

WILSON JONES ©

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 3/11/63

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(~~1~~) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Hawaii, Island of Hawaii, map number and/or name H-25 to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property:

See attached overlay.

Petitioner's interest in subject property:

Owner

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

Development of additional increments of the Lalamilo Houseslots through legislative appropriation under Act 30, SLH 1961.

(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.

(See attached sheet for (1) and (2) (a).)

Signature(s) _____

GEORGE P. SIU
Director

Address: _____

Dept. of Land & Nat. Res.
P. O. Box 621

Telephone: _____

50511-Ext. 329

L-1-10

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RECEIVED

FEB 14 1963

State of Hawaii
LAND USE COMMISSION

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- (1) The area is needed for expansion of the existing Lalamilo Houselots bordering the Kawaihae-Waimea Road in the vicinity of Waiaka Junction, to meet current and anticipated demand for houselots in this area and to fulfill requirements of Act 30, SLH 1961 as cited above.
- (2) (a) State plans for agricultural development of Lalamilo Lands, terminate at the southern boundary of Waikoloa Stream. The above described subject property, due to existing topographic conditions, does not lend itself to economical development for agricultural purposes. It is better suited for expansion of the Lalamilo Houselots, as cited in (1) above and for residential support of the Lalamilo Farmlots development south of Waikoloa Stream.

NOTICE OF PUBLIC HEARINGS TO CONSIDER (1) PROPOSED FINAL DISTRICT REGULATIONS (2) PROPOSED FINAL DISTRICT BOUNDARIES (3) APPLICATIONS FOR SPECIAL PERMIT AND (4) PETITIONS FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY, WITHIN THE COUNTY OF HAWAII BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN OF PUBLIC HEARINGS TO BE HELD IN THE COUNTY OF HAWAII, by the State of Hawaii Land Use Commission to consider (1) proposed Final District Regulations; (2) proposed Final District Boundaries for the County of Hawaii; (3) two applications for Special Permit and; (4) three petitions for change of Temporary District Boundary, within the County of Hawaii as provided for in SECTION 2, Secs. 4, 6, 7 & 8, Act 187, Session Laws of Hawaii 1961.

THURSDAY, MARCH 28, 1963, Hilo Electric Light Co. Auditorium, HILO, HAWAII, at 7:30 p.m., or as soon thereafter as those interested may be heard.

FRIDAY, MARCH 29, 1963, Waimea District Courtroom, KAMUELA, HAWAII, at 10:00 a.m., or as soon thereafter as those interested may be heard.

FRIDAY, MARCH 29, 1963, Kona Cultural Center, KAILUA, KONA, at 3:00 p.m., or as soon thereafter as those interested may be heard.

SCHEDULE OF ITEMS TO BE HEARD

- (1) Proposed Final District Regulations - all three hearings.
- (2) Proposed Final District Boundaries for Hawaii County - all three hearings.
- (3) Application of Everett and Rita Crumb, SP(T) 63-44, for Special Permit to create two houselots from 9.8 acres of land in Waiakea Homesteads, Hawaii: Described as Third Division, TMK 2-4-42: 78 - HILO HEARING ONLY.

Application of Morgan Brown, SP(T) 63-45, for Special Permit to subdivide a 7 acre parcel into 7 houselots on land in Puukapu Homesteads, Waimea, Hawaii: Described as Third Division, TMK 6-4-18: 46 - KAMUELA HEARING ONLY.

- (4) Petition of the State of Hawaii Dept. of Land & Natural Resources, A(T) 63-32 for change of Temporary District Boundary from an Agriculture district to an Urban District Classification for land in Waiakea, So. Hilo, Hawaii: Described as Third Division, TMK 2-1-12: por. 3 and 2-1-13: 11, 12; three parcels comprising 289.1 acres, more or less - HILO HEARING ONLY.

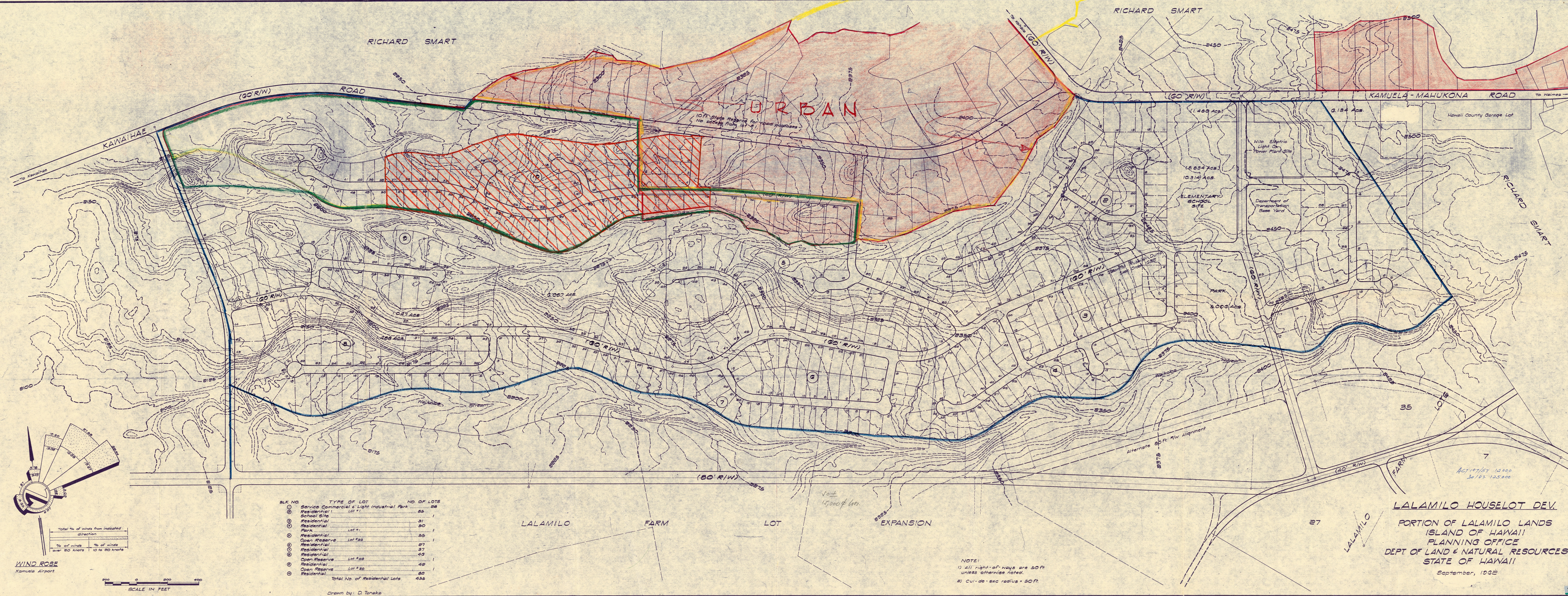
Petition of the State of Hawaii Dept. of Land & Natural Resources, A(T) 63-33, for change of Temporary District Boundary from an Agriculture district to an Urban district for land in Lalamilo, So. Kohala, Hawaii: Described as Second Division, TMK 6-6-01: por. 2, 10, 12, 15, 29, 40 and 6-6-04: 6 - KAMUELA HEARING ONLY.

