

June 21, 1967

Mr. Robert O. Ohata
Planning Director
Planning & Traffic Commission
P. O. Box 1487
Kahului, Maui 96732

Dear Mr. Ohata:

The petition by the County of Maui (A66-144) to amend the land use district boundaries from a Conservation District to a Rural District at Kepaniwai Park, Maui, identifiable by Tax Map Key 3-3-03: portion of 5, was approved by the Land Use Commission at its meeting on June 16, 1967.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Chairman Burns
Maui County Attorney
Department of Taxation
Department of Land & Nat. Res.

CONSERVATION

AREA UNDER PETITION
C to R

OREY
CLAU

TO Kuahine
L.C.A.W. 3-5 30 LOT 1
1.627 Ac.

40 ft. Perpetual Easement
To W.S. Co
1420.33 N }
12647.53 W }
42.58 }
56.54 }

1369.67 N } "LUKE"
12957.16 W }

82°42' - 171.00
86°55' - 103.60
10' - 12' hi. bank

Adelaide S. Duarte

LOT 5-B

36,172 Sq. ft. = 0.830 Ac.

248°45'20" - 89.62'
258.73

KP1
15,287 Sq. ft.

LOT 1
7200 Sq. ft.

Thomas W. Duarte
& Wf. Phyllis L.

LOT 2
11,000 Sq. ft.
Robert C. Silva
& Wf. Bernice

LOT 3
10,013 Sq. ft.

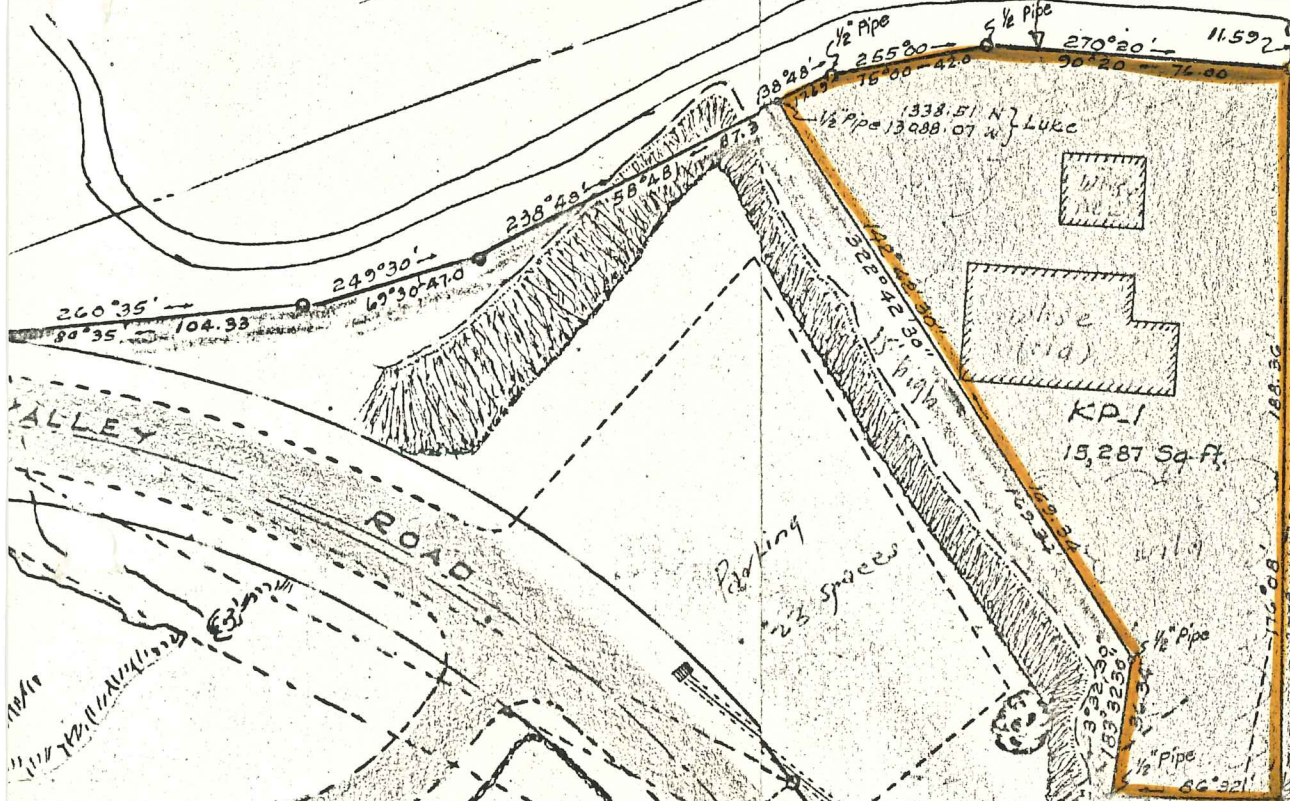
Patrick M. Murakami
& Wf. Jessie H.

