

Approved 10/20/72
8-24-72

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
August 24, 1972 - 1:30 p.m.

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

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Gordan Furutani, Planner
Benjamin Matsubara, Deputy Attorney Gen.
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

The minutes of the meetings of July 20, 1972 and April 7, 1972 were approved as circulated.

Chairman Inaba swore in persons wishing to testify before today's proceedings.

HEARING

PETITION BY AGNES P. SMITH (A72-323) TO RECLASSIFY 1.5 ACRES FROM AGRICULTURAL TO URBAN AT KAINALIU, NORTH KONA, HAWAII

Mr. Gordan Furutani, staff planner, presented the staff report relative to this petition (see copy on file).

In response to questions raised by the Commissioners, Mr. Furutani elaborated that 16 units were initially planned for construction, with an expansion of 10 units contemplated for the future on the northern end of the property.

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5. There is a preliminary schedule with a tentative marketing timetable for the single family units, cluster town houses, community facilities, school, sewer, water, roads, rights-of-way, etc.
6. Inclusion of cluster and town house units at the reduced price will broaden the market approximately two times.
7. The total project is programmed over a 5-year period.

Since this was already a recognized subdivision, although non-conforming in nature, Commissioner Napier questioned the necessity for the boundary amendment request. Mr. Tajima explained that the urban designation was necessary to enable the petitioner to pursue the cluster and town house type of development. In addition, this will also afford certain amenities which are not available to the conventional type of subdivision. Mr. Tajima felt that this would result in a better product, not only for the developer, but for the County of Hawaii and for the people who live in East Hawaii. He also submitted that the revised plan would make it possible to lower the income requirements from \$15,000 to \$12,000 annually in order to qualify for the low-cost housing.

Mr. Tajima thought that the fire station in lower Kaumana, approximately 4 miles away, would provide the fire protection for the subject area. The petitioner was also considering a community facility in the neighborhood shopping complex which will include a terminal for police and the county was studying the transit requirements. It was Mr. Tajima's hope that the community association would eventually find means to provide some medical services.

Since there was no further discussion, Chairman Inaba declared the hearing closed and added that additional testimony will be accepted within 15 days.

ACTION

✓ PETITION BY C. BREWER & CO., LTD. (A72-321) TO RECLASSIFY 1.25 ACRES FROM CONSERVATION TO URBAN AT PUNALUU, KA'U, HAWAII

Staff memo recommending approval of this petition based on its findings was read by Mr. Furutani (see copy of report on file).

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Upon motion by Commissioner Yamamura, seconded by Commissioner Napier, the request was unanimously approved.

PETITION BY HERBERT T. MATSUNAGA (A72-322) TO RECLASSIFY 40 ACRES FROM AGRICULTURAL TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII

Commissioner Wung requested the Chairman's permission to be excused from the proceedings on this petition due to a possible conflict of interest.

Mr. Fujimoto presented the staff memo recommending approval of the petition based on the considerations outlined in the memo (see copy of memo on file). Mr. Fujimoto also pointed out on the maps the 410 acres which had been zoned from Agricultural to Urban in Waiakea by the Land Use Commission in 1971.

Mr. Matsunaga, petitioner, observed that the staff had adequately covered the pertinent facts in its report and he had nothing further to add.

It was moved by Commissioner Sakahashi and seconded by Vice Chairman Tangent that the petition be approved as recommended by staff. The motion was unanimously carried.

APPLICATION BY COUNTY OF HAWAII (SP72-129) FOR A SPECIAL PERMIT TO CONSTRUCT PUBLIC SAFETY FACILITIES WITHIN THE AGRICULTURAL DISTRICT AT KEAHUOLU, NORTH KONA, HAWAII

Based on the staff's findings, it was recommended that the special permit be approved subject to the conditions set forth by the Hawaii Planning Commission (see copy of report on file).

Mr. Furutani advised that it will be necessary for the County to negotiate to purchase the land from the Liliuokalani Trust and apply for subdivision approval for the 3-acre parcel from the County. Mr. Glenn Miyao of the Hawaii Planning Department's staff commented that the subdivision request should not encounter any problems since this is a special permit request.