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Jan 10 - Mar 10

T. Sked for

Feb 5

May 5, 1972

Mr. Howard Nakamura
Planning Director
Planning Department
County of Maui
P. O. Box 1487
Kahului, Hawaii 96732

Dear Mr. Nakamura:

In response to your inquiry regarding a clarification of the specific TMK parcels involved in the boundary change request (A71-313) submitted by the Department of Accounting & General Services for Kula, Maui, please be advised that the subject petition includes parcels 34, 35, 57, and 58 of TMK 2-2-04. The total combined acreage of these four parcels are equal to the 60.472 acres of land requested by the petitioner and approved by the Land Use Commission.

Should you have any further questions on this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Adrian Hussey, Vice-Chairman
Joseph Franco
G. Alan Freeland
Kazuo Kage
Michael Kimura
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



3184
Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
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Young Whee Chun, Vice-Chairman
William Hong
George Tamura
Thomas Yagi

Howard Nakamura
Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

May 2, 1972

RECEIVED

MAY 4 1972

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
STATE LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Re: Boundary Change at Kula, Maui submitted by DAGS

Relative to the above application, which was approved by the State Land Use Commission April 21, 1972, there appears to be some confusion as to the specific tax key parcels involved. Could you please review your records and advise accordingly.

Very truly yours,

A handwritten signature in blue ink, reading "Howard K. Nakamura".

HOWARD K. NAKAMURA
Planning Director

/jw/

In Haiku Area

LUC Denies Rezoning Request

A request by Ernest G Louis, of Haiku, for a change in zoning—from agricultural to urban of 7.3 acres of property at Pauwela—was denied last Friday, when the State Land Use Commission met in Kahului.

Denial of the Louis request was in conformance with the recommendation of the Maui Planning Commission which—during a meeting on February 8—voted unanimously to recommend denial of the petition.

Reviewing the matter, the LUC staff found that:

"1. The petitioner (Louis) has failed to substantiate the need for more Urban lands at Pauwela;

"2. Adequate lands presently exist within the abutting Pauwela Urban District to accommodate foreseeable urban needs; and

"3. There are no significant changes in development trends supporting the future growth potential of the Pauwela area."

Prior to voting on the item, the LUC was advised by realtor Chris Mamiya (representing Louis) that Arisumi Brothers, Inc., contractors, has expressed interest by letter in "taking all of the houselots for developing a project that would offer 20 houses and lots (with a minimum of 7,500 square feet each) at a sale price of between \$26,000 and \$30,000.

"If a husband and wife are both working," Mamiya said, "they don't qualify, by income, for the Paia low cost housing project. We're not competing with the Paia project, but are trying to meet a void."

Petitioner Louis said: "I think, personally, this is an excellent place for house lots. When we purchased this property a few years ago, it was zoned urban."

According to the LUC staff report, the property was originally designated within the Urban District in August 1964. However, in August 1969, LUC

consultants for the comprehensive five-year boundary review recommended, and the Commission approved, the reclassification of approximately 87 acres at Haiku (including the Louis property) from an Urban to an Agricultural designation.

Three other action items considered at Friday's meeting were approved by the Commission in concurrence with the recommendations of the Maui County Planning Commission. These include:

1—A request by Hale Mahaolu and the County of Maui for a change in zoning, from agricultural to urban, of 19.6 acres at Kaunakakai, Molokai.

A housing project (under the FHA 235 subsidized mortgage program for low and moderate income families) is proposed on the property, with the house and lot parcels estimated to sell in the \$26,000 to \$31,000 price range.

Robert Yokoyama, secretary of the Hale Mahaolu Corporation, explained to the Commission that the "lack of skilled craftsmen" on Molokai would result in these price ranges because "per diem (for importation of skilled workers) will raise the rates."

2—A request by the Department of Accounting & General Services for a change in zoning, from agricultural and rural to urban, of 60.5 acres at Kula.

According to the LUC staff

findings, the reclassification would allow the petitioner "to construct the proposed Quarterway House and continue with future expansion and renovation of the Kula Sanatorium and Hospital complex as the need arises."

3—A request by Maui Hardwoods, Inc. for a special permit to establish a kiln drying and wood treating facility on 1.2 acres within the agricultural district at Puunene.

The request was approved subject to conditions set forth by the Maui Planning Commission . . . and "that attractive and adequate screening along Mokulele Highway and Waiko Road shall be provided within one year of the approval of this special permit."

April 24, 1972

Mr. KeNam Kim
State Comptroller
Dept. of Acctg. & General Services
465 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kim:

The petition by the Department of Accounting and General Services (A71-313) to amend the land use district boundaries from the Agricultural and Rural Districts into the Urban District at Kula, Maui, identifiable by Tax Map Key 2-2-04: 34, 35, 57 and 58, for approximately 60.5 acres, was approved by the Land Use Commission at its meeting on April 21, 1972.

Prior to taking action on this petition, the enclosed memorandum was presented to the Commission.

For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time", of the Rules and Regulations of the Commission.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Maui Planning Dept.
Maui Dept. of Water Supply
Maui Dept. of Taxation
Property Tech. Services, Dept. of Taxation
Tax Maps Branch, Dept. of Taxation
Chairman of the Board, DLNR
Planning Office, DLNR
Fac. & Aux. Svcs. Br., DOE
Dept. of Transportation
Div. of Public Works, DAGS
Planning Branch, DPED
Land Use Commission

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kahului Library
Kahului, Maui

APPROVED
JUL 20 1972

April 21, 1972 - 1:30 p.m.

