

MOULTON, Tamotsu & Sumiya
A(F) 63-36

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Kaunaloa

ITEM A(T) 63-36
DATE 1/30/64
PLACE Hale Halawaan -
TIME 8:35

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:

*Inaba - move to move temp dist
body to include pos*

sec - Nishimura

LAND USE COMMISSION
STATE OF HAWAII

Minutes of Meeting

Hale Halawai Cultural Center

Kailua-Kona, Hawaii

8:45 P. M. - January 31, 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 Namihira, Stenographer

The meeting was called to order.

ADOPTION OF MINUTES

The minutes of the Commission's December 6 & 7, 1963 meeting and hearings were deferred for action the next day in Hilo, Hawaii.

PETITION PENDING ACTION

PETITION OF TAMOTSU & SUMIYA KURAMOTO (A(T)63-36) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KEALAKEKUA, HAWAII: Described as TMK 8-1-03: 26.

A summary of the area and request was given by Mr. Mar. He stated that the public hearing on this petition was held on December 7, 1963 in this Center. The recommendation of the Hawaii Planning & Traffic Commission was for approval and the staff's recommendation was in concurrence with the Hawaii Planning & Traffic Commission. The Commission's proposed boundaries included this area in the urban district.

Commissioner Inaba moved to approve the petition to include the Kuramoto's property in the Urban district; which motion was seconded by Commissioner Nishimura.

The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Inaba, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson. Disapproval: None.

T. V. HEARING DISCUSSION

The following suggestions were made to improve the public hearing scheduled to be televised on KGMB TV on March 7, 1964 at 8:00 a.m.

- (1) Questions should be opened to the audience after the program is off the air.
- (2) The live portion of the T. V. program should include only the presentation by the Commissioners on the various sections of the Island, and discussions among the Commissioners.

ADOPTION OF COMMISSION'S SCHEDULE OF ACTIVITIES

Commissioner Ferry moved to adopt the above schedule to the 21st of March which was seconded by Commissioner Burns. Schedule adopted.

CRITERIA FOR A RURAL DISTRICT

The Commissioners adopted the proposed standards as worked up by the Executive Officer for the criteria of a rural district and suggested that the standards be further worked out with the legal counsel and the Chairman.

REVIEW OF OCEANIC PROPERTIES REQUEST

Clarification on the motion made in December (on the above subject) that the staff report be accepted with the provision that the staff look into the possibility of permitting a piece of property for urban development was requested by the Chairman.

Commissioner Ferry (who made the motion) stated that action will be taken on this petition on March 6, 1964. It would be encumbered upon the staff to have something available prior to that.

The legal counsel stated that the question being raised is whether the intent of the motion was made so that this Commission could act right now to put the petitioner on the proposed final district boundaries based on the evidences submitted at the public hearing.

Commissioner Ferry stated that if the information is supplied by the staff prior to the setting up of the proposed final boundary maps, whatever action this Commission takes can still be incorporated in these maps.

It was the general consensus of the Commission that close working relationship be made with the petitioner and its counsel.

The meeting was adjourned at 10:00 p.m.

Ref. No. LUC 78

February 4, 1964

Mr. & Mrs. Tamotsu Kuramoto
South Kona, Hawaii

Dear Mr. & Mrs. Kuramoto:

The Land Use Commission approved your petition for boundary change from agricultural to urban for your property described in TMS 8-1-03: 26, third division. This action was taken at the public hearing held on January 31, 1964 in the Hale Halewai Cultural Center, Kailua-Kona.

The Commission's approval of your petition was based on the staff report which is enclosed for your information.

Very truly yours,

RAYMOND S. YAMASHITA

Encl.

cc: Mr. Hyron Thompson
Mr. Roy Takeyama
Dept. of Taxation
Hawaii Planning & Traffic Comm.

Land Use Commission
426 Queen Street
Honolulu, Hawaii

January 30, 1964

For January 31, 1964 - Kailua-Kona, Hawaii

SUMMARY OF KURAMOTO

A(T)63-36 - Mr. & Mrs. Tamotsu Kuramoto

A public hearing was held on December 7, 1963 to consider the petition for a boundary change from an agricultural to an urban district classification.

Background

Location: Kealahou, below Mamalahou Highway.

- a. accessible, narrow road leading to Kishi subdivision and hence a jeep trail from Kishi property

Land Use: a. Kishi subdivision partly developed, below residential subdivision lands covered with brush

- b. South - coffee trees
- c. Along highway - commercial subdivisions
 - 1. Bank of Hawaii
 - 2. First National Bank
 - 3. State Tax Office
 - 4. Kona Public Library, etc.

