



Note
 200' x 600' Present Site for proposed
 Lodge covering 3.00 AC +/-
 Total Area fence to Govint Road - 8.25 AC +/-

NOTE All lots owned by George W. Murphy
 unless otherwise noted

Parcels dropped 13,

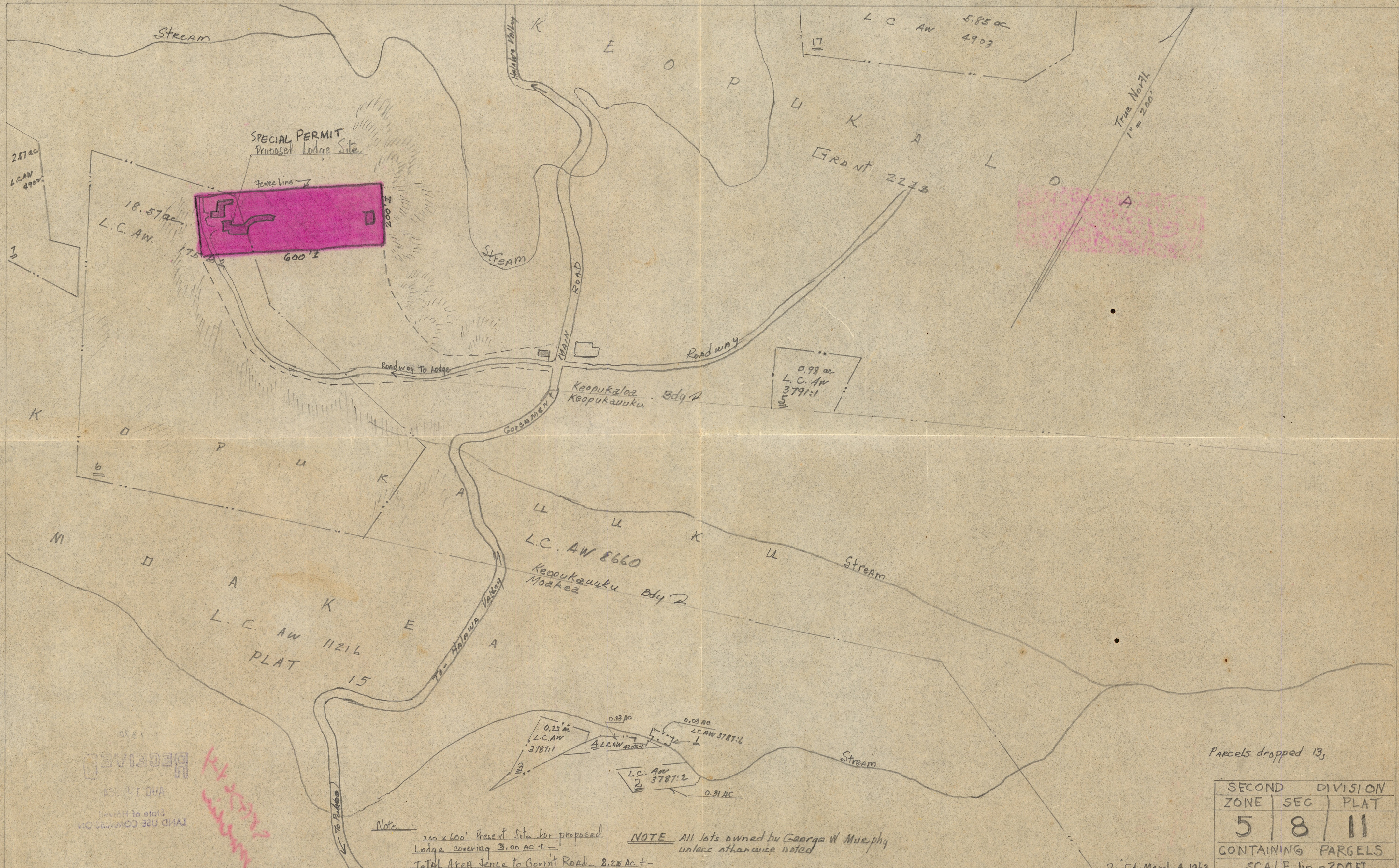
SECOND DIVISION	
ZONE	SEG PLAT
5	8 11
CONTAINING PARCELS	
SCALE 1 in = 200 FT	

Printed March 4, 1963

SP (FD) 144
m. b. h. i.

1370

RECEIVED
AUG 10 1964
State of Hawaii
LAND USE COMMISSION



RECEIVED
 AND I HEREBY
 TRUST TO STATE OF HAWAII
 LAND USE COMMISSION

Handwritten in red: 1/25/63

Note
 200' x 600' Present Site for proposed
 Lodge covering 3.00 ac +-
 Total Area fence to Govt Road - 8.25 ac +-

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SECOND DIVISION		
ZONE	SEC	PLAT
5	8	11
CONTAINING PARCELS		
SCALE 1 in = 200 FT.		

