

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

August 30, 1973 - 2:00 p.m.

State Conference Room
Wailuku, Maui

COMMISSIONERS PRESENT: Eddie Tangen, Acting Chairman
Alexander J. Napier
Shelley M. Mark
Sunao Kido
Stanley Sakahashi
Tanji Yamamura

Approved
OCT 17 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Dep. Atty. Gen.
Dora Horikawa, Clerk Reporter

Acting Chairman Tangen called the meeting to order and introduced E. John McConnell who has been assigned to the Land Use Commission to replace former Deputy Attorney General Benjamin Matsubara.

Thereafter, all persons wishing to testify before the Commission today were duly sworn in.

ADOPTION OF MINUTES

The minutes of November 3, 1972, November 30, 1972, January 12, 1973, January 19, 1973, February 2, 1973, March 23, 1973, March 30, 1973, April 6, 1973, and June 1, 1973 were approved as circulated, upon motion by Commissioner Kido, seconded by Commissioner Yamamura.

HEARING

PETITION BY AMFAC COMMUNITIES, INC. (A73-366) TO RECLASSIFY 17.4 ACRES FROM AGRICULTURAL TO URBAN AT KAA NAPALI, LAHAINA, MAUI

Staff planner, Mr. A. S. Leong presented the staff report and gave a detailed description of the property under petition and the surrounding land uses (see copy of report on file).

Mr. Peter Sanborn, Maui Project Manager for Amfac Communities, Inc., advised that a letter had been transmitted to the Commission with supplemental information on their project on August 9, 1973 (see copy of letter on file).

Additional information was offered by Mr. Sanborn regarding the need for the proposed facility. He reported that there were presently 7 different U-drive and 4 major tour bus operations within the Kaanapali area, which included storage, gassing and washing of vehicles. The efficiency of these operations would be greatly increased if they could be centrally located. Verbal commitments have been made by these operators to relocate on a half-acre portion of the proposed development. The present site at the airport was congested and hemmed in by cane fields.

Mr. Leong read into the record a letter which had been submitted by Mr. H. Miura for Mr. T. Takano of the Department of Transportation commenting on the increased runoff which would result from the subdivision and concentration of runoff by channelization in connection with the development of the upper area. It was also pointed out that Amfac's proposal to provide for the runoff would not alleviate the highway drainage problem (see copy of letter on file).

Mr. Sanborn explained that it was not their intention to put in a major flood control channel. The runoff which would occur from the existing first phase would be accommodated in two directions--by the Honokowai Stream on the upper side with the balance flowing down to an existing 24" culvert underneath the highway. He did not believe this first phase will alter the flood plain at this time. However, he did agree that the channel would have to be improved according to county and government requirements when the balance of the project is developed.

Mr. Sanborn responded to Commissioner Mark's question with the information that the shaded blue area on the map was almost entirely planted in cane, which would not be affected by the proposed transportation facilities, except for the loss of 33 1/2 acres, since no road was planned for the area mauka of the cane haul road.

In response to Commissioner Yamamura's questions, Mr. Sanborn advised that they had not considered the special permit route since it was felt a boundary amendment was more appropriate for their request; and that although the area was currently zoned for hotel, it will continue to remain in agriculture until such time as growth occurs, in line with their policy to retain as much of the land as possible in cane.

Mr. Tosh Ishikawa, Deputy Director, Maui Planning Department, presented the Maui County Planning Commission's action on the subject petition, recommending that the boundary amendment request be deferred as part of the 5-year boundary review (see copy of letter dated August 29, 1973 on file).

In response to several questions raised by the Commissioners, Mr. Ishikawa elaborated that portions of the area involved in the petition did not conform to the General Plan. Also, under the County's Ordinance, a U-drive operation was not a permitted use in a hotel zone. There were other urban areas in Kaanapali as, for example, the Lahaina Community Urban area, properly zoned for this type of operation. However, the Commission's recommendation did not necessarily constitute a denial but rather a deferral until the 5-year review.

Acting Chairman Tangen advised that the deferral request would not apply to the present proceedings since this was a public hearing, but that the Planning Commission's recommendation will be given due consideration.

A copy of the letter from the Department of Transportation was made available to Mr. Sanborn.

Senator Mamoru Yamasaki read the prepared testimony from Thomas S. Yagi, Division Director, ILWU, Local 142, Maui County Division, opposing the subject application unless there was assurance that comparable acreage will be replaced to enable the sugar mill to operate as an economic unit. However, approval for the land to locate the sewer pump station was recommended in the interest of public health and safety. (See copy of prepared testimony on file).