Land Use (cont):

- d. Rainfall - 50 inches per annual
Water - 8 inch line

Analysis

1. Hawaii County Planning and Traffic Commission voted on April 10, 1963 to recommend the change from A to U since the property abuts the U district.
2. Kona Plan - recommends residential zoning.

Recommendation(read recommendations over)

1. Not in A because it is too small.
2. Too small for coffee farm.
3. Change to U will not be injurious to agricultural pursuits.
4. Kona Plan recommends Kealahou as a "major urban center".
5. Contiguous to U district.
6. Public facilities available.

Ref. No. LUC 63

January 24, 1964

Mr. & Mrs. Tomotsu Kuramoto
South Kona, Hawaii

Dear Mr. and Mrs. Kuramoto:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Hawaii on January 31, 1964 in the Hale Halawai Cultural Center, Kailua-Kona, Hawaii at 9:00 p.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petition at this time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Hale Halawai Cultural Center
Kailua-Kona, Hawaii

3:30 P.M.
December 7, 1963

STAFF REPORT

A(T)63-36 - TAMOTSU AND SUMIYA
KURAMOTO

Temporary District Classification: AGRICULTURAL

Background

Tamotsu and Sumiya Kuramoto of Kona, Hawaii have petitioned the Land Use Commission for amendment of temporary district boundaries so that the property described by Hawaii tax map key 8-1-03: 26 approximately 1.148 acres in size would be changed from an agricultural to an urban district classification.

The property in question is in Kealahou below Mamalahou Highway. It is accessible via a narrow road leading through the Kishi subdivision. Before reaching the Kuramoto property, the pavement ends; but the roadway continues as a jeep trail.

The Kishi subdivision appears to be only partly developed. Below the residential development are lands covered with brush. Farther below and to the south lands planted to coffee trees appear, some of which seem to be untended. Above the subdivision are commercial and office buildings. In this general vicinity along Mamalahou Highway are branches of the Bank of Hawaii and the First National Bank of Hawaii, the Kona Public Library, a Catholic Church, offices of the U. S. Department of Agriculture, et al.

The slope is approximately 12%. Rainfall is about 50 inches annually. Domestic water is supplied through an eight inch line, part of a system extending from

Kailua to Keeli composed of booster pumps, storage tanks and mains. Soils are believed to be generally suitable for Kona type crops.^{1/}

Analysis

In a letter dated April 10, 1963 the Hawaii County Planning and Traffic Commission expressed the view that "Since the property abuts the Urban District, the Commission voted to recommend the change of Temporary District Boundary." The Kuramoto property does in fact border the western side of the Kealahou urban district.

Your staff has reviewed the Kona Plan and finds that consultants not only propose urban development in the vicinity of the Kuramoto property but recommend residential zoning.^{2/}

Recommendation

Because the Kuramoto property is not presently in agricultural use; because the property is too small a parcel to form an economical unit for raising coffee - particularly in view of present depressed coffee prices; because the conversion to urban use would not be injurious to agricultural pursuits nor detract in any way from agricultural land dedications; because the Kona Plan envisions Kealahou as a "major urban center" on the Kona coast and recommends residential zoning; because the Kuramoto property is contiguous to an urban district; because public facilities are available and close at hand; the staff, therefore, recommends approval of the request for amendment of the temporary district boundary.

^{1/} cf. A Plan for Kona, Harland Bartholomew and Associates, May 1960, Plate 13, p. 61.

^{2/} Op. cit., plate 15 on page 89 and plate 18 on page 104.

The recommendation is based not on one but all of the reasons cited since any one criterion must contend with the fact that the Kuramoto property is suitable for agriculture and that a lack of demand for residential lots is apparent in the Kishi subdivision. However, the staff believes the arguments for redistricting outweigh those against it and, therefore, recommends a change in the urban district boundaries to include the Kuramoto property.

Ref. No. LUC 724

November 6, 1963

Mr. and Mrs. Tamotsu Kuramoto
S. Kona, Hawaii

Dear Mr. and Mrs. Kuramoto:

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 3:30 p.m., in the Hale Halawai Cultural Center, Kailua-Kona, Hawaii. Your petition 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

92-91003
92003-9917
RECEIVED NOV 10 1963

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

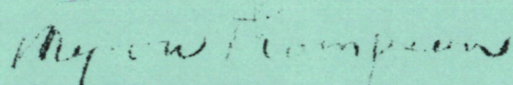
MEMORANDUM TO ALL PETITIONERS CONCERNED

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
Chairman, Pro Tempore

Ref. No. LUC 671

October 9, 1963

Mr. & Mrs. Tamotsu Kuramoto
Hilo, Hawaii

Dear Mr. & Mrs. Kuramoto:

This is to acknowledge receipt of your petition for the amendment of temporary district boundaries established by the Land Use Commission.

