

~~_____~~
~~_____~~
K HAYASHI, William Y. A(T) 62-2

LUC File A(T)- 2

Petitioner: William Hayashi County Kauai

Date petition and fee
received from County
with recommendation: 6-18-62

Suspense date for LUC action: 10-15-62

Publication of hearings

<u>Dates</u>	<u>Newspaper</u>
<u>7-30</u>	<u>Honolulu Star Bulletin</u>
<u>8-1-62</u>	<u>Oahu Isle</u>
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
<u>8-21-62</u>	<u>Wilcox School, Iihoa</u>	<u>LUC</u>
_____	_____	_____
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes:

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR _____

Date forwarded to LUC
with recommendation _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC JUNE 18-62

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Kauai, Island of Kauai, map number and/or name K-5 (tax key 4-2-02-17) to change the district designation of the following described property from its present classification in a(n) agriculture district into a(n) urban district.

Description of property:

Wailua Homesteads Lot No. 17, Parcels 12 and 56 of Zone 4, Section 2, Plat 2 of the Fourth Taxation Division.

Petitioner's interest in subject property:

Owner

Petitioner's reason(s) for requesting boundary change:

See attached.

- (1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

- (2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is not usable or adaptable for use according to its present district classification.

~~(b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.~~

Signature(s) William J. Hayashi

RECOMMENDED APPROVAL

COUNTY OF KAUAI

Address: 3023-B Loomis St., Hon 14

Telephone: 983598 - 502951

For 10 years I engaged in farming on this land, finally abandoning operations in 1960 because the operation was marginal. It was not possible for a small farmer to make a good living from the property. The land is not suitable for sugar cane. The pineapple industry is declining because of competition from foreign countries and because of accelerated competition from other domestic fruits.

Only 9-1/2 acres of the land can be put into pineapple growing. This is an economically unsound unit. The land is intersected by two valleys, leaving approximately 14 acres flat enough to grow pineapple. Of these 14 acres, 3 acres are not suitable for pineapple because of sand dumped by the Marines during World War II. One acre is located beyond both valleys and cannot be reached without bridges or an easement across the neighboring property, and one-half acre adjacent to Kuamoo Road is too wet for pineapple because of drainage from the road. (See Sketch)

The net land area of 9-1/2 acres is sufficient for truck cropping, but adverse weather conditions in winter plus difficult insect control make truck farming marginal. Further, diversified farming operations lack adequate markets and transportation to the markets which exist. From the middle 40's to the middle 50's, Wailua Homesteads was predominantly in truck farming, but these operations were abandoned in the later 50's. Only those with sufficient pineapple acreage are still farming. As for livestock raising, the high cost of imported feed limits feeding operations.

The 1960 Census reported a population of 27,922 persons for the Island of Kauai. Households numbered 8,040 while persons in households numbered 27,563, or an average of 3.43 persons per household. Population projections prepared by the State Planning Office show increases between 61 per cent to 249 per cent for Kauai from 1960 to 1980. The 1980 population is expected to exceed 44,800 persons and may reach 97,500 persons. (See Table 1) This represents, in absolute terms, an increase in numbers of

persons of 16,900 and 69,600 respectively over the 27,922 persons reported by the 1960 Census. Assuming an average of 3.4 persons per household, this indicates that between 5,000 to 20,500 new dwelling units will be required by 1980 to satisfy the demand generated by population increases.

I cannot use the land for farming purposes, nor do I know of anyone who can make use of it. The retention of the land in agricultural use would be a hardship upon me since I could neither use the land nor sell to others for a price commensurate with its real value. I, therefore, request that a rezoning to urban classification be granted permitting one-acre lot residential development. Such a use would be consistent with the probable future demand for the land.

