

*approved 7/28/67*

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center  
Kona, Hawaii

May 26, 1967 - 1:00 P. M.

Commissioners Present: C. E. S. Burns, Chairman  
Goro Inaba  
Shiro Nishimura  
Leslie Wung  
Keigo Murakami

Commissioners Absent: Shelley M. Mark  
Jim P. Ferry

Staff Present: Ramon Duran, Executive Officer  
Ah Sung Leong, Planner II  
Dora Horikawa, Stenographer

The hearings were preceded by the swearing in of persons planning to testify before the Land Use Commission today.

HEARINGS

PETITION BY HAWAII HOUSING AUTHORITY (A67-149) TO RECLASSIFY APPROXIMATELY 5 ACRES OF LAND SITUATED AT KEALAKEHE, KONA, HAWAII, FROM AN AGRICULTURAL DISTRICT INTO AN URBAN DISTRICT

A recommendation for approval of the petition was presented by staff based on its analysis of facts, field investigation of the site, and because the need for additional urban area in this location was recently established (see copy of report on file). The Executive Officer also presented petitioner's sketch of the possible development on the proposed site.

Mr. Henry Hee, engineer with the Hawaii Housing Authority, explained that his agency had not as yet initiated a request to the Department of Land and Natural Resources for the proposed site, pending approval of its reclassification by the Land Use Commission. He observed that the DLNR had given them excellent cooperation in making State lands available for their projects in the past, and he felt certain that the proposed site would also enjoy the same consideration.

Mr. Duran clarified that the staff had reported the land as having been conveyed because the application filed by the Hawaii Housing Authority stated that it had been conveyed. A check with DLNR revealed that they had no record of such a request.

Mr. Donald Tong of the Hawaii Planning Commission offered the information that the Kealakehe School proposed for construction next to the subject

parcel will service an area including Keauhou, north to the Kohala boundary, Holualoa and Kona.

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

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PETITION BY EDWARD T. & AIKO FUKUNAGA (A67-150) TO RECLASSIFY APPROXIMATELY 1.2 ACRES OF LAND AT KEOPUKA, SOUTH KONA, HAWAII FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT

Mr. Leong read the staff report recommending denial of the petition based on staff's findings that there is insufficient justification for the need for redistricting, and that rezoning should be granted sparingly until completion of the plan for the area presently being completed. (See copy of report on file.)

It was also brought out by Mr. Leong that the subdivision lot sizes surrounding subject parcel average approximately 12,000 square feet, and that there were only a scattering of houses in the area. The 12-lot subdivision across the street from the subject property should be considered as non-conforming where, in other similar instances, it had been retained in the Agricultural District.

Commissioner Inaba commented that the reason for the build-up in this area could be attributed to the proximity of the school, 3/4's of a mile away, and that there was a demand for residential homes.

The question of the responsibility for meeting the minimum county road requirements for the proposed subdivision was raised by Commissioner Nishimura. Mr. Tong was of the opinion that the existing road right-of-way, approximately 20' wide, did not meet the minimum which would be required under the proposed subdivision. However, there were presently many non-dedicable roads in the rural areas and he did not believe that the county would compel the petitioner to purchase additional lands to widen the road, that this could be considered as a private dead end road and as such would be subject to the following requirements:

- 2-lot subdivision - 12' pavement and a 16' right of way
- 4-lot subdivision - 14' pavement and an 18' right of way
- 6-lot subdivision - 16' pavement and a 20' right of way

Mr. Fukunaga wondered whether he would be responsible for paving the entire road himself if he were to subdivide one lot. Mr. Tong explained that the term "pavement" meant surfacing as determined by the County Engineer in the rural areas and specified as other than asphalt or macadam-- possibly oiled gravel, depending upon the situation.

Chairman Burns summarized, in other words, that as far as the County was concerned, the urban designation did not carry definite minimum road standards. Mr. Tong agreed that this was true for subdivisions of up to 6 lots.