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

Commissioner Absent: Shelley M. Mark

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Stenographer

Chairman Inaba duly swore in persons who will be testifying today.

ACTION

PETITION BY HALE MAHAOLU & COUNTY OF MAUI (A71-309) TO RECLASSIFY 19.6 ACRES FROM AGRICULTURAL TO URBAN AT KAUNAKAKAI, MOLOKAI

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memo recommending approval of the subject petition, based upon staff's findings (see copy of report on file). A detailed description of the area under petition was also offered to orient the Commission to the location and surrounding uses.

In response to Chairman Inaba's question, Mr. Robert T. Yokoyama, Corporation Representative of Hale Mahaolu, reported that a similar low and moderate income project at

April 21, 1972

Paia, Maui was being offered at \$25,000 for a house and lot package in fee.

The motion by Commissioner Napier to approve the boundary amendment request as recommended by staff, seconded by Commissioner Yamamura, was carried.

✓ PETITION BY DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES (A71-313) TO RECLASSIFY 60.5 ACRES FROM AGRICULTURAL AND RURAL TO URBAN AT KULA, MAUI

It was the staff's recommendation that this petition be approved, based on its evaluation and findings (see copy of report on file). Mr. Leong, staff planner, offered additional information that, of the 60 acres under petition, 10 acres were presently zoned within the Rural District and the balance of the 50½ acres was designated Agricultural.

Commissioner Yamamura moved to approve the petition as recommended by staff, which was seconded by Commissioner Wung and unanimously passed.

PETITION BY ERNEST G. LOUIS (A71-317) TO RECLASSIFY 7.3 ACRES FROM AGRICULTURAL TO URBAN AT HAIKU, MAUI

Staff concurred with the Maui County Planning Commission in recommending disapproval of the petition (see copy of report on file). It was further reported by Mr. Fujimoto that the soil classification of subject land was "C" and that it abutted the Pauwela Urban District to the east.

Mr. Chris Mamiya, representing the petitioner, called on Mr. Small, a developer familiar with the area, to enlighten the Commission on the subject of water availability.

Mr. Small submitted that it was entirely feasible to supply the area with water by bringing in an 8" line to connect with the water tank already existing on Kokomo Road, as had been suggested by the Manager of the Water Board. He also countered that contrary to staff's findings, there was a great demand for housing in the Pauwela area, and that it was possible for the builder to market the house and lot for less than \$30,000.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A71-313 - DEPT. OF ACCTG. & GEN. SVCS. DATE April 20, 1972
PLACE Kahului Library TIME 1:30 p.m.
Kahului, Maui

NAME	YES	NO	ABSTAIN	ABSENT
KIDO, SUNAO	✓			
SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
TANGEN, EDDIE	✓			
NAPIER, ALEXANDER	✓			
YAMAMURA, TANJI	✓			
MARK, SHELLEY				✓
INABA, GORO	✓			

COMMENTS:

Motion to approve as per staff recommendation.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 21, 1972
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-313 - DEPT. OF ACCOUNTING & GENERAL SERVICES
(Kula, Maui)

A public hearing was held on February 5, 1972 on this petition by the Department of Accounting & General Services to reclassify 60.5 acres of land at Kula, Maui, from an Agricultural and a Rural designation to an Urban designation. The property is identified as TMK 2-2-04: 34, 35, 57, and 58.

Since the hearing no additional evidence has been received either for or against this petition.

The Maui County Planning Commission voted unanimously to recommend approval of this petition.

Staff evaluation of this request finds that approval of the petition would allow the Department of Accounting & General Services to construct the proposed Quarterway House and continue with future expansion and renovation of the Kula Sanitarium and Hospital complex as the need arises. The reclassification would eliminate the need for future special permit processing and would recognize the urban type uses already existing on the property.

The subject property is suitable for the expansion of the sanitarium and hospital; it abuts the Keokea Urban District; and access and basic utilities are readily available.

In addition, the reclassification would not remove lands presently used for agricultural purposes from production. The Land Study Bureau classifies the land as "D" or poor and "E" or very poor for overall crop use.

Based on the above discussion, the staff recommends approval of this petition.

facility to prepare
psychiatric patients
to take them
places in the
community &
also, it would
allow doctors
to evaluate
their readiness
for discharge

20 acre

R=10ac
A=50ac
60 ac. +

Slev = 3000'
Rain = 32.4"

Kula San = 145 beds
Gen Hosp = 20 "
Staff of 187 persons
of which 29 are pros

April 13, 1972

Mr. KeNam Kim
State Comptroller
Department of Accounting
& General Services
465 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kim:

The Land Use Commission next meets at 1:30 p.m., in the Kahului Library, Kahului, Maui, on April 21, 1972.

On or about that time a decision on the petition by the Department of Accounting & General Services (A71-313) will be rendered. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

LUC Considering Housing, 'Quarterway House' Plans

2-10-74 Maui News

By Jeanne B. Johnson

KAUNAKAKAI — A low and moderate income housing project for Molokai and a "Quarterway House" for Kula Sanatorium were considered by the State Land Use Commission at a meeting on the Friendly Isle last week.

The hearings involved:

1—Hale Mahaolu and the County of Maui requesting a district boundary amendment from Agricultural to Urban for 19.6 acres at Kaunakakai.

