

February 26, 1973

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State of Hawaii  
LAND USE COMMISSION

MEMORANDUM

TO : PLANNING COMMISSION  
FROM : ROBERT R. WAY, PLANNING DIRECTOR  
SUBJECT: CONDITIONAL USE PERMIT AND SPECIAL USE PERMIT REQUESTS  
FOR A PROPOSED SANITARY LAND FILL QUARRY OPERATION IN  
THE MAKAKILO AREA--ADDENDUM REPORT

The Planning Commission will recall that the public hearing for the subject sanitary land fill and quarry requests was closed on January 31, 1973, and the Commission's action was deferred as required by the State Land Use Rules and Regulations governing the Special Use Permit portion of the request.

In our initial staff report to the Commission, we had recommended approval of the sanitary land fill request but a denial of the quarry request. Our recommendation for denial was based on the fact that the applicant had not submitted sufficient geologic information to evaluate alternative sites for the quarry; the configuration of the proposed finished grade of the quarry area does not fully respect the Preservation designation shown on the General Plan for a portion of the area; and the grading plan does not provide the flexibility for a desirable residential development.

Our recommendation for the sanitary land fill proposal remains that of approval subject to the conditions as set forth in the initial staff report dated December 20, 1972.

With respect to the proposed quarry operation, we wish to inform the Planning Commission that several meetings have been held with the applicant for the purpose of clarifying the geologic aspect of the proposal and to determine whether other alternatives for finished land configurations had been explored. From these meetings, the additional information provided by the applicant and our own research, we are satisfied that the applicant has conducted a reasonably complete survey of the potential rock deposits on Oahu and the site selected on the southeastern slope of Puu Makakilo is reasonable.

With respect to the proposed grading of the quarry area, the applicant has submitted alternatives which he indicated were considered prior to developing the quarry plan which was submitted with the Conditional Use Permit request. Most of the nine alternatives examined by the applicant reflect a variation of the same theme, i.e. a relatively large, flat area near the H-1 Freeway with narrow terraces on the mauka boundary of the quarry area. This concept does not lend itself to any flexibility in residential design since the narrow terraces can only accommodate long monotonous rows of apartments or subdivision housing. The flat area does not provide for an interesting residential environment and offers far less view possibilities than the existing land forms. Additionally, the proposed configuration of the quarry area would not be in keeping with the ridges and valleys of the site and the surrounding areas. The abrupt changes in these proposed land forms would make it difficult to establish an overall community character for the area.

The proposed quarry site in its present natural state we feel can be developed into a highly desirable residential community. For this reason, the end configuration of the quarry area should be such that the land will be left in a manner which would maximize the potential for residential development that would be consistent with the surrounding natural areas. We feel that such a plan can be developed if the applicant considers the following guidelines:

1. The ridges on the Makakilo side and on the Honolulu side should be left in <sup>their</sup> ~~its~~ natural state because of the visual buffer they provide.
2. The ultimate quarry land forms should be so designed so that the development of this area can be easily integrated with the future development of the surrounding areas to form a total community.
3. Large plateau areas should be created in order to provide for a maximum flexibility for future residential design. These plateaus should also be arranged to provide for ease of circulation within themselves as well as with the surrounding areas.
4. There should be a gradual sloping of the ultimate quarry land forms in order that the end configuration will be more in keeping with surrounding land forms of Puu Makakilo.

The attached Exhibits A, B and C graphically amplifies these guidelines.

In addition to developing a quarry plan based upon the above guidelines, the applicant should be encouraged to further examine the feasibility of the "deep depression" concept as shown on the attached Exhibit "D". This approach would have the least environmental impact because a lesser area would be quarried.

The United States Department of the Navy by their letter of February 26, 1973, advises that the proposed quarry "...will be located within one-quarter mile from the Navy's water supply and distribution system for the Naval Air Station, Barbers Point. The water system consists of two reservoirs, a tunnel and pipeline systems. We are deeply concerned that damage to the water system and personal injuries could result if blasting is allowed.

