

HONOLULU GAS EQUIPMENT COMPANY

SP(T) 63-3



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM Honolulu Gas Equip. Co.  
DATE 11/1/63  
PLACE LUC Hearing Rm.  
TIME 12:35 pm

NAMES	YES	NO	ABSTAIN	ABSENT
<u>Leslie Wong</u> <u>KANEMOTO, E.</u>	✓			
<u>Goro Inaba</u> <u>WILLIAMS, R.</u>	✓			
<u>Charles Ota</u> <u>FRIEL, S.</u>	✓			
<u>Robert Weakam</u> <u>SUNN, F.</u>	✓			
<u>C.E.S. Burns</u> <u>ICE, Y.</u>				✓
<u>Shiro Nashimura</u> <u>GREGG, W.</u>		✓		
<u>Shelley Mark</u> <u>LOMBARDI, F.</u>	✓			
<u>James Ferry</u> <u>COOK, E. H.</u>				✓
<u>Myron B. Thompson</u> <u>BRYAN, E.</u>	✓			

COMMENTS: Motion carried



LAND USE COMMISSION  
STATE OF HAWAII

Minutes of Meeting

Hearing Room

Honolulu, Hawaii

10:00 A.M. - November 1, 1963

Commissioners

Present:

Goro Inaba  
Shelley Mark  
Shiro Nishimura  
Charles S. Ota  
Myron B. Thompson  
Robert G. Wenkam  
Leslie E. L. Wung

Absent:

James P. Ferry

Staff

Present:

Raymond Yamashita, Executive Officer  
Gordon Soh, Planning & Economic Development  
Roy Takeyama, Legal Counsel  
Richard Mar, Assistant Planner  
Alberta L. Kai, Stenographer

Present:

Alan L. Goodfader, Honolulu Advertiser

The meeting was called to order by Acting Chairman Thompson followed by an opening prayer.

MINUTES AND TRANSCRIPTS

Mr. Soh offered the following suggestion to the Commission as to how it may want to keep a record of its proceedings.

A prepared summary of what transpired on a certain date which would be circulated well advanced to the Commission for their review and adoption at its next meeting; and a detailed transcript of Commission's meeting, hearing, and conference which would be available to Commission members upon request.

Mr. Soh stated that the brief form method was a disadvantage in light that it lost all the important details, and therefore felt it more



advantageous and desirable to have a detailed transcript. Chairman Thompson asked whether this would mean that the minutes would be transcribed from the tape in total and then summarized? Mr. Soh replied that it would be desirable to have someone at hand to take stenographic notes in addition to the practice of the tape recorder. Chairman Thompson stated, "We don't have this at the moment, I assume." Mr. Soh replied that because of the workload considerations it is something to be aspired to but at the present time not entirely practical. Chairman Thompson asked, "How was this handled in the past?" Mr. Soh replied, "The minutes as prepared by the Commission's staff were essentially minutes of the entire proceedings in brief form." Mr. Soh stated that for the benefit of the Commission and for all practical purposes the brief form minutes would suffice as the Commission will find themselves pressed for time. He added that for the purpose of ascertaining a particular or specific point, a very detailed discussion of what went on may be of value. After a lengthy discussion on this subject, it was the consensus of the Commission to continue the use of the tape recorder for a matter of record and to improve on it; and transcribe the minutes verbatim when necessary and upon request.

#### VOTE RECORD

Mr. Takeyama informed the Commission that any action that the Commission take (relating to granting of petitions, special permits) be by individual calling of names, so that a definite check on the side to see whether the person voted yes, no or, abstain, could be made. (A format of this procedure is on file.)

#### ADOPTION OF OCTOBER 11 AND 18, 1963 MINUTES

The minutes of October 11 and 18, 1963 meetings were accepted as circulated to the Commission.

#### SCHEDULE FOR HEARING OF PETITIONS

Two proposed schedules, Plans I and II, were circulated to each Commissioner for consideration. Plan II is a more condensed schedule but both plans take into account all the legal requirements in scheduling and advertising, and action to be taken by the Commission following the hearing. Mr. Soh informed the Commission that with the exception of one petition, by H.W.B. White, all petitions met the legal requirements by law. In respond to a question by the Chairman in regard to H.W.B. White's petition, Legal Counsel replied that this could not be helped as the petition was received in January 1963 and this Commission was appointed on October 11, 1963.

After discussing the two proposed plans Commissioner Wung moved to amend the schedule of November 29 and 30, 1963, which was seconded by Commissioner Nishimura as follows:



The public hearing scheduled for November 30, 1963 at 1:00 p.m. on Oahu be moved to November 30, 1963 in the morning on Oahu; the public hearing scheduled for November 29, 1963 at 7:00 p.m. on Kauai be moved to November 30, 1963 in the afternoon on Kauai; and the presentation by Kauai Planning Director scheduled for November 30, 1963 at 9:00 a.m. on Kauai be moved to November 30, 1963 at night on Kauai.

Discussion: Mr. Soh informed the Commissioners of the telephone call he had received from Mr. Lee of the City Planning Department who offered to present their recommendations with respect to the determination of the final district boundaries and the creation of the Rural district on November 22, 1963 at 10:00 a.m. It was the Commission's wish that the staff inform the City Planning Department whether they could work their schedule in with the Commission's schedule for November 30, 1963.

Motion carried unanimously.

Commissioner Mark moved that the Commission tentatively adopt Plan II subject to any conference that may follow by commission members, incorporating the last motion for amendment as adopted; seconded by Commissioner Ota. Motion carried unanimously.

A few minor questions were cleared concerning the adopted Plan II with no additional changes.

It was requested by Commissioner Wenkam that further study on the possibility of using charter flights be made by the staff.

#### SPECIAL PERMITS

APPLICATION OF HELEN AND JOSEPH VIERRA (SP(T)63-46), FOR SPECIAL PERMIT TO CONSTRUCT AN ADDITIONAL SINGLE-FAMILY DWELLING ON A 15,643 SQUARE FOOT PARCEL OF LAND IN WAIMANALO VALLEY, KOOLAUPOKO, OAHU: Described as First Division, TMK 4-1-25: 30.

Mr. Soh pointed out and described the area and request involved. He stated that the City Planning Commission's recommendation was for denial and that the staff's recommendation was also for denial. Copies of the staff's report were circulated to each Commissioner.

Commissioner Wung asked Mr. Soh, "How much does that whole area encompass?" Mr. Soh replied, "Approximately 15,000 sq. ft." He added that the petition indicates that there are already three dwelling units on it.



Commissioner Wenkam moved to denied the request of Helen and Joseph Vierra for special permit according to the staff's recommendation; seconded by Commissioner Nishimura.

The Chairman polled the Commissioners. Approval: Commissioners Inaba, Ota, Wenkam, Nishimura, Mark, and Chairman Thompson. Disapproval: Commissioner Wung.

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APPLICATION OF ARCHIE ZANE FOR SPECIAL PERMIT TO CONSTRUCT A SINGLE-FAMILY DWELLING ON A 23,729 SQUARE FOOT LOT ON WHICH TWO OTHER SINGLE-FAMILY DWELLING UNITS ALREADY EXIST: Described as TMK 2-5-06: 113

Mr. Soh pointed out and described the area and request involved. The staff concurred with the recommendation of the Hawaii County Planning and Traffic Commission and recommended that the Commission in the establishment of the final district boundaries extend the urban lines to include the Zane property. The staff's report was circulated to each Commissioner.

Commissioner Inaba moved for acceptance of Archie Zane's request for special permit according to the County's findings; seconded by Commissioner Wung.

Discussion: Legal Counsel requested that the Chairman write to each county planning commission for their kokua in providing this Commission with as much information on each special permit request that comes before this Commission for its determination.

The Chairman polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Nishimura, Mark, and Chairman Thompson. Disapproval: None.

The staff's recommendation requesting that the Commission consider extending the urban lines to include the Zane property during the final determination of the district boundaries was referred to the staff to follow through.

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APPLICATION OF HONOLULU GAS EQUIPMENT COMPANY FOR SPECIAL PERMIT TO CONSTRUCT A TANK FARM ON A PARCEL OF LAND 75 FEET BY 75 FEET APPROXIMATELY 900 FEET SOUTHEAST OF MAMALAHOA HIGHWAY AND 100 FEET NORTHWEST OF GRANT 5978: Described as TMK 6-7-02: 17

The area and request was described and outlined by Mr. Soh. The staff concurred



with the County's recommendation for approval and recommended that the Commission adjust its boundary lines to include this area in the urban classification when final district determination is made (the staff was in question as to where the line fell which in their determination was very close).