✓ 2—A petition from the State Department of Accounting & General Services for the reclassification of approximately 60.5 acres of land at Keokea, Kula from Agricultural and Rural to Urban.

Both of the hearings were taken under advisement, and the petitioners or other interested parties have 15 days in which to file further testimony. Action, in accordance with law, will be taken within 45 to 90 days by the Commission. There were no letters in opposition.

The Hale Mahaolu project will result in the construction of low and moderate income housing under the FHA 235 subsidized mortgage program. It will be the first such program on Molokai and has received the blessings of the Planning Commission as well as the Molokai Advisory Committee.

Robert O. Ohata, consultant to Hale Mahaolu, told the Commission that there was a tremendous demand for the low-income housing and that there had already been more than 300 applications of which some 123 people appear to qualify under the federal regulations.

Ohata said he hoped construction could begin by the middle of this year. This, he explained, involved preparation of the land, etc., and construction of housing should be able to commence by the first of next year with the families able "to move in by the end of 1973."

Maui's Planning Director, Howard Nakamura, termed Hale Mahaolu's performance in the past as "outstanding"

The houses and lots as a package deal "will be in the \$26,000 to \$31,000 range and the project will be initiated as soon as land acquisition and governmental approvals are secured or finalized," the staff report said.

The Kula Sanatorium and General Hospital boundary changes, as requested by the State, "would facilitate future expansion and/or renovation of the hospital," according to the staff report.

In its petition, the State, through Comptroller Ke Nam Kim, related that a proposed new facility "will play an important role in upgrading the psychiatric care now provided at Kula Sanatorium."

The new facility which would be located on the approximately 60.5 acres under consideration, will be a "Quarterway House."

Kim said: "The State has recognized the need of a Quar-

terway House in Kula Sanatorium to adequately prepare patients that are ready for community placement. The task of psychiatric patients to adjust to community living is a difficult one. This house will provide not only an adjustment period for these patients but will permit doctors to evaluate the readiness of each patient prior to discharge."

The area involved fronts the mauka side of Kula Highway directly south of the 20-acre Keokea Urban District. Approximately 10 of the 60 acres lie within the Waiohuli-Keokea Rural District, and the remaining 50 acres contains the main buildings and a variety of cottages, shops and residences, and is situated within the Agricultural District.

At its meeting on December 7 last year, the Planning Commission voted unanimously to recommend approval of the petition based on the finding that "the continuing need for health care facilities at Kula Sanatorium insures that the change to Urban District designation will be for public purposes rather than commercial, industrial or residential development."

Commissioner Eddie Tangen commented at the hearing: "I can't think of any better use of the land than to expand all these facilities."

The staff report said a "reclassification of the subject area to an Urban designation would obviate (the necessity of) future special permit processing and would recognize the urban-type use already extant on the property." An opinion given verbally by the Commission's counsel, Walton Hong, verified that the commission could take such action.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

February 5, 1972 - 10 a.m.

Kaunakakai School Cafeteria
Kaunakakai, Molokai

APPROVED
MAR 17 1972

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

Commissioners Absent: Sunao Kido
Shelley Mark

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

ADOPTION OF MINUTES

Vice-Chairman Tangen moved that the minutes of the November 20 and December 17, 1971 meetings be adopted as circulated to the Commission. The motion was seconded by Commissioner Wung and carried.

HEARINGS

PETITION BY HALE MAHAOLU AND COUNTY OF MAUI (A71-309) TO RECLASSIFY APPROXIMATELY 19.6 ACRES FROM AGRICULTURAL TO URBAN AT KAUNAKAKAI, MOLOKAI

The Executive Officer read the staff report (see copy on file) and noted that the Kaunakakai sewage treatment plant and oxidation pond site is located in the Conservation District makai of the area under consideration. A letter has been received from Hale Mahaolu correcting the area from that which was originally submitted (15 acres) to 19.6 acres. Subsequent to the writing of the staff report, a letter has been received

✓ PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES
(A71-313) TO RECLASSIFY APPROXIMATELY 60.5 ACRES FROM
AGRICULTURAL AND RURAL TO URBAN AT KULA, MAUI

Subsequent to reading the staff report, Mr. Leong oriented the Commission with the property under question on the maps of the area (see staff report on file).

The Executive Officer informed that Mr. Tokunaga from the Department of Accounting & General Services had called and informed that a representative from that department would not be able to attend the public hearing on this matter.

Mr. Tosh Ishikawa, Deputy Director, Maui County Planning Department, stated that he had no comments to offer at this time but would answer any questions from the Commission.

Regarding Commissioner Sakahashi's question, Mr. Ishikawa reported that there are urban-zoned lands situated outside of the subject area and that the hospital located on a portion of the lands under discussion is of a general nature serving the residents of Maui. There are no plans at the present time for the relocation of this hospital.

Upon inquiry by Deputy Attorney General Walton Hong, Mr. Nakamura replied he was not certain as to the amount of acreage presently being utilized by the Kula Sanitarium.

Staff planner, Mr. Leong, commented that the entire area of which subject site is a part is owned by the State of Hawaii.

The Commission reviewed an aerial photo of the area under discussion and of the surrounding lands.

Thereafter, Chairman Inaba closed the hearing and advised that the Commission would receive additional submittals during the next 15 days and the Commission would make a decision on this matter within 45 to 90 days from this date.