Petition of Richard Warfield, et. al., A(T) 63-30, for change of Temporary District Boundary from an Agriculture district to an Urban district for land in Keei, So. Kona, Hawaii: Described as Third Division, TMK 8-3-10, 8-3-11 and 8-3-13 - KAILUA-KONA HEARING ONLY.

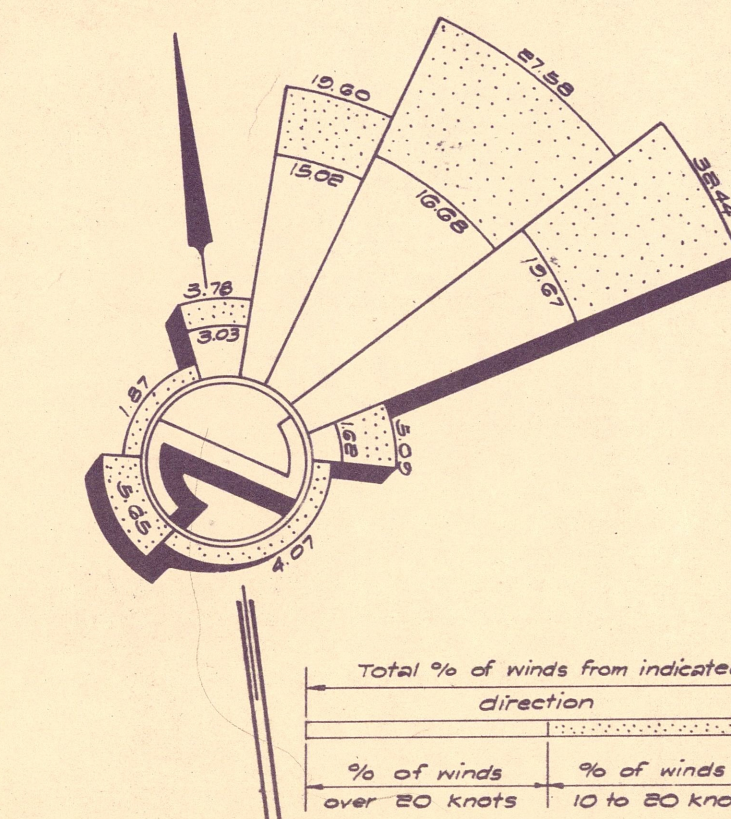
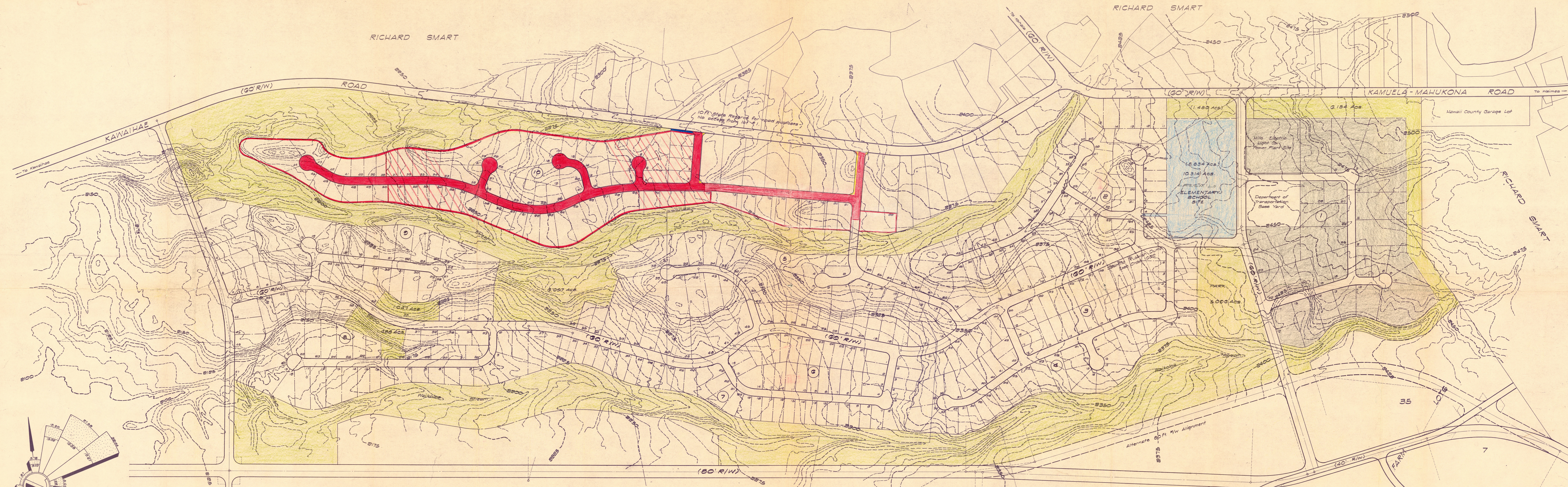
Maps showing the proposed Final District Boundaries for Hawaii County; areas under consideration for Special Permit and Temporary District Boundary Change; copies of the proposed Final District Regulations; and the Interim Regulations governing the applications for Special Permit and petitions for Boundary Change are on file in the offices of the Hawaii County Planning and Traffic Commission and the Land Use Commission and are open to the public during office hours.

All written protests or comments regarding any of the above items to be heard may be filed with the Land Use Commission, 426 Queen Street, Honolulu, before the date of public hearing, or submitted in person at the time of public hearing, or up to fifteen (15) days following the public hearing.

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



LALAMILO HOUSELOT DEV.
PORTION OF LALAMILO LANDS
ISLAND OF HAWAII
PLANNING OFFICE
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
September, 1962



BLK. NO.	TYPE OF LOT	NO. OF LOTS
1	Service Commercial & Light Industrial Park	65
2	Residential	31
3	School Site	1
4	Residential	30
5	Residential	55
6	Open Reserve	27
7	Residential	37
8	Open Reserve	42
9	Open Reserve	22
10	Residential	455
Total No. of Residential Lots		455

Drawn by: D. Tanaka

NOTE:
1) All right-of-ways are 50 ft. unless otherwise noted.
2) Cul-de-sac radius = 50 ft.

**PRELIMINARY PLAN
SUBJECT TO CHANGE**

DATE Sept. 1962

LALAMILO HOUSELOT DEV.
PORTION OF LALAMILO LANDS
ISLAND OF HAWAII
PLANNING OFFICE
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
September, 1962



STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A(T)63-33
DATE 2/28/64
PLACE LUC Hearing Room
TIME 9:00 pm.

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.				✓
OTA, C.	✓			
WENKAM, R.	✓			
BURNS, C.E.S.				✓
NISHIMURA, S.	✓			
MARK, S.	✓			
FERRY, J.	✓			
THOMPSON, M.				✓

COMMENTS: Motion: Nishimura to accept staff
recom.
Sec - Wung

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

L & R

First

ITEM A(T) 63-33

DATE 2/1/64

PLACE Bldg Rm - Bldg Supervisors, Hilo.

