

SP66-34

RICHARD SMART DBA PARKER RANCH

September 24, 1968

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii

Attention: Mr. Raymond Suefuji, Director

Gentlemen:

At its meeting on September 20, 1968, the Land Use Commission voted to approve a further extension of 8 months, to expire on December 28, 1968, to complete improvements on the State Land Use Special Permit (SP66-34) granted to Richard Smart for the purpose of allowing an expansion of a commercial building into an adjoining agricultural zoned lot.

Enclosed for your information is a copy of the staff memorandum on the above subject.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

cc: Ushijima, Nakamoto & Yuda
Richard Smart

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

September 20, 1968 - 1:00 p.m.

Commissioners Present: Wilbert Choi, Chairman pro tempore
Shelley Mark
Sunao Kido
Alexander Napier
Goro Inaba
Leslie Wung
Shiro Nishimura
Keigo Murakami

Commissioner Absent: C. E. S. Burns

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner IV
George Pai, Legal Counsel
Dora Horikawa, Stenographer

Following the swearing in of persons planning to testify during today's hearing and introduction of the Commissioners and staff, Chairman Choi called for the first item on the agenda.

HEARINGS

PETITION BY LILLIAN T. GOO (A68-193) TO RECLASSIFY 8.68 ACRES FROM AGRICULTURAL TO URBAN AT KUKUAU, SOUTH HILO, HAWAII

Mr. Leong presented the staff report recommending approval of the request on the basis that this was a remnant parcel not suited for agriculture, its central location to employment, commercial and educational centers, basic utilities were available and would not add to scattered urban developments (see copy of report on file).

Mr. Leong further elaborated on the location of the Alenaio Stream which appeared to be an intermittent stream which emptied out into the downtown area and eventually into the Wailoa River. The Corps of Engineers reported that there would be no adverse effect on flooding of the area if it were

Director of the Hawaii Planning Commission, who requested that the request be withdrawn since all of the development problems have been resolved. Mr. Suefuji, however, urged that the Commission review all special permits with no time limit and fix a construction period.

✓ EXTENSION REQUEST ON SPECIAL PERMIT BY RICHARD SMART (SP66-34)

A chronological account of the special permit from the date of the original grant on October 29, 1966, by the Land Use Commission, the six months' extension granted on January 12, 1968, and the second six months' extension granted by the Hawaii County on August 16, 1968, was reported in the staff memo (see copy of report on file).

Mr. Duran elaborated that the second extension granted by the County would expire on October 28, 1968, if approved by the Land Use Commission. It was pointed out that there was a question of the validity of the special permit since there was a time lag between the time when the first extension expired in April, 1968, and the granting of the second extension in August, 1968, by the County.

Mr. Tong of the Hawaii Planning Commission advised that his office had reviewed the plans which were up for approval for Mauna Kea Motors, who were leasing the land from Richard Smart. Since construction plans were being processed, Mr. Duran suggested an eight-month extension.

Commissioner Napier moved that an eight-month extension be granted to the applicant which was seconded by Commissioner Wung. The motion was carried.

NEXT MEETING DATE

October 25, 1968, was chosen as the next date for the Land Use Commission meeting on Kauai.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP66-34 - RICHARD SMART

DATE September 20, 1968

PLACE Hale Halawai Cultural Center
Kailua, Kona

TIME 1:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
CHOI, WILBERT	✓			
<i>M</i> NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO				
INABA, GORO	✓			
<i>S</i> WUNG, LESLIE	✓			
<i>S</i> NISHIMURA, SHIRO		✓		
MURAKAMI, KEIGO	✓			
BURNS, C. E. S.				

COMMENTS:

8 mo. exclusiv

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

September 20, 1968

TO: LAND USE COMMISSION
FROM: STAFF
SUBJECT: SP66-34 - RICHARD SMART (Special Permit Extension)

The Hawaii County Planning Director has circulated the attached letter to this office which reads as follows: (See letter)

A search of our records indicate that:

1. A 1-year limitation was imposed by the County Planning Commission and made a part of their recommendations.
2. The approval of the special permit by the LUC on October 29, 1966 was based on the LUC staff recommendations which concurred with the recommendations made by the County.
3. On December 15, 1967, the County agency voted to grant a 6-months' extension.
4. On January 12, 1968, the LUC voted to approve the granting of a 6-months' extension.
5. On August 16, 1968, the County Planning Commission voted to grant another 6-months' extension.

