

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

APPROVED  
JUL 20 1972

Discovery Room, Kona Hilton Hotel  
Kailua, Kona, Hawaii

June 2, 1972 - 10:30 a.m.

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

Commissioner Absent: Shelley Mark

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

After calling the meeting to order, Chairman Inaba swore in all those wishing to present testimony before the Commission today.

LETTER FROM DR. RICHARD E. MARLAND, INTERIM DIRECTOR,  
STATE OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Chairman Inaba acknowledged receipt of a letter dated May 30, 1972 from Dr. Richard E. Marland, Interim Director, Office of Environmental Quality Control, relating to petition A71-314, Land Use Commission (Kahaluu, Oahu) and noted that a copy had been distributed to the Commission membership.

LAND USE COMMISSION - MINUTES OF MEETING

June 2, 1972

Page 9

✓ PETITION BY KONA SCENIC LAND, INC. (A72-320) TO RECLASSIFY APPROXIMATELY 52 ACRES FROM AGRICULTURAL TO URBAN AT KEALAKEKUA, SOUTH KONA, HAWAII

Pursuant to delivering the staff memorandum recommending approval of this petition ( see copy on file) and upon questioning by Commissioner Sakahashi, Mr. Leong informed that staff had received a letter from the County of Hawaii Department of Water Supply relating to this area. In addition, the Kahaluu wells that serve this area are located approximately 4 to 5 miles from the subject property. It was indicated by Mr. Sidney Fuke that the County of Hawaii does not have any plans for installing another water well in this locale.

Mr. Leong informed Commissioner Yamamura that the petitioned land was formerly planted in coffee and that there is nothing of historical significance on this property.

Regarding the discussion on plans for increasing the water supply for the Kona area, Commissioner Kido commented that the Division of Water and Land Management, Department of Land and Natural Resources, is contemplating a large shaft for the Kona area which should alleviate the problem of water shortage. At the present time, there are plans for the development of a shaft for the Keauhou area. Commissioner Kido believed that plans are underway to extend a water transmission line down to Honaunau but was not certain as to the type of line.

Mr. Raymond Suefuji, Hawaii County Planning Director, advised that the County will require a development schedule of the petitioner. Additionally, there is a subdivision ordinance requiring a 5 to 10 percent land area for playground be set aside for developments of 200 units or more. A new subdivision ordinance to be enforced by the County under the State statute requires not only that land areas be earmarked for specific uses but also improvements on the land be required. This will be forwarded to the Hawaii County Council in the near future. In the case of small subdivisions, monies are to be substituted for land areas.

LAND USE COMMISSION - MINUTES OF MEETING

June 2, 1972

Page 10

Mr. Richard Ishida, attorney representing the petitioner, stated he had no testimony to present but would answer any questions from the Commission.

Thereafter, Commissioner Yamamura inquired about the treatment of sewage for the proposed project. Mr. Ishida replied that this was also asked of him at the County level, and this is a problem that was never anticipated. Should the problem of sewage arise in the future, the petitioner is willing to satisfy the County's standards. In any event, he was not prepared to represent the County's standards to the Commission at this time.

If the development of the apartment units are proven to be economically unfeasible including the cost for sewers in conformance with County standards, the petitioner, if permitted by governmental agencies, will resort to single family residential units of 7,500 square feet in lot size. Mr. Ishida felt that since the adjoining subdivisions of 10,000 square foot lots are serviced by cesspools, the petitioner's proposed subdivision could also be serviced by cesspools, if the petitioner developed lot sizes of the same amount. In concluding his testimony, Mr. Ishida stated that the petitioner is well aware of the water pollution in Kona.

Commissioner Napier moved that this petition be approved based on staff recommendation. The motion was seconded by Vice-Chairman Tangen and carried.

---

SPECIAL PERMIT APPLICATION BY KONA CARES, INC. (SP72-126) TO ALLOW DEVELOPMENT OF NURSING FACILITY AND HOUSING COMPLEX FOR THE ELDERLY AT KEAUHOU, NORTH KONA, HAWAII

Mr. Leong presented the staff report in which staff recommended approval of this request, subject to the County's conditions (see report on file).

Mr. Sidney Fuke informed Commissioner Wung that #1 of the County's conditions as contained in the County recommendation on this special permit refers to the establishment of foundations for the buildings. In addition, he indicated that the County of Hawaii is planning to build a fire station along the Palani Road junction.