TIME 2:35

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.		✓		
OTA, C.				✓
WENKAM, R.	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.		✓		
MARK, S.				✓
FERRY, J.		✓		
THOMPSON, M.	✓			

COMMENTS: Motion - Burns - to accept staffs recomm.
Sec - Wany

Motion was defeated - subsequently, Burns
moved to defer action, seconded by Nishimura,
unanimously approved by Commissioners.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing

LUC Hearing Room

Honolulu, Hawaii

7:00 P. M. - February 28, 1964

Commissioners

Present:

James P. Ferry
Shelley Mark
Shiro Nishimura
Charles S. Ota
Robert G. Wenkam
Leslie E. L. Wung

Absent:

Myron B. Thompson
C.E.S. Burns
Goro Inaba

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer
Amy Namihira, Stenographer

The public hearing was called to order by Commissioner Ota, Chairman Pro Tempore. The hearing was opened with a short prayer, followed by an introduction of the commissioners and staff members. The procedures to be followed throughout the public hearing were then outlined. All persons who were entering testimonies in this hearing were sworn in.

PETITION OF HAWAIIAN HOMES COMMISSION (A(T)63-54), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS CONSISTING OF 215.7 ACRES SITUATED AT WAIMANALO, KOOLAUPOKO, OAHU: Described as TMK 4-1-08: 1, 2, 3 & 4

The Field Officer presented the background on the petition and located the area on a map. There being no comments from the petitioner at this point, the Executive Officer proceeded with the staff's analysis and recommendation. The recommendation was for approval of the petition for urban districting of a portion of the subject area, specifically TMK 4-1-8:1, consisting of 121.39 acres on the bases that: (1) in considering the legislative limitations affecting the activities of the Hawaiian Homes Commission, there is reasonable proof that the land is required for urban use; (2) the subject parcel is suitable and adaptable for urban use; (3) although the fringe of prime agricultural lands does extend into the subject parcel, the urban use of this portion of prime agricultural lands does promote a

more efficient overall use of the adjacent lands; (4) the urban use of the subject parcel does not promote scatteration; and (5) the proposed use is in conformance to the Department of Land and Natural Resources' plan for Waimanalo Valley and is also in accordance with the City and County's plan for that area.

Mr. James Clark, representing the Hawaiian Homes Commission, acknowledged that 121 acres more or less would be sufficient, at present, to accommodate their present layout of approximately 450 lots. He confirmed that the Hawaiian Homes Commission would take about 10 years before they would be able to develop the quarry site for houseslots (Coral Hill). He stated that they have plans drawn up for development of half of this quarry area on a 5 year basis. He indicated that because they do not have funds at the moment, they could not proceed with the development of the whole area. He stated that the Hawaiian Homes Commission matched \$200,000 from the Legislature \$200,000 and there is now \$400,000 allocated for a houseslot development. Mr. Clark anticipated that the present 950 applications on file would double as soon as they start developing this subdivision.

The Executive Officer informed Mr. Clark that because the Coral Hill area is a 10 year planned program for eventual use and utilization, and this Commission is obliged to make a study of the district boundaries every five years, this additional area, should it be needed at that time, could be reviewed and considered then.

Commissioner Ferry inquired whether the Coral Hill area or quarry could qualify as an agricultural operation, or would the Hawaiian Homes Commission need to apply for a special permit?

The Executive Officer replied that a quarry operation was a permitted use in an agricultural district, and therefore it would not be necessary for the Hawaiian Homes Commission to obtain a special permit. This was confirmed by the legal counsel.

The Executive Officer informed the public that this Commission will receive additional testimonies and protests in writing within the next 15 days from this hearing and that this Commission will be taking action on the petition between 45 to 90 days from this hearing.

The public hearing was closed.

PETITION OF KULA DEVELOPMENT CORPORATION FOR AMENDMENT TO URBAN DISTRICT BOUNDARY OF "JAMESTOWN" OMAOPIO, KULA, ISLAND AND COUNTY OF MAUI, STATE OF HAWAII

Chairman Ota informed the Commissioners that the purpose of considering the petition by Kula Development Corporation was to decide whether or not this petition should be accepted for a public hearing.

The legal counsel stated that the petitioner wishes to amend the interim boundaries by keeping his particular area in Urban and putting those areas other than his own

in a rural classification. The legal question being raised is, "Can petitioner, who is not lessee nor owner in fee, petition lands not his own for another use?" Legal counsel stated that the Law states that any property owner or lessee may petition the commission for a change in the boundary of any district, interim or permanent. Legal counsel stated that in his opinion the petition by Kula Development is invalid because the petitioner is not the property owner or lessee of some of the lands in question.

Mr. William Ellis, representing Kula Development Corporation, was not in agreement with legal counsel's interpretation. He stated that this Commission should be impartial and objective and should consider the petitioner's interpretation of the law as well as legal counsel's. He stated that legal counsel gives only his opinion and is not a ruling which bind this Commission. Mr. Ellis based his right to petition lands other than his own for a boundary change on Section 98H-4 of Act 205.

Commissioner Ferry asked Mr. Ellis if he felt that a group of laymen (like this Commission) who may not be attorneys, could find any valid argument to doubt the advice given by their legal counsel? Mr. Ellis replied in the affirmative.

Commissioner Wenkam stated that the issue is whether or not a person who does not have full ownership of a land can present a petition to this Commission. The law says he must be a property owner or lessee. Therefore the question is: "Are the lands being petitioned by Mr. Ellis in his ownership or not?"

Mr. Ellis replied that the majority of the lands were. He explained, however, that should this Commission insist that his petition be for just his particular lands, his petition has already indicated that this alternative be so.

Commissioner Ferry requested a clarification of this petition.

Legal counsel stated that the petitioner is requesting that lands other than his own, which are adjacent to his, be put in a rural classification while his own lands be put in urban. If a portion of the petition is not acceptable to this Commission, the petition has an alternative request that only those lands under petitioner's ownership be reclassified to urban. Legal counsel explained, however, that these particular lands were already classified under the interim boundaries as urban.

Mr. Ellis stated that he was submitting his petition at this time because of: (1) the long waiting period one must go through before his petition is heard and action is taken by this commission; (2) the possibility that the adopted final boundaries may not be in his favor; and (3) the right an individual has to withdraw his petition in the event the adopted final boundaries were in his favor.

It was explained to Mr. Ellis that this Commission had already set a precedence when it had denied similar petition of this nature on grounds that they were not in accordance with the Law.

Legal counsel stated that he believed there may have been some misinterpretation of the communications that went between the Executive Officer and Mr. Ellis. He explained to Mr. Ellis that the Executive Officer upon legal counsel's advice

ruled that his petition was invalid.

Mr. Ellis requested the reason why his petition, which was ruled invalid twice, was then accepted the third time by the Executive Officer?

The Executive Officer explained that he was called before the Chairmen of the House Judiciary and Land Committees concerning this matter. As a consequence, he concluded that only the Commission had the prerogative to decide on the validity of a petition. He therefore accepted the petition and requested permission from the Chairman to add it to the agenda for this Commission to make the decision.