However, regarding item #5, it is noted that the County's action was taken after the expiration of the first 6-months' extension as indicated by the following diagram:

October 29, 1966 (approved by LUC)) Original grant with
) 1-year limitation
October 28, 1967 (Expiration of original grant))
October 28, 1967) 1st 6-months'
) extension
April 27, 1968 (Expiration of 1st 6-months' extension))

April 27, 1968)
)
August 16, 1968 (County voted to grant extension of a) 2nd 6-months'
 permit which had expired 4 months ago) extension
 in April, 1968)) (requested)
)
October 28, 1968 (Expiration of 2nd 6-months'
 extension if approved by LUC))

Therefore, there seems to be some question on the validity of the County's
action in recommending a further extension at this point, and is something
that needs to be clarified before any action is taken by this Commission.

COPY

COUNTY PLANNING COMMISSION
COUNTY OF HAWAII
HILO, HAWAII 96720

LUC action
6-4-01
Oct 29 66 LUC
for LUC
DSC

RECEIVED

SEP 16 1968

State of Hawaii
LAND USE COMMISSION

September 11, 1968

Mr. Roy Nakamoto
Ushijima, Nakamoto and Yuda
P. O. Box 964
Hilo, Hawaii

The County Planning Commission at its regular meeting of August 16, 1968 considered your request for an extension of six months to complete improvements on the State Land Use Special Permit granted to Richard Smart for the purpose of allowing an expansion of a commercial building into an adjoining agricultural zoned lot. This land is situated adjacent to Sakamoto Appliance & Service in Puukapu Home-steads, South Kohala, Hawaii.

Please be informed that the Commission voted to grant the applicant an extension of six months to begin construction.

Raymond H. Suefuji

Raymond H. Suefuji
Director

PIY:mh

cc Land Use Commission
James Wohl
Masaru Sakamoto
Richard Smart

COPY

COUNTY PLANNING COMMISSION

COUNTY OF HAWAII
HILO, HAWAII 96720

LUC action?
6-4-01
Oct 29 66 LUC ok
for imp.
DSC

RECEIVED

SEP 16 1968

September 11, 1968

State of Hawaii
LAND USE COMMISSION

Mr. Roy Nakamoto
Ushijima, Nakamoto and Yuda
P. O. Box 964
Hilo, Hawaii

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Please be informed that the Commission voted to grant the applicant an extension of six months to begin construction.

Raymond H. Suefuji

Raymond H. Suefuji
Director

PIY:mh

cc ✓ Land Use Commission
James Wohl
Masaru Sakamoto
Richard Smart

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

January 12, 1968 - 1:00 p.m.

Commissioners Present: C. E. S. Burns, Chairman
Wilbert Choi
Jim Ferry
Goro Inaba
Leslie Wung
Shiro Nishimura
Keigo Murakami

Commissioner Absent: Shelley Mark

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner III
Roy Takeyama, Legal Counsel
George Pai, Attorney General's Office
Dora Horikawa, Stenographer

Persons planning to testify before the Commission were sworn in by Chairman Burns.

HEARING

PETITION BY OLOHANA CORPORATION (A67-166) TO RECLASSIFY APPROXIMATELY 840 ACRES FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT AT KAWAIHAE, HAWAII

A recommendation to approve the petition was presented by Mr. Duran in the staff report, on the basis that the request did not contribute toward scattered urban developments, conformed to the General Plans of the County and of the State of Hawaii, and the area was not suited for any agricultural pursuit.

Mr. Duran advised that staff was in receipt of a letter from the Queen's Hospital, owners of portions of the petitioned area, endorsing and concurring with petitioner's request for the reclassification. However, the signature of Richard Smart, owner of a portion of the area petitioned, supporting the request has not been received.

It was pointed out that since approximately two-thirds of the 400 acres owned by Mr. Smart were presently in golf course use, about 150 acres would be available for residential development.

It was Mr. Duran's understanding that adequate water was available in the Kawaihae District.

January 12, 1968

ACTION

PETITION BY KUAKINI INVESTMENT INCORPORATED (A67-157) TO RECLASSIFY 19.4 ACRES FROM AGRICULTURE TO URBAN AT NORTH KONA, HAWAII

Based on the fact that the petitioner's additional data had not provided proof of need for the reclassification and on the staff's analysis of October 13, 1967, it was again recommended that the petition be disapproved (see copy of report on file).

Commissioner Ferry referred to previous discussions involving other petitions in which it was brought out that due to the pattern of ownership, much of the urban-zoned lands were not necessarily available for sale and development. He felt too much emphasis was being placed on undeveloped urban lands.

Mr. Duran agreed that all these points merited consideration and should be discussed at the time of the boundary review later in the year. He also suggested that it might be appropriate at this time to encourage deferral of petitions involving substantial land areas.