"The Navy cannot support the quarry if the possibility exists that Navy facilities may be damaged. It is therefore requested that final project approval be withheld until engineering studies can be conducted to determine that the quarry will not adversely affect the Navy's water system. We will work closely with the operator to attempt to develop a quarry operation that will be compatible with Navy interests."

Because of this concern expressed by the Navy, approval of the subject permit requests should be so conditioned that, prior to commencement of the quarry operation, the applicant must make a determination that

the operation will not adversely affect the Navy's water system. A representative of the Navy indicated that such a condition would be acceptable and, further, that the Navy will work closely with the applicant to develop a quarry operation that will be compatible with Navy interests.

The Planning Commission may take any one of the following actions on the subject requests:

1. Deny the request in which case the Commission's decision will be final.
2. Recommend approval with conditions.
3. Defer any decision on the requests until such time that the applicant provides a plan that is satisfactory.

Recommendation: Most aspects of the quarry operation appear reasonable and acceptable. The applicant's proposed manner of operation appears to adequately provide for minimizing any potential problems with respect to noise, dust and water pollutions. The major concern is with the grading of the quarry area as proposed by the applicant. However, we feel that through proper conditions imposed on the Conditional Use and Special Use Permits the applicant will be able to submit an acceptable plan. Therefore, it is recommended that the request to permit the operation of a quarry be approved subject to the following conditions:

PLANNING COMMISSION

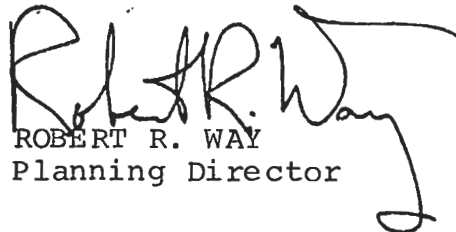
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1. The provisions set forth in the submitted application marked Exhibit "B" and on file with the Planning Department shall be complied with except as may be altered by any of the conditions stated hereunder;
2. The applicant shall prepare and submit to the Planning Director for his review and approval a revised grading plan for the quarry area;
3. The proposed use shall adhere to the noise regulations of the Comprehensive Zoning Code and to any further regulations as may be promulgated by the Department of Health. If necessary, the Planning Director may require the applicant to conduct a noise study. Said study, if required, shall be conducted in a manner acceptable to the Planning Director and its results shall be submitted to the Planning Director for his review and approval. If the results of said study indicate noise levels to be in excess of applicable standards, the applicant shall be required to take corrective actions in a manner acceptable to the Planning Director;
4. Prior to commencing the quarry operation, the applicant in cooperation with the United States Department of the Navy shall conduct studies necessary to determine the probable effect of the proposed quarry operation on the Navy's water distribution system at Barber's Point. If such studies indicate that said

water distribution system may be adversely affected, the applicant shall revise the proposed operation in a manner acceptable to the Planning Director and the United States Department of the Navy.