Commissioner Ferry then made the following motion:

"I move that inasmuch as the petitioner has included lands in his petition which he does not own and have any interest, either as a lessor or lessee, that we deny the petition as submitted."

Commissioner Nishimura seconded the motion.

The Executive Officer polled the Commissioners. The vote was as follows:

Approval: Commissioners Wung, Wenkam, Nishimura, Ferry, Mark and Chairman Ota.

Disapproval: None.

The motion was carried.

PETITION OF DEPARTMENT OF LAND AND NATURAL RESOURCES (A(T)63-33), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN LALAMILO, HAWAII: Described as TMK 6-6-01: Por. 2; 6-6-01: Por. 10; 6-6-01: 11, 15, 29, 40 and 6-6-04: 6

A background summary of the petition was given by the Field Officer. A public hearing on this petition was held on December 7, 1963 in the Hilo Electric Light Company Auditorium, Hilo, Hawaii. Action on this petition was deferred by the Commission at its meeting on February 1, 1964 in Hilo, Hawaii because of insufficient evidence to arrive at a conclusion. The recommendation of the staff was for granting a portion of the redistricting request so that the first increment of the houselot subdivision alone would be redistricted at this time. The Hawaii County Planning and Traffic Commission recommended rezoning in order to allow expansion of the proposed development by the State.

Commissioner Nishimura moved to accept the staff's recommendation, which was seconded by Commissioner Wung. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Wenkam, Nishimura, Mark, Ferry and Chairman Ota.

Disapproval: None.

The motion was carried.

PETITION OF CENTEX TROUSDALE COMPANY BY H.W.B. WHITE (A(T)62-29), FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION OF ABOUT 800 ACRES OF KAWAINUI SWAMP FOR PURPOSE OF RESIDENTIAL AND PARK DEVELOPMENT: Described as TMK 4-2-16: 01 and 4-2-13: 22

Discussion on the above petition was deferred to tomorrow's meeting, February 29, 1964, at which time the Chairman, Myron Thompson, would be present.

SCHEDULE OF ACTIVITIES

The proposed schedule of activities worked up by the staff was accepted by the Land Use Commission members up to April 25, 1964.

The meeting adjourned at 9:00 p.m.

LAND USE COMMISSION
STATE OF HAWAII

Minutes of Meeting

Board of Supervisors' Chambers

Hilo, Hawaii

2:00 P. M. - February 1, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Goro Inaba
Shiro Nishimura
Myron B. Thompson
Robert G. Wenkam
Leslie E. L. Wung

Absent:

Shelley Mark
Charles S. Ota

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer
Gordon Soh, Associate Planner
Amy Namihiro, Stenographer

The meeting was called to order by Chairman Thompson.

ADOPTION OF 12/7/63 MINUTES

Commissioner Burns moved for approval of the minutes as circulated with the understanding that if there are any corrections which Commissioners may come upon later, Commissioners will so notify the Executive Officer. Commissioner Nishimura seconded the motion. Motion carried.

ACTIONS ON TEMPORARY DISTRICT BOUNDARY CHANGES

HAYSELDEN RANCH COMPANY, LTD. (A(T)62-18), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAU DISTRICT, HAWAII: Described as TMK 9-4-02: 3 (228 acres) and 9-4-01: 8 (194 acres)

Mr. Richard Mar summarized what had transpired since the hearing held on 12/7/63, in Hilo, Hawaii. He presented a communication received from Ernest Kubota, attorney for petitioner, dated 1/29/64, requesting that this Commission defer action on its petition indefinitely. He stated that the staff recommended denial of the petitioner's request on the bases that:

(1) it would create a hardship on local government; (2) urban districting would permit the government to provide urban standards and facilities; and (3) the subdivision would be premature for any real need for additional lots and will contribute to costly scattered urban developments. The Hawaii Planning and Traffic Commission recommended denial of the petitioner's request on October 24, 1962, and on March 18, 1963 deferred action on petitioner's request for 3 to 9 acre estate parcels. A review of the area and request was then made by Mr. Mar.

Commissioner Burns moved to approve staff's recommendation for denial of the petition on the bases listed by the staff, seconded by Commissioner Wenkam. Executive Officer polled the Commissioners. Approval: Commissioners Inaba, Wenkam, Burns, Nishimura, Ferry, and Chairman Thompson. Disapproval: Commissioner Mar. Motion carried.

DEPARTMENT OF LAND AND NATURAL RESOURCES (A(T)63-32)
TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION
TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN HILO, HAWAII
Case No. 63-13 11, 1

Recommendation of the staff and county for approval of this petition was made on 12/7/63. The review of the request and the area involved was discussed with the Commissioners.

Commissioner Ferry moved to approve the petitioner's request, seconded by Commissioner Wenkam. Executive Officer polled the Commissioners. Approval: Commissioners Wenkam, Burns, Nishimura, Ferry and Chairman Thompson. Disapproval: Commissioner Mar. Motion carried unanimously.

DEPARTMENT OF LAND AND NATURAL RESOURCES (A(T)63-33), FOR AMENDMENT
TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION
TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN LALAMILO, HAWAII: Described
as IMK 6-6-01: por. of 2, por. of 10, 12, 15, 29, 40, and 6-6-04: 6

Mr. Richard Mar summarized the area and request involved and what had transpired since the hearing on 12/7/63 in Hilo, Hawaii. The staff's recommendation was for approval of only the first increment of the request. The County's recommendation was for approval of the whole area. The proposed final district boundaries show only the first increment in urban and the rest in agriculture.

Commissioner Ferry stated that the Kawaihae area is going to be developed into an industrial site which would mean more urbanization. The Kapuna Bay development which really is not too far now with the advent of new roads is going to increase considerably and add to the density of the area. The Department is asking for

urbanization of the whole area now so that it doesn't have to go through this routine again, when it has to open up more lands for the second unit. The urbanizing mentioned in Kamuela have not been developed which is located generally in central Kamuela or on the Honokaa side of Kamuela. Commissioner Ferry stated that the demand will definitely be in the area. He stated that there were many terrains in this particular section, and if the Department had a bigger or larger area already plotted for urban the Department would be able to do a better job in planning, even if it meant changing the designs from what they are at present. He stated that the Governor has just released a substantial appropriation for the development of the Kamuela-Mahukona Road; so that these areas will be opening up in here. He requested that this Commission stand back of the plans of the Department to urbanize the whole area as requested.

Commissioner Nishimura asked whether the Department had considered a rural type of development instead of an urban type of development?

Commissioner Ferry replied in the negative, stating that it would take a much bigger density. He stated that when you rural an area you do so because you are trying to confine the density and because the ground can possibly produce something. This ground will produce nothing. It will take at least 50 acres to support an animal unit.

Commissioner Nishimura stated that he was thinking of something like one acre or half acre lots instead of higher density. He stated that he has seen the lands of the Hawaiian Homes Department and this Department has lots of lands.

Commissioner Ferry concurred with Commissioner Nishimura, but remarked that the lands under question are State lands.

Chairman Thompson asked whether there was a report from the Land Study Bureau on the classification of the lands in question. It was stated that the soils were classified as shallow soil and very poor for agricultural use; that there is very little value for agricultural purpose; but that it was useful for pasture or grazing.