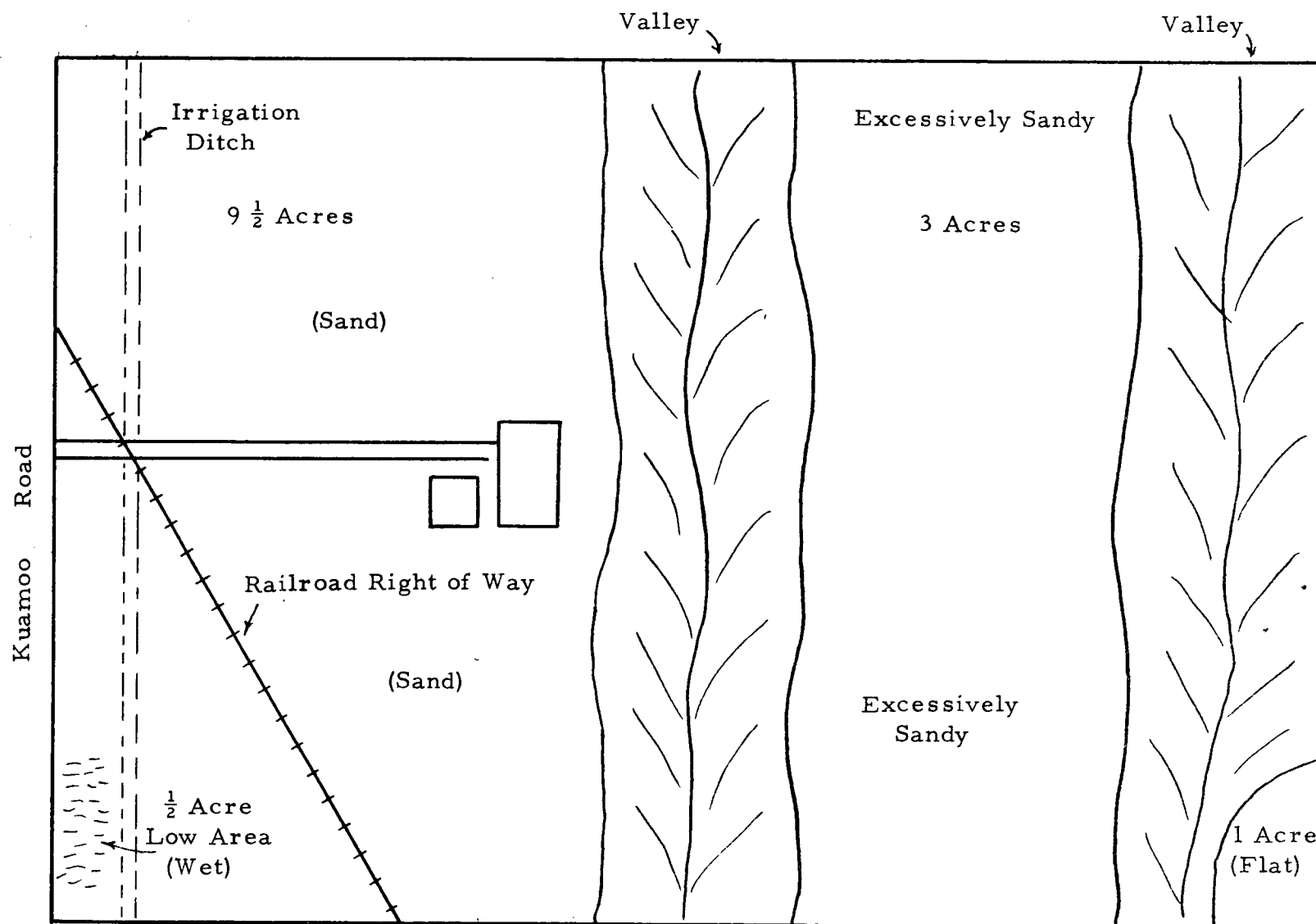
**Table 1. -- POPULATION - COUNTY OF KAUAI BY PLANNING AREA
1960 & 1980**

Planning Area	<u>1960</u>	<u>1980</u>	
		<u>Minimum</u>	<u>High</u>
Island of Kauai	27,900	44,800	97,500
Waimea Planning Area	4,200	5,500	10,500
Hanapepe Planning Area	5,300	5,400	11,500
Koloa Planning Area	4,400	9,800	25,600
Lihue Planning Area	6,200	9,300	13,300
Kapaa Planning Area	6,500	10,300	23,300
Hanalei Planning Area	1,300	4,500	13,300

**Source: State Planning Office as cited in General Plan for Five Urban
Areas of the County of Kauai.**

PROPERTY OF WILLIAM Y. HAYASHI

Wailua Homestead Lot No. 17



Ref. No. LUC 223

November 8, 1962

Mr. and Mrs. William Y. Hayashi
1504 Alexander Street, Apt. 1
Honolulu 14, Hawaii

Subject: Petition (A(T) 62-2), For Change of Temporary
District Boundary from an Agricultural District
to an Urban District Classification

Dear Mr. and Mrs. Hayashi:

This is to inform you of the Land Use Commission's action on your petition for change of Temporary District boundary for property described as Fourth Division, Tax Map Key 4-2-02: 12 & 36.

