

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Lecture Hall, Kailua High School
Kailua, Oahu

December 17, 1971 - 2:00 p.m.

APPROVED
FEB 5 1972

Commissioners Present: Goro Inaba, Chairman
Alexander Napier
Shelley Mark
Sunao Kido
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Eddie Tangen, Vice Chairman

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

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

ACTION

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

Mr. Ah Sung Leong, staff planner, presented the staff memo recommending approval of the special permit, based on staff's findings, subject to the four conditions established by the Hawaii County Planning Commission, and subject also to the fifth condition which was reconsidered and deleted by the Hawaii County Planning Commission (see copy of report on file).

Mr. Leong described the subject property on the district map.

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Mr. Walt Southward, Manager of Public Affairs for Boise Cascade, commended the staff for its comprehensive summary of petitioner's request. However, he requested that the Land Use Commission concur with the Hawaii County Planning Commission's recommendation that condition #5 be deleted, since it would be mutually advantageous for the petitioner as well as its neighboring industrial establishments, if petitioner were allowed the flexibility of selling quarry material removed from the subject site. He added that Boise Cascade did not anticipate going into the quarry business but the availability of quarry material may help to lower the operation cost for some adjacent industry.

In response to questions raised by staff and the Commissioners, Mr. Southward advised that initially 100% of the material will be used by the petitioner, and that there were presently two quarries located in the general area.

Commissioner Sakahashi moved that the special permit be approved with the deletion of condition #5 restricting the sale of quarry material, subject to the conditions imposed by the Hawaii County Planning Commission. The motion was seconded by Commissioner Kido and unanimously carried.

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

Mr. Fujimoto, Executive Officer, read the staff report recommending approval of this request subject to the conditions imposed by the Maui County Planning Commission, as amended, and with the further conditions imposed by the Land Use Commission (see copy of report on file).

Mr. Fujimoto confirmed that a copy of the letter from the State Department of Transportation concurring with the suitable access to the Honoapiilani Highway was on file in the records.

In response to a point raised by Commissioner Kido, Mr. Fujimoto advised that petitioner had indicated that water would be obtained from the County water system, but in the event this is not feasible, he will resolve the matter with Amfac who are the owners of the property.

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Mr. E. D. Cheeley of HC&D added that they had been granted permission by the County Department of Water Supply to utilize a 1" line which he felt would be sufficient for the work contemplated. Otherwise, a water trailer will be brought in for temporary water storage.

Commissioner Yamamura moved that the special permit be approved, subject to the conditions imposed by the Maui County Planning Commission and the additional conditions stipulated by the Land Use Commission. The motion was seconded by Commissioner Napier and unanimously passed.

SPECIAL PERMIT APPLICATION BY MAKAHA VALLEY, INC. (SP71-119)
TO CONSTRUCT A MICROWAVE TRANSMITTING STATION AND STRUCTURE
AT KAHE POINT, NANAKULI, OAHU

Staff report recommending approval of this special permit, subject to the conditions stipulated by the City Planning Commission, was presented by staff planner Mr. Leong (see copy of report on file).

Mr. Leong elaborated that under condition #4, the petitioner would be required to seek the services of a registered landscape architect for the landscaping plan, subject to the approval of the City Planning Director.

Commissioner Napier moved to approve the special permit, subject to the conditions set forth by the City Planning Commission, which was seconded by Commissioner Yamamura and unanimously carried.

HEARING

PETITION BY JOHN C. KOPASZ (A71-305) TO RECLASSIFY 7 ACRES
FROM CONSERVATION TO URBAN AT LANIKAI, KOOLAUPOKO, OAHU

The Executive Officer read into the record a letter received from Mr. V. T. Woo, attorney for Mr. John Kopasz, requesting that the petition for a boundary change of approximately 7 acres of land at Lanikai from a Conservation to an Urban District be withdrawn, without prejudice, at this time (see copy of letter on file).

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Chairman Inaba directed the Executive Officer to acknowledge the withdrawal request.

MISCELLANEOUS

Next Meeting Date

Mr. Fujimoto announced that the next meeting of the Land Use Commission will be held in Hilo, Hawaii on January 7, 1972.

Adjournment

Since there was no further business, the meeting was adjourned at 2:40 p.m.