The Executive Officer stated that the reason why the staff's recommendation was recommended as such was because there is an existing subdivision fully developed a few miles out of Kamuela towards Honokaa, which is now in an agricultural district as a non-conforming use. The staff has asked itself, "How can it include some hundred acres of State residential development into urban, when there is in existence a developed subdivision that is a non-conforming use at present under an agricultural district?"

Commissioner Ferry stated that that subdivision was offered for sale through urbanization certainly before its time.

The Executive Officer stated that these subdivision lots are completely sold out.

Commissioner Ferry acknowledged this, but added that there are no homes being built or developed on these lots; but yet they are held by so-called reputable real estate firms. These are speculative realty areas. Though the State may

have some speculations concerning their properties these are discouraged to this extent: (1) the prices are geared lower - it is not like what a private developer gets for his lands; (2) there is a building requirement which requires the owner to build within two years; and (3) a no sale clause (which is being instituted now) whereby the landowner is prohibited from selling within 5 years.

Commissioner Burns asked whether there would be any criticisms of the State for opening a large area, and this Commission turning down other areas and requests similar to this request?

Commissioner Ferry replied that there might be. He stated, however, because the proposed boundaries have not been acted upon as yet, and if action were taken today, this could be construed that this request was already included in the proposed final boundaries.

Chairman Thompson stated that the question before this Commission is "Whether or not urban pressures exist in this particular area at this time?"

Commissioner Ferry's reply was that at this time he would concur that there is no urban pressure. He stated, however, that under the terms of the State a person who buys must buy with the idea of developing.

Commissioner Inaba who noted that the State was very successful whenever they proceeded with these projects on Hawaii, supported the petitioner's development plans. He remarked that he felt that the 5 year no sale clause being instituted would add in stimulating building and development in Hawaii which would readily absorb these lands.

Commissioner Ferry remarked that the State has been slow and has taken too long in opening up its lands, but that he was trying to speed up this process. He stated, however, that this development in question would create a City of its own, consisting of Kamuela-Lalamilo which will tie-in with the Kona beach area as well as the commercial site at Kawaihae. Commissioner Ferry stated that the big potentials for development seem to lie in Kawaihae Harbor area and the resort development along Poipu area.

Commissioner Burns moved to accept the staff's recommendation; which was seconded by Commissioner Wung. The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Wenkam, Burns, and Chairman Thompson. Disapproval: Commissioners Inaba, Nishimura and Ferry. Motion not carried.

Chairman Thompson listed the criterias in favor of the petition against orderly development:

1. the facilities are readily available and are to be developed by the State.
2. the location of the area is presently contiguous to an urban area.
3. an agricultural use was not a reasonable use at this time.

It was noted that the above criterias would meet an orderly development - the area is already contiguous to urban developments and facilities, and that the highest and best use of the land is not for agricultural pursuits. Commissioner Burns who had questioned the demand for urbanization in the area, stated that he is now under the impression that this demand may exist. He stated that Commissioner Inaba feels that there will be a great demand for these lots and feels it will sell very rapidly.

Commissioner Ferry remarked that these speculative feelings for this demand is associated with the building of the Rockefeller Hotel which would employ over some 325 people; and the Kawaihae industrial development which would create a number of jobs.

Commissioner Nishimura stated that his reason for voting against the motion was because he felt that the 80 lots were too little for a subdivision of this nature. He stated that he was projecting his thinking to 5 and 10 years for that area. He stated that because the government is so slow in opening up their lands for development, he felt that the 80 lots would be too little at this time.

Because of the uncertainties that developed from this discussion, the staff was requested to make a further study on the overall problem of this petition and to report back to the Commission at their next meeting. The following questions were posed for follow-up:

1. Are these lots in demand or not, at present or in the future?
2. Would there be any criticism on the part of the State if a grant should be made?
3. Is there any justification for another subdivision when there is one in existence nearby at present?
4. Would these lands be absorbed by the people employed at the Rockefeller area or not?
5. Chairman Thompson recommended that the Department of Land and Natural Resources provide more information on the market analyses which they had made for this area.

Commissioner Burns moved to defer action on this matter until February 15 or as soon thereafter; motion seconded by Commissioner Nishimura. Motion carried unanimously.

Meeting adjourned at 3:30 P. M.

Ref. No. LUC 174

March 10, 1964

Mr. Jim P. Ferry, Chairman
Dept. of Land & Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

The Land Use Commission in a meeting held on February 25, 1964 took the following action on your petition for a boundary change from agricultural to urban for DSK: 6-6-01 portion 2, 10, 12, 15, 29, 40; and 6-6-04-6, Third Division, situated at Lalanilo, Hawaii:

Voted to approve a boundary change so that only a portion of the total area included in your petition would be included in the urban district. That specific portion, for which approval was granted, lies between Waiala stream and Kaulihua road, between the existing temporary urban district limit to the east (mauka) and the western (makai) limits of the proposed subdivision shown on your map entitled LALANILLO HOUSELOT DEVELOPMENT. Portion of Lalanilo Lands, Island of Hawaii, Planning Office, Department of Land and Natural Resources, State of Hawaii, and dated September, 1962.

This action was based on the Land Use Commission staff report, a copy of which you already have. Should there be any further questions, please feel free to contact this office.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takoyama
Hawaii Planning & Traffic Commission
Dept. of Taxation

Land Use Commission
426 Queen Street
Honolulu, Hawaii

February 27, 1964

For February 28, 1964 - Honolulu, Hawaii

455
10

SUMMARY OF LAND & NATURAL RESOURCES - A(T)63-33

Lalamilo Houselots Development

Temporary District Classification: Agriculture

On February 1, 1964, the Land Use Commission held a meeting at the Board Room of the Board of Supervisors in Hilo, Hawaii to take action on the Lalamilo houselots development. The staff recommended that a portion of the petitioner's property be put in an urban district so that the first increment of the houselot subdivision can be developed. The remainder can be granted at a later date should there prove to be a specific demand for small lots and higher standard subdivisions and added impetus in the general demand for houselots in Waimea. After careful deliberation, the Commission decided to defer action on the petition until a later date. The deferral was made because the Commissioners felt that the evidence submitted was not sufficient basis upon which to arrive at a conclusion.

On February 4, 1964 a letter was written to Mr. Jim Ferry requesting that the Land and Natural Resources submit evidence with respect to the justification of some 455 residential lots shown in the

preliminary plans, as to this date, the staff has not received any comments from the Department of Land & Natural Resources.

Hence action was taken by the staff to delineate a portion of the Lalamilo houselot proposed subdivision for inclusion in the urban zone. The area outlined in green is the staff's recommendation for the development of a portion of the Lalamilo houselot subdivision.

