

STATE OF HAWAII  
LAND USE COMMISSION

*Adopted*  
OCT 7 1975

Minutes of Meeting

Council Chambers, County Building  
Lihue, Kauai

July 18, 1974 - 10:00 a.m.

COMMISSIONERS PRESENT: Eddie Tangen, Chairman  
Stanley Sakahashi, Vice Chairman  
Sunao Kido  
Mitsuo Oura  
Tanji Yamamura  
Edward Yanai  
James Carras

COMMISSIONERS ABSENT: Shelley M. Mark  
Alexander Napier

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
E. John McConnell, Deputy Attorney General  
Loretta Moon, Stenographer

Chairman Tangen called the meeting to order and expressed appreciation to the County of Kauai for the use of the facilities and the refreshments. All those who intended to testify at today's hearing were sworn in. Approximately 17 persons were in attendance at this meeting.

HEARING

PETITION BY COUNTY OF KAUAI (A74-375) TO RECLASSIFY APPROXIMATELY 21 ACRES FROM AGRICULTURAL TO URBAN AT KALAHEO, KAUAI

Tatsuo Fujimoto, Executive Officer, presented the staff report and described the area in question by use of maps. (See Staff report on file)

Mr. Manuel K. Medeiros from the Mayor's Executive Committee on Housing, County of Kauai, spoke on behalf of Mayor Ching. Mr. Medeiros displayed a map showing the areas proposed for housing.

Mr. Medeiros explained that Mayor Ching organized this citizens' committee to determine the housing needs of Kauai. It found that there

are many dilapidated homes scattered around Kauai which are unuseable. The greatest housing needs are among the elderly citizens, single Filipino men of varied ages, and families in the lower income brackets. He noted that Alexander and Baldwin, Inc. contributed 21 acres of land in Kalaheo which is part of the lands covered by this petition. The land is feasible for housing development and will accommodate the housing needs of the Eleele-Kalaheo area. He also indicated that the remaining portion of the subject property of approximately 3 1/2 acres in the Koloa area is ideal for the development of housing for the elderly.

Kauai Council Chairman Shigeo Kubota presented testimony in favor of the petition.

Mr. Curtis Ako, an intern planner with the Kauai County Planning Department, stated the agency's concern over the housing needs of the low income families and the elderly in Kauai. He indicated that this problem was given a high priority in the County.

Mr. Walter Bryan of the Kauai Water Department appeared to clarify questions on water availability.

Since no further testimony was offered, Chairman Tangen closed the hearing on this petition and advised that written testimony will be accepted up to 15 days from today and that action will be taken within 45 to 90 days.

#### ACTION

APPLICATION BY KAUAI SEI-CHO-NO-IE TEMPLE (SP74-177) FOR A SPECIAL PERMIT TO ADD CLASSROOMS TO AN EXISTING CHURCH COMPLEX WITHIN THE RURAL DISTRICT AT OMAO, KAUAI

Mr. Ah Sung Leong, staff planner, presented the staff memorandum and described the subject area with the use of maps. (See staff memo on file)

Commissioners Yamamura inquired on the number of members in this organization. Mr. Leong replied that the County's submittal to the Land Use Commission did not include this information.

It was moved by Commissioner Sakahashi and seconded by Commissioner Yamamura to approve the Special Permit and to include the new conditions as recommended by staff. (See memo on file)

The motion was unanimously passed.

APPLICATION BY CONCRETE INDUSTRIES, MAUI (SP74-178) FOR A SPECIAL PERMIT TO ESTABLISH A CONCRETE BATCHING PLANT ON 2 ACRES OF LAND WITHIN THE AGRICULTURAL DISTRICT AT KIHEI, MAUI.

The staff memorandum was presented by Mr. Ah Sung Leong, staff planner, who also identified the area under question on maps. (see staff memo on file)

Commissioner Kido asked for a clarification of "environmental and safety precautions" contained in condition #6. Mr. Leong stated that it related primarily to dust problems and that the petitioner would be required to pave the roads.