At the Commission's regular meeting on September 24, 1962 a motion to approve your petition was defeated by the following vote: none 5; ayes 3; absent 1.

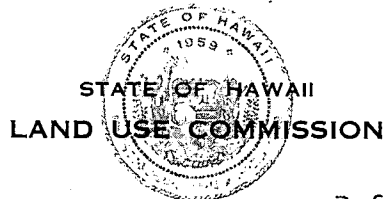
The Commission stated that they did not look with favor upon the creation of a small noncontiguous urban zone surrounded by land still under Agricultural classification.

It was the suggestion of the Commission that you re-state your case at the public hearing called to consider the final boundary lines for the Island of Kauai, to be held on Kauai early in 1963.

Very truly yours,

R. J. DANIELL
EXECUTIVE OFFICER

WILLIAM F. QUINN
GOVERNOR



Ref. No. LUC 206

CHAIRMAN
EDWARD C. BRYAN

VICE CHAIRMAN
EDWARD KANEMOTO

SECRETARY
YUICHI IGE

STANLEY C. FRIEL
WAYNE D. GREGG
FRANKLIN Y. K. SUNN
ROGER T. WILLIAMS

ROWLAND J. DARNELL
EXECUTIVE OFFICER

426 QUEEN STREET
HONOLULU 13, HAWAII

October 18, 1962

RECEIVED
NOV 5 1962
RETURNED
NOT RE
address
State of Hawaii
LAND USE COMMISSION
E. H. COOK, EX-OFFICIO
LAND AND NATURAL RESOURCES
FRANK LOMBARDI, EX-OFFICIO
PLANNING AND RESEARCH

Mr. and Mrs. William Y. Hayashi
3023-B Loomis Street
Honolulu 14, Hawaii

Dear Mr. and Mrs. Hayashi:

The State of Hawaii Land Use Commission has scheduled a meeting on Wednesday, October 24, 1962, at 1:00 p.m., in the Commission's Hearing Room, 426 Queen Street, Honolulu, Hawaii.

As the waiting period prescribed by SECTION 2, Sec. 6, Act 187, has expired, your petition for change of Temporary District Boundary has been placed on the agenda for consideration by the Commission. Final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc: Mr. David F. Wong, Director
Kauai Planning and Traffic Commission

STATE OF HAWAII
LAND USE COMMISSION

Wilcox School
Lihue, Kauai

8:00 P.M.
August 21, 1962

STAFF REPORT

A(T) 62-2

Temporary District Classification: AGRICULTURAL

PETITION OF WILLIAM Y. HAYASHI, for change of Temporary District Boundary to reclassify certain property in the Wailua Homestead area from an Agricultural district to an Urban district classification.

The petitioner is the owner of the property, containing some 33.1 acres, described as follows: TMK 4-2-02 (12 & 56).

The subject property is located on the northside of Kuamoo Road, which follows roughly parallel to, and at a short distance from, the pali on the northside of the North Fork of the Wailua River. A considerable amount of residential development has taken place, in the recent past, on Kuamoo Road, most of it on the middle terrace (between the Opaekaa Falls viewpoint and Puu Pilo), and most of this area, together with enough of the remaining undeveloped area to tie it together, was placed within a temporary Urban district. Kuamoo Road traverses a short, fairly-steep "S - switchback" to negotiate the change in level between the middle and upper terraces, at the base of Puu Pilo. The subject property begins at the straightaway and continues for 800 feet along the road; extending 1600 feet, on an average, in depth from the road. A short distance mauka of the property is a spur road, lined on one side with recently-constructed single-family dwellings, leading to the Tropical Inn (formerly the Wailua Ranch Hotel), one of the few "inland" hotels in the Islands, and the only one of any size on Kauai.