Tentative Schedule

The Commission agreed that it would hold its next meeting on Friday, March 17, in Kona, Hawaii. Subsequently, the Executive Officer commented that hopefully an opinion will be rendered by the Attorney General relative to the petition filed by the Department of Hawaiian Home Lands (A71-306). since action on subject petition is scheduled for that date.

Vice-Chairman Tangen notified that he will be out of town from June 10 to July 5.

✓ Letter from Mr. John Bose, II

Mr. Fujimoto informed he was in receipt of a letter from Mr. John Bose, II, Maui Environmental Information Center, dated January 31, 1972, and read it into the record. In his letter, Mr. Bose stated his opposition that the Land Use Commission was conducting today's meeting on Molokai instead of Maui in view of the fact that a major portion of the lands under petition and scheduled for public hearings is situated on Maui. Therefore, Maui residents should be afforded the opportunity to present their views regarding these petitions, etc. (see letter on file). Thereupon, the Chairman directed the Executive Officer to write Mr. Bose informing him of the reasons the Commission decided to conduct today's meeting in Kaunakakai, Molokai, and also that Mr. Bose may submit any comments or evidence concerning any of the petitions within 15 days from this date.

Letter from Michael A. Town re: Petition by Ralph S. Yagi
(A71-294)

After reviewing subject letter, Chairman Inaba advised the Executive Officer that upon conferring with Deputy Attorney General Walton Hong a letter be written to Mr. Town acknowledging receipt of his letter dated January 31, 1972 (see letter on file).

STATE OF HAWAII
LAND USE COMMISSION

Kaunakakai School Cafe.
Kaunakakai, Molokai

February 5, 1972
10 a.m.

STAFF REPORT

A71-313 - DEPT. OF ACCOUNTING & GENERAL SERVICES
(Kula, Maui)

On behalf of the Department of Accounting & General Services, State Comptroller, KeNam Kim, has petitioned the Land Use Commission to reclassify approximately 60.5 acres of land situated at Keokea, Kula, Maui, from an Agricultural and a Rural designation to an Urban designation. The property is occupied by the Kula Sanitarium and General Hospital and comprises parcels 34, 35, 57 and 58 of TMK 2-2-04. The boundary amendment would facilitate future expansion and/or renovation of the hospital.

The petitioner indicates that:

"The subject facility will play an important role in upgrading the psychiatric care now provided at Kula Sanitarium. The State has recognized the need of a Quarterway House in Kula Sanitarium to adequately prepare patients that are ready for community placement. The task of psychiatric patients to adjust to community living is a difficult one. This house will provide not only an adjustment period for these patients but will permit doctors to evaluate the readiness of each patient prior to discharge."

The area under consideration fronts the mauka side of Kula Highway directly south of the 20 acre Keokea Urban District. Approximately 10 acres of the 60 acres under

1-31-72 sent copy to petitioner; 2-1-72 - LUC

petition lie within the Waiohuli-Keokea Rural District. The remaining 50 acres, containing the main buildings and a variety of cottages, shops, and residences, are situated within the Agricultural District. Kula Sanitarium contains approximately 145 beds, while the General Hospital accommodates 20. Regular services as well as outpatient services are provided by a staff of 187 persons, about 2 dozen of which are in the professional category.

According to Land Study Bureau data, the subject area is "poor" (D) or "very poor" (E) for overall crop use. The land is rocky, well-drained, and ranges from 0 to 35 percent in slope. Elevation is approximately 3,000 feet and median rainfall is 32.4 inches annually.

County Recommendation

At its December 7, 1971 meeting, the Maui County Planning Commission voted unanimously to recommend approval of this petition based on the finding that:

" . . . the continuing need for health care facilities at Kula Sanitarium ensures that the change to Urban District designation will be for public purposes, rather than commercial, industrial or residential development."

Analysis

Prior to the re-examination of the State Land Use Regulations and Boundaries in 1969, public institutions and

buildings per se were uses expressly permitted within the State's Agricultural and Rural Districts. However, our experience prior to 1969 showed that public institutions such as schools, colleges, governmental offices, and hospitals, when permitted in the Agricultural Districts, tend to attract other urban-like activities and uses, thus working in opposition to the purposes of the Land Use Law. These uses not only remove agricultural lands from production but often inflate the value of surrounding lands to the detriment of those engaged in bona fide agricultural pursuits. Therefore, our consultants recommended, and the Commission adopted, a more stringent regulation which specified that only public institutions and buildings which are necessary for agricultural practices would be considered permissible uses within Agricultural and Rural Districts.

Since the Kula facility was established long before these regulations were adopted, it may continue as a non-conforming use. However, the State Land Use Regulations disallow the expansion or the increase in intensity any non-conforming uses on the subject parcel as presently districted, nor does it allow the existing use to be changed to another non-conforming use. Therefore, a reclassification of the subject area to an Urban designation would obviate

future special permit processing and would recognize the urban-type use already extant on the property.

Maui Environmental Information Center

A volunteer service to the ecology movement

P. O. Box 481

Haiku, Hawaii 96708

Telephone 575-2793

January 31, 1972

Mr. Tatsuo Fujimoto, Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

RECEIVED

FEB 2 1972

State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

This is to restate in writing my telephoned protest against the location of a public hearing to consider petitions for Change of District Boundary before the State Land Use Commission. The hearing is scheduled for February 5, 1972 at 10:00 a. m. in the Kaunakakai School Cafeteria, Kaunakakai, Molokai.

