

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Princess Kaiulani Hotel
Honolulu, Hawaii

1:30 P.M. - July 27, 1965

*Special Meeting on
Lihue Plantation
Petition*

Commissioners

Present:

Myron B. Thompson, Chairman
Jim P. Ferry
Goro Inaba
Shiro Nishimura
Robert G. Wenkam
Leslie E. L. Wung
Shelley M. Mark

Absent:

C. E. S. Burns
Charles S. Ota

Staff Present:

George S. Moriguchi, Executive Officer
Raymond S. Yamashita

The meeting was called to order by Chairman Thompson to reconsider the petition of Lihue Plantation (A64-79).

Commissioner Wenkam indicated that Mr. Hansen of Lihue Plantation had stated earlier that sufficient lands are available in the Urban District and had not indicated the need for more urban lands. They have apparently changed their minds on the matter of where to build and are using the lame excuse that engineering requirements necessitate the change. Considerable areas are now zoned urban and not planted in cane, and these marginal lands should be used first. Lihue is doing this in reverse now by putting areas presently in cane to urban.

Commissioner Wenkam indicated that we can straighten out the Urban District boundaries without taking any agricultural land. Lihue is a monopoly creating an artificial shortage of land. He said we should protect agricultural lands and also protect the long term economy.

Commissioner Wenkam indicated that Lihue's pleas are nothing more than that of hardship. They went ahead and prepared plans assuming that the Land Use Commission would approve them. It should not be done on this basis. Lihue is not treating us properly in coming to us on short notice, since they have not done anything with a special permit that was issued to them about a year ago for the Hanamaulu area. This area was intended for a movie location but now it is up for sale as a resort property.

Commissioner Wenkam felt that the Land Use Commission can legally and justifiably deny the petition and have Lihue come back later with a full scale plan.

Raymond Yamashita stated that one point is being overlooked. The petitioner has worked directly with the County on drainage and utilities and, on this basis, is requesting small adjustments due to the proposed location of the treatment plant. They need to start development in this area. It is not a matter of whether or not adequate other areas are involved.

Commissioner Wenkam stated that special permit for pipelines in the Agricultural District can be granted to permit service to present Urban Districts without granting additional Urban Districts.

Commissioner Ferry replied that granting such a special permit for pipes in Agricultural Districts is in essence saying that the agricultural area should be urban.

Raymond Yamashita then proceeded to display a map showing acreages for the respective districts as recommended by the staff with a net increase of about 14.2 acres in the Urban District.

Commissioner Nishimura stated that there is now adequate acreages in other areas not now in cane and zoned urban. Raymond Yamashita replied that about 100 acres are now in cane, adjacent to the Wilcox Hospital area that is presently zoned urban.

Commissioner Ferry moved to defer the matter until Wednesday. It was pointed out that the deadline for action on the petition is Wednesday, August 4, 1965, and therefore the Commissioners decided to meet on Monday or Tuesday.

Commissioner Wenkam stated that the idea of holding special meetings is not really being responsive to the people of the State, so why is another meeting being held today?

Commissioner Thompson reminded Commissioner Wenkam that the Commission had voted to hold such a special meeting during their meeting of July 23, 1965 and this was the reason for today's meeting. He adjourned the meeting at approximately 1:50 p.m.