EAGLE-A

TYPE-ERASE

25X100TON FIBER

STATE OF HAWAII
LAND USE COMMISSION

February 19, 1964

AGENDA

1:00 P.M. to 9:00 P.M.
February 28, 1964

Planning and Economic Development
425 Queen Street, Honolulu, Hawaii

1:00 P.M. to 5:00 P.M. - Meeting

- I. Determine Quorum
- II. Call meeting to order
- III. Adoption of Minutes
 - A. 1/17/64 Meeting in Honolulu
 - B. 1/18/64 Meeting and Public Hearing in Honolulu
 - C. 1/24/64 Public Hearing in Kaunakakai, Molokai
 - D. 1/25/64 Meeting, Continued Hearing and Public Hearing in Wailuku, Maui
- IV. Action on Temporary District Boundary Changes

Oahu

- A. A(T)62-27 - Eugene & Eva Kennedy
- B. A(T)63-33 - Land & Natural Resources

(withdrawal) unanimous (5)

V. Action on Special Permits

Hawaii

- A. SP(T)63-6 - Sadamu Tsubota ✓
- B. SP(T)63-7 - Gilbert Ashikawa ✓
- C. SP(T)63-8 - Puna Sugar Company ✓
- D. SP(T)63-9 - Donn W. Carlsmith ✓

(I) II

(NO)

moved to approve petition's
request-motion is lost
staff to investigate on
structural plans

denied

denied

Wentan
denied

2nd by Wang -
denied

Kauai

- A. SP(T)63-5 - Edward Horner ✓
- B. SP(T)63-6 - Lihue Plantation Company ✓

4-1

denied

defused
LSB to do
a study on
road

approved

5:30 to 6:30 P.M. - Dinner Meeting

7:00 P.M. to 9:00 P.M. - Hearing

VI. Public Hearing

A(T)63-54 - Hawaiian Homes Commission ✓

VII. Continued Public Hearing

~~A(T)62-29 - Centex Trousdale Company by H.W.B. White~~

out

Ref. No. LUC 98

February 10, 1964

Mr. James P. Ferry, Chairman
Dept. of Land & Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

Subject: A(T)63-33 - Dept. of Land & Natural Resources
Lalamilo Development

This is to inform you that the Land Use Commission of the State of Hawaii will meet on February 28, 1964 from 1:00 p.m. to 5:00 p.m. in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii.

Your petition for Temporary District Boundary change on the above subject (which action was deferred by the Commission on February 1, 1964 in Hilo), has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken at this time.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

Ref. No. LUC 81

February 4, 1964

Mr. Jim Ferry, Chairman
Dept. of Land & Natural Resources
Honolulu, Hawaii

Subject: A(T)63-33 - Dept. of Land & Natural Resources
Lalamilo Development

Dear Mr. Ferry:

At a meeting held in the Board Room of the Hawaii County Board of Supervisors' in Hilo, Hawaii on February 1, 1964, the Land Use Commission decided to defer action on your petition until a later date. The deferral was made because the Commissioners felt that the evidence submitted was not sufficient basis upon which to arrive at a conclusion.

We, therefore, invite your submittal of further supporting evidence particularly with respect to the justification of some 435 residential lots shown in your preliminary plans. A copy of the staff report was transmitted to you during the earlier public hearings on this matter.

Should you have further questions, please feel free to contact this office.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Hyron Thompson
Mr. Roy Takeyama

Land Use Commission
426 Queen Street
Honolulu, Hawaii

January 30, 1964

For February 1, 1964 - Hilo, Hawaii

Dec 7, 1963

SUMMARY OF LAND & NATURAL RESOURCES

A(T)63-33 - Land & Natural Resources, From A to U for properties described as TMK 6-6-01: portion of 2, portion of 10, 12, 15, 29, 40; and 6-6-04: 6.

Background

Location: Area lies in the plain abutting the highway leading from Waimea to Kawaihae.

- a. Waikoloa Stream fringes the southern portion of the area.
- b. Keanuimano Stream the northwest corner.
- c. Waiania Stream flows through the properties // to Waikoloa Stream.

Little vegetation on the rock strewn landscape of the properties (low lying shrubs and grasses).

Land Use: Property surrounded by farm and grazing areas except for the Hilo Electric Company substation to the east.

To the north along the Kawaihae Road are low density residential developments.

Act 30, SLH 1961 provided \$125,000 for preliminary plans for "Development of additional increments of the Lalamilo Houselots."

Analysis

1. The proposed change would serve to link two urban districts at Waimea which are basically one.
2. Area can be developed because of good climate, available public services, and can be developed without injury to low intensity agriculture use.
3. Kohala-Hamakua Region General Plan indicates "as of June, 1962" 548 acres of residential subdivisions were authorized but not developed in the Waimea area. This indicates an excessive supply of houselots chiefly located east of 'Waimea on the road to Honokaa.'
4. October 8, 1962, Planning Office, Department of Land & Natural Resources reported that demand for houselots in S. Kohala is likely to remain modest for the next decade.

Recommendation

Staff recommendation is for the development of a portion of the petitioner's property so that the first increment of the houselot subdivision alone would be redistricted at this time.

Ref. No. LUC 62

January 24, 1964

Mr. James Ferry, Chairman
Department of Land & Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Hawaii on February 1, 1964 in the Board of Supervisors' Chambers, Hilo, Hawaii at 3:00 p.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petitions for change of temporary district boundaries for Lalamilo Houselots and Hilo Industrial lands have been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petitions at this time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Hilo Electric Light Company Auditorium
Hilo, Hawaii

10:45 A.M.
December 7, 1963

STAFF REPORT

A(T)63-33 - DEPARTMENT OF LAND
AND NATURAL RESOURCES

Temporary District Classification: AGRICULTURAL

Background

The Department of Land and Natural Resources has petitioned the Land Use Commission for amendment of the temporary district boundaries so that the properties described by Hawaii tax map keys 6-6-01: 2 (portion), 6-6-01: 10 (portion), 6-6-01: 12, 6-6-01: 15, 6-6-01: 29, 6-6-01: 40 and 6-6-04: 6 as shown in a sketch accompanying the petition would be redistricted from an agricultural to an urban classification.

The area in question lies on the rolling plain abutting the highway leading from Waimea to Kawaihae where the highway is joined by the road to Kohala. The Waikoloa Stream fringes the ~~southern~~ portion of the area, the Keanuimano Stream the northwestern corner. The Waiania Stream flows through the properties on a course paralleling Waikoloa Stream. Stream flows are not constant, and on occasion the beds may be dry. The rock strewn landscape bears little vegetation - principally low-lying shrubs and grasses especially thick near the streambed. Dry reed-like vegetation laid low in a common direction attest to possible flood problems, but the occurrence of this sign is not notably pronounced.

The property is generally surrounded by farm and grazing areas except to the east where urban development beyond the Hilo Electric Company substation is

relatively marked. To the north fronting the Kawaihae Road are low density residential developments.

The petitioner represents that a boundary change is requested for "Development of additional increments of the Lalamilo Houselots through legislative appropriation under Act 30, SLH 1961."^{1/} Preliminary plans indicate that a subdivision containing 455 residential lots, 28 commercial and industrial lots, 5 open space reserves and 3 drainage easements are contemplated. A variety of small lot sizes are shown. A new alignment of the road to Kawaihae is anticipated.