While I recognize the need to hold hearings on Molokai when the subject of the hearing is of major concern to the citizens of that island, I do not feel the agenda justifies a Molokai hearing if such precludes a Maui hearing. There are three petitions under consideration:

A71-309, Hale Mahaolu and County of Maui, 15 acres Agricultural to Urban, Kaunakakai, Molokai.

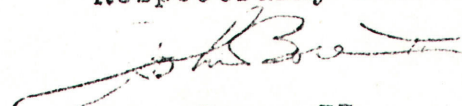
✓ A71-313, Department of Accounting and General Services, 60.47 acres, Agricultural to Urban, Kula, Maui.

A71-317, Ernest G. Louis, 7.34 acres, Agricultural to Urban, Pauwela, Maui.

Note that 90.3% of the land acreage under consideration is located on Maui; that the only private citizen petitioner is on Maui; that the Pauwela reclassification will create a new urban zone on Maui, a contradiction of the stated aims of the General Plan. Maui citizens have recently been dismayed that Kula was totally excluded from the recently released water, Sewerage and Drainage Master Plan. Kula has suffered a very severe water shortage during the past year, and additional urban zoning there is of vital concern to the citizens of Maui. At this moment, a land owner in Kula cannot get a building permit for a house because of the water situation there. The two Maui petitions should be the subject of full public disclosure and discussion on the island of Maui.

*Note: see file on "Ombudsman"
for reply to this letter.*

Respectfully submitted,



John Bose, II

cc: Ombudsman

January 21, 1972

Mr. KeNam Kim
State Comptroller
Department of Accounting &
General Services
465 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kim:

The Land Use Commission next meets on February 5, 1972, at 10 a.m., in the Kaunakakai School Cafeteria, Kaunakakai, Molokai.

At that time the petition by the Department of Accounting & General Services (A71-313) to amend the land use district boundaries at Kula, Maui, will be heard.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

January 20, 1972

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-313 - Dept. of Accounting & General Services
(Kula, Maui)

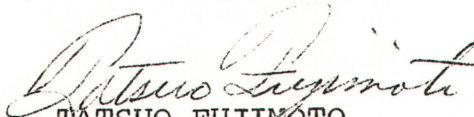
Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 60.5 acres from the Agricultural and Rural Districts to the Urban District at Kula, Maui. The property comprises Tax Map Key 2-2-04: parcel 34. The intended use of the property is expansion and/or renovation of Kula Sanitarium and General Hospital.

A public hearing on this application is scheduled for February 5, 1972*.

We would appreciate any written comments for or against this request, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, fee free to contact this office.

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

D R A F T

ASL 

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

NOTIFICATION~~O~~ OF BOUNDARY CHANGE APPLICATION

A71-313 - Dept. of Accounting & General Services
(Kula, Maui)

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 60.5 acres from the Agricultural and Rural Districts into the Urban District at Kula, Maui. The property comprises Tax Map Key 2-2-04: parcel 34. The intended use of the property is expansion and/or renovation of Kula Sanitarium and General Hospital.

A public hearing ~~is~~ on this application is scheduled for February 5, 1972*.

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Adrian Hussey, Vice-Chairman
Young Whee Chun
Joseph Franco
G. Alan Freeland
Kazuo Kage
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

2479
Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
George Tamura
Thomas Yagi

Howard Nakamura
Planning Director

December 8, 1971

RECEIVED

DEC 13 1971

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Fujimoto:

The Maui Planning Commission at its meeting of December 7, 1971, voted unanimously to recommend approval of the request for amendment to the Land Use district boundaries from Agricultural and Rural to Urban District submitted by the State Department of Accounting and General Services for approximately 60.472 acres of land at Kula, Maui, TMK 2-2-04:34.

In recommending approval, the Commission found that the continuing need for health care facilities at Kula Sanitarium ensures that the change to Urban District designation will be for public purposes, rather than commercial, industrial or residential development.

Should you have any questions, please feel free to contact our office at any time.

Yours very truly,

A handwritten signature in black ink, appearing to read "Toshio Ishikawa".

TOSHIO ISHIKAWA
Deputy Planning Director

cc Dept. of Accounting & Gen. Services

November 15, 1971

Mr. KeNam Kim
State Comptroller
Dept. of Accounting & Gen. Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Kim:

This will acknowledge the receipt of a petition by the Department of Accounting and General Services to amend the land use district boundaries at Keokea, Makawao, Maui.

In accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on this petition no sooner than 60 days and not more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on this petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including this, in the County of Maui. We will inform you of the hearing date as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Maui Planning Comm.

November 15, 1971

Maui Planning Commission
P. O. Box 1487
Kahului, Maui

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

Pursuant to Section 205-4, Hawaii Revised Statutes, we are enclosing a copy of petition for amendment to the land use district boundaries submitted by the Department of Accounting and General Services.

Act 32 provides that within 45 days after receipt of the petition, the Commission of the County wherein the land is located shall forward its comments and recommendations to the Land Use Commission. It also provides that upon written request by the Planning Commission, the Land Use Commission may grant an extension of not more than 15 days for the receipt of such comments and recommendations.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

JOHN A. BURNS
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
P. O. BOX 119
HONOLULU, HAWAII 96810

2845
LETTER No. (P) 2649.1

KENAM KIM
COMPTROLLER

A71-313

RECEIVED

NOV 11 1971

State of Hawaii
LAND USE COMMISSION

NOV 10 1971

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
Department of Planning and
Economic Development
State of Hawaii
Honolulu, Hawaii

Dear Mr. Fujimoto:

Subject: New Class "A" Quarterway House
Kula Sanitarium and General Hospital
DAGS Job No. 05-20-1022.2

We are enclosing two copies of the following:

1. CSF No. 15710 map.
2. Portion of Land Use District Map No. M-9.
3. Completed "Petition for Amendment to the Land Use Commission District Boundary" form.