After a lengthy discussion on the matter whether this was proper for the area or not; whether it was in accord with the county's zoning and master plans for the area; or whether precautionary measures were met and therefore, more additional information needed; Commissioner Ota stated that in analyzing the matter there are two problems that this Commission is confronted. One, whether this area is within or out of the boundary lines which the County Planning Commission and the Land Use Commission staff are not certain; two, if it is in the interim agricultural boundary line than a special permit is in order. Commissioner Ota felt that the request would fall into the special permit category as it is a highly unusual type of business. He felt it wasn't a big issue and would not create any future hardship. He also added that it met with the County's approval.

Commissioner Wung moved for approval of the request according to the County's recommendation; seconded by Commissioner Ota.

The Chairman polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Mark, and Chairman Thompson. Disapproval: Commissioner Nishimura.

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APPLICATION OF W.H. SHIPMAN FOR SPECIAL PERMIT TO CONSTRUCT A 20-ACRE INDUSTRIAL SUBDIVISION IN KEAAU, PUNA, HAWAII: Described as TMK 1-6-03.

A brief presentation to apprise the Commission of the request and area involved was given by Mr. Soh.

Highlights of Legal Opinion 63-37 which subject matter was similar to that matter before the Commission were presented by the Legal Counsel. Copies of this opinion were requested by the Commission.

The W.H. Shipman request was deferred to staff for further study and re-presentation to the Commission.

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APPLICATION OF HAWAII AERIAL TRAMWAY CORPORATION FOR SPECIAL PERMIT TO CONSTRUCT AN AERIAL TRAMWAY COVERING APPROXIMATELY 115 ACRES IN LAUNIUPOKO, LAHAINA DISTRICT: Described as TMK 4-7-01: 2.

Mr. Soh apprised the Commission of the area and request. He requested that the staff's recommendation be deferred for further study on the matter.



Commissioner Wung moved that the request be deferred for further study by the staff, which was seconded by Commissioner Wenkam.

Discussion: Mr. Soh stated that he had gathered additional paper information from the County on this matter. Chairman Thompson requested that this information be circulated to the Commission for their information when the matter is to be considered for their review and action.

Motion carried unanimously.

#### AMENDMENT TO INTERIM REGULATIONS

Mr. Soh brought to the attention of the Commission the Land Use Commission's amendment to interim regulations which was not filed with the Lt. Governor's Office. He stated that the amendment becomes effective 10 days after filing. He informed the Commission that records on file show that public hearings were held on this matter, and that adoption of this amendment was taken by the previous Commission. He remarked that the only thing needed to perfect the amendment is to file it with the Lt. Governor's Office.

Commissioner Nishimura moved that the staff file the amendment to interim regulations with the Lt. Governor's Office as soon as possible. It was seconded by Commissioner Wung. Motion carried unanimously.

#### EXECUTIVE OFFICER'S SALARY

Commissioner Mark, speaking as the Director of Planning and Economic Development, stated that he concurred with Dr. Hodge's recommendation that Mr. Yamashita begin at the second step which he believed is a monthly salary of \$968. He stated that he had discussed this with Mr. Yamashita briefly this morning and this would be acceptable as far as he is concerned. Chairman Thompson stated that Dr. Hodge had talked with him briefly over the telephone on this matter and had stated that this step is appropriate as it meets all the requirements of Civil Service.

Commissioner Mark moved that the proposed salary of \$968 be accepted and placed on record by the Commission; seconded by Commissioner Ota. Motion carried unanimously.

#### STAFF REQUIREMENTS

The Executive Officer basing his report simply on the staff requirements gave the following recommendations:

1. That the fourth position for Assistant Planner/Field Officer be filled;
2. That Gordon Soh be authorized to assist the Land Use Commission staff temporarily during the period of its heavy workload;



3. That a full-time hearing type reporter be hired for a specific period of time (up to the end of this fiscal year); then a re-evaluation of the situation to see if additional stenographic help will be needed beyond that period.

He stated that he reviewed the operating budget and found that there was a surplus of \$5,000 (\$3,000 in reserve and \$2,000 from the first quarter). He requested that the Commission approve his recommendations, stating that this can be further worked out on the staff level and with Dr. Mark.

Commissioner Mark speaking as Director of the Department stated that the Department also has a heavy workload; but remarked, "Since Mr. Soh is familiar with the function of this Commission and has been involved in it up to now, I see no reason why he could not continue." (It was agreed that the loan would be approximately to the beginning of next year.) He emphasized that the Department's needs would still be primary.

Concerning the fourth position for Assistant Planner, Dr. Mark stated that he had just signed a payroll reallocation that Richard Mar be qualified as assistant planner and would be a member of the Land Use Commission staff. The Executive Officer concurred with the Department's recommendation.

A short interview was held between the Commission and Mr. Mar.

Commissioner Wenkam moved to hire Richard Mar for the Assistant Planner's position; seconded by Commissioner Wung. Motion carried unanimously.

Dr. Mark stated, "As far as the hearings reporter is concerned, I think it is desirable and understand that the funds are available in the budget. Will this service be needed for special occasions or consistently for a time on a temporary contract?" The Executive Officer replied, "It would be needed consistently for a time on a temporary basis." Dr. Mark suggested that a top rate stenographer be hired instead of a hearings type reporter. He felt that a hearings type reporter denoted a specific job.

Commissioner Wung moved that a stenographer on a temporary contractual basis be hired; seconded by Commissioner Wenkam. Motion carried unanimously.

Commissioner Wung stated that it has come to his attention that upon Mr. Yamashita's appointment, the Governor's Office was not informed of this. Commissioner Wung moved that a letter of courtesy be sent to the Governor informing him of Mr. Yamashita's appointment; seconded by Commissioner Ota. Motion carried unanimously.

#### KEAPUKA-KANEOHE SUBDIVISION

The Executive Officer stated that the Keapuka-Kaneohe Subdivision matter was just a question whether the subdivision was within the interim urban



district lines or not. He stated that the staff wrote a letter to the City Planning Department which stated in part that the subdivision was within the interim urban district lines. This letter was made part of the record.

#### TRUST FUND

Mr. Soh informed the Commission that during a routine check by the Field Auditing Division of the Accounting and General Services the following comments were stated in the Auditor's Report:

1. That an opinion should be obtained on the legality of the fees collected and deposited in the Land Use Commission's trust fund; and
2. That an opinion should be obtained on how these monies in the Land Use Commission's trust fund should be disbursed.

Chairman Thompson requested that the matter be referred to the Legal Counsel and that a copy of the Auditor's Report on this matter be transmitted to Legal Counsel and then reviewed again by the Commission at a later date.

#### COMMUNICATION

Mr. Soh stated that he felt there was an obligation to apprise the Commission of the communications that the staff has received and replied in their behalf. He presented an abstract of those communications which he felt were important enough for their attention and asked whether this would suffice rather than the full reading of Commission's communications. He stated that the determination of what communications should be included in the abstract would be left to the Executive Officer, and that hopefully enough of these would be included to arouse the Commissioners curiosity to consult the offices files.

The suggested abstract of commission's communications was accepted by the Commission.

#### WORK PROGRAM

The following tentative work schedule was proposed by the Executive Officer and submitted and accepted as record by the Commission:

1. Standards for districting. Preliminary standards of the four districts are to be prepared by the staff and reviewed by the Counties for their recommendations and comments.

Members are to familiarize themselves with their respective county district lines enough so they will be experts on any subject brought before the Commission on his county.



2. Working Relationship with Counties. Personal contacts with county officials to develop a closer and better working relationship was recommended.

Members were requested to contact their respective county officials (Chairman and Director of Planning Commission, County Chairman and/or Board Members) to invite them to participate in an orientation session on state zoning wherein they will submit their recommendations of the land use districts in their county. A tentative schedule was set and each member was to reply to the executive officer by November 4, 1963.