Mr. Carlsmith, attorney representing petitioner, advised that Mr. Gouveia had sold 200 acres of land to some developers some years back. Mr. Gouveia himself had only developed a strip of lots in the 50's and another subdivision in the makai area in 1962 which were completely sold. Presently, Mr. Gouveia did not own any urban-zoned undeveloped lands.

Commissioner Ferry moved that the petition be approved on the grounds that it is suitable for urban development, seconded by Commissioner Choi. The motion was carried unanimously.

PETITION BY ANNIE KAOLOWI TO RECLASSIFY 1.08 ACRES AT LAUPAHOEHOE, HAWAII FROM AGRICULTURE TO URBAN

A recommendation for approval of the petition was presented by Mr. Ah Sung Leong since it would not contribute to scattered urban development and conforms with the County General Plan (see copy of report on file).

Commissioner Choi moved to accept the staff's recommendation which was seconded by Commissioner Murakami and passed unanimously.

✓ EXTENSION REQUEST BY RICHARD SMART ON SPECIAL PERMIT (SP66-34) TO EXPAND A COMMERCIAL BUILDING INTO AN ADJOINING AGRICULTURALLY ZONED LOT

Mr. Leong read a letter from the Hawaii County Planning Commission to Mr. Roy Nakamoto granting an extension of 6 months to Richard Smart to expand a commercial building into an adjoining agriculturally-zoned lot at South Kohala, Hawaii (see copy of letter on file).

Typewriter - Erase
25% COTTON FIBER

January 24, 1968

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii

Attention: Mr. Raymond Suefuji, Director

Gentlemen:

At its meeting of January 12, 1968, the Land Use Commission voted to approve an extension of 6 months to begin construction, pursuant to your recommendation, on the State Land Use special permit (SP66-34) granted to Richard Smart for the purpose of allowing an expansion of a commercial building into an adjoining agriculturally zoned lot.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Richard Smart
Department of Taxation

Spokane

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item SP66-34 - Richard Smart
(Extension of Special Permit)

Date January 12, 1968

Place Hale Halawai Cultural Center
Kona, Hawaii

Time 1:00 p.m.

Names	Yes	No	Abstain	Absent
WUNG, L.	✓			
M INABA, G.	✓			
MURAKAMI, K. XXXXXXXX	✓			
CHOI, W. XXXXXXXXXX	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.				
S FERRY, J.	✓			
XXXXXXXXXXXXXXXXXXXX				

Comments:

Approved

STATE OF HAWAII
LAND USE COMMISSION

January 12, 1968

SP66-34 - RICHARD SMART (Special Permit Extension)

The Hawaii County Planning Director has circulated the attached letter to this office. It is addressed to Mr. Roy Nakamoto and reads as follows: (see letter).

A search of our records indicate that:

1. The 1-year limitation on development was imposed by the County Planning Commission.
2. The approval of the special permit by the Land Use Commission was based on the recommendations of the LUC staff.
3. The LUC staff recommendation concurred with the recommendations made by the County.

Since concurrence with the County's recommendation intended concurrence with the conditions imposed by that agency, it is recommended that the Land Use Commission also approve the 6 months' extension.

COPY

COUNTY PLANNING COMMISSION

COUNTY OF HAWAII
HILO, HAWAII 96720

RECEIVED

DEC 29 1967

State of Hawaii
LAND USE COMMISSION

December 27, 1967

Mr. Roy K. Nakamoto
P. O. Box 964
Hilo, Hawaii 96720

The County Planning Commission at its regular meeting of December 15, 1967, considered your request for an extension of one year to complete improvements on the State Land Use Special Permit granted to Richard Smart for the purpose of allowing an expansion of a commercial building into an adjoining agricultural zoned lot. This land is situated adjacent to Sakamoto Appliance & Service in Puukapu Homesteads, South Kohala, Hawaii.

Please be informed that the Commission voted to grant the applicant an extension of six months to begin construction.

Raymond H. Suefuji

Raymond H. Suefuji
Planning Director

lat

cc ✓ Land Use Commission
James Wohl
Masaru Sakamoto
Richard Smart

November 2, 1966

Planning Commission
County of Hawaii
Hilo Armory
Hilo, Hawaii

Gentlemen:

At its meeting on October 29, 1966, the Land Use Commission voted to approve the grant of a special permit to Mr. Richard Smart dba Parker Ranch to allow a business expansion within an Agricultural District at Puukapu Homesteads, First Series, Waimea, Hawaii, identifiable by Tax Map Key 6-4-01: 42.