Printed March 4, 1963

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REGIONAL DIVISION
 ZONE - SEC - PLAT
 11 | 8 | 1
 CONTAINING PARCELS
 OF THE LAND

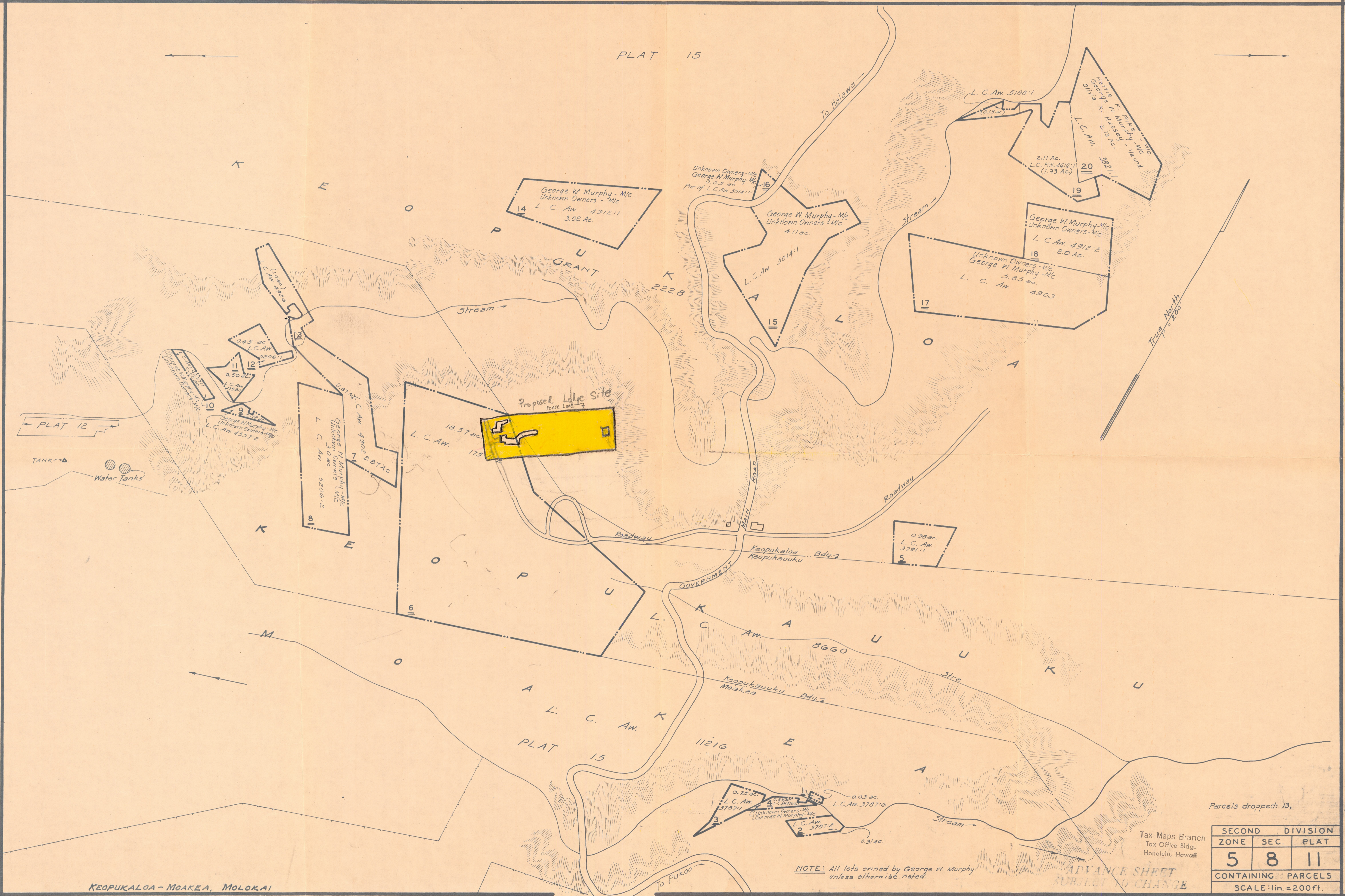
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RECEIVED

AUG 10 1964

State of Hawaii
LAND USE COMMISSION

*5872649
michele*



Dwg. No. 2567
 Source: Tax Maps Bureau
 By: F.W.B. & H.N. Nov. 1935

Parcels dropped: 13,

Tax Maps Branch
 Tax Office Bldg.
 Honolulu, Hawaii

SECOND DIVISION	
ZONE	SEC. PLAT
5	8 11
CONTAINING PARCELS	
SCALE: 1 in. = 200 ft.	

NOTE: All lots owned by George W. Murphy unless otherwise noted.

ADVANCE SHEET
 SUBJECT TO CHANGE



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

April 25, 1995

Ms. Sarah E. Sykes
P. O. Box 370
Kaunakakai, Hawaii 96748

Dear Ms. Sykes:

Subject: Pu'u O Hoku Ranch Special Permit

This letter is to acknowledge receipt of copies of correspondences dated March 18, 1995 from yourself to Mr. Carl Puhi, and March 8, 1995 from Mr. Robert E. Strand to Mr. Puhi, in regards to the special permit issued for Pu'u O Hoku Ranch.