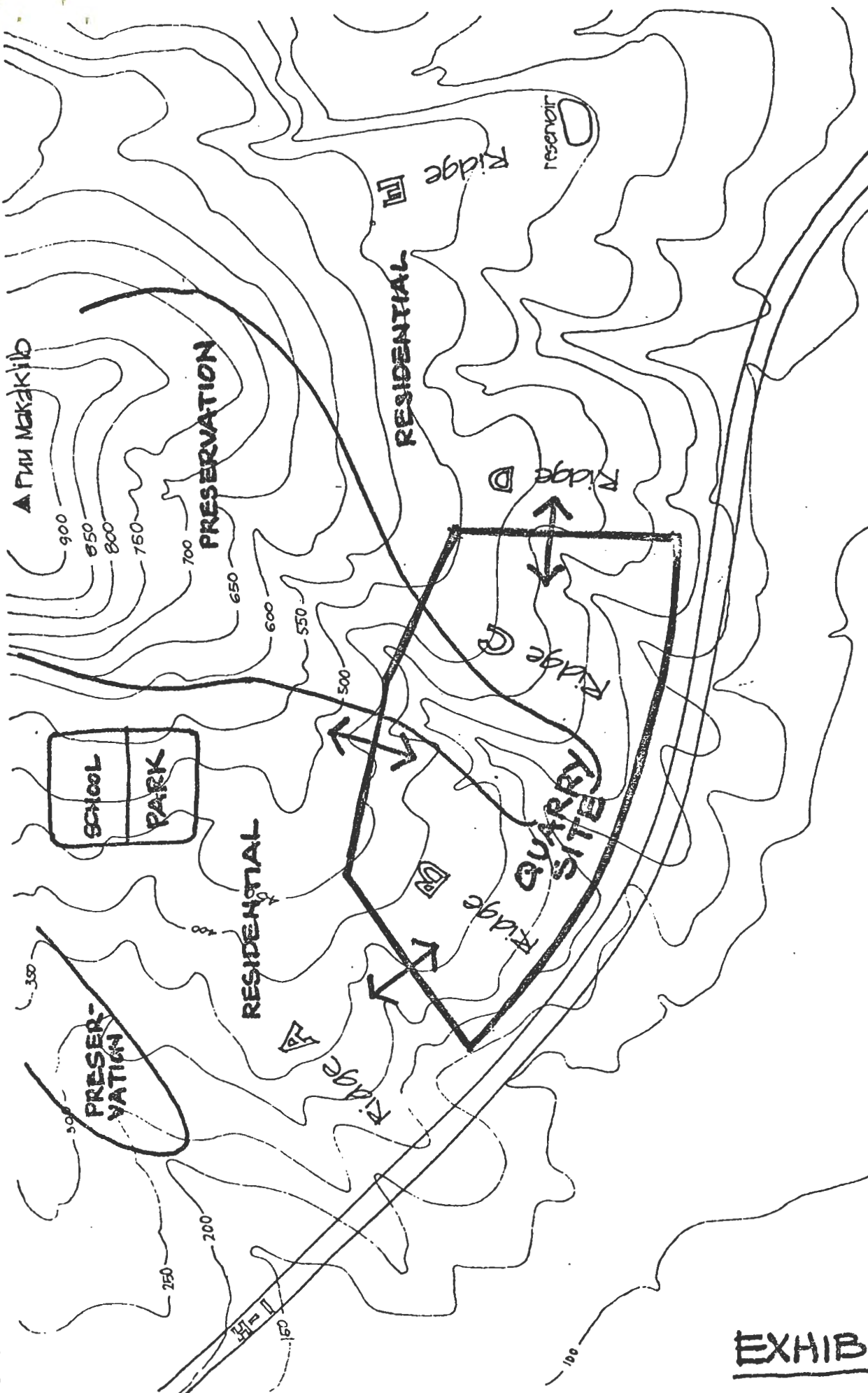
5. The applicant shall submit regularly on a six month basis a report indicating the status of the operation noting his affirmative actions taken to comply with the conditions herein contained. This report shall also contain:
  - a. Observations of fugitive dust.
  - b. A report on replanting activities, including the areas replanted, and the type of vegetation planted.
  - c. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.
6. Signs shall be provided in accordance with the regulations set forth under Section 21-404 of the Comprehensive Zoning Code;
7. If for any reason either the Conditional Use Permit or the Special Use Permit is denied, the other shall automatically be declared null and void;
8. After the issuance of the subject permits, the City Council may at any time upon finding that any one of the conditions imposed herein is not being complied with by the applicant, authorize the Planning Director to suspend such operation until compliance of said conditions is obtained or to revoke the permit.

