

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room 310, State Capitol
Honolulu, Hawaii

APPROVED
AUG 24 1972

July 20, 1972 - 2:00 p.m.

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice Chairman
Alexander Napier
Shelley Mark
Tanji Yamamura
Stanley Sakahashi

Commissioners Absent: Sunao Kido
Leslie Wung

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
Benjamin Matsubara, Deputy Attorney
General
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

Upon motion by Commissioner Sakahashi, seconded by Vice Chairman Tangen, the minutes of the meetings of April 21, 1972 and June 2, 1972 were approved as circulated.

Chairman Inaba swore in persons wishing to testify before today's proceedings.

HEARING

PETITION BY THE DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A72-324) TO RECLASSIFY 6.1 ACRES FROM AGRICULTURAL TO URBAN AT PUPUKEA, KOOLAULOA, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, advised that a request for deferral of the scheduled hearing was being sought by the petitioner's representative.

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Mr. Howard Kurio, engineer with the Department of Accounting and General Services submitted that petitioner was requesting additional time to clarify some of the points that were raised in the staff report which petitioner had failed to address.

Commissioner Napier moved to grant the deferral request, which was seconded by Vice Chairman Tangen, and passed unanimously.

Chairman Inaba directed that the Executive Officer discuss the next hearing date for this petition with the petitioner.

ACTION

PETITION BY HAWAII LABORERS' HOUSING CORP. (A71-311) TO RECLASSIFY 35.5 ACRES FROM AGRICULTURAL & CONSERVATION TO URBAN AT KAIPAPAU, HAULA, OAHU

Mr. Raymond Aki, General Manager of the Hawaii Laborers' Housing Corporation, requested postponement of action on the subject petition to enable him to meet with the community association to resolve some of the existing differences, including a discussion of the impact of the proposed project to the community. He added that the minutes of the Hauula Heights Community Association's June 29th meeting were only received by the petitioner two days ago, and the list of complaints regarding the proposed development only 10 days ago. Thus, there has not been an opportunity for the petitioner and the community representatives to iron out some of these problems. Mr. Aki was hopeful that the petitioner and the community could arrive at an agreement prior to appearing before the next Land Use Commission's meeting when this matter will be acted upon.

Mr. Fujimoto advised that the next Oahu meeting will probably take place sometime in September, approximately two months hence, and Mr. Aki was confident this was sufficient time to resolve the differences.

Vice Chairman Tangen's motion to defer action on the petition until the next Oahu meeting and, if scheduling permits, to hold the meeting in Hauula, was seconded by Commissioner Napier.

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On the matter of scheduling, Mr. Fujimoto commented that the feasibility of holding the meeting in Hauula would be dependent on the other items being considered on the same agenda. Chairman Inaba directed this matter be left to the discretion of the Executive Officer.

Vice Chairman Tangen further observed that although the petitioner's intent to make available low-cost housing within reach of the working class is an admirable objective, it was incumbent upon the petitioner to take into consideration the existing community's needs and concerns, and to keep them apprised of development plans and progress. Petitioner should also adequately satisfy all questions in terms of the impact of such a development to the community.

At the conclusion of the discussion, the motion to defer action on the petition was put to a vote and unanimously carried.

SPECIAL PERMIT APPLICATION BY AUGUST R. AGUIAR (SP72-130) TO ESTABLISH A PRIVATE CEMETERY AT KAPAA HOMESTEADS, KAPAA, KAUAI

Mr. Gordan Furutani, staff planner, presented the staff memo recommending approval of the request subject to the conditions set forth by the Kauai Planning Commission and the additional stipulations imposed by the Land Use Commission staff (see copy of report on file).

In response to questions raised by the Commissioners, Mr. Furutani elaborated that:

1. it was the intention of the County that the proposed structure be built within 18 months from the date of approval by the Land Use Commission; and
2. the rural character of the land would be protected by the County's stipulation that the concrete vault be screened where visible from the public roadway and adjacent residences.

Some concern was expressed by the Commissioners that approval of the proposed cemetery use on private property may set a precedent for others to come in with similar requests.

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Vice Chairman Tangen felt that this could be controlled, especially in relation to the location of the property.

Mr. Fujimoto commented that it was the petitioner's express desire to establish a private cemetery on his own property and that he had met all the requirements of the Department of Health relative to burial sites.

Commissioner Napier observed that the proposed use would also prevent further urban sprawl in the area.

Mr. Furutani further advised that Mr. Aguiar had indicated at the hearing before the Kauai Planning Commission that the three vaults were intended for his wife, daughter and himself.

Commissioner Napier moved for the approval of the special permit subject to the conditions imposed by the Kauai Planning Commission and the Land Use Commission. Vice Chairman Tangen seconded the motion and the Commissioners were polled as follows:

Ayes: Commissioners Mark, Sakahashi, Napier, Tangen,
Chairman Inaba

Nay: Commissioner Yamamura

The motion was carried.

TENTATIVE SCHEDULE

It was announced by the Executive Officer that the next meeting of the Land Use Commission will be held on August 24, 1972 in Kona.

MISCELLANEOUS

1972 Congress of Planning Officials

Mr. Fujimoto advised that the 1972 Congress of Planning Officials will take place on September 21, 22, 23 in Kona and was tentatively scheduled at the Kona Hilton Hotel.

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Request from Maui Planning Commission

A letter dated June 29, 1972, from Mr. Howard Nakamura, Planning Director of Maui, requesting that the Maui County Planning Commission be given an opportunity to discuss the implementation of House Bill 2249, was read by Mr. Fujimoto.

It was suggested that this meeting could be held in Kona following the next scheduled LUC hearing. Following the meetings with either the planning commission or the planning director of each county, public hearings could commence soon thereafter. In this connection, Mr. Fujimoto reported that a tentative draft of the amendment to the regulations was presently being reviewed by Deputy Attorney General Matsubara who agreed to have it ready in a couple of weeks.

Letter Request from Friendly Isle, Inc.

Copies of a letter dated July 11, 1972 from Attorney Paul A. Lynch requesting deferment of the progress report of the project at Puaahala by Friendly Isle, Inc. from the August-Oahu meeting to the October-Oahu meeting of the Land Use Commission were distributed to the Commissioners.

It was brought out that three years had elapsed since subject property was reclassified by the Land Use Commission, during which time the company had undergone numerous reorganizations and changes in ownerships. The consensus was that it was unfair to the economy of Molokai to have all this land tied up, thereby preventing other developers from pursuing development on Molokai. Vice Chairman Tangen felt that the Commission should initiate a petition to reclassify the land to its original classification, should the progress report prove unsatisfactory.

It was moved by Vice Chairman Tangen that the property owners be notified to appear at the August meeting of the Land Use Commission in Kona with a progress report, seconded by Commissioner Mark, and the motion was unanimously passed.

ADJOURNMENT

Since there was no further business, the meeting was adjourned by Chairman Inaba.