We have reviewed our files and confirm that a special permit for a 200 foot by 600 foot area was approved by the Land Use Commission on September 10, 1964 under LUC Docket No. SP(T)64-4/ George W. Murphy. We also confirm that the approved special permit area was for the establishment of a lodge. The approval was not subject to any conditions.

The special permit application originally requested approval of an 18.57 acre area, in which the lodge was to be built. Mr. Gordon MacKenzie, manager of Pu'u O Hoku Ranch, requested the amendment to the 200' x 600' area on July 7, 1964 before the Maui Planning and Traffic Commission.

In regards to your question regarding the re-issuance of a special permit upon change in ownership, it is our understanding that the regulations in effect at that time, and also the current regulations (Chapter 15-15, Hawaii Administrative Rules), do not require re-issuance of the special permit, unless required by the respective Planning Commission or Land Use Commission as a condition of approval.

Thank you for the copies of letters regarding the subject special permit.

Ms. Sarah E. Sykes
April 25, 1995
Page 2

If you have any questions in regards to this matter, please feel free to contact me or Leo Asuncion of my staff at 587-3822.

Sincerely,



ESTHER UEDA
Executive Officer

EU:th

Sarah E. Sykes

March 18, 1995

County of Maui-Department of Public Works and Waste Management-LUCA
ATTN: Carl Puhi
P.O. Box 526
Kaunakakai, Hawai'i 96748

Dear Mr. Puhi:

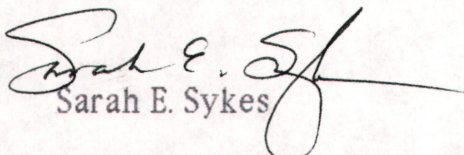
Thank you so much for your prompt response to my questions regarding Pu'u O Hoku Ranch commercial operations.

As I read through the documentation I am surprised that Maui County Planning and the State Land Use Commission offices had no record of the cited special permits. I will be sending to both offices copies of Mr. Strand's March 8, 1995 letter for their files.

Only a two questions remain. . . The special permit is only for the 200 feet by 600 feet area, and only for the lodge, so do paying customers need to confine themselves to this limited space? I ask because the current advertising brochure mentions "many private, secluded acres with ocean views, tropical plantings and fruit to pick off trees." The original special permit was specifically restricted, a reduction from the then-owner's original plans to obtain approval for commercial use of 18.57 acres. Also, when one obtains a Conservation District Use Permit, the permit must be reviewed and re-issued when the subject property changes hands. I do not know if these requirements are also part of the Land Use Commission rules or the Maui County special use permit rules.

My primary concern is that Molokai East End maintain its rural character, as endorsed in the recent Office of State Planning Five-Year Boundary Review, as well as the Molokai Community Plan. While the 2.8-acre subject property cannot support great numbers of tourists, it is located within a prime area for subsistence hunting and gathering. As such, coupled with renewed recognition of the island's fragile environment, the burden on the land of competing uses may not be sustainable.

Again, thank you for your prompt attention to my concerns.


Sarah E. Sykes

P.O. Box 370

Kaunakakai, Hawai'i 96748

(808) 553-3831

MAR 21 12:29 PM '95
LAND USE COMMISSION
STATE OF HAWAII

CARLSMITH BALL WICHMAN MURRAY CASE & LOHIRI

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING LAW CORPORATIONS

2200 BISHOP STREET

PACIFIC TOWER SUITE 2200

POST OFFICE BOX 656

HONOLULU HAWAII 96809-3402

TELEPHONE (808) 523-2500

FAX (808) 523-0842

GUAM OFFICE

TELEPHONE (671) 472-6813

FAX (671) 477-4375

SAIPAN OFFICE

TELEPHONE (670) 322-3455

FAX (670) 322-3368

KILO OFFICE

TELEPHONE (808) 935-6644

FAX (808) 935-7975

KONA OFFICE

TELEPHONE (808) 328-6464

FAX (808) 328-8450

MAUI OFFICE

TELEPHONE (808) 242-4535

FAX (808) 244-4974

LOS ANGELES OFFICE
TELEPHONE (213) 855-1200
FAX (213) 823-0032

LONG BEACH OFFICE
TELEPHONE (310) 435-5531
FAX (310) 437-3780

MEXICO CITY OFFICE
TELEPHONE (82-5) 251-2428
FAX (82-5) 261-2186

WASHINGTON, D.C. OFFICE
TELEPHONE (202) 608-1025
FAX (202) 608-1028

HAWAII OFFICE
TELEPHONE (808) 523-2500
FAX (808) 674-0850

DIRECT DIAL NUMBER:

(808) 523-2525

March 8, 1995

Mr. Carl W. Puhī
Land Use and Codes
County of Maui
P. O. Box 526
Kaunakakai, Molokai 96748

Dear Mr. Puhī:

Re: Puu O Hoku Ranch

I am writing this letter on behalf of Puu O Hoku Ranch, Limited in response to your inquiry regarding the lodge operations conducted on our client's property.