9. Any modification to the conditions stated herein shall be subject to the approval of the City Council.
10. The City Council may impose additional conditions after the approval of subject permits when it becomes apparent that a modification is necessary and appropriate.
11. The applicant shall file with the Bureau of Conveyances or the Assistant Registrar of the Land Court a declaration of the restrictive conditions stated herein;
12. The applicant shall present to the Planning Department certified copies of the documents issued by the Bureau of Conveyances or the Assistant Registrar as evidence of recordation.

  
ROBERT R. WAY  
Planning Director

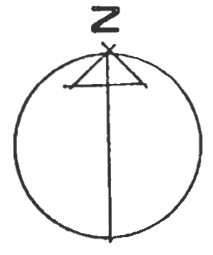
RRW/TH:dt





QUARRY SITE MUST INTEGRATE WITH SURROUNDING RESIDENTIAL LAND FOR TOTAL COMMUNITY CHARACTER

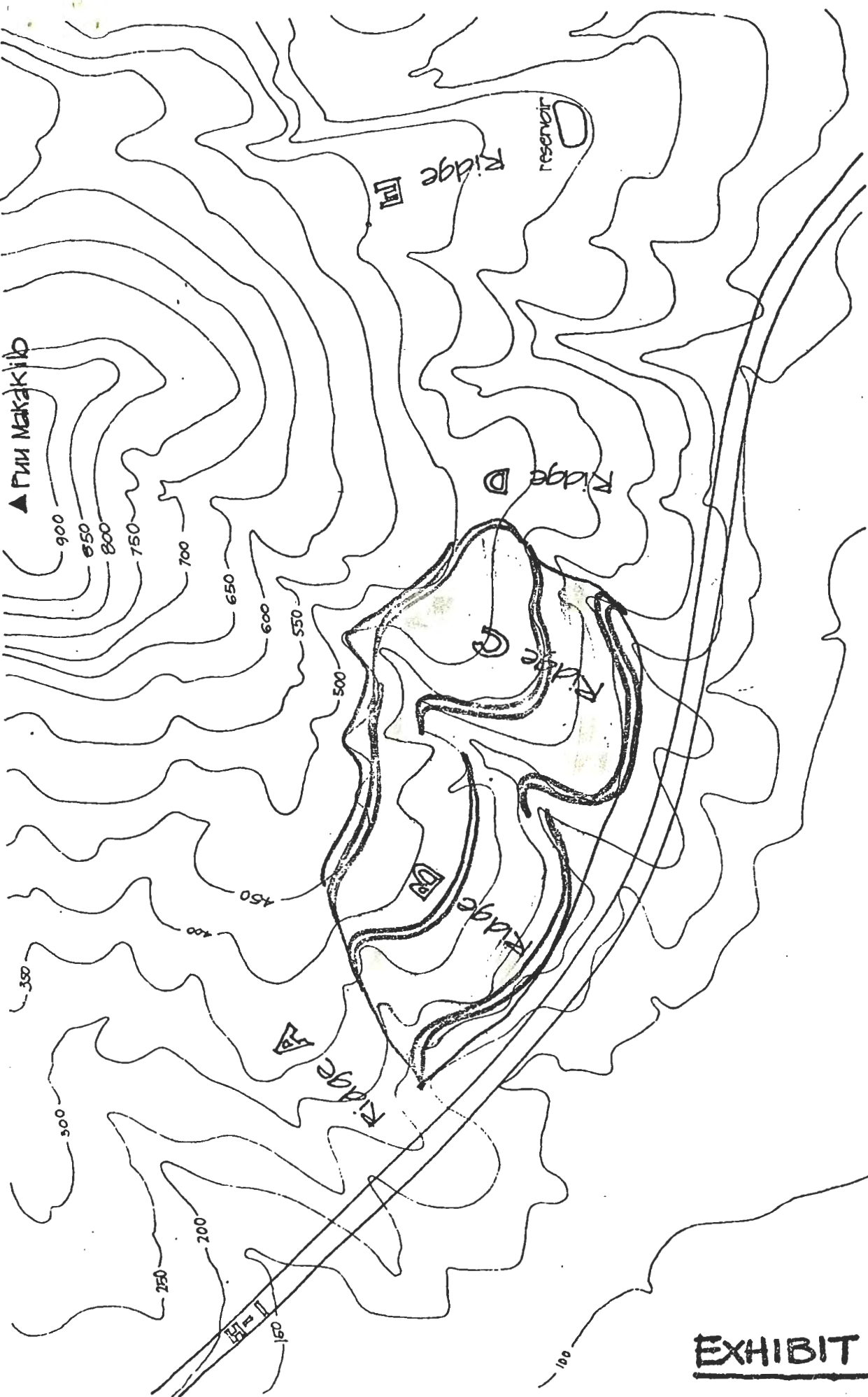
STEEP TERRACING ON THE SIDES OF THE QUARRY SITE WOULD ISOLATE IT



1 inch = 800 feet

**EXHIBIT A**





▲ ГИИ Макакиб

reservoir

Ridge A

Ridge D

Ridge C

Ridge B

Plateau

Hwy II

LARGE PLATEAU AREAS SCHEME  
TO MAXIMIZE RESIDENTIAL  
FLEXIBILITY

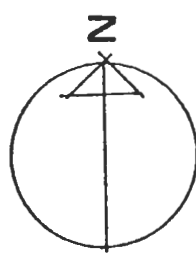
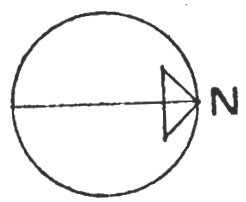
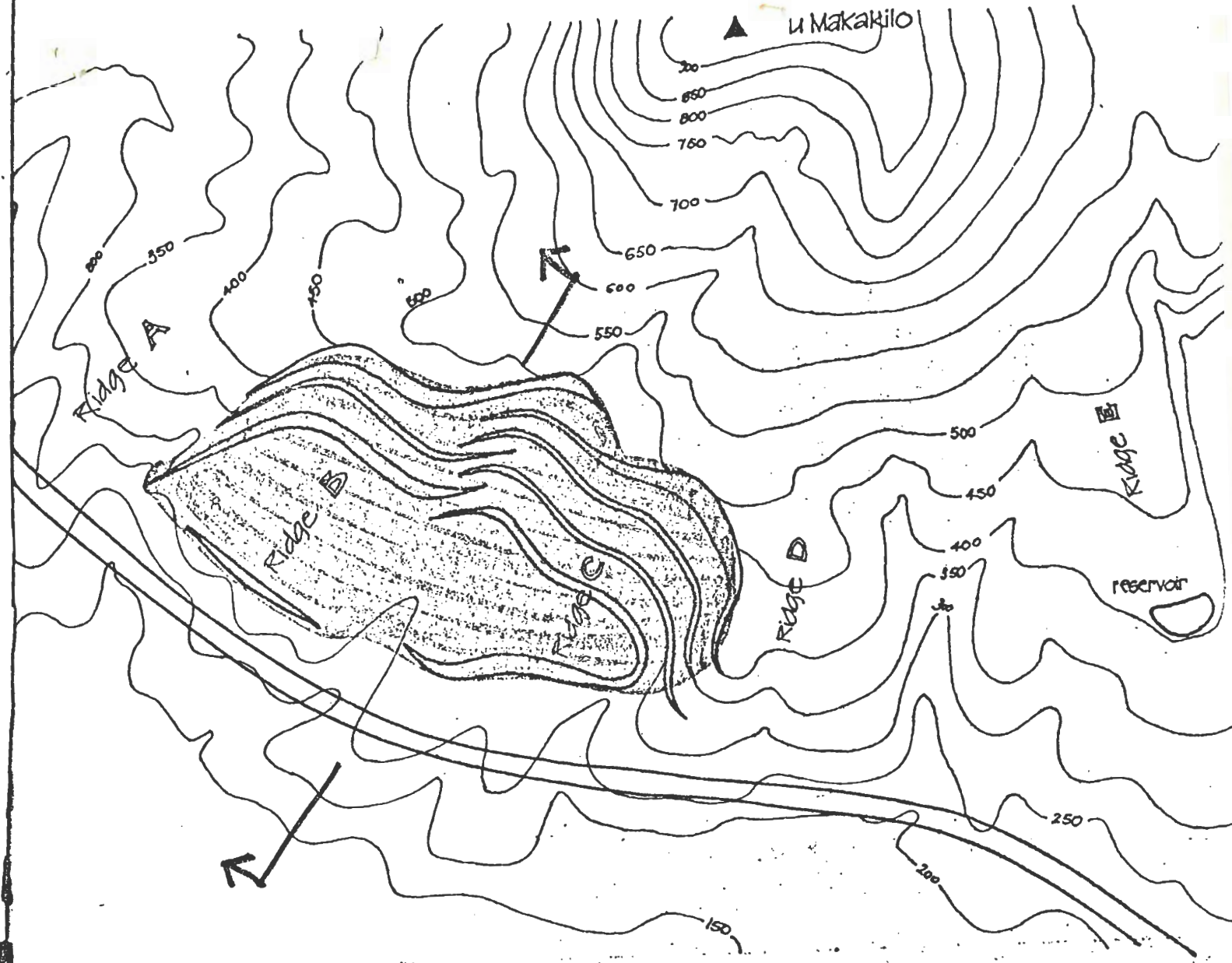