The term of the last Commission expired on May 3, 1963, and a new Commission has not yet been appointed. When this has been done, we will advise you concerning the hearing of your petition.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

cc: Roy Takeyama, Attorney General's Office

STATE OF HAWAII

LAND USE Commission
426 Queen St., Honolulu, Hawaii
Department, Bureau or Commission

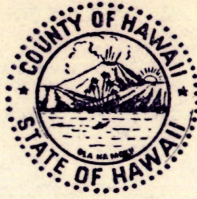
OFFICIAL
RECEIPT No 54

April 11, 1963

RECEIVED from Jamolau & Sumiye Kurokawa
Fifty - 50.00 DOLLARS
For public hearing by Land Use Commission for Boundary
Change for Lot 1 in Hawaii.

\$ 50.00
JNB

Leahua L. Kai
Public Accountant



RECEIVED

APR 11 1963

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

State of Hawaii
LAND USE COMMISSION

April 10, 1963

Mr. W. M. Mullahey
Field Officer
Land Use Commission
426 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Mullahey:

Re: Special Use Permit - Tamotsu Kuramoto

The Planning and Traffic Commission, at its regular meeting of March 18, 1963, considered the request for special use permit. The property is situated at Keekee, South Kona, Hawaii, and the applicant is proposing to subdivide the 1.148-acre parcel into smaller lots.

Since the property abuts the Urban District, the Commission voted to recommend the change of Temporary District Boundary.

Enclosed is the reapplication for amendment of Temporary District Boundary.

Sincerely yours,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamasu

Edgar A. Hamasu
Director

lat

Enclosure

cc Tamotsu Kuramoto
Board of Supervisors

RECEIVED

APR 11 1963

State of Hawaii
LAND USE COMMISSION

Come in
from H.P.T.C.

Hilo, Hawaii
March 25, 1963

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

Gentlemen:

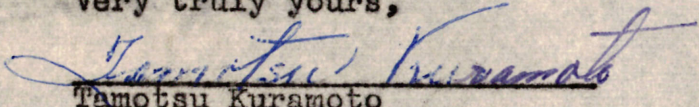
Enclosed herewith is a map indicating the location of the subject property, shaded in red, and showing its relationship to other surrounding properties. The lot number is 26 which was part of Parcel 10 which was subdivided into smaller parcels numbers 10, 24, 25, 26, and 27.

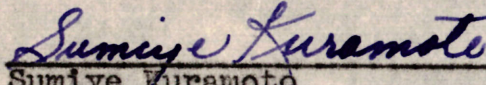
The subject property adjoins the Kishi Subdivision, which was recently classified for Urban use from an Agriculture district, and, upon which there is already a thriving community of homes. Present conditions and trends indicate that there is a need to make more land in this area available to the public. The population trend in this community has been on the increase and also the desire of the people has been to own their own homes near schools, churches, stores, and recreation centers.

The subject property contains 1.148 acres and is too small for profitable farming. It is therefore not usable or adaptable for use according to its present district classification.

In view of the above factors, it is sincerely requested that the Petition for Amendment of Temporary District Boundary be granted.

Very truly yours,


Tamotsu Kuramoto


Sumiye Kuramoto

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 APR 2 1963 4/11/63

Date forwarded to County
with recommendation APR 8 1963

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC APR 11 1963 4/11/63

State of Hawaii
LAND USE COMMISSION

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (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-8 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:

Tax key: 8-1-03-26 1.148 acres

Petitioner's interest in subject property:

Owner

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

(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):