3. Final Land Use Districts and Land Use Regulations. A deadline set for early December was recommended. This would give the members ample time to discuss and adjust whatever they want to the district lines and regulations. The establishment of the district lines and regulations will be based on county recommendations, consultant's report and staff's own judgment.
4. Early LUC Deliberation on Conservation District. It was recommended that the consultant's report will be used as a starting point to follow, with adjustments and improvements, for the proposed Conservation district which can be considered and tentatively adopted at an early date in November.
5. Drafting. Commissioner Mark volunteered to help work out the additional drafting help that will be needed.
6. Land Use Regulations & Rules of Practice and Procedure. Legal Counsel's assistance was called upon to review the existing Rules of Practice and Procedure in view of Act 205, and to review the Land Use Regulations and submit his recommendations on these.
7. It was recommended that one field officer will have to be assigned to keep track of all pending petitions now before the Land Use Commission. This will require field investigations, evaluation, analyzing, etc. (This assignment was given to Mr. Soh.)

It was recommended that, within legal limitations, all hearings be postponed to as late a date as possible in order that the Commission may accomplish its primary mission and objective of setting up the land use district lines and regulations.

#### OTHER NEW BUSINESS

Chairman Thompson stated that there is a communication that was submitted to the Land Use Commission by the Hawaiian Homes Commission in March 1962 regarding the use of land out in Waimanalo, which a copy had been sent to him. He asked



whether there were other requests of this nature pending before this Commission.

Mr. Soh stated that this letter may have been submitted with respect to the interim boundaries which Commission acted on in April of that year. This would be in a nature of a protest. We do have requests of this nature on file.

Chairman Thompson asked if there are other protests that go back to that time that need to be considered.

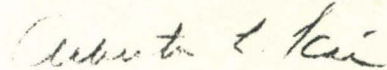
Mr. Soh stated that we have a sizeable volume of protests to take into account. I think the thinking has been that these protests would be taken into account in the adoption of the final district boundaries. My impression might be incorrect.

Chairman Thompson requested that this matter be looked into and re-presented at the Commission's next meeting.

The Commission's next meeting was uncalled until the Executive Officer had a chance to work up a schedule, otherwise it was set for November 30, 1963.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,



ALBERTA L. KAI  
Stenographer



November 6, 1963

Planning and Traffic Commission  
County of Hawaii  
Hilo Armory  
Hilo, Hawaii

Attention: Mr. Edgar A. Hansen, Planning Director

Gentlemen:

Under the authority of the Land Use Commission I am transmitting to you the special permit grants to Mr. Archie Lano and the Honolulu Gas Equipment Company awarded by the Commission at its meeting on November 1, 1963 in Honolulu.

It is requested that these grants be served to the applicants along with such covenants and conditional awards as you have elected to make.

You are advised that the Land Use Commission's grant to Mr. Lano was in part based on favorable recommendations made by its staff. However, the Commission's staff feels that in order to avoid default of later petitions of a similar nature such petitioners should be advised to request a change of the Commission's boundaries instead of applying for special permit.

Act 203/SLH 1963 in part clearly avers to granting special permits for "certain unusual and reasonable uses" but does not provide for permit grants under any other circumstance. Thus whenever urban uses are petitioned for in an area contiguous to an urban district, the appropriate alternative to the petitioner is to request a boundary change. In this way the petition is less likely to be denied because of procedural default.



Planning and Traffic Commission

November 6, 1963

Page 2

I hope in the near future to discuss problems and prospects of the land use law with your staff in Hilo and will want to exchange views on the establishment of the final district boundaries under Act 205/SLM 1963 with you and your staff.

Sincerely,

R. YAMASHITA  
Executive Officer

Enclosures

cc: Mr. Archie Lane

Honolulu Gas Equipment Company

Attn: Mr. E. H. Robb, Vice President



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

Applicant Honolulu Gas Equipment Co.

Date of Grant November 1, 1963

LUC Hearing Room

Meeting Place Honolulu, Hawaii

Date Grant Forwarded November 6, 1963

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to considerations required by the provisions of Act 205, SLH 1963, hereby grants special permission to use the following described property:

(County) Hawaii (Island) Hawaii  
Portion of property described by Tax Map Key 6-7-02: 17; a parcel 75 feet by 75 feet approximately 900 feet southeast of Mamalahoe Highway and 100 feet northwest of Grant 5978.

for the following purpose(s):

Construction of a tank farm,

subject to the following conditions, in the interest(s) of

None,

(Signed) \_\_\_\_\_

R. YAMASHITA

(Title) EXECUTIVE OFFICER



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

Applicant Honolulu Gas Equipment Co.

Date of Grant November 1, 1963

Meeting Place LUC Hearing Room  
Honolulu, Hawaii

Date Grant Forwarded November 6, 1963

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to considerations required by the provisions of Act 205, SLH 1963, hereby grants special permission to use the following described property:

(County) Hawaii (Island) Hawaii

Portion of property described by Tax Map Key 6-7-02: 17; a parcel 75 feet by 75 feet approximately 900 feet southeast of Hanahele Highway and 100 feet northwest of Grant 5978.

for the following purpose(s):

Construction of a tank farm.

subject to the following conditions, in the interest(s) of

None.

(Signed) \_\_\_\_\_

**R. YAMASHITA**

(Title) EXECUTIVE OFFICER

75  
75  
360  
525  
5110



STATE OF HAWAII  
LAND USE COMMISSION

LUC Hearing Room  
426 Queen Street, Honolulu, Hawaii

10:00 A.M.  
November 1, 1963

STAFF REPORT

HONOLULU GAS EQUIPMENT COMPANY

Temporary District Classification: AGRICULTURAL

Background

The Planning and Traffic Commission of the County of Hawaii has referred to the Land Use Commission their approval of an application for a special permit by the Honolulu Gas Equipment Company.

The Company proposes to acquire an interest in approximately 5,625 square feet of land in Kamuela owned by Richard Smart for the purpose of constructing a small tank farm. In a letter dated August 14, 1963 Mr. Edgar A. Hamasu ascertained for Mr. Mullahey that the development would also include a tool shed and an open vehicle storage yard.

The property in question lies approximately 800 feet from Mamalahoa Highway where water from a four inch main is available. Access to the property is allegedly by a gravel surfaced roadway approximately fifteen feet in width. The terrain is generally flat.

The use and character of the small area adjoining the site according to the Kohala-Hamakua Region General Plan is generally industrial with commercial development fronting Mamalahoa Highway and open space to the northeast. The plan, prepared for the Hawaii Planning and Traffic Commission, recommends industrial zone in the general vicinity of the property in question.



Analysis

It has determined that the property straddles or is immediately outside the urban district boundary.

The staff believes that the tank farm is in the nature of a public utility although not wholly so.

The staff additionally is of the opinion that the proposed use is as nearly consonant with surrounding uses as possible.

Additionally, it is noted that the approval of the Hawaii Planning and Traffic Commission, as represented by Mr. Edgar A. Hamasu, was subject to the following conditions:

- "1. A buffer strip, a row of thickly planted hedges, approximately 2-3 feet in width be developed and adequately maintained inside or outside of the proposed cyclone fence abounding the said site.
- "2. The use of the site and of the adjacent land shall be examined periodically by the staff of the Planning and Traffic Commission for any major changes in circumstance or trend in development."

Recommendation

The staff concurs in the recommendation of the Planning and Traffic Commission of the County of Hawaii

The basis for this concurrence is that the property in question can clearly be accommodated in the urban district without the serious adverse effect on

