

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

December 1, 1972 - 10:00 a.m.

Kahului Library
Kahului, Maui

COMMISSIONERS PRESENT: Goro Inaba, Chairman
Eddie Tangen, Vice Chairman
Alexander Napier
Sunao Kido
Leslie Wung
Stanley Sakahashi
Tanji Yamamura

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Approved
AUG 3 1973

Chairman Inaba swore in persons testifying during today's proceedings.

HEARING

PETITION BY COUNTY OF MAUI (A72-332) TO RECLASSIFY 8.5 ACRES FROM AGRICULTURAL TO URBAN AT PAUWELA, MAKAWAO, MAUI

Mr. Fujimoto, Executive Officer, called the Commission's attention to a correction in the staff report on page 1, i.e. that the request was for reclassification from Agricultural to Urban and not Urban to Agricultural. (See copy of report on file).

Mr. Edwin T. Okubo, Federal Programs Coordinator, submitted that the County had taken over the implementation of the housing program 8 months ago and was presently initiating all other housing developments. He added that the number of applications for homes had increased from 65 to 81 since the filing of the petition. The possibility of implementing an innovative housing project which had been favored by the FHA, the Haiku Housing Committee and the

Mayor was also brought out by Mr. Okubo. The subdivision will be provided with curbs, gutters, sidewalks and underground utilities and sold in fee.

Mr. Chris Hart of the Maui Planning Department advised that most of the parcels in the surrounding area were developed, and that the subject area was appropriate for development since the school and community center will be located adjacent to the property, and because of its proximity to the highway and the services already existing there. Moreover, the water system was also scheduled for improvement in the near future.

Mr. Robert Ohata, consultant, elaborated on the roof design which will be planned to preserve the architectural appearance of the building, and which will also take into consideration protective features in view of the prevailing weather conditions in the area.

Mr. Hart noted that the height limitation for walls applied to retaining walls and would not affect the proposed design since it was only an architectural wall. Mr. Ohata assured that, in any event, the project will meet all State and County requirements.

Commissioner Yamamura pointed to the existence of pineapple fields in the vicinity and suggested that it might be wise to plan for a buffer zone to protect the homes from the harmful effects of the chemical spray.

Mr. Okubo concluded that preliminary negotiations for the acquisition of the land have been initiated with Alexander and Baldwin at an approximate cost of \$5,500 an acre.

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

PETITION BY WALTER C. WITTE (A72-346) TO RECLASSIFY 32.1 ACRES FROM RURAL TO URBAN AT WAIAKOA MAKAI HOMESTEADS, WAILUKU, MAUI

Mr. Fujimoto read a letter dated November 16, 1972 from Mr. Witte, petitioner, requesting deferral of today's hearing to allow him additional time to prepare data to justify his request.

Vice Chairman Tangen remarked that the reasons for the deferral request did not warrant postponement of this hearing which will require the Commission to schedule another hearing on Maui for a single item. He also observed the absence of either the petitioner or his representative.

Mr. Fujimoto also recommended that the Commission comply with the time period mandated in the statutes, i.e. that public hearings be held within 60 to 120 days of receipt of petitions. He added that it would be very difficult to schedule another hearing on Maui due to the hearings already scheduled in the other counties.

Vice Chairman Tangen moved to deny the request for postponement and that the public hearing proceed. The motion was seconded by Commissioner Kido and unanimously passed.

Thereafter, Mr. Leong, Planner, presented the staff report (see copy of report on file).

Mr. Chris Hart of the Maui Planning Department submitted that in their research it was found that the County had done a great deal towards providing care home and convalescent facilities for the people. It was also felt that the care facility proposed by Mr. Witte was of a more sophisticated type to serve the more affluent and not necessarily confined to Maui residents.

Regarding the water situation, Mr. Hart advised that in a letter from the Department of Water Supply, it had been indicated that pressure was the major problem due to the elevation, and this will have to be resolved by the construction of a line and a storage tank.

Several residents in the area spoke in opposition to the petition and their testimonies are summarized below:

Mr. Jamie A. Parsons, representing 95 people living in the surrounding area, read a letter expressing the mounting concerns of the citizens and their objections to the petition on the basis that the proposed reclassification was contrary to the Kihei General Plan; the present Rural designation will insure low density housing and open space; the proposed use would be out of character with the residential community; and land speculation was one of the chief reasons for the tremendous increase in the cost of housing. The letter was accompanied by a petition signed by the 95 residents supporting the request for denial. (See copy of letter and petition on file). Mr. Parsons also pointed out that Mr. Witte owned other Urban zoned lands on which he was proposing condominiums.

Mr. Albert Weizer, resident of Makai Heights, stated that he had chosen this location for his home due to its rural and picturesque nature.

Mrs. June Unroth, also stated that she had selected Kihei for its rural character and because it was an idyllic environment in which to raise her children. She claimed that care facilities available in Wailuku were more conveniently situated near hospital and medical facilities, shopping center, etc., which did not exist in Kihei.

Mrs. Charlotte Parsons contended that doctors looked with disfavor on placing patients in convalescent homes, and preferred that they maintain themselves in their own homes with the aid of the services provided by the Home Health Service.

Mrs. Marjorie Kilbourne spoke of the dangerous traffic situation which will be created by the additional vehicles, especially at the intersections where the children board the buses.

At the conclusion of the testimonies, Chairman Inaba declared that the hearing on this petition was closed, and advised that additional testimony will be accepted by the Commission within 15 days of the hearing.

Shortly thereafter, the meeting was adjourned.