Mr. Jack Burford, Vice President of HC&D, testified that the prime reason for this Special Permit is the traffic relief.

Commissioners Sakahashi questioned the petitioner as to where the aggregate was coming from. The petitioner replied that the aggregate comes from a quarry operation 10 miles from the subject site.

Commissioner Yamamura's motion for approval of the Special Permit with the inclusion of the 4 additional conditions recommended by the staff was seconded by Commissioner Sakahashi and unanimously approved.

#### MISCELLANEOUS

REQUEST BY BOISE CASCADE PROPERTIES, INC. (SP70-86) TO EXTEND THE AUGUST 15, 1974 DEADLINE FOR TERMINATION OF THE USE OF THE EQUESTRIAN CENTER AT BOISE'S WAIKOLOA DEVELOPMENT AS A TEMPORARY SALES OFFICE.

The staff memorandum was presented by the Executive Officer, Tatsuo Fujimoto, and a map was used to show the area under consideration. (See memo on file)

Mr. Walt Southward, Manager of Public Affairs of Boise Cascade Properties, Inc. stated that he had no further testimony to add to the staff memorandum.

Commissioner Kido asked the petitioner what necessitated the extension of time request. In reply, Mr. Southward stated that the extension was required because of a slowdown of the Waikoloa project caused by legal problems dealing with title to lands at Anaehoomalu Bay.

Mr. Fujimoto inquired as to the status of the temporary building in the commercial area. Mr. Southward replied that the temporary building will be constructed in the commercial area in one year. After that they will no longer need the temporary sales office.

A motion to approve the staff memorandum with the exclusion of the last sentence in the staff memorandum was made by Commissioner Carras and seconded by Commissioner Oura. The motion was unanimously carried.

#### ACTION

APPLICATION BY DEPARTMENT OF TRANSPORTATION (SP74-176) FOR A SPECIAL PERMIT TO CONSTRUCT IMPROVEMENTS AT LANAI AIRPORT WITHIN THE AGRICULTURAL DISTRICT AT LANAI.

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff

memorandum and described the area in question. (See memo on file)

Commissioner Yamamura's motion to approve the Special Permit as recommended by the staff was seconded by Vice Chairman Sakahashi and unanimously approved.

APPLICATION BY ROBERT AITKEN (SP74-179) FOR A SPECIAL PERMIT TO ALLOW AN EXISTING STRUCTURE TO BE USED FOR A RELIGIOUS TRAINING CENTER WITHIN THE AGRICULTURAL DISTRICT AT KAUPAKULUA, MAUI.

Mr. Ah Sung Leong, planner, presented the staff memorandum and described the subject area on maps. (See staff memo on file)

Commissioner Yamamura moved to approve the Special Permit with the additional stipulation as recommended by staff. The motion was seconded by Commissioner Carras and unanimously passed.

APPLICATION BY GIRL SCOUT COUNCIL OF THE PACIFIC, INC. (SP74-180) FOR A SPECIAL PERMIT TO ALLOW THE CONVERSION OF 3 EXISTING STORAGE BUILDINGS INTO OVERNIGHT SLEEPING QUARTERS WITHIN THE AGRICULTURAL DISTRICT AT KAOHE 3RD, HAMAKUA, HAWAII.

The staff memorandum, recommending approval of this Special Permit, was presented by Executive Officer, Tatsuo Fujimoto. (See memo on file)

Commissioner Carras moved to approve the Special Permit as recommended in the staff report. The motion was seconded by Commissioner Yamamura and passed.

#### MISCELLANEOUS

EXTENSION OF TIME CONDITION BY OCEANVIEW INVESTMENT CO., INC. (SP72-132) TO EXTEND THE SEPTEMBER 20, 1974 DEADLINE FOR CONSTRUCTION OF A SERVICE STATION AND WAREHOUSE IN THE HAWAIIAN OCEAN VIEW RANCHOS SUBDIVISION.

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memorandum recommending the one-year extension to September 21, 1975. (See memo on file)

It was moved by Commissioner Oura and seconded by Commissioner Yanai to approve the time extension as recommended by staff. The motion was carried.

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