

A75-400-HENRY/OTTO MEYER, A. EGUSA - EXHIBITS

G - MCPD

TESTIMONY BEFORE THE
STATE LAND USE COMMISSION
DOCKET A75-400 - DISTRICT BOUNDARY PETITION

We have reviewed the subject district boundary petition by Mssrs. Henry R. Meyer, Otto S. Meyer and Alex I. Egusa and offer the following information and recommendation:

1. The subject properties are situated approximately 7 miles east of Kaunakakai Town in the Kamalo section of East Molokai. The properties abut the makai side of Kam V Highway and the mauka side of Kanukuawa Fishpond. The subject properties are identified by TMK 5-5-1: parcels 18, 27 & 28 and contain 3.099, 1.924 and 5.32 acres respectively.

2. Existing State Land Use Districts surrounding the subject parcel are:

- a. East side - Agriculture
- b. Makai side - Conservation
- c. West side - Agriculture
- d. Mauka side - Agriculture

Except for an adjacent agriculture classified property (TMK 5-5-1:12) and areas adjacent to Ualapue, all of the 7 miles of coastline between the Kawela Urban District and the Ualapue Urban District are classified conservation. The nearest urban district (Kawela) is approximately 2½ miles to the west while the Ualapue urban district is located approximately 5 miles to the east.

3. According to the USGS Map, three fishponds exist in the vicinity of the subject properties. The Kanuhuawa Fishpond is located immediately adjacent while the Panakaha and Pahiomu fishponds are situated a quarter mile west and east respectively.

4. State tax records reveal that parcels 18 and 28 are improved with single family wood frame structures along with accessory buildings. No structures exist on Parcel 27.

5. Direct access to the properties is provided from Kam V Highway. This portion of the highway has a 80' R.O.W. with approximately 24' of asphalt pavement.

6. The Land Study Bureau's Detailed Land Classification report classifies the subject properties "E" indicating a poor agricultural potential. Under irrigation, however, the classification changes to "A" indicating excellent use for crop productivity.

7. Overhead electrical and telephone utilities are available. Individual private cesspools are utilized for sewage disposal. It appears that a private water system is being utilized inasmuch as the Department of Water Supply has indicated that a public domestic water system is not available. The Molokai Advisory Committee has reviewed the petition and has no objections to the request.

8. Although the petition points out the past use of the land in terms of agricultural uses, little information has been provided as to what the three applicants propose to do. The Division of Land Use and Codes of the Department of Public Works have indicated that according to regulations pertaining to agricultural districts, one dwelling each would be allowed on parcels 18 and 27 while two farm dwellings would be allowed on Parcel 28.

9. The general plan designation for the subject properties is agricultural as is the surrounding areas with the exception of open space and drainage designations for the nearby fishponds and drainageways.

PARTY A95-400 G MCPD EXH. NO. 1

DATE IDENTIFIED 1/23/76 IN EVIDENCE 1/23/76

D. Honkawa
CLERK

10. The subject properties are within the Special Management Area of the County of Maui Interim Coastal Zone Management Rules and Regulations. Inasmuch as no definite proposal has been submitted a decision cannot be made at this time on whether the proposed use will conform to the rules and regulations. In the event the request is granted, information shall be required to facilitate the review process involved.

We respectfully recommend that the subject petition be approved for the following reasons:

1. The subject properties are contiguous with existing State Agricultural Districts.
2. Adjacent lands were recently approved for district boundary change during the recent 1974 boundary review.
3. The request is compatible with the general plan for the area.
4. The Molokai Advisory Committee has reviewed the matter and has no objections to the proposed change.

We further recommend the following as a condition to the granting of the request:

1. That adequate information be provided as to the proposed use of said properties.
2. That the applicants understand that no public domestic water is available and the extreme likelihood of having to provide their own water.
3. That any proposed use would be subject to Land Use Commission Rules and Regulations and further subject to the Rules and Regulations of the Interim Coastal Zone Management law.
4. That all other State and County requirements be met.