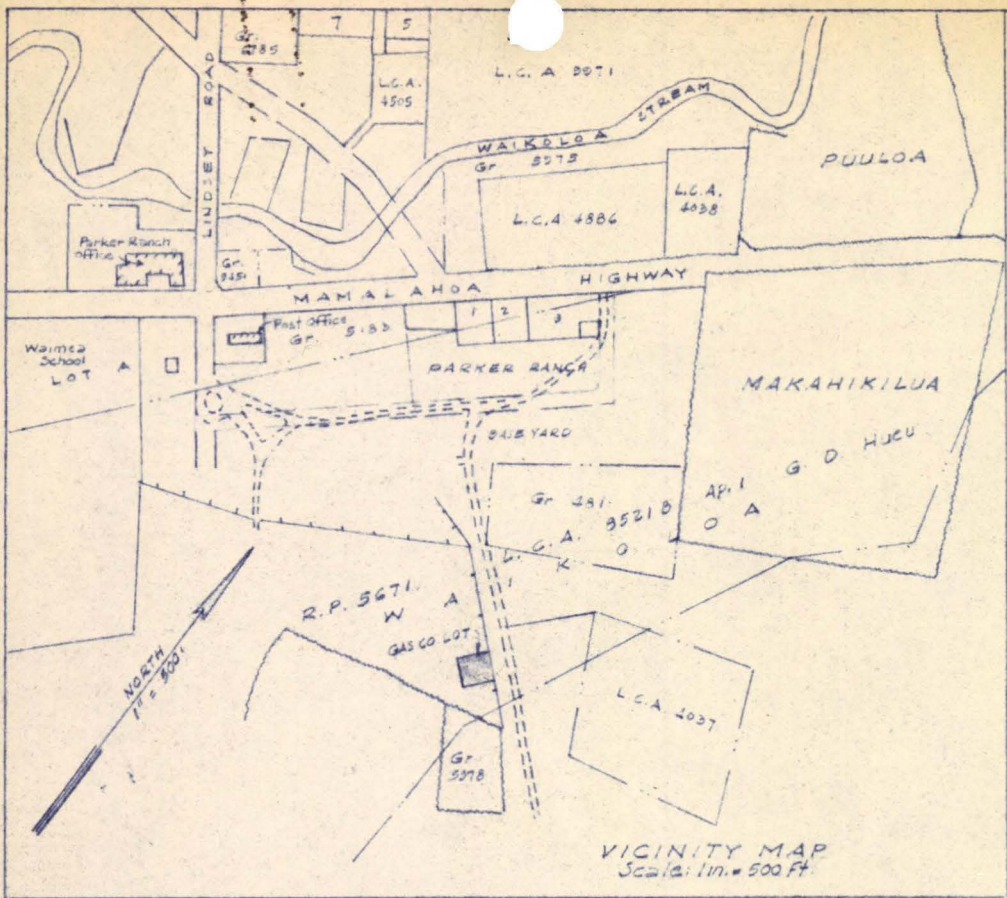


on agricultural pursuits in the agricultural district adjoining it.<sup>1/</sup> More important, the staff feels the use is consistent with the proposed County plan and that steps are being taken to minimize any offensive characteristics of the development. Consequently, it is additionally recommended that in the determination of the final district boundaries the Commission consider the inclusion of the tank farm site within the periphery of the urban district.

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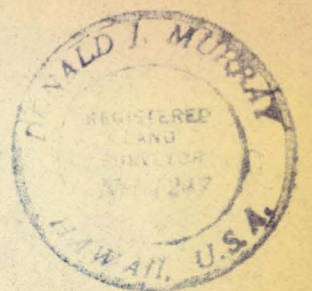
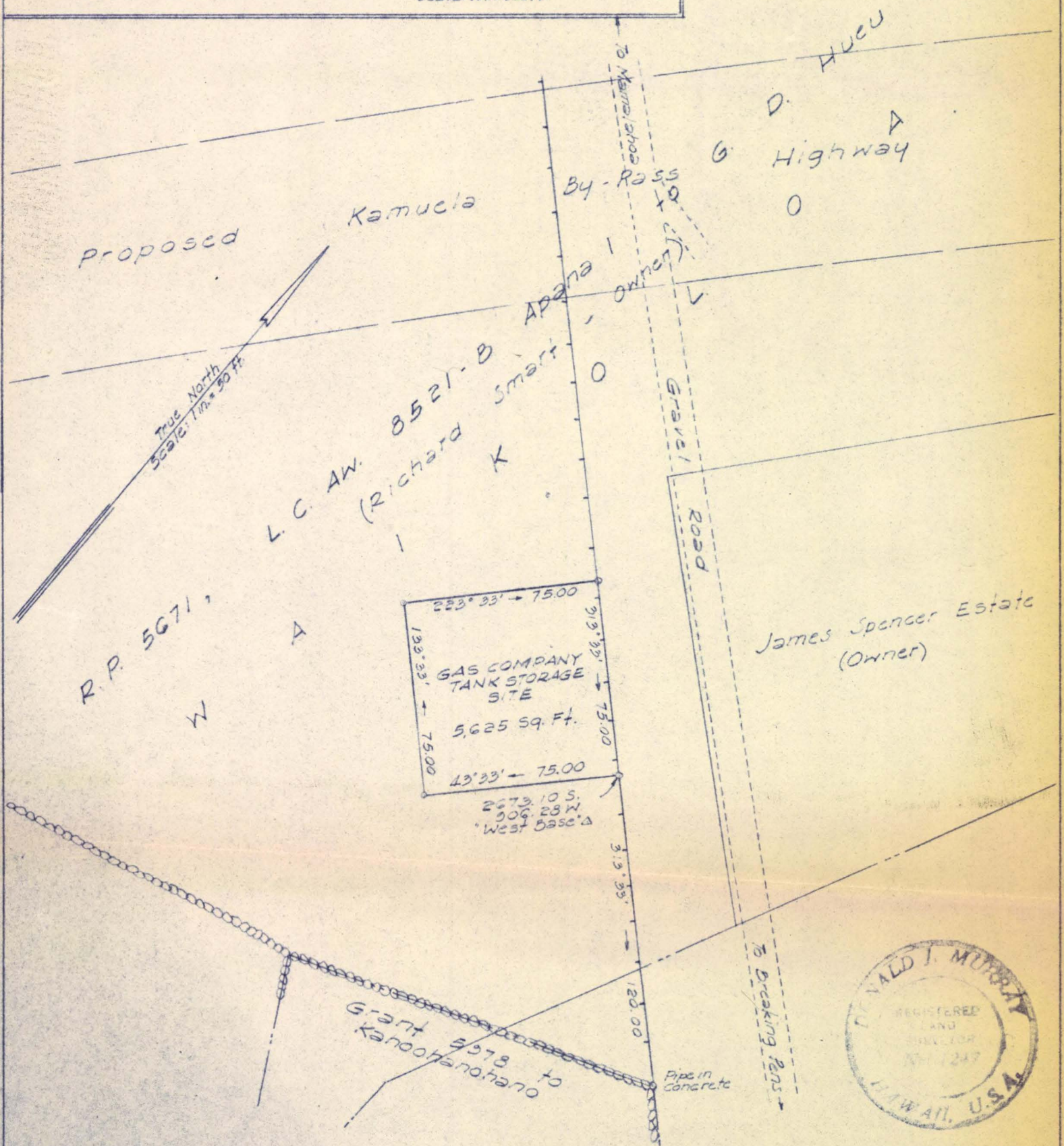
<sup>1/</sup> The Kohala-Hamakua Region Plan, notes that because of high water development costs, expansion of agricultural lands at Kamuela is limited since irrigation water must necessarily be available at low cost if farm operations are to be economical. Otherwise the land, believed to be Class B soils, would be desirable for agriculture.





OWNER AND  
SUBDIVIDER: Richard Smart,  
Kamuela, Hawaii

BY: Norman Brand  
His Attorney-in-Fact



GAS COMPANY TANK STORAGE SITE  
Being Portion of  
R.P. 5671, L.C. Aw. 8521-B, Apana I to G.D. Hueu  
Situated at Waimea, South Kohala, Hawaii  
Scale: 1 inch = 50 feet  
June - 1963

TAX MAP KEY: G-T-02  
TRACING NO. 4-63A  
FILE NO. 193

PARKER RANCH  
LAND DEPARTMENT





743

PLANNING AND TRAFFIC COMMISSION

COUNTY OF HAWAII  
HILO, HAWAII, U. S. A.

August 14, 1963

RECEIVED

AUG 16 1963

State of Hawaii  
LAND USE COMMISSION

Mr. W. M. Mullahey  
Land Use Commission  
State of Hawaii  
426 Queen Street  
Honolulu, Hawaii

Dear Mr. Mullahey:

Pursuant to your telephone inquiry of August 13, 1963, I am sending you herewith an addendum to the special permit request by one, Honolulu Gas Equipment Company for a bulk storage tank site with a tool shed and an open vehicle storage yard.

The applicant was asked specifically on this point - that is, whether the development would include a yard for vehicle storage and a tool shed. The applicant answered to the affirmative.

Enclosed you will find a map showing detailed drawings of the facilities and a general layout of the site involved.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

*Edgar A. Hamasu*

Edgar A. Hamasu  
Director

EAH:mh

Enclosure

*File to folder*  
*Copy of HR*  
*to takeyama*



Ref. No. LUC 637

August 13, 1963

Mr. Lester C. West  
Branch Manager  
Hilo Gas Company  
Hilo, Hawaii

Dear Mr. West:

This is to inform you of the status of your application for Special Permit which received an affirmative decision from the Hawaii County Planning & Traffic Commission. Your application for Special Permit has been forwarded to this office for the review and final action by the Land Use Commission.

Your application will be reviewed by the Land Use Commission shortly after their appointment; indications point toward the naming of a new commission on or before September 1, 1963.

