

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

March 23, 1973 - 2:30 p.m.

Board Room
Queen Liliuokalani Building
Honolulu, Hawaii

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

Approved
AUG 30 1973

COMMISSIONER ABSENT: Shelley M. Mark

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

Persons appearing before the Commission during today's proceedings were duly sworn in by Chairman Inaba.

ACTION

APPLICATION BY WARREN CORPORATION (SP73-146) FOR A SPECIAL PERMIT TO CONDUCT SAND MINING OPERATIONS AT MOKULEIA, WAIALUA, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memorandum recommending approval of the special permit as conditioned by the County Planning Commission (see copy of report on file).

A letter dated March 23, 1973 from James P. and Kathleen Conahan, residents of Waialua, opposing the application on the basis of the increased traffic hazard which will be created by the mining operation, was read into the record by Mr. Fujimoto (see copy of letter on file).

the permit for any infraction of the conditions, Vice Chairman Tengen stated that he was satisfied there were sufficient safeguards to protect the interests of the community. Therefore, he moved that the special permit be approved, subject to the conditions imposed by the County, which was seconded by Commissioner Kido.

Commissioner Sakahashi questioned whether the Land Use Commission could mandate the Department of Health to conduct field inspections of the mining operation as necessary to assure compliance with the environmental measures, as stated in condition #18. Mr. Benjamin Matsubara, Deputy Attorney General, advised that this type of activity fell under the normal duties of the Department as part of the statutory requirements and should not be construed as a mandate from the Land Use Commission.

Chairman Inaba called on the Executive Officer to poll the Commissioners and the motion was carried as follows:

Ayes: Commissioners Sakahashi, Wung, Yamamura, Vice
Chairman Tengen, Commissioners Napier, Kido,
Chairman Inaba

Absent: Commissioner Mark

APPLICATION BY PACIFIC CONCRETE & ROCK CO., LTD. (SP73-147) FOR
A SPECIAL PERMIT TO ALLOW SANITARY LANDFILL AT PUU PALAILAI, EWA,
AND ROCK QUARRYING OPERATIONS AT PUU MAKAKILO, EWA, OAHU

Since the staff report had been circulated earlier in the meeting, it was unanimously agreed to dispense with the presentation of the staff memorandum (see copy on file). Chairman Inaba called on the petitioner to present his testimony.

Mr. Robert B. Robinson, President of Pacific Concrete and Rock Co., Ltd., advised that in a meeting with the Navy two weeks ago over the probable effects of the proposed quarry operation on the Navy's water distribution system at Barbers Point, the Navy had indicated that they did not feel there would be any adverse effects. Therefore, petitioner was prepared to proceed with the operations which will amount to \$4,000,000 without benefit of further blast studies. However, they were willing to do whatever was necessary to insure that there will be no damage to the Navy's water tunnel and will be liable for any damage that may occur.

Mr. Robinson stated that the President of the Makakilo Community Association had endorsed the land fill operation and favored the site selection before the City Planning Commission.

Petitioner supplied 40% of all concrete in the island, employing 300 people whose livelihood depended on the operation. Also, by virtue of its location, the land fill operation and quarry site will not affect the traffic pattern on H-1.

Mr. Charles Boerner, Civil Engineer with the Navy, submitted a letter dated March 22, 1973 over the signature of Captain L. G. Timberlake, District Civil Engineer, 14th Naval District, and requested that the Commission file it on record (see copy on file). He elaborated that there was only one point in the letter which differed from Mr. Robinson's testimony regarding the Navy's deep concern over the disturbance to the water system to the air station at Barbers Point. Only recently it had been established that the Navy's tunnel lay within 500 feet of the proposed quarry operation and presently, Dames and Moore, consulting engineers, were making a further study into the effect of the blasting operation on the Navy's water installation, and upon its completion the Navy will be able to assess the situation.

In response to the concerns expressed by Mr. Boerner, Vice Chairman Tangen called his attention to the County's condition #4 in which it was stipulated that prior to commencing with the quarry operation, the applicant, in cooperation with the Navy, shall conduct studies necessary to determine the probable effect of the operation on the Navy's water distribution system at Barbers Point. If the studies indicate that there may be adverse effects, the applicant shall revise the proposed operation in a manner acceptable to the Planning Director and the U. S. Department of Navy.

Commissioner Napier's motion to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi, was unanimously approved.

TEMPORARY COMMISSION ON STATE-WIDE ENVIRONMENTAL PLANNING

Chairman Inaba announced that he had appointed Vice Chairman Tangen to represent the Land Use Commission on the Governor's Temporary Commission on State-wide Environmental Planning.

Since there was no further business, the meeting was adjourned.