Analysis

The proposed change would serve to link two urban districts at Waimea which are basically one. Recognition of this relationship is implicit in the proposed final district boundaries advanced by Harland Bartholomew and Associates and in a recently completed plan of the Kohala area.^{2/}

The area can be attractively developed; it enjoys a climate basically different from that at Kawaihae and Puako; it lies within easy reach of urban public services; and it can be developed without particular injury even to low intensity agricultural uses.^{3/}

The staff notes that "as of June, 1962" 548 acres of residential subdivisions were authorized but not developed in the Waimea area,^{4/} indicating an excessive

^{1/} The appropriation was for \$125,000.

^{2/} The Kohala-Hamakua Region General Plan, Robert I. Bush and Andrew Gerakas, September 1963.

^{3/} The property is advantaged by good and intermediate quality soils. However, water development costs for irrigation is prohibitively high to exploit good soil areas fully.

^{4/} The Kohala-Hamakua Region General Plan, Robert I. Bush and Andrew Gerakas, September 1963, p. 38.

supply of house lots chiefly located east of Waimea on the road to Honokaa. A memorandum in the files of the Planning Office of the Department of Land and Natural Resources dated October 8, 1962 analyzes the need for house lots in South Kohala and concludes, "It is thus evident that the market for house lots in South Kohala is likely to remain modest for the next decade or so. Although the district has maintained a reasonable rate of growth for many decades, absolute increases have been small. By continuing to attract its postwar share of new construction, the district can expect to average about 20 or so new housing units a year between 1960 and 1980. The resident population is not particularly wealthy; in-migration is low, and vacancy rates are exceptionally high. Construction workers on the Rockefeller project will move on to other projects after two years, and hence will probably lack interest in purchasing house lots in the area. Hotel employees with incomes sufficient to buy their own homes will be too few to constitute a significant market."

Recommendation

After weighing various factors, including the possibility of intraregional migration within the Hamakua-Kohala area, the staff recommends that a portion of the redistricting request be granted so that the first increment of the house lot subdivision alone would be redistricted at this time. The remainder can be granted at a later date should there prove to be a specific demand for small lots and higher standard subdivisions and added impetus in the general demand for house lots in Waimea.



PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII
HILO, HAWAII, U. S. A.

March 7, 1963

RECEIVED

MAR 11 1963

State of Hawaii
LAND USE COMMISSION

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
426 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

At its regular meeting of March 4, 1963, the Planning and Traffic Commission considered the application of the Department of Land and Natural Resources, State of Hawaii, for rezoning in Lalamilo, Kohala, Hawaii, and lands in Waiakea, Hilo, Hawaii.

The request from Agricultural District to Urban District in Lalamilo is for the purpose of developing additional increments of the Lalamilo Houselots to meet current and anticipated demand for house lots in this area.

The rezoning of lands in Waiakea from Agricultural District to Urban District is for the development of additional increments of the Hilo industrial lands to meet the demands for such use. It was recommended that Lot 12 and a portion of Lot 11 as shown in the enclosed sketch be retained in Agricultural District to conform to our proposed Hilo Development Plan.

The Commission recommends rezoning of the two areas in order to allow expansion of the proposed development by the State.

Very sincerely,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamasu

Edgar A. Hamasu, Director

lat

cc Board of Supervisors
Dept. of Land & Natural Resources - Honolulu
" " " " - Hilo
Robert M. Fujimoto

Ref. No. LUC 726

November 6, 1963

Mr. James P. Ferry, Chairman
Department of Land & Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii, on December 7, 1963, at 10:45 a.m., in the Hilo Electric Company Auditorium, Hilo, Hawaii. Your petitions for Change of Temporary District Boundary from an Agricultural district classification to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Honolulu Star-Bulletin on November 7, 1963; and the Hilo Tribune Herald on November 7 and December 5, 1963.

Sincerely,

R. YAMASHITA
Executive Officer

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY
WITHIN THE COUNTY OF HAWAII, BEFORE THE LAND USE COMMISSION OF
THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of public hearings to be held in the County of Hawaii by the Land Use Commission of the State of Hawaii to consider petitions for change of Temporary District Boundary as provided for in Section 98H-4, Revised Laws of Hawaii 1955, as amended.

1. At the Hilo Electric Auditorium in Hilo at 10:45 a.m., or as soon thereafter as those interested may be heard on December 7, 1963 to hear the following petitions:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)62-18 Hayselden Ranch Co.	9-4-2: 3 9-4-1: 8	Change from an Agricultural district classification to an Urban district classification.
A(T)63-32 Department of Land & Natural Resources, State of Hawaii	2-1-12: 3; 2-1-13: 11 & 12	Change from an Agricultural district classification to an Urban district classification.
A(T)63-33 Department of Land & Natural Resources, State of Hawaii	6-6-01: 2, 10, 12, 15, 29 & 40; 6-6-04: 6	Change from an Agricultural district classification to an Urban district classification.

2. At the Hale Halawai Cultural Center in Kailua-Kona at 3:30 p.m., or as soon thereafter as those interested may be heard, on December 7, 1963 to hear the following petitions:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)63-30 Richard Warfield, Et Al.	8-3-10; 8-3-11; & 8-3-13	Change from an Agricultural district classification to an Urban district classification.
A(T)63-36 Tamotsu and Sumiya Kuramoto	8-1-03: 26	Change from an Agricultural district classification to an Urban district classification.

Maps showing the area under consideration for change of Temporary District Boundary and copies of the rules and regulations governing the petitions above are on file in the offices of the Hawaii Planning and Traffic Commission and the Land Use Commission and are open to the public during office hours.

All written protests or comments regarding the above petitions 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 hearing.

LAND USE COMMISSION

M. THOMPSON, Chairman, Pro Tempore

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border)
(To appear November 7, 1963)
(THE HONOLULU STAR-BULLETIN)
(THE HILO TRIBUNE HERALD)
(To appear December 5, 1963)
(THE HILO TRIBUNE HERALD)

State of Hawaii
LAND USE COMMISSION
426 Queen Street
Honolulu 13, Hawaii

October 22, 1963

MEMORANDUM TO ALL PETITIONERS CONCERNED

The Land Use Commission at its meeting on October 18, 1963 has asked me to assure you of its awareness of your petition before the Commission.

As of October 11, 1963 the Commission was fully constituted, and it is now in the process of scheduling hearings for petitions not heard by the previous Commission and of scheduling new hearings for petitions heard prior to May 3, 1963 on which the previous Commission took no action. Upon completion of these schedules, notification concerning when your petition will be heard will be forwarded to you.

Mr. Raymond Yamashita is the Commission's new executive officer, and he will begin his duties on November 1, 1963.

Sincerely,

Myron B. Thompson
MYRON B. THOMPSON
Chairman, Pro Tempore

2016
AUG 28 1963

RECEIVED
AUG 28 1963
State of Hawaii
LAND USE COMMISSION

August 27, 1963

MEMORANDUM

TO: George P. Siu, Director

FROM: Robert S. Furrer, Planning Office

SUBJECT: Act 30, SLH 1962, C.I.P. Project Execution
to Land Use Commission Districting

Relative to the above subject, the following C.I.P. projects cannot be executed due to the lack of and/or action by the Land Use Commission:

1. Hilo Industrial Development, Hawaii. Act 30, SLH 1962, \$300,000. Roads, water and utilities for development of State land in Hilo for commercial and industrial use; first increment of 21 acres. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.
2. Lalamilo Houselots, Hawaii. Act 30, SLH 1962, \$125,000. Roads, water and utilities for extension of subdivision near Kamuela to provide house lots size 15,000 square feet. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.
3. Weliweli Houselots, Kauai. Act 30, SLH 1962, \$50,000. For roads, water system and utilities. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.