Commissioner Nishimura pointed to the existence of more than 6 lots presently in the area. Mr. Tong explained that there was a 10' road

easement on one side, which when added to the required 16', would total 26'. The County Engineer could also further rectify the situation by calling for more pavement to compensate for the lack of width for the right of way.

Referring to that portion of the staff report "planning logic dictates that any changes in county zoning and state land use districting should be held in abeyance pending the results of the study", Mr. Tong argued that he did not see how anyone could suggest that they withhold zoning of the entire district of Kona pending completion of a general plan study, especially one small change as this.

On the matter of coffee planted in the surrounding area despite the soil characteristics and petitioner's decision not to farm as reported by staff, Mr. Tong submitted that it was a well known fact that the area was stony and non-machine tillable and suitable only for coffee and possibly papaya. This is definitely marginal agricultural land and severely limited the use of the land only to certain crops.

Mr. Fukunaga stated his reason for requesting the boundary change. His son, an insurance salesman, had recently been transferred to Kona and had unsuccessfully searched the area for suitable living quarters. However, if Mr. Fukunaga could convey a portion of his property to his son, he in turn would be able to negotiate a loan through the FHA and build a home for his family. At the present time his son and his large family were living with Mr. and Mrs. Fukunaga under very crowded conditions.

Mr. Duran asked how large an area the overall study which will<sup>be</sup> initiated under the 701 program would encompass. Mr. Tong advised that presently there were general plans only for the North and South Kohala areas, which include Honokaa and the Kona area, and the Hilo and Puna areas. This leaves the entire Kau, Maunaloa, Maunakea areas untapped. The Hawaii County has applied to HUD for a 701 planning grant. A two-year study period to complete the plan for the entire island was predicted.

Mr. Duran asked whether the County of Hawaii anticipated processing rezoning changes without benefit of the results of the aforementioned survey. Mr. Tong replied that the first new zoning for Kona took a great deal of study and they did not anticipate too many major changes.

In reply to Commissioner Murakami's question, Mr. Tong advised that the entire Kona area contains 4 or 5 times the houselots than there is population and therefore the County would not encourage additional subdivisions. However, it did take into consideration the plight of the small property owners, such as Mr. Fukunaga in this case.

Mr. Fukunaga also stated that he has not been farming this land since 1964 due to its very poor suitability for agricultural use. In addition, rainfall in this area is known to be much less than other areas with similar elevation.

Mr. Janos Gereben, Managing Editor of the Kona Torch, spoke in support of Mr. Fukunaga's petition. He emphasized that Mr. Fukunaga was a renowned expert on tropical fruits whose advice was sought from all over the world,

and that if Mr. Fukunaga could not successfully cultivate the land, he did not think anyone else could.

The hearing was closed thereafter.

#### TENTATIVE SCHEDULE

It was agreed that the next LUC hearing and meeting will be held on July 16, 1967 in Honolulu, beginning early in the afternoon and continuing on into the evening after a break for dinner.

#### SR-193, S.D.1

Mr. Duran presented a letter addressed to the Land Use Commission from Mr. John P. Clarkin, President, Lagoon Associates (see copy of letter on file), supporting Senate Resolution 193 "Requesting the Department of Land and Natural Resources to Develop a Plan to Preserve Paiko Lagoon and Peninsula for Conservation and the Land Use Commission to Designate the Area as a Conservation District". It was brought out that the Commission had not as yet been served with an official document of SR 193 and therefore was not able to initiate any action on the matter. Mr. Duran advised that he will so notify Mr. Clarkin.

#### SCENIC AREA INVENTORY CONTRACT

Mr. Duran advised that necessary steps were being taken to encumber \$3,500 in the Commission's budget for a Scenic Area Inventory before the end of the fiscal year. The contract which is being awarded to Mr. Robert Wenkam is presently being processed through the proper channels.

#### ADJOURNMENT

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