The staff has inspected the subject property in company with David F. Wong, Kauai Planning Director; and has discussed with residents and County officials the subject of Agricultural versus Urban classification of this general area, which was not considered sufficiently urbanized by the previous Commission to warrant its inclusion in an Urban district under the criteria used in drawing the original lines. The area is, in the opinion of the staff, in a condition of transition, from small-farming to vacation and retirement residential use, on fairly large lots. Domestic water is available, as is paved County road, although both these facilities need improvement if they are to serve a considerably expanded population. Urban-type sewage disposal and treatment facilities are non-existent, and these are considered to be needed now. It may be that through a build-up of this area these needed improvements may become economically feasible for the County to provide.

At the same time, the staff will not recommend approval of an isolated urban district; and recommends, instead, that the Commission consider a change of Temporary District Boundary, from Agricultural to Urban classification, of all property suitable for urban development having direct access to Kuamoo Road, mauka of Opaekaa Falls to the present Conservation District Boundary. If, within the 45 days' required waiting period after this public hearing on the Hayashi petition, it appears that the larger change is desirable, staff recommendation would be for approval of the Hayashi petition, with recommendation for reclassification to Urban to follow.

Ref. No. LUC 206

October 18, 1962

**Mr. and Mrs. William Y. Hayashi
3023-B Loomis Street
Honolulu 14, Hawaii**

Dear Mr. and Mrs. Hayashi:

The State of Hawaii Land Use Commission has scheduled a meeting on Wednesday, October 24, 1962, at 1:00 p.m., in the Commission's Hearing Room, 426 Queen Street, Honolulu, Hawaii.

As the waiting period prescribed by SECTION 2, Sec. 6, Act 187, has expired, your petition for change of Temporary District Boundary has been placed on the agenda for consideration by the Commission. Final action may be taken at that time.

Very truly yours,

**R. J. RANSELL
EXECUTIVE OFFICER**

**cc: Mr. David F. Wong, Director
Kauai Planning and Traffic Commission**

1. Mr. & Mrs. William Y. Hayashi

cc. Wong

Dear

The ~~Land Use~~ ^U ~~Commission~~ State of Hawaii Land ^U Use Commission has scheduled a meeting Wednesday October 24, 1962 at 1 p.m. in the Commission's Hearing Room, 426 Queen Street, Honolulu, Hawaii,

As the waiting period prescribed by SECTION 2, Sec. 6, Act 187, ~~will~~ has ~~been~~ expired your petition for change of Temporary District Boundary Change has been placed on the agenda for consideration by the Commission. Final action may be taken at ^{that} ~~this time~~ *at that time*.

vty rjd

Wm. Hayashi

Change of Address { 1504 Alexander St.
Apr 1.
Hon 14 Haw.

507887 - Mrs. Hayashi

Mike call

1:20 Aug. 27

Bill Kama P.O. 743 Hilo
Hawaii

C.S. St. John et al.
16-681 Adlon Rd.
Encino, Calif.

Date	Description	Amount
	Invoice Number 4353	
8	'62 To Publishing:	
	STATEMENT	
	THE GARDEN ISLAND PUBLISHING CO., LTD.	
	PRINTERS AND PUBLISHERS	
	Publishers of "The Garden Island," Kauai's Only English Newspaper	
	Owners and Operators of Radio Station KTOH	
	Lihue, Kauai, Hawaii	
		35.00
		1.23
		36.23

Notice of Public Hearing

TO CONSIDER AN APPLICATION FOR SPECIAL PERMIT AND A PETITION FOR TEMPORARY DISTRICT BOUNDARY CHANGE, BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii at Wilcox School, Lihue, Kauai, at 8:00 p.m. on August 21, 1962, or as soon thereafter as those interested may be heard, to consider an application for Special Permit, and a petition for Temporary District Boundary change within the County of Kauai as provided in Sections 6 and 7, Act 187, Session Laws of Hawaii, 1961.

Special Permit application to be heard:

Docket No. and Petitioner	Tax Map Key	Permission Requested
Sp(T) 62-12		To construct motel,
Patrick &	3-9-04:6	office building and
Clella Cockett		water-ski club house.