EXHIBIT B

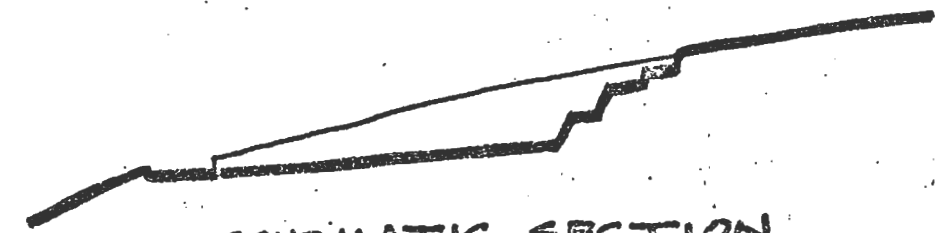
1 inch → 800 feet



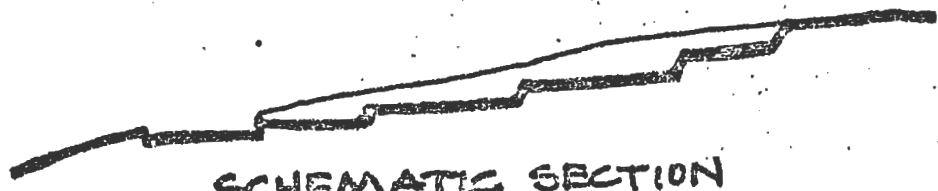
1 inch ~ 800 feet

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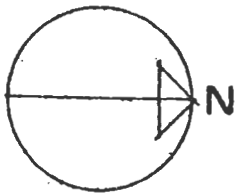
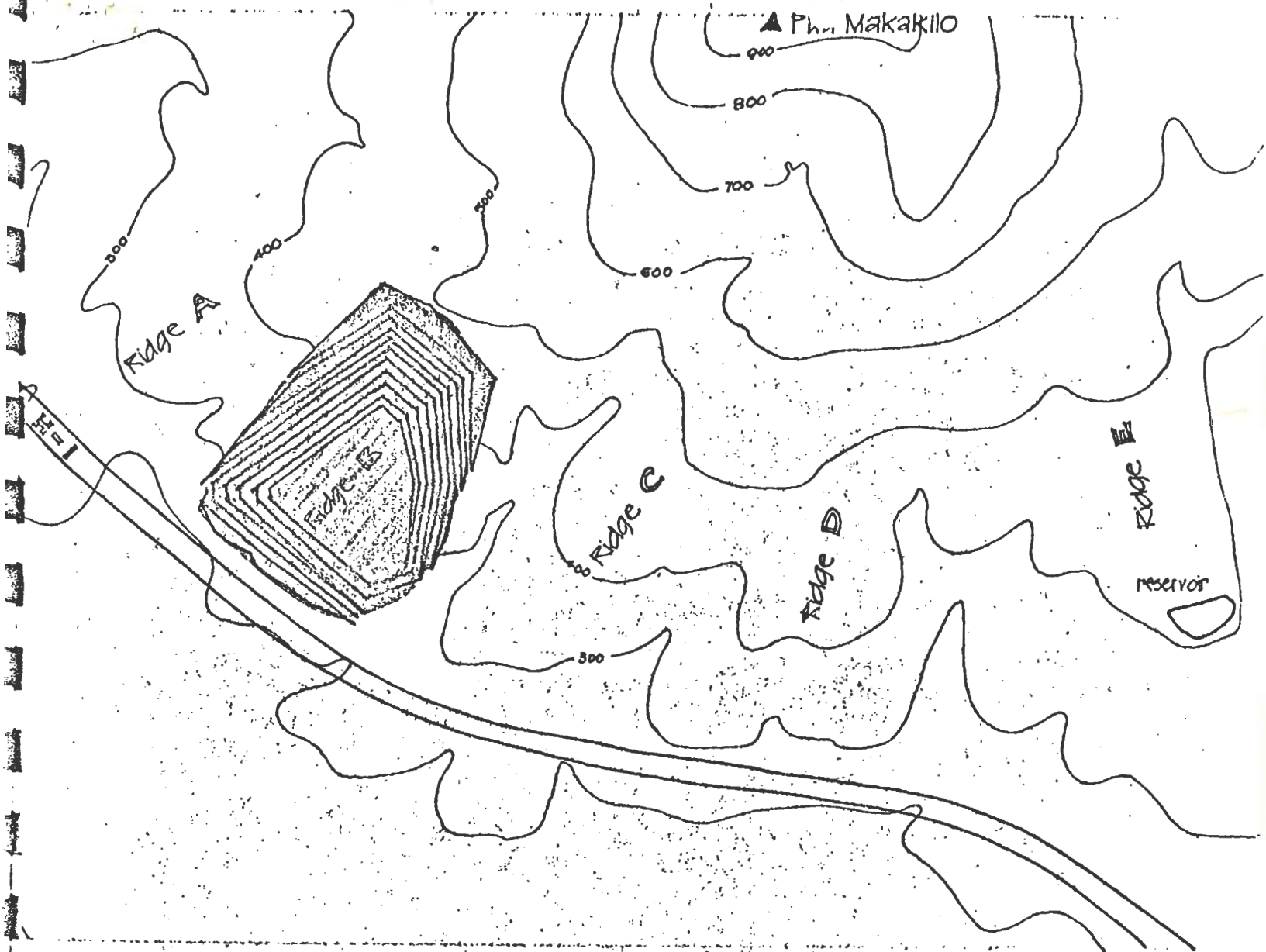
**SCHEMATIC SECTION  
THRU QUARRY SITE  
AS PROPOSED**



**SCHEMATIC SECTION  
TO MAXIMIZE RESIDENTIAL  
FLEXIBILITY AND TO HARMONIZE  
WITH SURROUNDING LAND FORMS**



**EXHIBIT C**



1 inch ~ 800 feet

8

THIS SCHEME WOULD HAVE THE  
LEAST SITE IMPACT IF A  
SANITARY LANDFILL PROGRAM  
WHERE TO FOLLOW QUARRYING

EXHIBIT D