Several years ago our office researched the status of the lodge operations and determined that special permits had been issued by both the County of Maui and the State Land Use Commission for the lodge operations. These permits impose no conditions and have no expiration dates. The details of that research is as follows:

The Maui County Planning Department's files with regard to this parcel indicate that on May 25, 1964, George W. Murphy, the owner of Puu O Hoku Ranch, applied for a special permit with the Maui Planning and Traffic Commission. The application requested a special permit to allow a portion of the ranch to be used, "for commercial use". Subsequently, a

MAR 21 12 29 PM '95
LAND USE COMMISSION
STATE OF HAWAII

Mr. Carl W. Puhi
March 8, 1995
Page 2

public hearing was held on July 7, 1964 at which said use was defined as the "operation of a Dude Ranch with such facilities as may be necessary, including extension of landing strip and other tourist facilities for hunting, golfing, horseback riding, etc. to be situate on and in the vicinity of the main houses at Puu O Hoku Ranch in the eastern end of Molokai."

The minutes of the public hearing indicate that Gordon MacKenzie, manager of Puu O Hoku Ranch, told the Maui Planning and Traffic Commission that the original request to place the facilities in an area consisting of 18.57 acres was found too large and a request for a change to 100 feet by 1,000 feet was made to the Planning Commission on June 16, 1964. Subsequently, the owners decided to place the lodge facilities in an area consisting of 600 feet by 200 feet, or about three (3) acres.

On July 28, 1964, the Maui Planning and Traffic Commission voted unanimously to approve the special permit. The approval was then transmitted to the State Land Use Commission for processing and approval. No expiration of or conditions to the approval are indicated.

The Land Use Commission considered the application at its meeting on September 10, 1964. The Land Use Commission staff prepared a report which indicates that the chairman of the commission conducted a field investigation of the site on August 14, 1964. The report indicates that the size of the subject parcel is approximately 2.8 acres.

In the minutes of the Land Use Commission's meeting, it was found that the public's interest would not be jeopardized by the proposed use. The minutes state that, "the land area is not prime agricultural lands, the particular site is not being used for agriculture, the use does not jeopardize the existing agricultural operations, the land will not be blighted in case of abandonment as the structures already exist, other landowners are not affected and there is no unreasonable burden on public agencies for the provision of facilities and services."

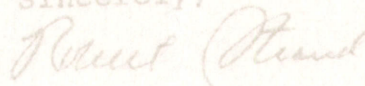
With that, the commission voted 5 to 1 to approve the application for the special permit. The Land Use Commission's

Mr. Carl W. Puhi
March 8, 1995
Page 3

approval letter was written on September 18, 1964 and indicates that the special permit is for the 200 feet by 600 feet area only, and approval is specifically for the use of the area as a lodge. No expiration date or conditions were imposed on the approval.

If you have any further questions regarding this matter, please call me in Honolulu at 523-2525.

Sincerely,



Robert E. Strand

RES:lhmm

xc: Henry H. Carey
Jack Spruance
Grant M. Chun, Esq.

Ref. No. LUC 456

August 27, 1964

Mr. George W. Murphy
P. O. Box 2281
Honolulu, Hawaii

Dear Mr. Murphy:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Kauai on September 11, 1964 at the Coco Palms Hotel, Wailua, Kauai at approximately 8:30 p.m.

As prescribed by SECTION 98H-4 of Act 205/63, your application for Special Permit has been placed on the agenda for consideration by the Commission at this meeting. Final action may be taken at that time.

Please be advised that this notice is simply to inform you as to the status of your petition before the Land Use Commission. It is not necessary for you to be at this meeting. Should it be convenient for you to attend, of course, you may do so at your own discretion.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson
Maui Planning & Traffic Commission

Cagle-11
Type-Crase

SEARCHED INDEXED SERIALIZED FILED
1005-94025
60016-7
Ref. No. LUC 471

September 18, 1964

Mr. Robert Ohata
Planning Director
Planning & Traffic Commission
County of Maui
P. O. Box 1487
Kahului, Maui, Hawaii 96732

Dear Mr. Ohata:

The Land Use Commission met on the Island of Kauai on September 10, 1964 at the Coco Palms Hotel, Wailua, Kauai, to consider the special permit application by Mr. George W. Murphy. The petition for this special permit was approved on the bases of the attached staff report. The approval of this special permit by the Land Use Commission includes an area of approximately 200 feet by 600 feet, only, as indicated on the submitted map accompanying the petition; and, the approval is specifically for use of the area as a lodge as has been outlined. Should the Maui Planning and Traffic Commission's approval be subject to protective restrictions as may have been deemed necessary, we would appreciate receiving such restrictions to complete our files.

The motion to approve was made by Commissioner Inaba and seconded by Commissioner Nishimura. The motion was carried by five (5) ayes and one (1) no. Six (6) Commissioners were present and three (3) were absent.

Thank you for your cooperation in this and other matters.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Enclosure

cc: George Murphy
Gordon MacKenzie
Myron Thompson
Roy Takeyama
Department of Taxation

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Coco Palms Hotel

Wailua, Kauai

3:40 P. M. - September 10, 1964

Commissioners

Present:

Myron B. Thompson
Goro Inaba
James P. Ferry
Charles S. Ota
Shiro Nishimura
Leslie E. L. Wung

Absent:

C.E.S. Burns
Shelley Mark
Robert Wenkam

Staff

Present:

Raymond S. Yamashita, Executive Officer
Roy Y. Takeyama, Legal Counsel
Richard E. Mar, Field Officer

Chairman Thompson called the meeting to order.