You will be notified of developments pertaining to your application as they occur. Thank you for your patience shown thus far.

Very truly yours,

W. M. MULLAHEY  
ACTING EXECUTIVE OFFICER





PLANNING AND TRAFFIC COMMISSION

COUNTY OF HAWAII  
HILO, HAWAII, U. S. A.

July 26, 1963

JUL 30 1963

1e  
RECEIVED

JUL 30 1963

State of Hawaii  
LAND USE COMMISSION

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

Gentlemen:

In accordance with Section 98 H-6 of Act 205, State of Hawaii, the Planning and Traffic Commission of County of Hawaii shall hereby transmit the decision and findings on the following special permit cases:

- 1) 20-acre Industrial Subdivision of W. H. Shipman, Ltd.
- 2) Development and Construction of a single-family dwelling unit on a lot 23,727 square feet in area.
- 3) Development and Construction of a bulk-storage facility for Isle Gas on a lot 5,625 square feet in area.

1. Shipman Industrial Subdivision  
Portion of L. C. Application 1053, Keaau, Puna, Hawaii  
Tax Map Key 1-6-03.

FINDINGS.

Special permit is requested for 20 acres colored in yellow in the attached map. The request was amended from the original application of 300 acres. The land lies mauka of the present divided highway between Hilo and Keaau and Bordered on the Hilo side by State of Hawaii Panaewa Forest Reserve, on the Keaau side by sugar cane field on land owned by W. H. Shipman, Ltd., and across the Volcano Road (major highway) by Keaau Macadamia Nut Orchard on land also owned by W. H. Shipman, Ltd. The land immediately mauka of the Volcano Road is reserved for an extensive botanical garden. It is therefore felt that the site is sufficiently isolated and buffered from residential encroachment.

It has been indicated that "a large new industrial plant with a lease already executed" is to be developed immediately upon governmental sanction of the special permit. It was reported at the public hearing that the plant will be hiring in excess of 250 persons when it is in full operation.

According to Bush and Gerakas (Planning and Research) in the study, "Development of State-Owned Industrial Land in Hilo, Hawaii," it was mentioned that there was an immediate demand of over 50 acres of industrial land in the Hilo area by local industrialists.

The general area is under the State Agricultural Zone District and presently covered with indigenous vegetation. Soil type is believed to be relatively porous, aa type. The topography is gradually sloping toward mauka direction.

The Volcano Road, a divided State highway, provides rapid and readily accessible route to Hilo Harbor and to the airport.

For the above reasons, it is felt that the said use is reasonable and will not be detrimental to the surrounding land. The land is not now or ever was in use for agricultural pursuit, hence, agricultural land is not being taken out of production.

#### DECISION

The Planning and Traffic Commission approved the special permit request for 20-acre industrial land without any conditions.

Under Ordinance No. 23, County of Hawaii (Existing Zoning Ordinance for Hilo, Honokaa, and Keauhou Bay) it is stated that, "The term 'industrial uses' shall include such uses as boiler and steel works, planing mills, lumber yards, foundries, shipworks, canneries, oil storage plants, lime kilns, which do not emit dust nor noxious or offensive fumes, junk establishments, factories, machine shops employing more than ten people, blacksmith shops and all such works other than noxious industries."

The said Ordinance also stipulates that, "Commercial business and industrial buildings shall provide adequate off-street facilities for loading and unloading merchandise and goods in such manner as not to obstruct the freedom of traffic movement upon the public street."

It states further that, "No building permit shall be granted unless there is included with the plan for such building or improvement a plot plan showing required open space or garage to be provided in connection with such structural improvement for off-street parking together with means of ingress and egress to a street or alley ... "

2. Single-family dwelling unit for Archie Zane  
Lot 1, a portion of L. C. Aw. 4983  
Ponahawai, South Hilo, Hawaii  
Tax Map Key 2-5-06-113.

#### FINDINGS:

Special permit is requested for the construction of a single-family dwelling unit on a lot 23,729 square feet in area. The said lot already is built with



two single-family dwelling units, presently they are being rented out. The buildable area for this request is on an area 8,850 square feet.

The two houses were built prior to the enactment of Act 187. The County Zoning of A2 - 7500 permitted such development.

The land abuts the interim urban zoned district on the Hilo side. It is about 2000 feet from Kaumana Village interim Urban Zoned District.

There are scores of single-family dwelling units built alongside Kaumana Drive in this general vicinity. The predominant lot size is in excess of 7500 square feet.

At the time the two other houses were under construction, a cesspool was dug at the site presently under concern.

The land is covered with pahoehoe lava, and relatively bare except for scattering of indigenous plants, mainly guava.

The land is in the State Agricultural Zoned District, however, it is not being used nor ever was used for agricultural pursuit.

The applicant reported that he had already purchased and is presently storing in a neighbor's yard, the lumber and construction material for the house.

The request is not a special permit for a subdivision, but simply for the construction of a third house on a lot 23,727 square feet in area.

The use as requested will not be detrimental to surrounding land uses nor would it have any deleterious effect on public health, safety, and general welfare.

#### DECISION

The Planning and Traffic Commission granted approval to the special permit to build a third single-family unit in a lot 23,727 square feet, with a buildable area of about 8,850 square feet without any condition.

3. Small Tank Farm with Pumping Facility for Honolulu Gas Equipment Company.  
R. P. 5671, L. C. Aw. 8521-B, Apana 1, Waimea, South Kohala, Hawaii  
Tax Map Key 6-7-02

#### FINDINGS:

Special permit is requested for the construction of a tank farm with pumping facility on a lot about 5,625 square feet in area and located approximately 1,000 feet southwest of the junction of Mamalahoa Highway and Lindsey Road.

July 26, 1963

The land is in the State Agricultural Zoned District. The use of the land is presently for grazing. There is a single-family dwelling unit about 200 feet southerly of the said site. The site abuts a gravel surfaced roadway about 15 feet in width which leads to Parker Ranch Breaking pens.

The present owner of the land is Richard Smart. It is to be leased for the requested purpose.

The Master Plan of Hanalei-Kohala which this area is a part, has not been crystalized as yet.

The use as requested will not now have detrimental effect on surrounding land uses, however, it is suggested that proper conditions be stipulated to safeguard possible future land uses, should the surrounding area be developed for residential purposes.

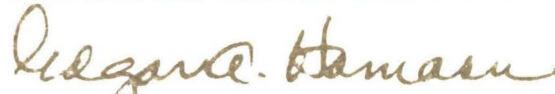
#### DECISION

The Planning and Traffic Commission granted approval of the special permit for the development of a tank farm and pumping facility (bulk storage facility) for Honolulu Gas Equipment Company with the following conditions:

1. A buffer strip, a row of thickly planted hedges, approximately 2-3 feet in width be developed and adequately maintained inside or outside of the proposed cyclone fence abounding the said site.
2. The use of the site and of the adjacent land shall be examined periodically by the staff of the Planning and Traffic Commission for any major changes in circumstance or trend in development.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION



Edgar A. Hamasu  
Director

EAH:sh

cc Enclosure



H I L O   G A S   C O M P A N Y

Division of Honolulu Gas Co., Ltd.

July 15, 1963

Planning & Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Gentlemen:

Due to the extensive customer growth in the Waimea and Kawaihae areas, we are planning changes in our operations that necessitates a small tank farm with pumping facilities, located in Kamuela.

We respectfully submit a request for a special permit to use 5,625 square feet of land located in Parcel RP 5671 LC Au 8521-B Apana Waimea, South Kohala, Hawaii for this purpose.

A representative of our firm will attend the scheduled hearing for this variance, to answer any existing questions to the proposed plot plan enclosed.

Sincerely,

HONOLULU GAS EQUIPMENT CO.

/s/ LESTER C. WEST

Lester C. West  
Branch Manager

LCW:sc

Enclosure



July 17, 1963

Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Gentlemen:

Re: Gas Company tank storage site, being portion of  
R.P. 5671, L.C. Aw. 8521-B, Apana 1 to C. D. Hueu,  
Waimea, South Kohala, Hawaii  
Subdivider: Richard Smart  
Tax Map Key: 6-7-02

Please be advised that water is available from the Board's  
4" water main on Mamalahoe Highway.

