested a change of classification from Agricultural to Rural of 50 acres. Staff recommended disapproval of the request. The Commission denied the request.

11. Kula - Requested a change of classification from Agricultural to Rural. Staff recommended denial of the request. The Commission denied the request.

C.V. Land Corporation requested the following:

1. Kilohana - Requested a change of classification from Rural to Urban of 3.056 acres. Staff recommended denial of the request. The area fits the rural classification and should be retained as such. The Commission approved the request for an urban district.
2. Makena - Requested a change of classification from Rural to Urban of 9.71 acres. Staff recommended approval of the request. The Commission approved the request.

William Crockett, for K. Hew and H. Shim, Et. Al., requested a change of classification from Agricultural to Rural of 10.27 acres. The Commission denied the request. The land will remain in the Agricultural district.

Conservation Council requested a change of classification from Agricultural to Conservation of Makena. Staff recommended disapproval of the request on the basis that there is no real evidence of conservation values submitted, and the requested boundary line appears arbitrary. The Commission denied the request.

Ulupalakua Ranch requested the following:

1. Makena - Requested a change of classification from Conservation to Rural. The Commission approved the request.
2. Kipahulu - Requested a change of classification from Conservation to Agricultural. Commissioner Wenkam requested that the Commission defer this matter until he brings some photographs of the area. The Commission agreed to defer this matter.
3. Lualailua Hills - Requested a change of classification from Conservation to Agricultural. The Commission approved the request for an agricultural district.
4. La Perouse Bay - Requested a change of classification from Conservation to Conservation. The Commission denied the request.

Mary King requested a change of classification from Conservation to Rural of .66 acre in Makena. The Commission approved the request for a rural district.

Ernest Kai, for 16 protesting owners out of 24, requested a change of classification from Conservation to Rural of 243.89 acres at Makena. The Commission approved the request for parcels makai of the beach road.

L. Barney McNeil requested a change of classification from Agricultural to Rural of 5 acres at Makawao. Staff recommended denial of the request. The approval of the request would constitute spot-zoning unless entire area is zoned rural. Lot sizes do not fit a rural classification. The Commission denied the request. The whole area will be in the agricultural district.

Roland Chang requested a change of classification from Agricultural to Rural of 10.33 acres at Hana. Staff recommended approval of the request. The parcel is contiguous to a rural district and meets standards for rural districting in respect to size and character. The Commission approved the request.

Walter Zane requested a change of classification from Agricultural to Rural of 41.0 acres at Kihei. Staff recommended disapproval of the request. The Commission denied the request.

E. B. Ethel Stephenson requested a change of classification from Agricultural to Rural of 42.07 acres at Puu O Kali, Kula. Staff recommended denial of the request on the basis that the area does not meet the requirements of Act 205 for a rural district. The Commission denied the request.

American Factors, for Pioneer Mill, requested the following:

1. Lahaina - Requested a change of classification from Urban to Agricultural of 3 acres more or less. Staff recommended approval of the request. The Commission approved the request.
2. Lahaina (Makila Subdivision) - Requested a change of classification from Conservation to Urban of 4.7 acres more or less. Staff recommended approval of the request. The Commission approved the request.
3. Kaanapali - Requested a change of classification from Agricultural to Urban of 0.5 acre. Staff recommended approval of the request. The Commission approved the request.
4. Kaanapali - Requested a change of classification from Agricultural to Urban of 40 acres more or less. Staff recommended approval of the request. The Commission approved the request.
5. Olowalu - Requested a change of classification from Conservation to Agricultural of 108 acres more or less. Staff recommended approval of the agricultural district on the basis that the area is now used as such and no harm to conservation values has been demonstrated. The Commission denied the request.

C. Brewer & Company, for Wailuku Sugar, requested a change of classification from Conservation to Urban of Iao Valley, comprising 41.06 plus acres. Staff recommended approval of the entire request on the basis that the area now meets the urban district standards. The Commission designated the area as rural.

Hana Ranch Company requested a change of classification from Conservation to Agricultural of 1,546.2 acres more or less at Hana. The Commission deferred this matter until further study by the staff.

William Ellis, for Kula Development and Olinda Associates, requested the following:

1. Kula - Requested a change of classification from Rural to Urban of Jamestown, Omaopio. The Commission designated the area as urban.
2. Kula - Requested a change of classification from Agricultural to Rural of 21.33 acres. Staff recommended denial of the request on the basis that the parcel does not conform to the rural standards and would promote the scattering of developments. The Commission denied the request.
3. Haiku - Requested a change of classification from Agricultural to Rural. Staff recommended denial of the request. The Commission denied the request.