The Commission had a discussion on the next convention site. Since Dr. Mark was absent, the Commission deferred this matter until after meeting with Dr. Mark for authorization. The Department of Planning and Economic Development will sponsor the next convention pending approval from Dr. Mark.

Chairman Thompson read a letter from Governor Burns, dated September 5, 1964, acknowledging the receipt of the final Land Use District Regulations and Boundary Maps.

APPLICATION OF GEORGE W. MURPHY (SP(T)64-4), FOR SPECIAL PERMIT TO CONVERT A PORTION OF PUUOHOKU RANCH FOR A LODGE FACILITY CONTAINING APPROXIMATELY 3 ACRES OF LAND SITUATED IN HALAWA, MOLOKAI: Described as Second Division, TMK 5-8-011: 6 (Portion of).

The Executive Officer presented the staff report on this petition (which is on file). A field investigation of the site and facilities was made by the Chairman and Executive Officer on August 14, 1964. There appears to be no area in which the public's interest would be jeopardized. The land area is not prime agricultural lands, the particular site is not being used for agriculture, the use does not jeopardize the existing agricultural operations, the land will not be blighted

in case of abandonment as the structures already exist, other landowners are not affected and there is no unreasonable burden on public agencies for the provision of facilities and services.

Staff recommended approval of this petition on the basis that the request meets the established guidelines in determining an unusual and reasonable use.

Commissioner Inaba moved to approve the petition on the basis of concurrence with the staff report. The motion was seconded by Commissioner Nishimura.

Executive Officer polled the Commissioners as follows:

Approved: Commissioners Ota, Inaba, Nishimura, Ferry and Chairman Thompson.

Disapproved: Commissioner Wung.

The motion to approve the petition was carried.

APPLICATION OF VIRGINIA S. BROOKS (SP(T)64-4), FOR SPECIAL PERMIT TO CONSTRUCT ADDITIONAL CABINS AND SANITARY FACILITIES IN CONNECTION WITH THE OPERATION OF A RESIDENT CAMP FOR CHILDREN ON 9.417 ACRES OF LAND SITUATED AT EWA, OAHU: Described as First Division, TMK 9-2-3: 29.

The Executive Officer presented the staff report on this petition (which is on file). Timberline Camp has been in operation for two years. This application substantially conforms to the established guidelines for determining an "unusual and reasonable use." Staff recommended approval of this application for special permit on the basis that it is not detrimental to the public interests or to the intent and purposes of the Land Use Law.

Commissioner Ferry moved to approve this petition on the basis of concurrence with the staff report. The motion was seconded by Commissioner Inaba.

Executive Officer polled the Commissioners as follows:

Approved: Commissioners Ota, Inaba, Wung, Nishimura, Ferry and Chairman Thompson.

Disapproved: None.

The motion to approve this petition was carried.

ADOPTION OF MINUTES

Commissioner Ferry moved to adopt the minutes of April 11, 1964; May 15, 1964; May 22, 1964; June 12, 1964; July 31, 1964; and August 1, 1964. Commissioner Nishimura seconded the motion. The minutes were adopted as circulated.

The Commission discussed the schedule of meetings for Maui and Hawaii. The Commission decided to meet with the Planning and Traffic Commissions of the County of Maui and Hawaii. The meeting with the County of Maui was tentatively set for Friday, October 23, 1964; and the meeting with the County of Hawaii was set for Thursday, October 22, 1964.

Commissioner Ferry felt that the Land Use Commission should meet with the Kauai Planning and Traffic Commission, also. The Land Use Commission agreed with Commissioner Ferry and specified that the staff should make the necessary arrangements to meet during the week following the Hawaii - Maui trip.

Chairman Thompson brought up the point of the Land Use Commission's jurisdiction over the location of public institutions and buildings. After a period of discussion, the Commission decided to table this matter for further research and study.

The meeting was adjourned at 4:45 p.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM George W. Murphy SP(1)164-4
 DATE September 10, 1964
 PLACE Coco Palms Hotel, Kauai
 TIME 3:40 P.M.

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

COMMENTS: Comm. Inaba moved to accept the petition.
 Comm. Nishimura seconded the motion.
 Carried — 5 aye, 1 no.

STATE OF HAWAII
LAND USE COMMISSION

September 11, 1964
Coco Palms Hotel, Kauai

STAFF REPORT

Subject: Petition for Special Permit, SP(T)64-4, by George W. Murphy.

Background

The Maui Planning and Traffic Commission has transmitted its unanimous approval of a special permit to George W. Murphy, owner of Puuohoku Ranch, Molokai. A copy of the application, transcript of the public hearing, Affidavit of Publication and a map have also been transmitted and are enclosed.

These transmittals are attached for your information.