George P. Sin

-2-

August 27, 1963

Until such time that temporary district boundaries are changed, relative to the individual project area requirements, the above projects cannot proceed toward final execution and property disposition.

Robert S. Furrer

ROBERT S. FURRER
Planning Office

RSF:hm

cc: Mr. Mike Mullahey /
Mr. R. Summers
Mr. T.S. Yang
Mr. H. Tanaka
Dr. N. Masunaga

Ref. No. LUC 581

June 4, 1963

Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Gentlemen:

This is to apprise you of the status of your petitions for Change of Temporary District Boundaries which were heard before the Land Use Commission on March 28 & 29, 1963.

As you know the members of the Land Use Commission were not confirmed by the last Legislature and are no longer in office. Therefore, consideration of your petitions for final action must be delayed until new members are appointed to the Commission. These appointments should occur before the end of July.

You will be informed in advance of any meeting where the new Commission may take final action on your petitions. Thank you for your patience thus far. If you have any further questions please contact me.

Very truly yours,

W. H. MULLANEY
ACTING EXECUTIVE OFFICER

cc: Hawaii Planning & Traffic Commission

Parcels requested for inclusion within the URBAN boundary:

TMK: 6-6-01-Port. 2

-10

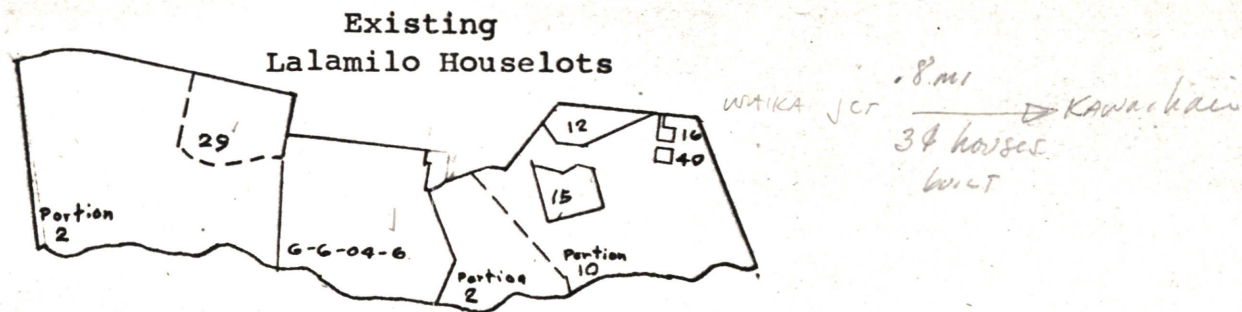
-12

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-29

-40

6-6-04-6



OVERLAY TO LAND USE COMMISSION INTERIM BOUNDARY MAP H-25 (Kamuela Quad)
County of Hawaii, Island of Hawaii, State of Hawaii

Scale 1" = 2,000'



OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII

April 5, 1963

RECEIVED
APR 8 1963

State of Hawaii
LAND USE COMMISSION

IN REPLY REFER
TO: C-487/PWC-8

Refer Your: LUC 477

Mr. Mike Mullahey
Acting Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Mullahey:

The Board of Supervisors of the County of Hawaii at its meeting of April 3, 1963, adopted the following recommendation of its Committee on Public Works in reply to your letter of March 12:

"Recommends approval for change of temporary district boundary for the Department of Land and Natural Resources and denial for change of temporary district boundary for Mr. Warfield."

Very truly yours,

(Mrs.) Margaret M. Kaaua
COUNTY CLERK

LNK folder (12.10)

RECEIVED

MAR 25 1963

Office of the County Clerk

County of Hawaii

Hilo, Hawaii

original
w/ R. Wharfield's
folder

LIBS

Notification:

State of Hawaii
LAND USE COMMISSION

Re: Comm. No. 487

Date: MARCH 22, 1963

The following action was adopted by the Board of Supervisors at its meeting of March 20, 1963:

Referred to Committee on Public Works

We will further advise you of the Board's action.

MARGARET M. KAGUA
County Clerk, County of Hawaii

March 12, 1963

The Honorable Members of the
Board of Supervisors
County of Hawaii
Hilo, Hawaii

Attention: The Honorable Helene Hale, Chairman
and Executive Officer

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendation regarding matters pending before the Land Use Commission from the County of Hawaii.

Enclosed are submittals pertaining to petitions for change of Temporary District Boundary by George Siu, Director of Department of Land and Natural Resources (2 petitions), and Richard Warfield.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of the hearing or up to fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

Ref. No. LUC 480

March 12, 1963

Mr. George Siu, Director
Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Siu:

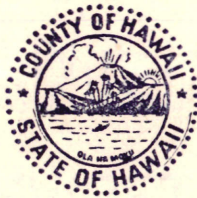
This is to inform you of the public hearings called by the Land Use Commission of the State of Hawaii on March 28, 1963, at 7:30 p.m., in the Hilo Electric Light Co. Auditorium, Hilo, Hawaii; and on March 29, 1963, at 10:00 a.m., in the Waiimea District Courtroom, Kamuela, Hawaii. Your petitions for change of Temporary District Boundaries from Agriculture to Urban district will be heard at this time.

Enclosed is a copy of the Legal Notice which appeared in the Honolulu Star-Bulletin on March 8, 1963, and the Honolulu Advertiser on March 9, 1963 giving a more detailed information. Notification of this hearing will appear in the Hilo Tribune Herald on March 25, 1963 also.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure



Copy for
2nd folder - encl.
610

PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII
HILO, HAWAII, U. S. A.

March 7, 1963

RECEIVED

MAR 11 1963

State of Hawaii
LAND USE COMMISSION

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
426 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

At its regular meeting of March 4, 1963, the Planning and Traffic Commission considered the application of the Department of Land and Natural Resources, State of Hawaii, for rezoning in Lalamilo, Kohala, Hawaii, and lands in Waiakea, Hilo, Hawaii.

The request from Agricultural District to Urban District in Lalamilo is for the purpose of developing additional increments of the Lalamilo Houselots to meet current and anticipated demand for house lots in this area.

The rezoning of lands in Waiakea from Agricultural District to Urban District is for the development of additional increments of the Hilo industrial lands to meet the demands for such use. It was recommended that Lot 12 and a portion of Lot 11 as shown in the enclosed sketch be retained in Agricultural District to conform to our proposed Hilo Development Plan.

The Commission recommends rezoning of the two areas in order to allow expansion of the proposed development by the State.

Very sincerely,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamasu

Edgar A. Hamasu, Director

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cc Board of Supervisors
Dept. of Land & Natural Resources - Honolulu
" " " " - Hilo
Robert M. Fujimoto