KUIKUI PLACE Area 5,825 Sq. ft.

1154.63 N } "LUKE"
12962.51 W }
LOT 2-B
4,700 Sq. ft.

Adelaide S. Duarte

LOT 2-A



ALLEY
ROAD

ALII DRIVE



STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Land Use Commission Hearing Room
Honolulu, Hawaii

June 16, 1967 - 1:15 P. M.

Commissioners Present: C. E. S. Burns, Chairman
Leslie Wung
Shiro Nishimura
Keigo Murakami
Goro Inaba

Commissioners Absent: Shelley M. Mark
Jim Ferry

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner II
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

It was moved by Commissioner Nishimura and seconded by Commissioner Inaba that the minutes of the meetings of December 16, 17, 1966 and February 17, 18, 1967 be approved as circulated. The motion was unanimously passed.

NEXT MEETING DATE:

After a short discussion, the next meeting date was set for July 28, 1967 in Kona, Hawaii.

BOUNDARY INTERPRETATION ON KAMILONUI RIDGE

Mr. Duran presented a letter received from Mr. Mineo Okamoto of Wilson Okamoto and Associates dated June 8, 1967, requesting a conservation boundary interpretation on Kamilonui Ridge, Tax Map Key 3-9-19 (see copy of letter on file). The Kamilonui Farmers Cooperative was proposing an agricultural subdivision in this area and a small sliver of land within the subdivision had been placed in the Conservation District by the Land Use Commission. This had been determined by measuring the USGS 1"=2000' scale district map and transferring the information on the subdivision map. It was the Cooperative's contention that the existing coral road with ground slopes of 12% was a more logical urban-conservation boundary. They are proposing an agricultural subdivision in an Urban District on Bishop Estate lease lands. The average size of the lots ranged from 2 to 4 acres.

See page 3

June 16, 1967

Commissioner Murakami moved to approve the petition on the basis that the information submitted by the petitioner falls within the criteria established for rural zoning and is of sufficient nature to warrant a change. Commissioner Ferry seconded the motion which was passed with Commissioner Mark casting the only negative vote.

PETITION BY COUNTY OF MAUI (A66-144) TO RECLASSIFY APPROXIMATELY 15,300 SQUARE FEET OF CONSERVATION LAND INTO RURAL LAND AT KEPANIWAI PARK, MAUI

Mr. Duran recommended in the staff report that the request again be denied since no additional significant information was submitted that would substantially alter the facts upon which the Land Use Commission based its original decision.

Commissioner Wung commented that during the earlier testimony, the petitioners had expressed that Mr. Duarte had no intention of any specific use for the land which the county would exchange.

Commissioner Nishimura felt that locating the caretaker's home on Mr. Duarte's property in exchange for the county property would not adversely affect the land use pattern in the area.

Commissioner Ferry expressed his stand that the County was responsible for its own destiny and for providing recreational facilities for its own people, and if it deemed it advisable to locate the caretaker's cottage in the park, it should be allowed to do so.

It was pointed out by Commissioner Inaba that had the conservation parcel abutting Mr. Duarte's rural lands belonged to Mr. Duarte at the time the boundary was established, it would have in all probability been districted rural; that the line was drawn where it was due to the land ownership pattern.

Commissioner Ferry moved that petition be granted on the grounds that the information submitted is valid. It was seconded by Commissioner Murakami and passed unanimously.

PETITION OF HAWAII MILL CO., LTD. (A67-147) TO RECLASSIFY APPROXIMATELY 19.6 ACRES FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT AT HILO, HAWAII

Mr. Leong presented the staff memo recommending approval of the petition based on analysis and investigation as outlined in the memo (see copy of memo on file).

Commissioner Wung wondered whether Mr. Detor's property might be subjected to an increase in taxes once the rezoning to urban is effected for the parcel under discussion. Commissioner Ferry felt Mr. Detor's taxes would not be affected since assessments were based on present and actual use of the land.