Thereafter, Acting Chairman Tangen closed the hearing on A73-366 and advised that additional testimony will be accepted by the Commission up to 15 days, and that action on the petition will take place within 45 to 90 days.

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A73-368)
TO RECLASSIFY 104 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINALUNA,
MAUI

Mr. Leong presented the staff report relative to the subject petition and further expanded on the various existing uses surrounding the property.

Commissioner Sakahashi questioned the source of the population projections on which the Department of Education based its school

needs. In this connection, Mr. Harold Sonomura, engineer with the Department of Accounting and General Services, offered the information that the enrollment projections were based on the ultimate area to be developed according to the Lahaina General Plan. He also clarified that the acreage in sugar cane was 38 and not 50 as indicated in the staff report. Mr. Sonomura also explained that land acquisition was included in the cost factor even though the land may be state owned in order to arrive at a breakdown.

Senator Yamasaki continued his presentation of that portion of the letter dealing with petition A73-368, reiterating the ILWU's position concerning conversion of agricultural lands to urban use (see copy of letter on file).

Since there was no further testimony, the hearing on this petition was closed.

ACTION

APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS, MAUI, (SP73-155) FOR A SPECIAL PERMIT TO ESTABLISH A SEWAGE TREATMENT PLANT IN THE AGRICULTURAL DISTRICT AT KIHEI, MAUI

A recommendation to approve the special permit, subject to the conditions imposed by the Maui County Planning Commission, was made by Mr. Tatsuo Fujimoto, Executive Officer (see copy of memo on file). It was further noted that a letter had been received from the Lieutenant Governor's office, dated August 6, 1973, approving the final Environmental Impact Statement of the Kihei Sewerage System, County of Maui (see copy on file).

Insofar as the water requirements were concerned, Mr. Stanley Goshi, Director of Public Works, Maui, advised that their needs were minimal and could be accommodated by the existing facilities. He also agreed that they will abide by all of the conditions imposed by the Maui Planning Commission.

In response to Commissioner Napier's questions regarding any adverse effects to the residents resulting from the plant, Mr. Goshi replied that winds were variable in Kihei, and since the treatment process will be completely aerobic, no problems were anticipated.

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi and carried.

APPLICATION BY MAUI LAND & PINEAPPLE CO., LTD. (SP73-156) FOR A SPECIAL PERMIT TO ALLOW CONSTRUCTION OF A WATER TRANSMISSION SYSTEM WITHIN THE AGRICULTURAL DISTRICT AT HONOKAHUA, WEST MAUI

In the staff memo presented by Mr. Leong, it was recommended that the special permit be approved, subject to the conditions stipulated by the Maui County Planning Commission (see copy of memo on file).

Mr. Colin Cameron, President of Maui Land & Pineapple Co., Ltd., advised that the partner in the joint venture had withdrawn for financial reasons. He agreed that petitioner will abide by the conditions stipulated by the Maui Planning Commission.

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi and unanimously carried.

PETITION BY RICHARD R. CLEGG (A73-363) TO RECLASSIFY 5.2 ACRES FROM AGRICULTURAL TO URBAN AT WAIANAE, OAHU

Mr. Fujimoto advised that no additional information had been received subsequent to the deferral of action on this petition on August 3, 1973, and therefore dispensed with the reading of the staff memo, except to reiterate the staff's recommendation that the petition be denied (see copy of memo on file).

Commissioner Kido moved to deny the petition, seconded by Commissioner Yamamura, and the motion was passed by unanimous vote.

MISCELLANEOUS

HAWAII LABORERS' HOUSING CORPORATION

Mr. Fujimoto reported that Mr. Yoshio Yanagawa, Executive Director of the Hawaii Housing Authority had requested a deferral of action on the subject matter until the Land Use Commission meeting in Hilo tomorrow.

Upon motion by Commissioner Napier, seconded by Commissioner Yamamura, the deferral request was granted, by voice vote.

AMENDMENT TO THE RULES AND REGULATIONS

Mr. Fujimoto apprised the Commission of the final draft of the proposed amendments to the Rules and Regulations pursuant to Act 187, enabling the Land Use Commission to impose conditions on boundary amendments, which had been circulated to the Commissioners.

Following a brief discussion, Commissioner Yamamura moved that the Commission initiate public hearings on the final draft of the proposed amendments to the State Land Use District Regulations, dated August 30, 1973. The motion was seconded by Commissioner Mark and carried by voice vote.

Acting Chairman Tangen acknowledged the presence of Representative Ronald Kondo of Maui in the audience and expressed appreciation for his attendance.

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