Petition for Temporary District Boundary Change to be heard:

Docket No. and Petitioner	Tax Map Key	Change Requested
A(T) 62-2		Agricultural to
William Hayashi	42-02:12, 56	Urban

Maps showing the areas under consideration for Special Permit and Temporary District Boundary change, and copies of the rules and regulations governing the application or petition for same, are on file in the offices of the County of Kauai Planning and Traffic Commission and the Land Use Commission and are open to the public for inspection during office hours.

All written protests or comments regarding the above application for Special Permit and petition for Temporary District Boundary change may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of public hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION
E. C. BRYAN, Chairman
R. J. DARNELL, Executive Officer

(August 1, 1962)

**NOTICE OF PUBLIC HEARING
TO CONSIDER AN APPLICATION FOR
SPECIAL PERMIT AND A PETITION
FOR TEMPORARY
DISTRICT BOUNDARY CHANGE,
BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII**

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii at Wilcox School, Lihue, Kauai, at 8:00 p.m. on August 21, 1962, or as soon thereafter as those interested may be heard, to consider an application for Special Permit, and a petition for Temporary District Boundary change within the County of Kauai as provided in Sections 6 and 7, Act 187, Session Laws of Hawaii, 1961.

Special Permit Application to be heard:

Docket No. and Petitioner	Tax Map Key	Permission Requested
SP(T) 62-12 Patrick & Ciella Cockett	3-9-04: 6	To construct mo- tel, office build- ing and water- ski club house.

**Petition for Temporary District Boundary Change
to be heard:**

Docket No. and Petitioner	Tax Map Key	Change Requested
A(T) 62-2 William Hayashi	4-2-02: 12, 56	Agricultural to Urban.

Maps showing the areas under consideration for Special Permit and Temporary District Boundary change, and copies of the rules and regulations governing the application or petition for same, are on file in the offices of the County of Kauai Planning and Traffic Commission and the Land Use Commission and are open to the public for inspection during office hours.

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LAND USE COMMISSION

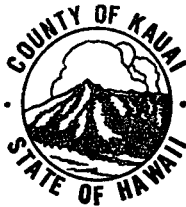
E. C. BRYAN, Chairman

R. J. DARNELL, Executive Officer

(S.-B.: July 30, 1962)

AUG 6 1962

State of Hawaii
LAND USE COMMISSION



LUC 27
RECEIVED

JUN 18 1962

State of Hawaii
LAND USE COMMISSION

PLANNING AND TRAFFIC COMMISSION

COUNTY OF KAUAI
LIHUE, KAUAI, HAWAII

Ref. No. LUC 29

June 15, 1962

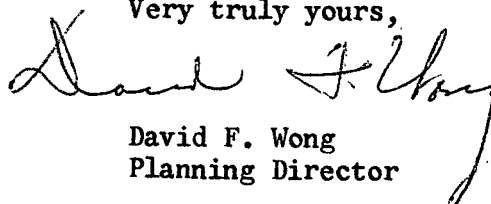
State of Hawaii
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Attention: Mr. R. J. Darnell, Executive Officer

Gentlemen: Subject: Petition for Amendment of Temporary
District Boundary
Applicant: William Y. Hayashi

At a special meeting held on June 14, 1962, the Planning and Traffic Commission voted to recommend for approval the petition for amendment of temporary district boundary from agricultural classification to urban designation property identified on island of Kauai Map K-5, Tax Key 4-2-02:17, applicant William Y. Hayashi.

Very truly yours,



David F. Wong
Planning Director

Ref. No. LUC 114

July 30, 1962

Mr. and Mrs. William Y. Hayashi
3023-B Loomis Street
Honolulu 14, Hawaii

Dear Mr. and Mrs. Hayashi:

This is to inform you of a public hearing called by the Land Use Commission for 8:00 p.m., August 21, 1962, at the Wilcox School, Lihue, Kauai. Your petition for change of Temporary District Boundary will be heard at that time.

Publication of notice of public hearing will occur in the Honolulu Star-Bulletin on July 30, in the Honolulu Advertiser on July 31, and in the Garden Island on August 1, 1962.