A field investigation of the contemplated site and facilities was made by the Chairman and Executive Officer on August 14, 1964. Mr. Gordon MacKenzie, manager of the ranch, was also present. The field inspection and discussion with Mr. MacKenzie disclosed the following additional information:

1. Initial operations will be confined to use of two existing buildings and possibly a third. The two buildings are substantial structures and would require only limited renovation for conversion of use. The main structure is a former residence and would contain the offices, lobby, dining room and bar, kitchen, and about 8 units. Renovation of this structure has been initiated. The second building is apparently a former servants' quarters and garage but of similar architecture (ranch style) and construction as the main building. This second building will be converted into about 7 units. The third building is about 300 feet away from the other two and is a former small single family cottage. This cottage would probably accommodate a family or small groups. The architecture and condition of this cottage is not as good as the other two buildings

but, apparently, can be made suitable. All three buildings are located on the 3.8 acre site involved.

2. The following construction or improvements are contemplated:

a. A swimming pool adjacent to the two main buildings.

b. A dam to provide a reservoir of several million gallon capacity.

This reservoir might provide fishing and other water sports to guests but would also be a water source for the ranching activities.

c. Paving the quarter-mile access road from the unpaved government main road.

d. An 18-hole golf course is contemplated but plans are not firm.

(The golf course, however, would occupy about 200 acres of the best pasture lands.)

3. The ranch manager would also manage the lodge. About 6 full time employees would be directly associated with the lodge activities. Ranch employees would serve as guides for hiking, horseback riding, sightseeing, fishing and hunting. Since the contemplated facility is located some 30 miles from the commercial airport, some additional business would be generated for the local U-Drive enterprises. (The landing strip associated with the contemplated lodge is located on a plateau about a quarter mile from the lodge.)

4. The lodge facility will add some pressure for limited improvements to the existing unpaved government main road in this section of the island.

5. The 3.4 acre site is part of an approximate 6 acre area which has always been a residential area and not used as grazing land.

6. The land use is grazing for several miles in all directions. Some improvements to marginal land areas in the vicinity, for pasture use, was noted.

7. With the possible exception of some isolated kuleanas, the entire surrounding area is owned by the ranch.
8. The manager stated that all improvements and necessary facilities are to be provided by the Ranch. An existing private water system will be used. There are no government sewage collection or disposal facilities on the island so that necessary improvements must be provided by the owner. The extension of the power transmission line will be the responsibility of the owner.
9. There are no prime agricultural lands in the vicinity.
10. The rates would be, roughly, \$250 per week.
11. No study has been made of the possible market for the contemplated facility. Some expectation of getting some of the Kaanapali, Maui, visitors was indicated. Kaanapali is located about 10 or 12 miles across the channel and is visible from the site.

Discussion

This application for a special permit substantially conforms to the established guidelines with one significant exception -- the lack of a market study which would reveal whether or not the contemplated use is truly "reasonable".

The established guidelines are as follows:

- (a) Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
- (b) That the desired use would not adversely affect surrounding property.
- (c) Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.

- (d) Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.
- (e) That the land upon which the proposed use is sought is unsuited for the uses permitted within the District.
- (f) That the proposed use will not substantially alter or change the essential character of the land and the present use.
- (g) That the proposed use will make the highest and best use of the land involved for the public welfare.

Guideline (d) is not applicable and (e) is adverse. The contemplated use is basically in conformance with the remaining guidelines.

Although the lack of a market study raises a serious question on the reasonableness of the use, there appears to be no area in which the public's interest would be jeopardized. The land area is not prime agricultural lands, the site is not being used for agriculture, the use does not jeopardize the existing agricultural operations, the land will not be blighted in case of abandonment as the structures already exist, other landowners are not affected and there is no unreasonable burden on public agencies for the provision of facilities and services.

On the positive side, the successful operation of the lodge would provide for the higher and better use of the land involved for the public welfare with practically no risk (to the public) involved.

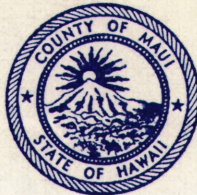
The climate and scenic quality of the area is quite similar to the Kamuela area on Hawaii -- without the urban developments. There are several small, sandy coves along the nearby shore ideally suited for quiet relaxation. Scenic Halawa Valley is located 2 miles away and is entirely accessible. Its waterfalls, swimming pools, easy trail through lush vegetation and along streams and remnants

of taro culture would provide for interesting exploration activity. Both shore and offshore fishing is satisfactory. Deer hunting is excellent. Bird hunting can be successfully regenerated as it once was. The surrounding rangelands and nearby forests and mountains provide for good riding or hiking. There even appears to be little necessity for the development of a golf course as an attraction -- which would require about 200 acres of the best pasture lands.

Recommendation

On the basis that the contemplated use substantially meets the established guidelines in determining an unusual and reasonable use, staff recommends approval of this petition. Although there is no market study, there appears to be small risks to the public interests.