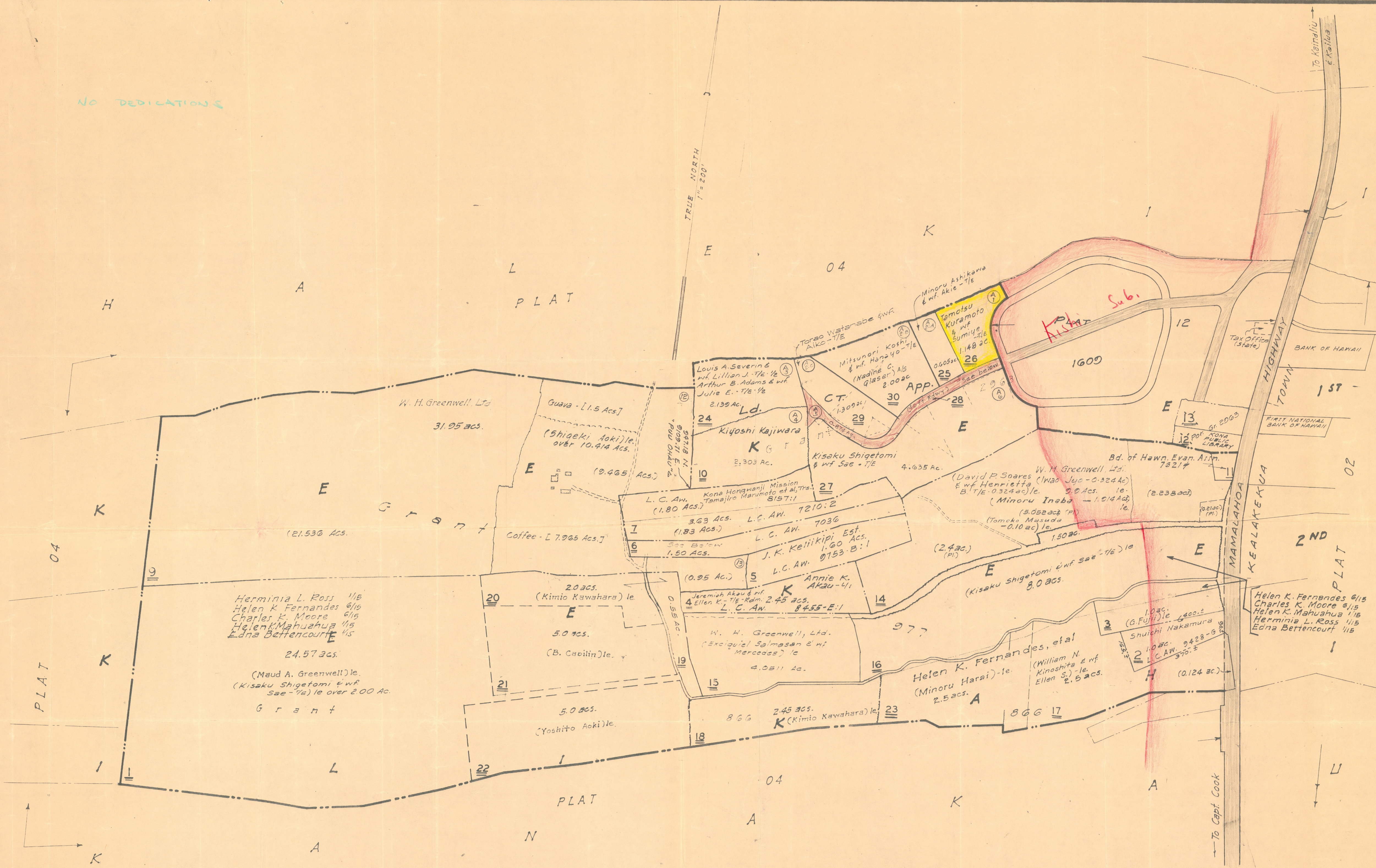
- (a) The land is not usable or adaptable for use according to its present district classification.
- (b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.

Signature(s) Sumiya Kuramoto
Sumiya Kuramoto

Address: _____

Telephone: _____

NO DEDICATIONS



DWG. No. 2783
Source : Tax. Map. Bureau - Field Survey
By : E.M.B. D.C. E.K.V. June 1936

Owners of Parcel G:
Kiyoshi Kajiwara
Tamotsu Kuramoto
Minoru Ashikawa
Kiyoshi Kajiwara - 1/2

28 Kiyoshi Shigetomi
Tamotsu Kuramoto 1/2 - 1/2
Minoru Ashikawa
Kiyoshi Kajiwara - 1/2

Dropped parcels: 12, 13.

Taxation Maps Bureau
Tax Office Bldg.,
Honolulu, T. H.

THIRD DIVISION		
ZONE	SEC.	PLAT
8	1	03
CONTAINING PARCELS		
SCALE: 1 in. = 200 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

KEEKEE-ILIKAH, (KEALAKEKUA VILLAGE), SOUTH KONA, HAWAII

RECEIVED

APR 11 1960

State of Hawaii
LAND USE COMMISSION



Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

THIRD DIVISION	
ZONE	SEC.
8	1
CONTAINING PLATS	
SCALE: 1 in. = 1000 Ft.	

ADVANCE SHEET
SUBJECT TO CHANGE