Very truly yours,

*W. Y. Thompson*

W. Y. Thompson  
Manager-Engineer

cc: Mr. Richard Smart





DEPARTMENT OF HEALTH

STATE OF HAWAII

HILO, HAWAII

July 1, 1963

Mr. Edgar A. Hamasu, Director  
Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Dear Mr. Hamasu:

Re: Plan Showing Gas Company Bulk Storage Tank  
Site, Waimea, South Kohala, Hawaii  
Owner: Richard Smart

Reference is made to the above plan which has been submitted to this office for review and comments.

We recommend the approval of this subdivision on the basis that insofar as we can ascertain, all the rules and regulations of the Department of Health can be complied with satisfactorily.

Very truly yours,

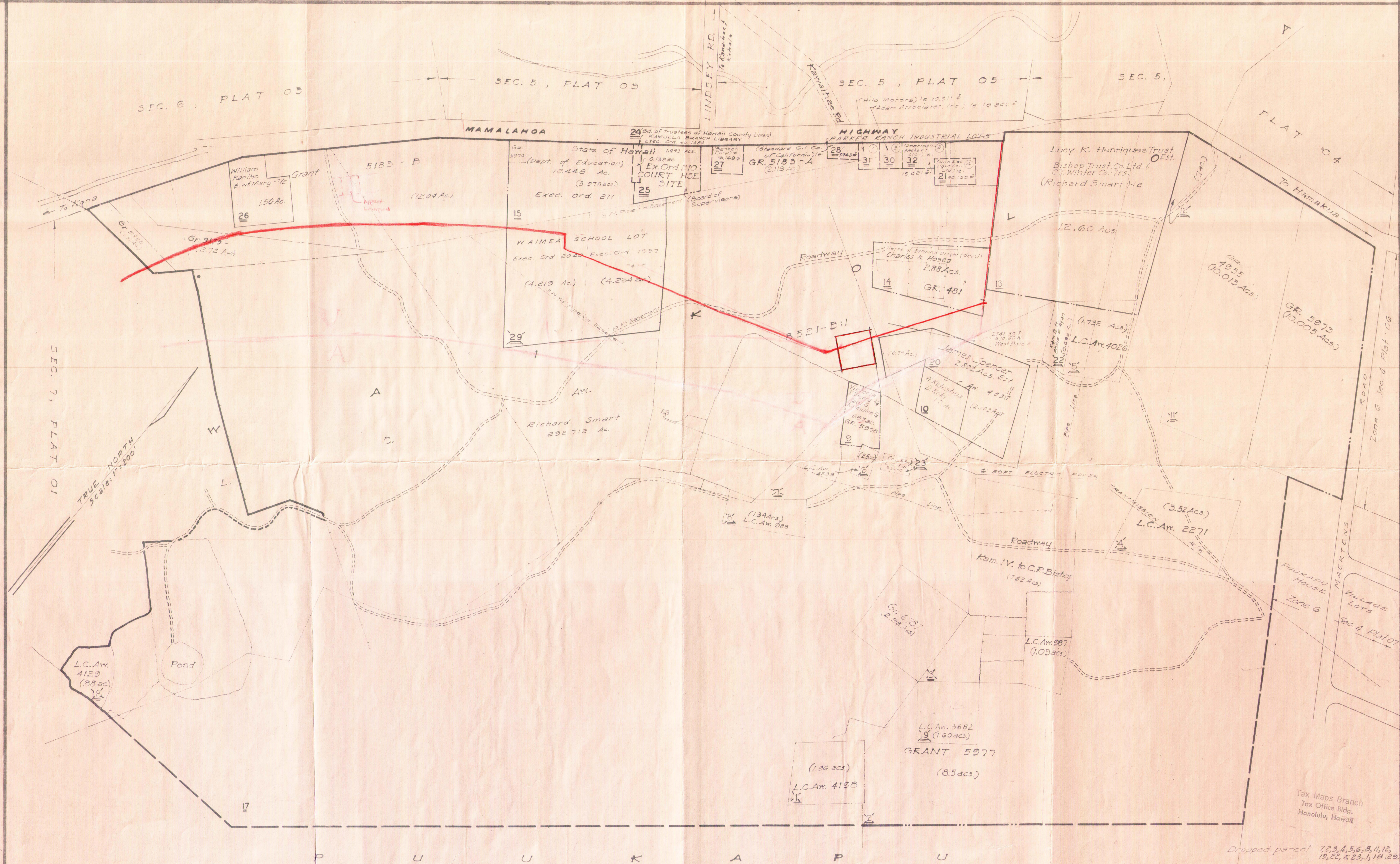
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Sheridan P. Caceres  
Chief Sanitarian, Hawaii District

/hy

cc: Norman Brand





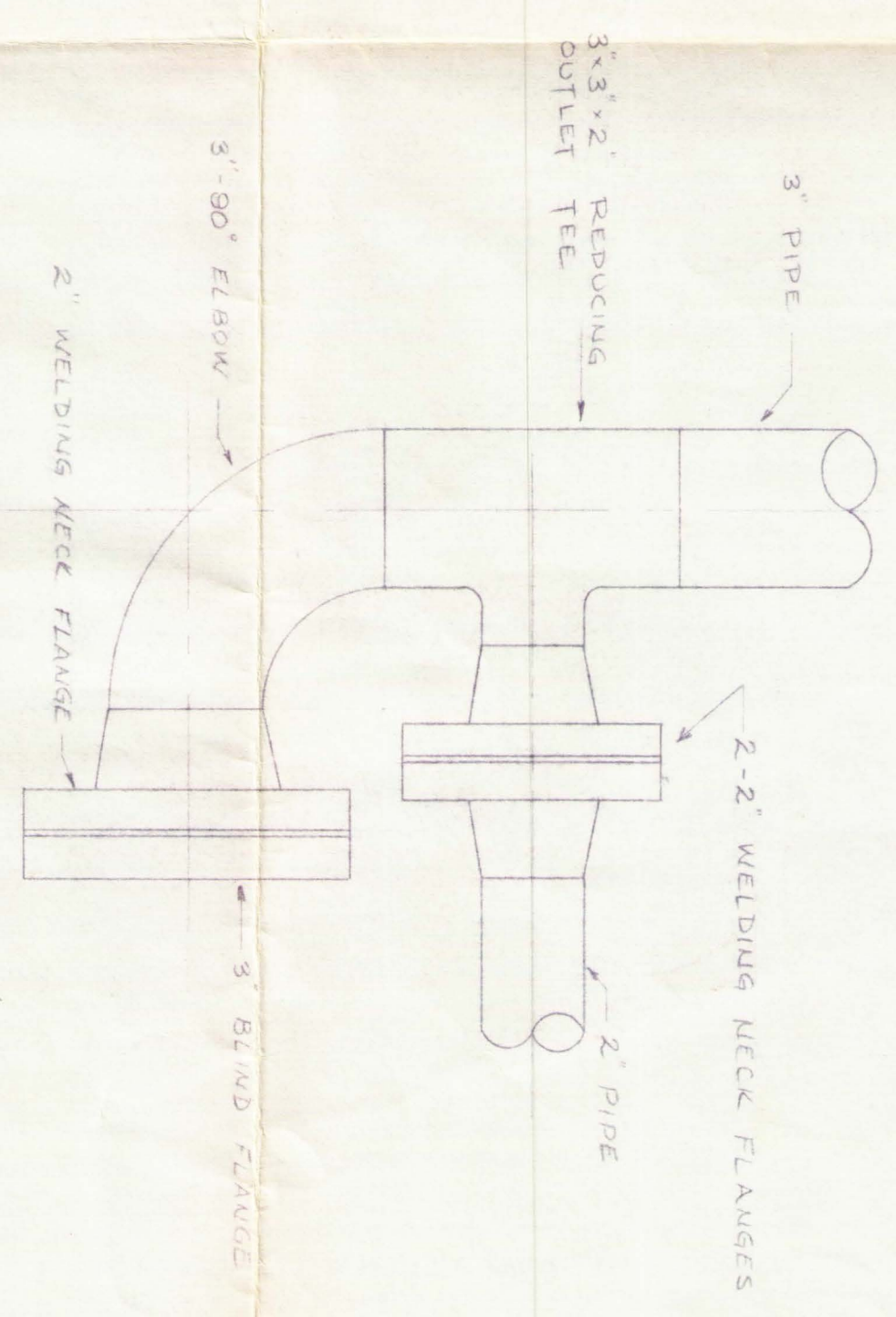
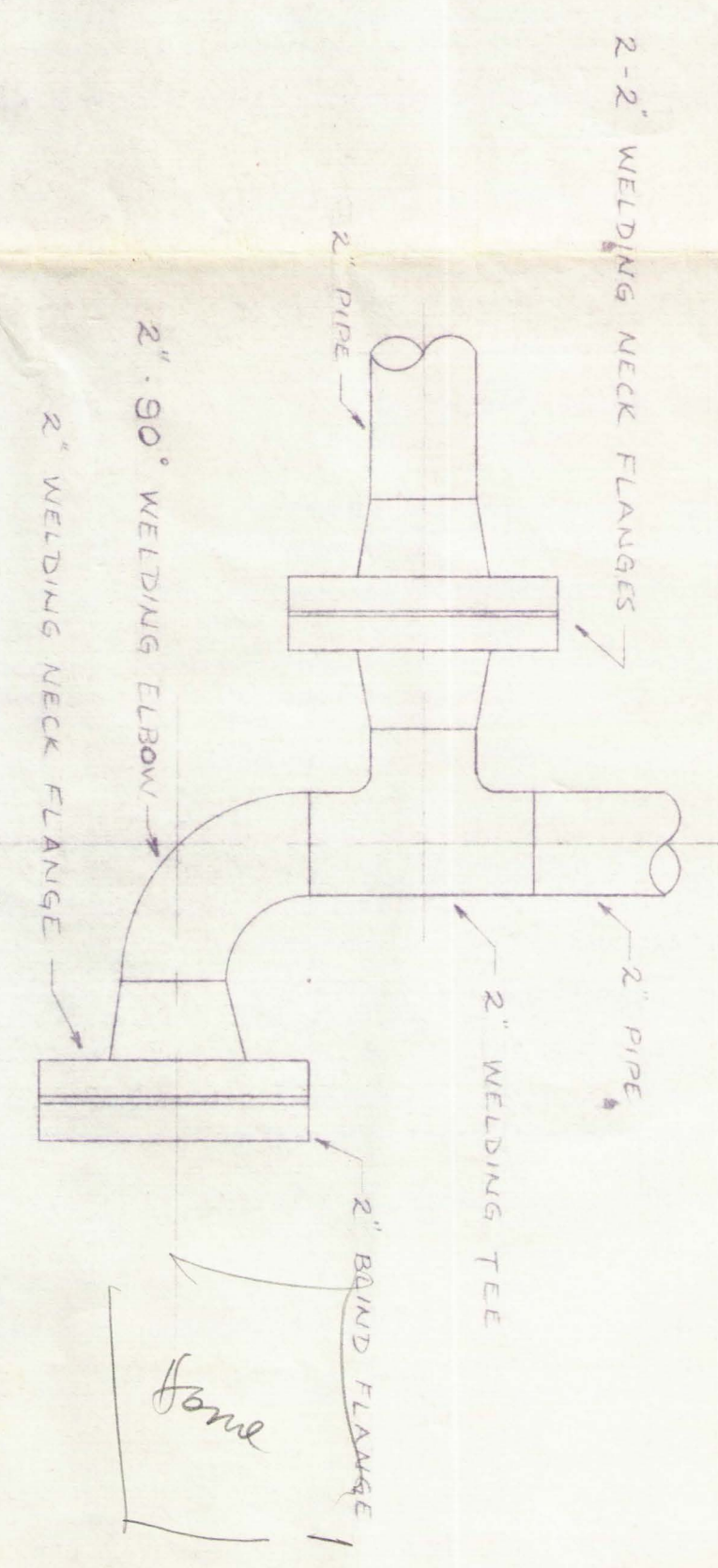
Drq. No. 2471  
Source: Survey Dept.  
By: R.K. - July - 1955

