

LAND USE COMMISSION

Minutes of Meeting

Naalehu, Hawaii

June 28, 1962

Commissioners

Present:

Edward C. Bryan  
Stanley C. Friel  
Wayne Gregg  
Edward Kanemoto  
Franklin Y. K. Sunn  
Roger T. Williams

Absent:

Yuichi Ige

Ex-Officio Members

Present:

Frank Lombardi

Absent:

E. H. Cook

Staff

Present:

R. J. Darnell, Executive Officer  
Yoshio Shigezawa, Legal Counsel  
Alberta Kai

Meeting called to order by Chairman Bryan at 12:00 P.M.

Discussion on Mr. Ching's application for Special Permit in Pahoehoe, Hawaii (received 6/21/62); and Attorney General's ruling on minimum lot sizes as stated in Commission's Interim Regulation 2.1(b).

Motion by Commissioner Sunn and seconded by Mr. Lombardi to send Field Officer to make inspection in field trip re Mr. Ching's application for Special Permit in Pahoehoe, Hawaii.

Motion by Chairman Bryan to have Field Officer hold hearing in the case of Mr. Ching in Hilo, July 21 to July 24, and to report recommendations to Commission on July 24 meeting; and if Mr. Ching wants to be heard later he can notify Commission during next meeting on Hawaii; seconded by Commissioner Sunn, and carried unanimously.

XO was ordered by Chairman to give notice to applicants, County Planning Commissions, and County Boards of Supervisors (City Council in Honolulu included) concerned of Attorney General's ruling on minimum lot sizes and also notice to applicants whether they want to withdraw or not.

XO was further ordered to study with Mr. Shigezawa and draw up a rough outline of changes recommended to be made in Interim Regulations, for discussion on July 24 meeting; and to have this draft mailed to Commissioners before meeting.

Meeting adjourned at 1:00 P.M.

Respectfully submitted,

FRANKLIN Y. K. SUNN  
Secretary Pro Tempore

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May 28, 1962

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Yuichi Ige  
Edward Kanemoto  
~~Edward~~ Y. K. Sunn  
Roger T. Williams

Ex-Officio Members

Present:

Frank Lombardi

Staff

Present:

Philip T. Chun, Department of Planning and Research  
R. J. Darnell, Executive Officer (XO)  
William M. Mullahey

Present:

Alan L. Goodfader, Honolulu Advertiser

The first meeting of the newly sworn Commissioners of the Land Use Commission was called to order at 3:15 p.m. by Acting Chairman, Frank Lombardi, in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii.

The first matter on the agenda, Organization of the Commission, was taken up by Acting Chairman Lombardi.

ELECTION OF OFFICERS

Commissioner Sunn nominated Edward C. Bryan as Chairman of the Commission; seconded by Commissioner Williams and carried unanimously.

Commissioner Williams nominated Commissioner Kanemoto as Vice Chairman of the Commission; seconded by Commissioner Ige and carried unanimously.

Commissioner Bryan nominated Commissioner Ige as Secretary of the Commission; seconded by Commissioner Kanemoto and carried unanimously.

The meeting was turned over to Chairman Bryan by Acting Chairman Lombardi.

STATEMENT REGARDING EXISTING SITUATION

Chairman Bryan called on the Executive Officer (hereinafter referred as the XO) to explain Act 187 and to describe the history of the Land Use Commission to date.

According to the requirements of Act 187, the previous Commission set temporary boundaries and interim regulations, and adopted a set of rules (to guide its conduct and conduct before the Commission) on April 4, 1962. The rules, interim regulations and temporary boundary maps were recorded in the Lt. Governor's Office on April 11, 1962 and became effective on April 21, 1962.

The XO continued with a demonstration of the temporary district maps, using the map of Oahu as an example. The map, with designated colors to make zone distinctions, was divided into 3 district boundaries according to major use classifications: Urban, indicated by red shading; Conservation, indicated by green; and Agriculture, indicated by white. The controlling of the land uses under these 3 districts is as follows: (1) Urban, by the respective counties; (2) Conservation, by the Department of Land and Natural Resources (see Acts 187/61 and 234/57); and (3) Agriculture, by the respective counties, except for minima set by the Land Use Commission below which counties cannot descend.

Explanation was made regarding staff limitations and the necessity of hiring a consultant to aid the Land Use Commission in the matter of setting standards for each class of permanent districts, for drafting permanent regulations and for recommending permanent boundaries. A federal grant of \$50,000 (cash) matched with \$25,000 (cash and services) by the State was approved by the Housing and Home Finance Agency under their "701" program; and the firm of Harland Bartholomew and Associates (HB&A) was hired on a contractual basis as the consultant for this project.