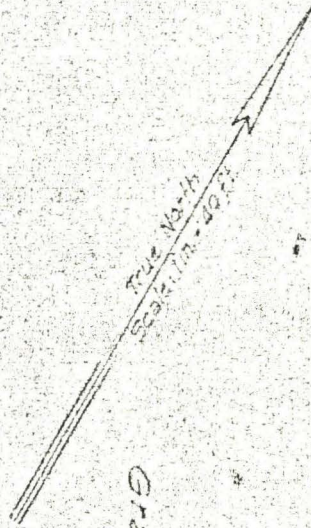
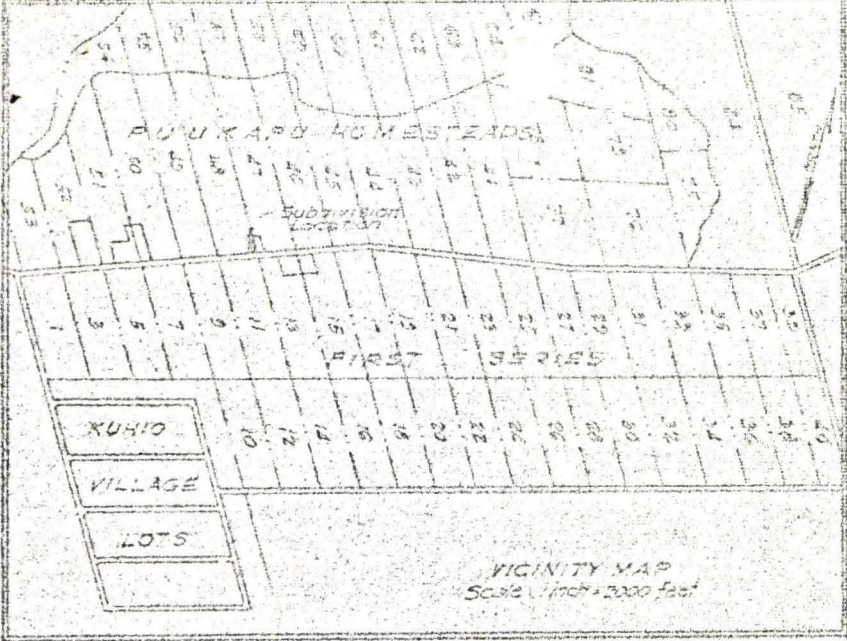
Enclosed for your information is the staff report.

Very truly yours,

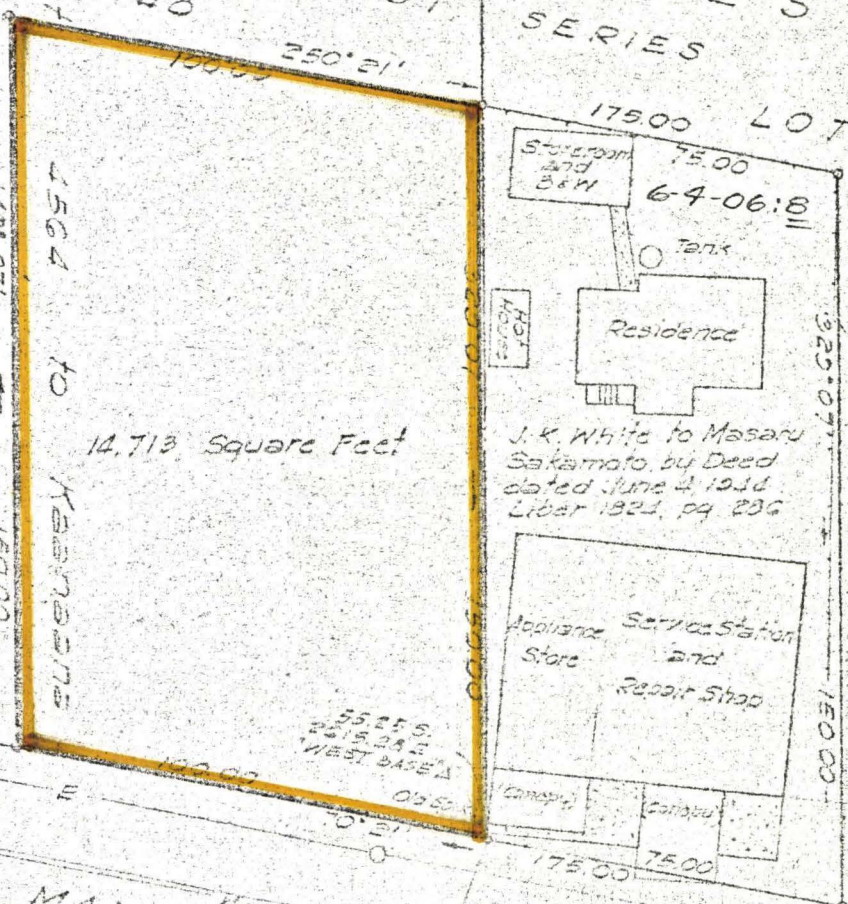
GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Chairman Thompson
Department of Taxation
Parker Ranch