JOSEPH S. MEDEIROS, JR., Chairman
KAZUO KAGE, Vice-Chairman
WILLARD ELLER, Member
WILLIAM HONG, Member
YOSHIKAZU MATSUI, Member
MASAO NAGASAKO, Member
ROBERT UEOKA, Member



KOICHI HAMADA, Ex-Officio
HIDEO HAYASHI, Ex-Officio
JEAN R. LANE, Ex-Officio
MASAO SONE, Ex-Officio
ROBERT O. OHATA, Planning Director
MRS. EVA M. DUPONTE, Secretary

PLANNING AND TRAFFIC COMMISSION
COUNTY OF MAUI

P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

July 29, 1964

RECEIVED

JUL 30 1964

State of Hawaii
LAND USE COMMISSION

Mr. Myron B. Thompson
Chairman
Land Use Commission
426 Queen Street
Honolulu, Hawaii

Dear Mr. Thompson:

Re: Special Permit for Puu-O-Hoku
Ranch, Molokai, Hawaii

The Maui Planning and Traffic Commission at its meeting of July 28, 1964, voted unanimously to approve a special permit to Puu-O-Hoku Ranch, as further described in the application attached herewith.

Pursuant to Section 98H-6, Revised Laws of Hawaii 1963 as amended, further approval of your Commission is required. Accordingly, we hereby transmit this decision of the Maui Planning and Traffic Commission together with: (1) Transcript of the public hearing; and (2) Affidavit of Publication.

Very truly yours,

ROBERT O. OHATA
Planning Director

Encls.
cc: Mr. Charles Ota

MAUI PLANNING AND TRAFFIC COMMISSION
PUBLIC HEARING
SPECIAL USE PERMIT - ACT 205, S.L.H. 1963
Tuesday, July 7, 1964

RECEIVED

JUL 30 1964

State of Hawaii
LAND USE COMMISSION

APPLICATION NO. 3
(George W. Murphy)

The public hearing on the following request for SPECIAL USE PERMIT under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, as amended by Act 205, Session Laws of Hawaii 1963, was opened by Vice-Chairman Kazuo Kage, in the absence of the regular chairman, Joseph S. Medeiros, at 1:35 p.m. on Tuesday, July 7, 1964, in the Board of Supervisors Chambers, Wailuku, Maui, Hawaii:

MOLOKAI

Operation of Dude Ranch with such facilities as may be necessary, including extension of landing strip and other tourist facilities for hunting, golfing, horseback riding, etc., to be situated on and in the vicinity of the main houses at Puuohoau Ranch in the eastern end of Molokai, Tax Map Key 5-8-11, parcel 6.

Applicant: George W. Murphy
Area: 18.57 acres

A quorum of the Commission was in attendance. (See record of attendance.)

The Secretary read the "Notice of Public Hearing", a copy of which is hereto annexed and made a part hereof with "Affidavit of Publication" published in the Maui News, a newspaper published and circulated in the County of Maui, being the County in which said Commission is located, on May 30, 1964, as required by Section 98H-6 of Act 205, S.L.H. 1963.

The Secretary read the Special Use Permit Application dated May 25, 1964, attached hereto and made a part hereof, signed by G. W. Murphy.

Acting Planning Director Masao Sone reported to commissioners that he had thoroughly reviewed the plans with Mr. Gordon MacKenzie, manager of Puu-O-Hoku Ranch prior to the hearing and found the area ideal for a lodge. He said that the original request to place facilities in an area consisting of 18.57 acres was found too large and a request for a change to 100 feet by 1,000 feet was made to the Planning Commission on June 16, 1964. Subsequently the owners have decided to place the lodge facilities in an area consisting of 600 feet x 200 feet, or about 3 acres.

There were no letters of approval as of 12:45 p.m. this date.

There were no letters of protest as of 12:45 p.m. this date.

The Vice-Chairman then opened the public hearing for testimony.

MR. GORDON MacKENZIE, Manager, Puu-O-Hoku Ranch, stated: "The portion marked off on the sketch includes all the buildings we have now. We have set aside an area of 200 feet x 600 feet which we think will be sufficient. At present there are 2 dwellings there now which we will utilize. For future plans the next building will come in the immediate area. We feel this is enough area to take care of the necessary buildings. We feel that this would be good for Molokai. This would help the economy of the ranch, plus Molokai, plus the State.

"I would not like to have it called a dude ranch because a dude ranch means where you just do nothing else but cater to tourists. We plan to keep our present ranch operations going and this lodge will be an addition to our present facilities, so it won't be a dude ranch. We have a number of areas with good hunting, and we plan to stock pheasants where hunting can be all year round. We have beaches, horseback trails, golf course, fishing areas,

7/7/64

and an air strip which we will use for the ranch and possibly small craft will come in. We have no plans for Hawaiian Airlines or Aloha Airlines to come in.

"We plan to renovate what we have now which will accommodate about 30 people to start out with. We feel that we will get into operation in late October or November, 1964. All building facilities will be in the 3 acres of land. The water supply is about 750 thousand gallons a day. We also have plans for a lake which will hold 45 million gallons of water. I feel we have plenty of water."

No one else spoke for the granting of the Special Use Permit.

No one spoke against the granting of the Special Use Permit.

The Vice-Chairman closed the public hearing at 1:46 p.m. He informed Mr. MacKenzie that action would not be taken by the Commission at its meeting following since the law provides that action on the application could not be taken earlier than 15 days after the public hearing.