Very truly yours,

R. J. DARNELL
Executive Officer

WM:ak

Ref. No. LUC 104

July 19, 1962

The Honorable Members of the
Board of Supervisors
County of Kauai
Lihue, Kauai, Hawaii

Attention: The Honorable Raymond K. Aki, Chairman
and Executive Officer

Gentlemen:

I have been asked to obtain your comments and recommendations regarding matters pending before the Land Use Commission from the County of Kauai.

Enclosed are the submittals pertaining to the petition for Temporary District Boundary change made by William Hayashi, and an application for Special Permit from Patrick and Ciella Cockett.

The Commission has not set a date for public hearing as yet; however, it will most likely occur in late August.

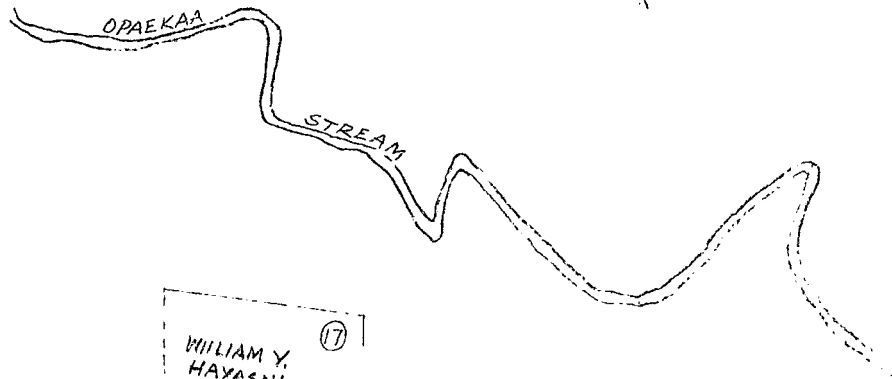
The Commission would appreciate your recommendations in writing at your earliest convenience.

Very truly yours,

R. J. BARNELL
Executive Officer

Enclosures
WJH:ak

TRUE NORTH
1" = 400'



①
WILLIAM Y.
HAYASHI
GR. (33.10 AC)
29.38 ACS.

DITCH 56
KUAMOO ROAD

WM.
HAYASHI
12
3.0 AC ±



TMK 4-2-02-12+56

July 19, 1962

The Honorable Members of the
Board of Supervisors
County of Kauai
Lihue, Kauai, Hawaii

Attention: The Honorable Raymond K. Ahi, Chairman
and Executive Officer

Gentlemen:

I have been asked to obtain your comments and recommendations regarding matters pending before the Land Use Commission from the County of Kauai.

Enclosed are the submittals pertaining to the petition for Temporary District Boundary change made by William Hayashi, and an application for Special Permit from Patrick and Olella Cockett.

The Commission has not set a date for public hearing as yet; however, it will most likely occur in late August.

The Commission would appreciate your recommendations in writing at your earliest convenience.

Very truly yours,

R. J. DANIELL
Executive Officer

Enclosures
WJ:ak

July 19, 1962

The Honorable Members of the
Board of Supervisors
County of Kauai
Lihue, Kauai, Hawaii

Attention: The Honorable Raymond K. Ahi, Chairman
and Executive Officer

Gentlemen:

I have been asked to obtain your comments and recommendations regarding matters pending before the Land Use Commission from the County of Kauai.

Enclosed are the submittals pertaining to the petition for Temporary District Boundary change made by William Hayashi, and an application for Special Permit from Patrick and Chelle Corbett.

The Commission has not set a date for public hearing as yet; however, it will most likely occur in late August.

The Commission would appreciate your recommendations in writing at your earliest convenience.

Very truly yours,

R. J. MURPHY
Executive Officer

Enclosures
WJH

426 Queen Street Ref. No. LUC 29
~~XXXXXXXXXXXXXXXXXXXX~~

June 8, 1962

Mr. David F. Wong, Director
Planning and Traffic Commission
County of Kauai
Lihue, Kauai, Hawaii

Dear Mr. Wong:

Enclosed find application for temporary zoning boundary
change from Mr. William Y. Hayashi, 3023-B Loomis Street, Honolulu 14,
Hawaii, forwarded for your study and recommendation.

Please be advised that this office has retained filing fee
and a copy of the application.

Very truly yours,

R. J. DARNELL
Executive Officer

Enclosure
WM:ak