

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

State Building
Lihue, Kauai

APPROVED
FEB 5 1972

November 20, 1971 - 10 a.m.

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

Commissioners Absent: Sunao Kido
Shelley Mark

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Chairman Inaba called the meeting to order, then swore in persons planning to testify at today's meeting.

HEARINGS

PETITION BY SAMUEL Y. & AKINO AOKI (A71-301) TO RECLASSIFY APPROXIMATELY 6.3 ACRES FROM AGRICULTURAL TO RURAL AT WAILUA HOMESTEADS, KAWAIHAU, KAUAI

Mr. Leong, staff planner, read the staff report and presented a detailed description of the area under petition and also of the surrounding areas.

Pursuant to Commissioner Napier's inquiry, Mr. Leong advised that although a farmer dedicates his land for agricultural pursuits, his property valuation is still liable to be increased depending upon the sale price of surrounding properties. Commissioner Tangen added that Representative Richard Kawakami's legislative committee has been reviewing this and related issues of taxation practices.

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Mr. Samuel Aoki, petitioner, testified that he intends to subdivide the subject 6.3 acres into 10 lots, as there exists a housing shortage on the island of Kauai. Mr. Aoki indicated that the area under petition is an ideal site for a subdivision because of the very potable water in the area (2 million gallon water tank located below property under petition), TV reception is good, and beautiful view. Furthermore, this property is located directly across the street from an existing Rural subdivision. Mr. Aoki commented that many farmers in the area have terminated their farming activities by selling their lands because they were desirous of retiring. The constant increase in property values will in the future present a hardship for the residents of Kauai to purchase houselots.

Mr. Aoki continued that he and his wife originally purchased and owned 27.29 acres of land in 1950 and farmed it on a full-time basis. However, in 1967, due to his wife's failing health, he subdivided the land and sold the lots except for a 6.3-acre portion, which is presently under petition. Local residents bought these lots for their offspring and also for retirement purposes.

Commissioner Yamamura queried Mr. Aoki as to whether or not he had looked into the prospect of alternate crops which might make farming feasible or sought the aid of the Agricultural Extension Service in order that farming may be continued. In reply, Mr. Aoki stated, "at my age, (65), it's not easy to change" and that at the present time his land is being utilized as a truck farm. In the past pineapples were grown on the land. However, due to his arthritic condition and high cost of labor, he resorted to truck farming.

Mr. Aoki submitted a letter addressed to the Commission (see letter on file) and also a Certificate of Hawaiian Birth for the Commission's review.

Mr. Brian Nishimoto, Planning Director, Kauai County Planning Department, stated he had no comments to offer at this time.

Thereafter, Chairman Inaba closed the public hearing and advised the petitioner that he had 15 days in which to submit

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additional evidence and that the Commission would make a decision on this matter within 45 to 90 days from this date. Mr. Aoki informed that he was agreeable to having the action meeting on his petition taken on another island other than Kauai.

PETITION BY KAUAI PLANNING COMMISSION (A71-303) TO RECLASSIFY APPROXIMATELY 7.7 ACRES FROM AGRICULTURAL TO URBAN AT WAILUA HOMESTEADS, KAWAIHAU, KAUAI

Mr. Fujimoto, the Executive Officer, presented the staff report and noted that this area under petition is located in the same vicinity (Wailua Homesteads) as the previous petition.

In answer to Commissioner Tangen's query, Mr. Fujimoto informed that the Kauai Planning Commission feels a service road concept instead of Kuamoo Road (the main thoroughfare in this area) should be utilized. The fact that the present Urban District contains a depth of only 200 feet along Kuamoo Road precludes the efficient utilization of the service road concept. Therefore, two developments pending before the Kauai Planning Department have not been developed to date.

Relative to Commissioner Yamamura's questioning, the Executive Officer outlined the two areas under petition on the district map of the area (TMK 4-2-03: portion of 12 owned by Hale Kauai, Ltd. and TMK 4-2-03: portion of 13 owned by Manuel and Bertha Sanchez).

After being sworn in by Chairman Inaba, Mr. Brian Nishimoto, Planning Director of the Kauai County Planning Department, testified that the reason for the Kauai County Planning Commission's submittal of this petition is a result of subdivision requests received from property owners adjacent to Kuamoo Road. Furthermore, in the process of reviewing subdivision applications, comments were received from the Highways Division, Department of Transportation, as indicated in the Land Use Commission's staff report, recommending a service road concept along Kuamoo Road in view of the fact that said road is a major thoroughfare serving the Wailua Homesteads area.

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Mr. Nishimoto then went on to explain the "service road concept". This concept will afford a more orderly and logical development of the larger lots in the area in addition to providing a limited access to Kuamoo Road. Mr. Nishimoto noted that the Kauai Planning Commission concurred with the Department of Transportation's recommendation and discussed this concept with the property owners in the area. A majority of the property owners consented to the proposed concept provided that Urban zoning for the subject 7.7 acres could be obtained.

Regarding Commissioner Yamamura's inquiry relative to ownership of the road which is being proposed as a service road, Mr. Nishimoto commented that ordinarily, property owners dedicate such roads to the County. These roads are accepted by the County provided they meet the County's standards.

Chairman Inaba announced that the petitioner had 15 days in which to submit further evidence and that the Commission will take action on this petition 45 to 90 days from this date. Thereafter, the hearing was closed.

SPECIAL PERMIT APPLICATION BY BOISE CASCADE RECREATION COMMUNITIES GROUP (SP71-117) TO ALLOW OPERATION OF A QUARRY, INCLUDING ALLIED USES AT WAIKOLOA, SOUTH KOHALA, HAWAII

Mr. Fujimoto acknowledged receipt of a letter dated November 17, 1971, addressed to Chairman Inaba from Mr. D. W. Korth, Jr. by reading it into the record. In his letter, Mr. Korth stated, "We respectfully request deferment of the above item (SP71-117), which is scheduled for hearing on November 20 at Lihue, Kauai. We request that the subject be taken up at the following meeting of your commission."

At this time Commissioner Tangen moved that the request for deferral be granted and seconded by Commissioner Sakahashi.

The Commissioners were polled as follows:

Ayes: Commissioners Napier, Yamamura, Tangen, Sakahashi, Wung, and Inaba.

Absent: Commissioners Kido and Mark.

The motion for approval of the deferral request was carried.

SPECIAL PERMIT APPLICATION BY CONCRETE INDUSTRIES (SP71-118)
TO OPERATE A LOW PROFILE PORTABLE CONCRETE BATCH PLANT AT
HONOKOWAI, MAUI

A letter requesting deferral of action on this matter dated November 17, 1971, from Mr. E. D. Cheeley, Manager, Concrete Industries Division, HC&D, Ltd., was read by the Executive Officer.

Commissioner Yamamura's motion for approval of the request was seconded by Commissioner Napier and carried with the Commissioners voting as follows:

Ayes: Commissioners Napier, Tangen, Sakahashi, Yamamura,
and Inaba.

Nay: Commissioner Wung.

Absent: Commissioners Kido and Mark.

TENTATIVE SCHEDULE

The Commission decided to conduct its next meetings on December 17, 1971, on Oahu, and January 7, 1971, on Hawaii, respectively.

ADJOURNMENT

Since there was no further business, the meeting was adjourned at 11:30 a.m.