We request that an amendment to the Land Use District Map No. M-9 be made by changing the areas shown on the map from its present designations of rural and agriculture to urban. The change is necessary to facilitate future expansion and/or renovation of the hospital.

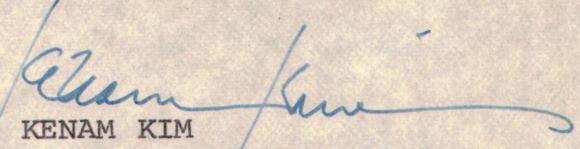
The subject facility will play an important role in upgrading the psychiatric care now provided at Kula Sanitarium. The State has recognized the need of a Quarterway House in Kula Sanitarium to adequately prepare patients that are ready for community placement. The task of psychiatric patients to adjust to community living is a difficult one. This house will provide not only an adjustment period for these patients but will permit doctors to evaluate the readiness of each patient prior to discharge.

Mr. Tatsuo Fujimoto
Page 2

Data which we feel are pertinent for our request to change the
Land Use Map follows:

Applicant:	Department of Accounting and General Services
Present Owner:	State of Hawaii
User:	Department of Health
Agent:	Department of Accounting and General Services
Location of Property:	Off Haleakala Road, Kula, Maui
Tax Map Key:	2-2-04:34, 35, 57, 58 - per telephone conversation with at Dags
Size of Property:	60.472 acres
State Land Use Designation:	Agriculture and Rural
County Zoning:	Same as State Land Use designation
Amendment Request:	Change State Land Use designation from agriculture and rural to urban.
Statement of Problem:	The basic objective of the State of Hawaii is to provide good hospital service to the people of Maui. The existing Kula Sanitarium and General Hospital will require the subject expansion as well as additional future expansions and renovations. The present State Land Use designation of the site does not permit hospitals.

Very truly yours,


KENAM KIM
State Comptroller

Enclosures

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

A71-313

This space for LUC use

Date Petition and Fee received
by LUC _____

Date forwarded to County for
recommendation _____

Date petition, and County
recommendation received by
LUC _____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui,
Island of Maui, map number and/or name M-9
to change the district designation of the following described
property from its present classification in a(n) Rural & Agriculture
(s)
district into a(n) Urban district.

Description of property: The property is the present Kula Sanitarium and General Hospital site off Haleakala Road. This property was subdivided and consolidated into a parcel having 60.472 acres.

Petitioner's interest in subject property: The State of Hawaii plans to expand the Kula Sanitarium and General Hospital facility by constructing a Quarterway House.

Petitioner's reason(s) for requesting boundary change: The proposed Quarterway House is located in the agriculture designated area. The construction of this facility is not permitted in an agriculture or rural district.

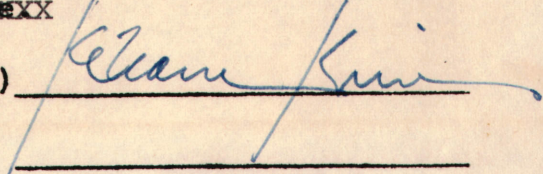
- (1) The petitioner will attach evidence in support of the following statement:

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 usable and adaptable for the use it is proposed to be classified.

~~(b) Conditions and trends of development have so changed since adoption of the present classification that the proposed classification is reasonable~~

Signature(s) 

STATE OF HAWAII
DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. Box 119
HONOLULU, HAWAII 96810