Por. WAIMEA VILLAGE, S. KOHALA, HAWAII

THIRD DIVISION		
ZONE	SEC.	PLAT
6	7	02
CONTAINING PARCELS		
Scale: 1 in = 200 ft.		

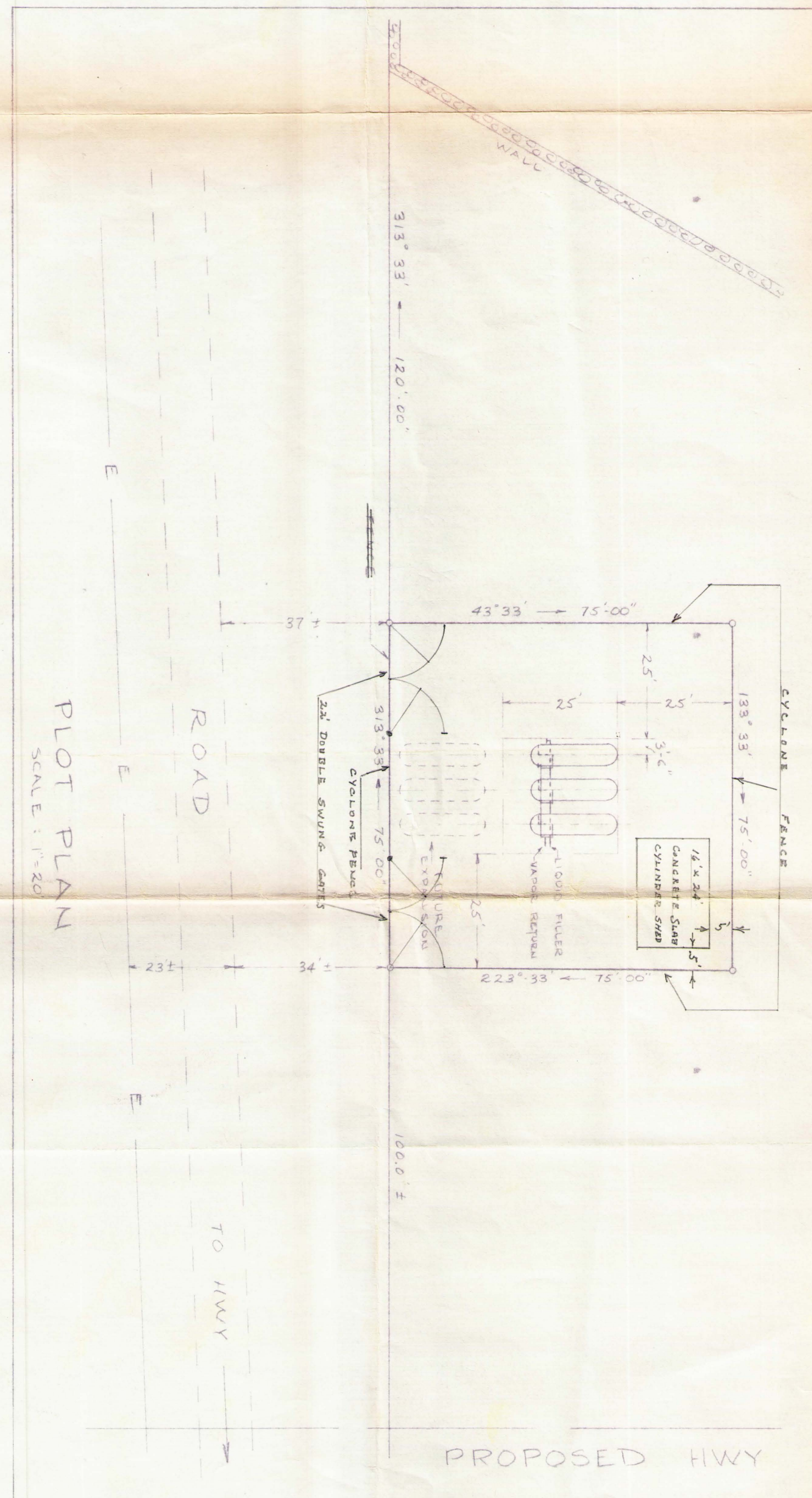
1955  
OCT 28 1955



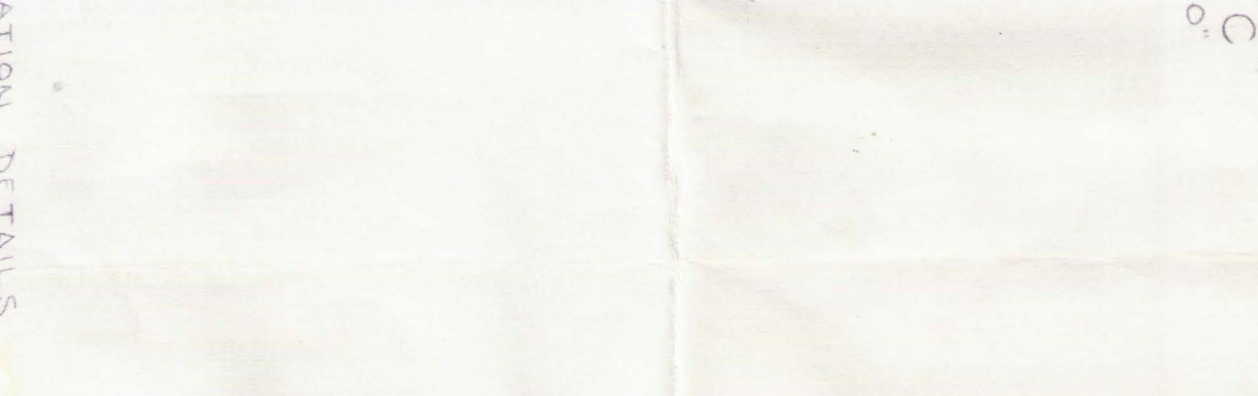
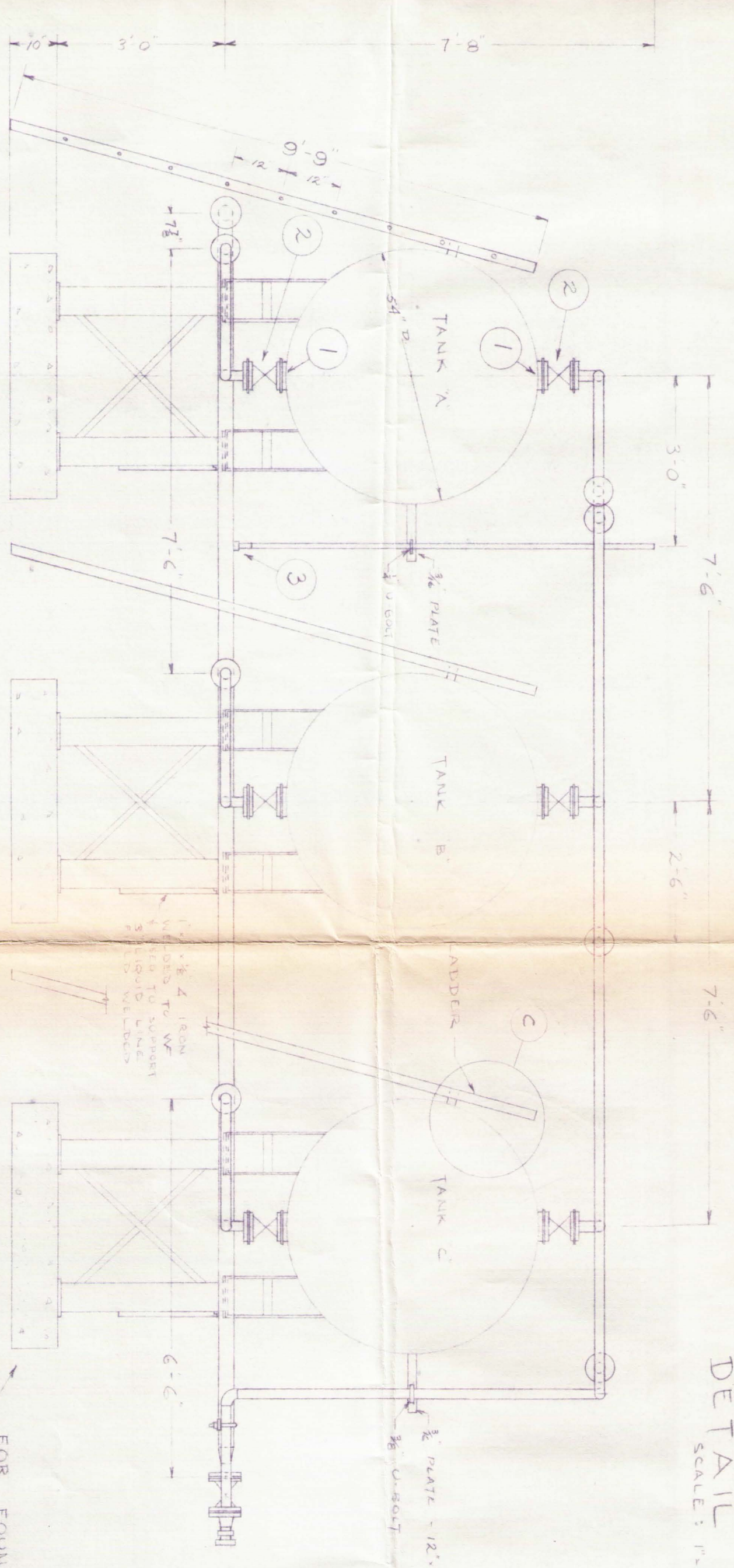
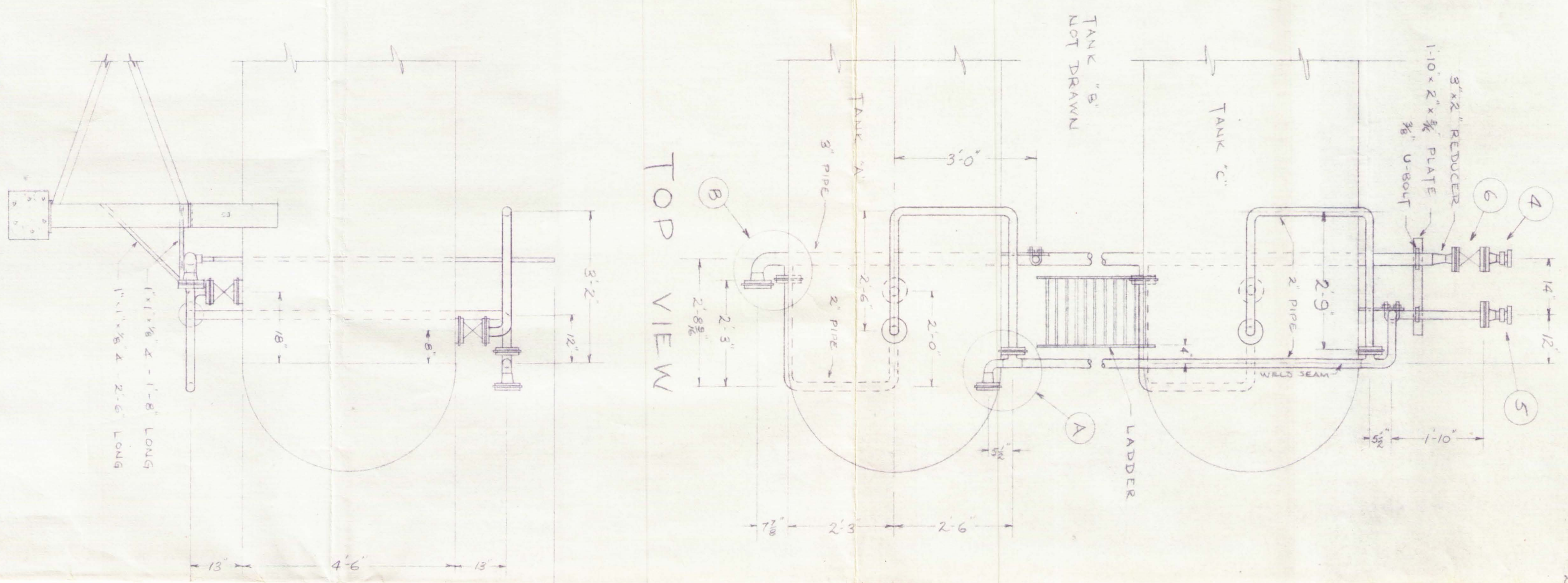


DETAIL "B"  
SCALE: 1/4" = 1"

DETAIL "C"  
SCALE: 1" = 10"



ITEM	SIZE	RECD	TYPE
1	2"	6	REGO 350VALV EXCESS FLOW
2	2"	6	WALWORTH 1749F LUBRICATED
3	3/4"	1	REGO PLUG VALVE LUBRICATED
4	2"	1	REGO 318SCAD VALVE 1/2" NPT
5	2"	1	CONNECTOR ADAPTER - 5/8" NPT
6	2"	1	REGO 5769H 2" ACME ADAPTER
			VALVE
			JAMESBURY FLANGE "DOUBLE SEAL"
			BALL VALVE



HONOLULU GAS CO LTD  
KAMUELA  
TANK FARM

REVISID: 1  
2  
3  
DR KUH  
APPR. *CHU*  
DATE: 6-19-63  
SCALE: 1/2" = 1'-0"  
DR No.: 637-63-4