Eva M. Duponte

EVA M. DUPONTE
Reporter

RECORD OF ATTENDANCE:

Maui Planning & Traffic Commission

Present: Mr. Kazuo Kage, Vice-Chairman, presiding
Mr. William Hong, Member
Mr. Masao Nagasako, Member
Mr. Robert Ueoka, Member
Mr. Koichi Hamada, Member ex-Officio
Mr. Jean R. Lane, Member ex-Officio
Mr. Masao Sone, Member ex-Officio

Absent: Mr. Joseph S. Medeiros, Chairman (in Hilo)
Mr. Willard Eller, Member (prior commitment)
Mr. Yoshikazu Matsui, Member (prior commitment)
Mr. Hideo Hayashi, ex-Officio (prior commitment)

In Attendance:
Mr. Masao Sone, Acting Planning Director
Mr. Gordon MacKenzie, Molokai
Mr. Robert Johnson, Honolulu Advertiser
Mr. Bill Takiguchi, Maui News

INSTRUCTIONS:

RECEIVED

DO NOT WRITE IN THIS SPACE

- 1. To be filed in triplicate.
- 2. Use black ink or typewriter with black ribbon.
- 3. Use additional sheets if necessary.

JUL 30 1964

State of Hawaii
LAND USE COMMISSION

Appl. & fee received 5/25/64
 Notice published 5/30/64
 Public hearing 7/7/64
 Recommendation to LUC 7/29/64
 Action by State LUC _____
 County & Appl. notified _____

30 days

MAUI PLANNING & TRAFFIC COMMISSION
P.O. BOX 1487, HAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

A. Description of Property: (1) Tax Map Key No. 5-8-011-006
 (2) Lot Area 18.57 A (3) Location Eastern end of Molokai

B. Ownership: (1) Owner's name GEORGE W. MURPHY
 (2) Lessee's name NONE (3) Unexpired term - years

C. Request: (1) State request briefly and exactly: On the Island of Molokai I own an area called the Puuhoau Ranch. We are very interested in converting a portion of this ranch for commercial use. The two main houses would be converted immediately and new facilities would be constructed at considerable investment to accommodate at the present time up to 100 persons. The present air strip consists of 2,100 feet, which now permits the landing of a 2-motor aircraft, and we intend to lengthen it another 1,000 feet to possibly accommodate the small commercial planes.

100,000 ft
2. ac.

A request for a liquor license would also be required.

(2) Reasons justifying granting of request: We feel that new business will give a boost to the Molokai economy and also benefit the State of Hawaii with the tourist industry. Facilities would be available for hunting animals, fishing, horseback riding, golfing, swimming and mountain drives or hikes. This unique type of visitors' "Paradise" is not now available in Hawaii and such a project would surely increase our tourist potential and industry.

D. Applicant: (1) Name GEORGE W. MURPHY
 (2) Address P. O. Box 2281, Honolulu, Hawaii. (3) Telephone 962-161
 (4) Signature G. W. Murphy
 G. W. Murphy

E. Planning Commission action: _____ Date _____ Vote: _____
 ayes noes

Reasons: _____

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC _____ Supervisors _____ Applicant _____ Owner & Lessee _____

RECEIVED

JUL 30 1964

AFFIDAVIT OF PUBLICATION

State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII, }
County of Maui. } ss.

..... Rose Alcomindras being duly sworn
deposes and says, that she is Adv. Traffic Clerk of the
Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper
published in Wailuku, County of Maui, State of Hawaii; that the or-
dered publication as to Notice of Public Hearing

.....
of which the annexed is a true and corrected printed notice, was
published 1 times in the MAUI NEWS, aforesaid, commencing
on the 30th day of May, 19 64, and ending
on the day of, 19, (both days
inclusive), to-wit: on May 30, 1964

.....
and that affiant is not a party to or in any way interested in the above
entitled matter.

Rose Alcomindras

Subscribed and sworn to before me this
..... 3rd day of June A. D. 1964

E. H. Miyajima
Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires
June 30, 1965

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held
by the County of Maui Planning and Traffic Commission in the
Chambers of the Board of Supervisors at the County Building
in Wailuku, on Tuesday, July 7, 1964, at 1:30 p.m. or soon
thereafter as those interested may be heard to consider the fol-
lowing request for SPECIAL USE PERMIT under provisions of
SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUP-
PLEMENT, as amended by Act 205, Session Laws of Hawaii
1963:

MOLOKAI

Operation of Dude Ranch with such facilities as may be nec-
essary, including extension of landing strip and other
tourist facilities for hunting, golfing, horseback riding,
etc., to be situated on and in the vicinity of the main
houses at Puuohoau Ranch in the eastern end of Molokai,
Tax Map Key 5-8-11, parcel 6.

Applicant: George W. Murphy
Area: 18.57 acres

Sketch showing the general location is on file in the office of
the County of Maui Planning and Traffic Commission at Naska,
Kahului, Maui, Hawaii, and is open to the public for inspection
during office hours.

All protests against the SPECIAL USE PERMIT should be
filed in writing to said Commission, P. O. Box 1487, Kahului,
Maui, Hawaii, before the date of the public hearing or present-
ed in person at the time of the public hearing.

MAUI PLANNING AND TRAFFIC COMMISSION

JOSEPH S. MEDEIROS, Chairman

By Robert O. Ohata

County Planning Director

(MN: May 30, 1964)