Address: _____

Telephone: _____

NOV 11 1971

MAP NO. M-9 FOR

STATE OF HAWAII

DEPT. OF PLANNING & ECONOMIC DEVELOPMENT

EFFECTIVE DATE: AUG 4 1969

DISTRICTS

U = URBAN

R = RURAL

A = AGRICULTURAL

~~S~~ = CONSERVATION

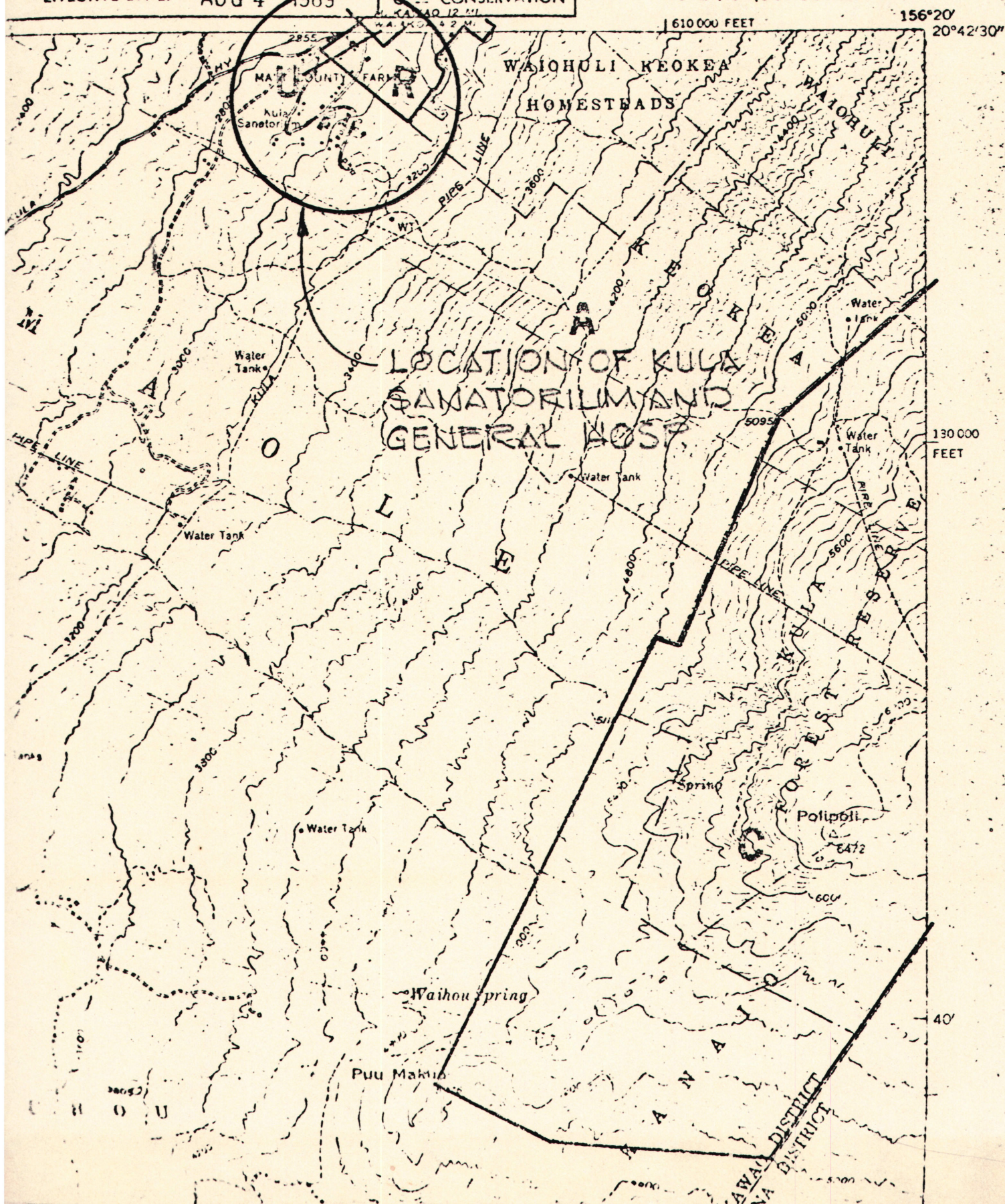
MAKENA QUADRANGLE

HAWAII-MAUI CO.

ISLAND OF MAUI

8' x 7.5' (TOPOGRAPHIC)

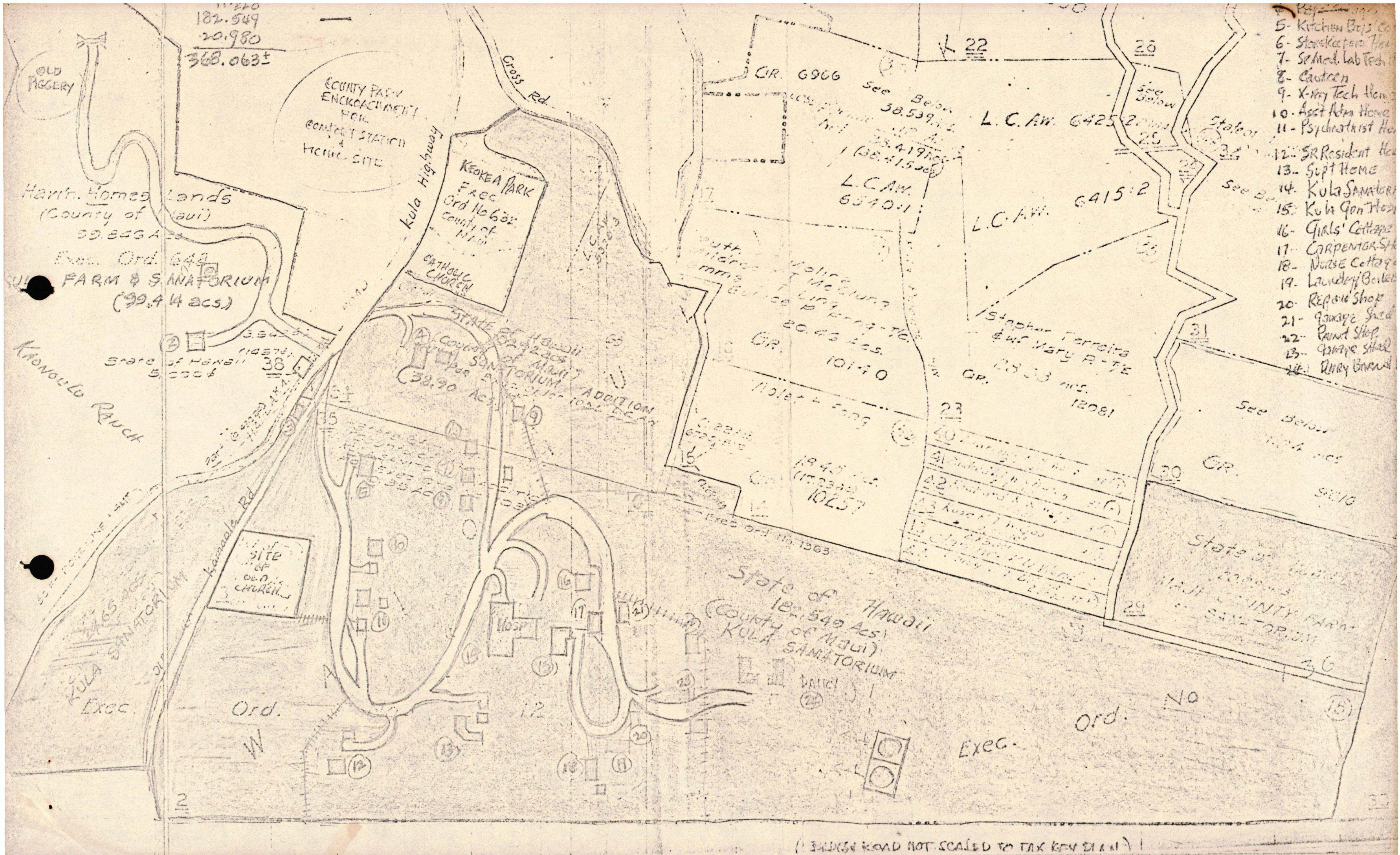
(MAKANA 1-62300)