We transmit for your information and review the following exhibits:

1. Division of Land Use and Codes letter dated 1/20/76.
2. Department of Water Supply letter dated 1/16/76.

TO	Planning Department Jeff Chang	AI	Third Floor
SUBJECT	TMK 5-5-1:18, 27 & 28 State LUC District Boundary Amendment	DATE	1-20-76

We have reviewed the above subject and have the following comments:

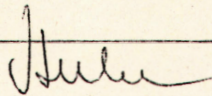
1. The subject parcels abut property on the makai side of the highway that have been reclassified from Conservation to Agriculture on the December 20, 1974 Land Use maps.

2. The Molokai General Plan map designates the subject parcels as Agriculture.

3. Agricultural Districts in the County of Maui allow a minimum lot size of two acres. This means that Parcel 18 may have one dwelling, and Parcel 27 may have one dwelling, and Parcel 28 may have two farm dwellings as their maximum allowable densities in an agricultural district.

PLEASE REPLY TO →

SIGNED



HULU NAKASONE, Administrator

DATE

SIGNED

RECEIVED

JAN 19 1976

DEPT. OF PLANNING
COUNTY OF MAUI



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

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January 16, 1976

Mr. Jeff Chang
Planning Department
County of Maui
Wailuku, Hi 96793

Dear Jeff:

Subject: Boundary Amendment Petition A75-400 by Henry R. & Otto S. Meyer and Alex I. Egusa, TMK: 5-5-1:18, 27 & 28, Kapuaokoolau, Molokai

This Department has no objection to the proposed boundary amendment and zoning change from conservation into agricultural.

It must be noted, however, that county water service cannot be provided since there is no public water system in the area. It is our understanding that water is to be provided by a private system.

Sincerely,

Shigeto Murayama
Shigeto Murayama, Director

TI/KS/ao

"By Water All Things Find Life"

G - DPED

BEFORE THE LAND USE COMMISSION
 OF THE STATE OF HAWAII

In the Matter of the)
 Classification and)
 Districting of Certain)
 Lands at Kapuaokoolau)
 Island of Molokai)
)
)

DOCKET NO. A75-400
 HENRY R. MEYER, OTTO S. MEYER AND ALEX I. EGUSA

TESTIMONY IN SUPPORT OF PETITIONER

The Department of Planning and Economic Development recommends approval of the subject petition based on the following findings:

General Information

The subject petition was filed with the Land Use Commission on September 30, 1975 and signed by Henry R. Meyer, Otto S. Meyer and Alex I. Egusa.

The subject property is located at Kapuaokoolau, Molokai, TMK: 5-5-01: 18, 27 and 28. The parcels consist of 9.10 acres, 1.924 acres and 5.32 acres respectively, totaling 10.344 acres.

The property is owned by the petitioners.

The property has been in the Conservation District since 1969. Prior to 1969 the property was within the Agriculture District.

It is designated Agriculture under the 1969 Molokai General Plan and lies within the County's Special Management Area.

The property is on the southeastern sector of Molokai approximately 5 miles west of the Ualapue Urban District and lies makai of Molokai Road, between the road and Kanukuawa fishpond.

The two areas immediately east and west of the subject property and makai of Molokai Road are within the Agriculture District. These areas, identified as portions of TMK: 5-5-1:12 and totaling 19 acres, were placed in the Agriculture District during the 1974 Boundary Review. These adjoining properties are owned by T.T. Meyer, Inc. and leased to Gene Duvachelle. Other nearby areas makai of Molokai Road are within the Conservation District. Areas mauka of Molokai Road are within the Agriculture District.

Topography of the subject area is generally flat. The Land Study Bureau classifies the area as having a productivity rating of "E".

The USDA Soil Conservation Service classifies the soil types of the areas as consisting of Jaucus Sand, 0-5% slope and Pulehu clay loam, 0-3% slope.

The properties of these soil types are as follows:

Jaucus Sand - permeability is rapid, runoff very slow to slow; hazard of water erosion is slight; wind erosion is severe where vegetation has been removed. Workability is slightly difficult because the soil is loose and lacks stability for use of equipment. This soil is used for pasture, sugar cane, truck crops and urban development; capability classification is IV-s if irrigated, VI-e if non-irrigated.