Llewellyn Farden requested a change of classification from Agricultural to Rural of 9.67 acres at Honolua. Staff recommended denial of the request. The Commission denied the request.

Murray Youlin requested a change of classification from Agricultural to Rural of 40 acres at Kilohana. Staff recommended denial of the request. The Commission denied the request.

Eric Lindberg requested a change of classification from Agricultural to Urban of 100 acres more or less at Maalaea. Staff recommended denial of the request. Substantial areas have been designated urban in adjoining Kihei. There is no evidence that the subject area is needed now for the uses indicated. The Commission denied the request.

Arisumi Brothers, Inc., for Solomon Kahoohanohano, requested a change of classification from Agricultural to Rural of 3.3 acres at Waiehu. Staff recommended denial of the request. The Commission approved the request.

Lee Abrams requested a change of classification from Agricultural to Urban of Lahaina. Staff recommended denial of the request. The Commission denied the request.

Toshio Ansai requested a change of classification from Conservation to Urban of 3.081 acres of Iao Valley. The Commission designated the area as rural.

DELIBERATION ON THE FINAL DISTRICT BOUNDARIES FOR THE ISLAND OF MOLOKAI

Conservation Council requested the following:

1. Kahalepohaku to Haleolono - Requested a change of classification from Agricultural to Conservation. Staff recommended denial of the request. The Commission denied the request.
2. Moomomi Beach - Requested a change of classification from Agricultural to Conservation. Staff recommended disapproval of the request. The Commission denied the request.
3. Kamalo - Requested a change of classification from Agricultural to Conservation. The area is more appropriate in the rural district in respect to the established standards. Staff recommended denial of the request. The Commission denied the request.
4. Halawa - Requested a change of classification from Agricultural to Conservation. Staff recommended disapproval of the request. The valley area has been in grazing and other agricultural uses. These uses contribute to but does not detract from the esthetic values. The Commission denied the request.
5. Halawa (Pauwalu to Honoulimaloo) - Requested a change of classification from Agricultural to Conservation. Staff recommended disapproval of the request on the basis of insufficient justification for conservation districting. The Commission denied the request.

Molokai Ranch requested a change of classification from Conservation to Agricultural of 300 acres more or less at Papohaku Beach. Staff recommended approval of the request. The Commission approved the request.

Maui County requested the following:

1. Kalae - Requested a change of classification from Urban to Agricultural of 45.91 acres more or less. Staff recommended disapproval of the request. The Commission denied the request.
2. Waialua (Robert Tobey Enterprises) - Requested a change of classification from Agricultural to Urban of 19.75 acres more or less. Staff recommended denial of the request. The Commission denied the request.
3. Halawa Valley - Requested a change of classification from Agricultural to Conservation of 12 acres. Staff recommended denial of the request. The Commission denied the request.
4. Pohakuloa Point (Honouliuli - Honoulimalu) - Requested a change of classification from Agricultural to Conservation of 90 acres more or less. Staff recommended denial of the request. The Commission denied the request.

Harold Kay requested a change of classification from Agricultural to Urban of 19.962 acres at Kauluwai. Staff recommended denial of the request. The property owner may come in for a special permit to develop his resort. The Commission denied the request.

James D. Lewis, Jr. requested a change of classification from Urban to Agricultural of 19.78 acres. Staff recommended approval of the request. The Commission approved the request.

Meyer and Egusa requested a change of classification from Agricultural to Rural of 5.02 acres at Kamalo. Staff recommended denial of the request. The Commission denied the request.

Rose K. Aping requested a change of classification from Agricultural to Rural of 53.61 acres at Kamalo. Staff recommended denial of the request. The Commission denied the request.

Aileen Ah Ping requested a change of classification from Agricultural to Urban of 5.70 acres at Pukoo. Staff recommended denial of the request. The landowner may come in for a special permit. The Commission denied the request.

Harold S. Wright requested a change of classification from Rural to Urban of 8.50 acres more or less at Halawa. Staff recommended denial of the request. The general area is a rural district under the standards being used. The special permit procedure is appropriate. The Commission denied the request.

William B. Dunbar requested a change of classification from Agricultural to Rural of 493.32 acres at Halawa. Staff recommended denial of the request. The Commission denied the request.

Lurline Harris requested a change of classification from Rural to Urban of 5 acres at Kupeke. Staff recommended denial of the request. The Commission denied the request.

The meeting was adjourned at 4:00 p.m.