Further assistance to aid the Commission was given by the Governor through the forming of an Advisory Group, made up of representatives of several state agencies (list attached). Meetings of this group with HB&A are scheduled for 9:00 a.m. and 2:00 p.m. on 5/29/62. Commissioners were urged to attend these two meetings.

Field trips and meetings to request Counties' help in areas where they have specific information are planned by HB&A and the XO for 5/31 & 6/1/62 on Maui, Hawaii (Hilo) and Kauai with Planning Commissions and Board of Supervisors. Commissioners are requested to attend the meetings in their respective counties.

Commissioner Lombardi felt it was a good idea that the Commissioners attend these hearings held with the Planning Commissions and Board of supervisors of their respective Counties for the purposes of becoming informed and reporting back to the Commission.

Commissioner Sunn inquired whether there were informative reports available for the Commissioners.

The XO listed the following reports and information which are and will be available for the Commissioners' use:

1. Act 187
2. Rules and Regulations adopted by the former Commissioners
3. History of the Commission's activities prepared for 1962 Legislature
4. A brochure on Some Questions and Answers on Act 187
5. The General Plan for the State of Hawaii
6. An exhibit on the "Greenbelt Law" to be put on display by the Junior Chamber of Commerce at the 50th State Fair
7. A brochure, still in the making, duplicating the JC's Fair exhibit
8. Minutes of previous meetings of the Land Use Commission

Commissioner Lombardi suggested that a pamphlet to inform the public of the "Greenbelt Law" should be printed and distributed to State and County officials.

Chairman Bryan asked that a summary of this meeting be made available for members.

The XO then quoted and explained sections from Act 187 on Dedicated Lands, entitled "Adjustments of Assessing Practices" and "Special Permits".

Commissioner Sunn asked whether Commissioners had reviewed Act 187, noting the importance and necessity to have: (1) a program laid out to guide themselves by, e.g. setting up a budget for the Commission, time schedule, etc.; (2) a full knowledge of this Act in order to apply and interpret its rules and regulations in relation to those of the Counties; and (3) some concept of the rules and regulations set by the former Commissioners to help them in some of the problems which may confront the present Commission.

#### HEARINGS ON APPLICATIONS FOR SPECIAL PERMITS

Chairman Bryan referred to the XO, who explained there are only a few applications for special permits which have been received; but there is

an urgency to have hearings scheduled for them as soon as possible.

Chairman Bryan inquired as to the possibility of having field officers act in the place of Commissioners at these hearings.

The XO confirmed that this can be done, but recommended against immediate use of the field officer procedure since the Commission can combine hearings with needed field trips to the various islands.

It was the consensus of the Commissioners that more study would be advisable before holding hearings on the petitions for special permits.

The Commissioners agreed to an all-day study meeting on Wednesday\*, June 6, 1962, at 9:00 a.m. in the Land Use Commission hearing room in Honolulu.

The XO requested and received permission to poll the Commission members regarding specific dates for hearings to be set for Special Permit applications.\*\*

The XO explained to the Commissioners that they are allowed \$20 per diem per day plus additional expenses. He recommended that the per diem system be followed, because of the simplicity of the system and the fact that the staff is too small to engage in excessive bookkeeping.

Meeting adjourned at 4:15 p.m.

Respectfully submitted,

YUICHI ICE  
Secretary

Attachment - 1

\*Note: Commissioners held informal discussion after meeting and agreed to hold study meeting on Thursday, June 7, 1962 at 9:00 a.m. instead.

\*\*Note: A poll of the Commissioners on May 28 and May 29 resulted in approval of hearings to be set as follows:

MAUI

Wailuku - Board Room of Maui County Board of Supervisors, 8:00 P.M., Tuesday, June 26, 1962

HAWAII

Hilo - Board Room of Hawaii County Board of Supervisors, 1:00 P.M., Wednesday, June 27, 1962

Kona - Kailua-Kona School, Kailua, Kona, 8:00 P.M., Wednesday, June 27, 1962

OAHU

Waianae - Waianae High School Auditorium, 8:00 P.M., Thursday, June 28, 1962

HHFA 701 PROJECT ADVISORY GROUP

Group I - 9:00 A.M.

Planning and Research	Knopf
Land and Natural Resources	Strong and Armen
Department of Agriculture	Butchart (not present)
University of Hawaii	
College of Business Administration	Bell
Land Study Bureau	Nunns and Baker
College of Agriculture	Philipp

Group II - 2:00 P.M.

Economic Development	Manning
Education	Hino
Transportation	Lepine (not present) and Sousa
Planning and Research	Knopf
Land and Natural Resources	Strong and Armen
University of Hawaii	
College of Business Administration	Bell
Department of Health	McMorrow