Pulehu clay loam - permeability is moderate; runoff is slow; erosion hazard is no more than slight; this soil is used for sugar cane, truck crops and pasture; capability classification is I if irrigated, IV-c if non-irrigated.

Rainfall of the area is approximately 25" per year.

Based on information provided in the petition, there are presently two residences on the property and Henry Meyer resides in one of the dwellings and raises pigs, taro and honey.

Description of Proposed Development

The petitioner proposes to use the area for agricultural purposes, specifically for the growing of papayas and sweet potatoes. The petitioner points out that up to World War II the property was used for honey production and later used for watercress and vegetable production.

Analysis

The subject property was placed in the Conservation District during the 1969 Boundary Review. Based on the report, "State of Hawaii Land Use Districts and Regulations Review" by Eckbo, Dean, Austin and Williams which summarizes the various Land Use Commission decisions, it is indicated that the subject area was placed in the Conservation District because of the unique values of the shoreline with its numerous fishponds and also because of the poor agricultural potential for the property.

During the 1974 Boundary Review, the Land Use Commission approved the reclassification of approximately 18.8 acres of the adjoining areas from Conservation to Agriculture. The proposed use of these reclassified areas was the establishment of a nursery, caretaker housing, agriculture operations, truck gardening, and equipment and storage facilities for a charcoal business. The Land Use Commission found that these activities were compatible with the area

and that the boundary change conformed to the objective of the land use law of preserving and encouraging agricultural development. In addition, it was found that the proposed use would contribute to the diversification of Molokai's agricultural base as well as add to its employment base.

The subject property has similar physical characteristics as these reclassified areas. Both areas have the same Land Study Bureau productivity ratings.

Based on discussions with the Historic Preservation Office of the Department of Land and Natural Resources, the subject parcels do not have any known historic significance.

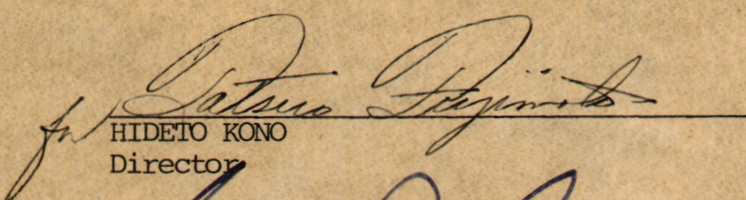
Furthermore, the property falls within the County's Special Management area, the Regulations for these areas would provide adequate controls to insure that the actual development of the property will not conflict with the surrounding areas or special characteristics of the shoreline area.

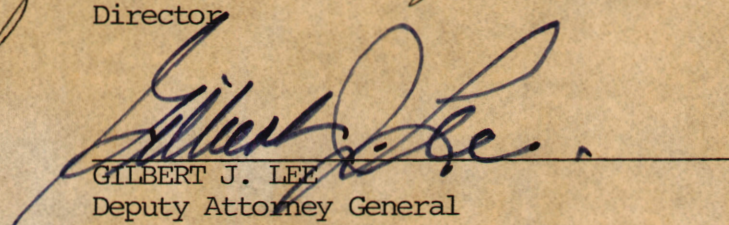
The proposed agricultural use of the area is also in conformity with the Molokai General Plan.

Based on these factors the Department of Planning and Economic Development recommends approval of the proposed boundary change from Conservation to Agriculture.

The Department of Planning and Economic Development notes that the petition does not indicate the anticipated water requirements for the project and how these requirements are to be met. Prior to any approval of the petition, these matters should be satisfactorily clarified inasmuch as there is no public water system servicing the area at the present time.

DEPARTMENT OF PLANNING AND
ECONOMIC DEVELOPMENT


HIDETO KONO
Director


GILBERT J. LEE
Deputy Attorney General

O. Johnson
CLERK



A75-400 Henry R. / Otto S. Meyer, Alex J. Egusa

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