

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

September 2, 1971 - 1:30 p.m.

APPROVED
NOV 5 1971

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice-Chairman
Sunao Kido
Shelley Mark
Stanley Sakahashi
Alexander Napier
Tanji Yamamura

Commissioner Absent: Leslie Wung

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

ADOPTION OF MINUTES

Commissioner Tangen moved that the minutes of the June 30, July 1, July 16, and August 6, 1971, meetings be approved as circulated to the Commission membership. The motion was seconded by Commissioner Sakahashi and unanimously passed.

HEARING

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A71-299)
TO RECLASSIFY APPROXIMATELY 2.6 ACRES FROM AGRICULTURAL TO URBAN
AT HOLUALOA, NORTH KONA, HAWAII

The Executive Officer, Mr. Tatsuo Fujimoto, presented the staff report (see copy on file) and outlined the petitioned property on the district map of the area.

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Mr. Stanley Shin, representing the Department of Accounting & General Services, stated he had no testimony to present but would answer any questions from the Commission.

Chairman Inaba opened the floor for additional questions or testimony. Since there was none, he advised that the Commission would receive additional testimony during the next 15 days and thereafter closed the public hearing.

ACTION

✓ PETITION BY LAND USE COMMISSION (A71-287) TO AFFIRM OR MODIFY THE REZONING OF CERTAIN PARCELS REZONED DURING THE FIVE-YEAR BOUNDARY REVIEW IN THE COUNTY OF HAWAII

Area 2

Mr. Leong, staff planner, noted that the two areas under petition have been inverted on the agenda. However, Chairman Inaba advised Mr. Leong to discuss Area 2 (52 acres at Puu Kohola Heiau, Hawaii) first. Therefore, Mr. Leong presented the staff memorandum (see copy on file) recommending that the current Conservation designation be retained for the subject area and that the Commission recommend to the Department of Transportation that a mauka realignment of the Kawaihae Highway be seriously considered in order to preserve and enhance this historically significant site.

In answer to Chairman Inaba's inquiry, Mr. Leong advised that subject area originally comprised 29 acres only. However, pursuant to Mr. James Faries' request (Olohana Corporation), an additional 23 acres were incorporated under Area 2 of this petition. The additional acreage was added before the public hearing and was presented at same hearing.

Mr. James Faries, Olohana Corporation, representing Queen's Medical Center, submitted that Olohana Corporation is the developer for Queen's Medical Center lands at Kawaihae and concurred with the staff's recommendation to include subject area in the Conservation classification.

Commissioner Napier moved that staff recommendation to retain the area in the Conservation District be approved, seconded by Commissioner Sakahashi, and the motion was passed unanimously.

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Area 1

Mr. Leong continued with the staff memorandum (see copy on file), in which staff recommended that the current Urban classification for subject property be retained.

Mr. Jim Ferry, of Land Consultants, Inc., who urged Urban districting for the property during the 1969 review, testified that he concurred with the staff recommendation, in view of the fact that the County Planning Commission and the Land Use Commission's consultants, Eckbo, Dean, Austin & Williams, have recommended that this area be retained in the Urban District.

Mr. Alan S. Tyler, Shoreline Chairman of the Kona Conservation Group, requested that this portion of the petition not be granted--that subject area be retained in the Agricultural District. For the record, the staff informed that the present classification for this area is Urban and not Agricultural as indicated by Mr. Tyler.

Mr. Tyler then read a letter addressed to the Land Use Commission, in which Friends of the Earth and the Kona Conservation Group decided at its board meeting on September 1, 1971, to register a formal complaint relative to the Land Use Commission conducting its meetings during working hours on weekdays when members of the general public are unable to attend. Therefore, it was requested that the Commission hold its future Kona meetings during evenings or on Saturdays (see letter on file).

Commissioner Napier moved that the current Urban designation be retained for the area in question as recommended by staff. This motion was seconded by Commissioner Tangen.

Commissioner Sakahashi then queried Mr. Tyler as to his reason for requesting that the area be reclassified Agricultural. Mr. Tyler answered that Mr. Stewart Udall, Chairman of the Board, Overview, is presently conducting an Open Space Study for the State of Hawaii and that he has recommended nothing more than 50 acres at a time be rezoned to a more intensive use until the study has been completed. Commissioner Sakahashi commented that the Commission is well aware of this study and that open space per se is a concern of the Land Use Commission as well as the Counties.

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The motion to retain the 112 acres at Kahului, Hawaii, in the Urban District as recommended by staff was carried, with the Commissioners being polled as follows:

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

Absent: Commissioner Wung.

PETITION BY HUGH H. WILLOCKS, ET AL (A71-290) TO RECLASSIFY APPROXIMATELY 8.6 ACRES FROM CONSERVATION TO AGRICULTURAL AT PANAWEA HEIGHTS SUBDIVISION, SOUTH HILO, HAWAII

The Executive Officer, Mr. Fujimoto, presented the staff memorandum (see copy on file) recommending that this petition be approved (subject lands be placed in the Agricultural District) and further that lands surrounding the subject area be re-evaluated during the next five-year boundary review for possible adjustment of abutting lands to the Agricultural classification.

Commissioner Sakahashi then questioned whether the Commission would be bound to the second portion of the staff recommendation. Mr. Fujimoto replied in the negative. Deputy Attorney General Walton Hong advised that the problem could be solved by the wording of the motion, should the Commission decide to approve this petition.

The Chair then entertained a motion, since no one in the audience wished to speak for or against this petition. Commissioner Tangen's motion that the subject area only be reclassified to the Agricultural District was seconded by Commissioner Sakahashi and carried.

PETITION BY BARNEY B. MENOR (A71-292) TO RECLASSIFY APPROXIMATELY 17.55 ACRES FROM AGRICULTURAL TO RURAL AT KANIAHIKU, PUNA, HAWAII

The staff memorandum recommending denial of subject petition was presented by the Executive Officer (see copy on file).

In substantiation of his request, Mr. Menor, petitioner, testified that the County of Hawaii has recommended approval of the petition, as the proposed change conforms to their General Plan, although the consultants to the Land Use Commission, during the five-year boundary review, recommended discouraging

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VOTE RECORD

ITEM A71-287 - LAND USE COMMISSION DATE September 2, 1971
Area 1, Kahului, Hawaii
PLACE Discovery Room, Kona Hilton TIME 1:30 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
SAKAHASHI, STAN	✓			
WUNG, LESLIE				✓
YAMAMURA, TANJI	✓			
TANGEN, EDDIE	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO	✓			
INABA, GORO	✓			

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Comments:

Accept staff recommendation.

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VOTE RECORD

ITEM A71-287 - LAND USE COMMISSION DATE September 2, 1971
Area 2, Puu Kohola Heiau, Hawaii
PLACE Discovery Room, Kona Hilton TIME 1:30 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
YAMAMURA, TANJI	✓			
M NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO	✓			
S SAKAHASHI, STAN	✓			
WUNG, LESLIE				✓
INABA, GORO	✓			

Comments: Accept staff recommendation.