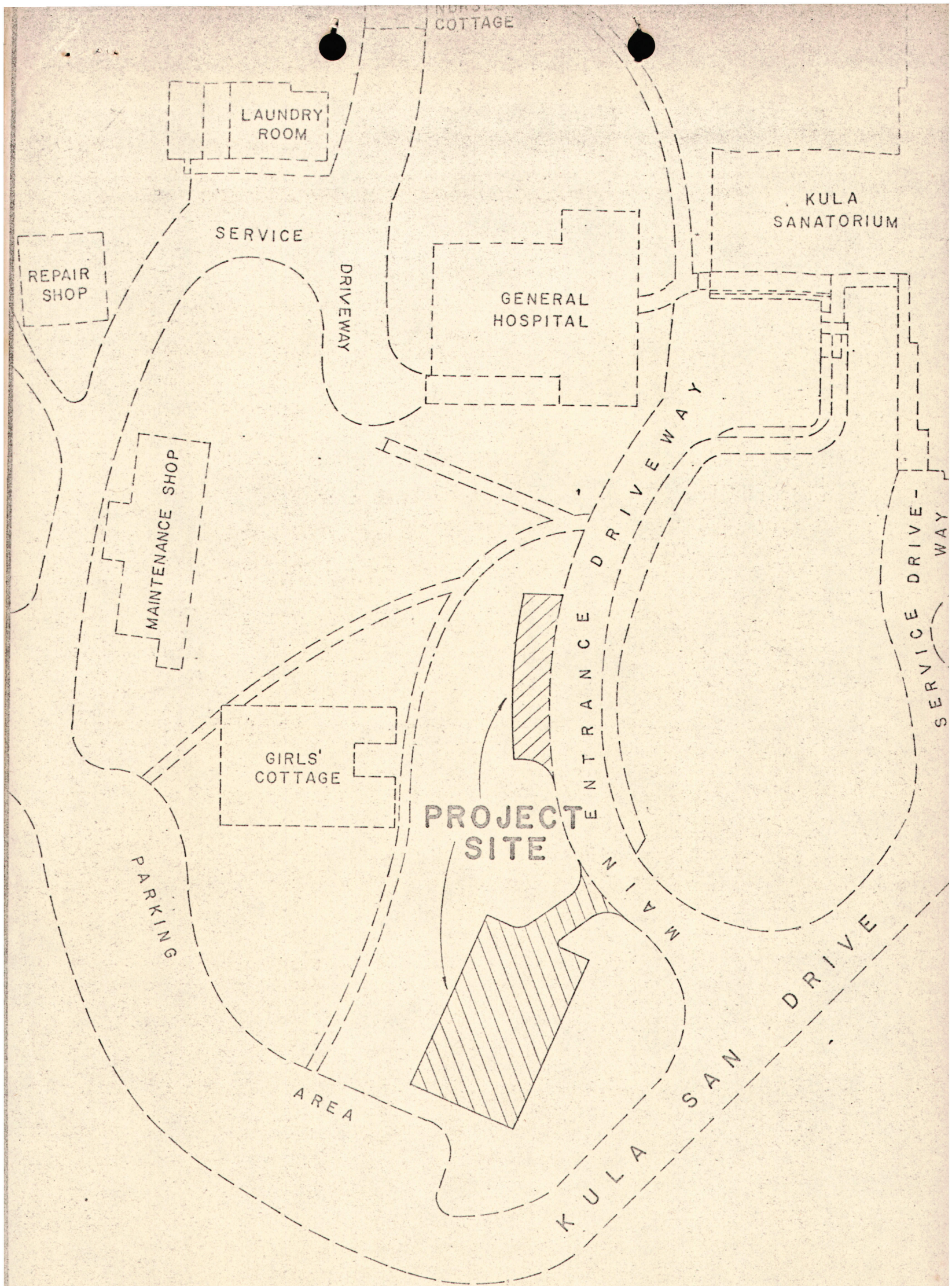


RECEIVED

NOV 11 1971

State of Hawaii
LAND USE COMMISSION





LOCATION MAP

AT1-313 DAGS (KULA)

SP71-90 COUNTY OF MAUI, KEOKEA
(VACATION CABINS)