OWNER AND SURVEYOR
RICHARD B. KAMUELA, HAWAII



PUUKAPU HOMESTEADS
LOT 48 FIRST SERIES



Greenwell Dairy, Inc.
(Lessee)

J. K. White to Masaru Sakamoto, by Deed dated June 2, 1958, Liber 1821, pg 286

Elizabeth White - LI
George M. White
Alfred B. White
John K. White
T.C. - R.M.

To Kamuela

MAMALAHOA

HIGHWAY

To Hanalei

Lot 48 Area 10,259
Basis of Coordinates
100.00
100.00
WEST BASE A

SUBDIVISION
Being Portion of Grant 4564 to Kaanaana
Puukapu Homesteads, First Series
Waimea, South Kohala, Hawaii
Scale: 1 inch = 40 feet
February, 1964

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION

Donald James Murray

TAX MAP KEY: 2-4-31 POR 42

LAND DEPARTMENT

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Item SP66-34 Parker Ranch Date 10-29-66
Place Hilo (Hwy. off.) Time _____

Commissioners	Yes	No	Abstain	Absent
BURNS, C.E.S.	✓			
FERRY, J.	✓			
INABA, G.	✓			
MARK, S.				
NISHIMURA, S.	✓			
OTA, C.				
WENKAM, R.	✓			
WUNG, L.	✓			
THOMPSON, M.	✓			

M

S

Comments:

Approved

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

State Highways Division
Hilo, Hawaii

9:30 a.m. - October 29, 1966

Commissioners Present: Myron B. Thompson, Chairman
C. E. S. Burns
Robert Wenkam
Jim P. Ferry
Leslie Wung
Goro Inaba
Shiro Nishimura

Commissioner Absent: Shelley Mark

Staff Present: George Moriguchi, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman
Dora Horikawa, Stenographer

A short prayer was offered by the Chairman, followed by an introduction of the Commissioners and staff and a brief outline of the hearing process. Individuals testifying during the hearing were sworn in.

Chairman Thompson advised that a rearrangement of the agenda had been necessitated and that the items requiring Commission action would be considered first.

ADOPTION OF MINUTES

Minutes of the August 5, 1966 hearing and meeting were approved as circulated.

ACTION

PETITION OF IIDA SUBDIVISION (A65-102) TO RECLASSIFY APPROXIMATELY 5.3 ACRES AT MIKIOLA, KANEHOE, FROM CONSERVATION TO URBAN, identifiable by Tax Map Key 4-4-13: portions 55 and 56

Staff memorandum, presented by Mr. Moriguchi, recommended denial of the petition based on the extensive grading that would be required and the possible resultant slide and storm water hazards to the abutting landowners.

Commissioner Wenkam brought out the point that on this and previous occasions, the recommendation from the City and County Planning Commission did not seem to reflect any consideration from the resultant slide and water hazards

See page 11

✓ APPLICATION OF RICHARD SMART DBA PARKER RANCH (SP66-34) TO ALLOW A BUSINESS EXPANSION AT PUUKAPU HOMESTEADS, WAIMEA, HAWAII, TMK 6-4-01: 42

It was recommended by staff that the permit be approved on the grounds that the County General Plan indicated this area as commercial and the request is unusual (see copy of report).

Commissioner Ferry moved to accept staff recommendation for approval, which was seconded by Commissioner Wung and passed unanimously.

APPLICATION OF COUNTY OF MAUI (LANAI DUMP SITE SP66-36) TO USE APPROXIMATELY 10 ACRES OF LAND FOR A GARBAGE DUMP SITE ON THE ISLAND OF LANAI, TMK 4-9-02: portion 1

Favorable action of the application was recommended by staff based on the guidelines established by the Land Use District Regulations. Commissioner Nishimura moved to approve the special permit application, seconded by Commissioner Wung, and the motion was passed.

MISCELLANEOUS

FRANK & BESSIE MONIZ PETITION

The Executive Officer advised the Commissioners that during a previous discussion on Kauai, it was the consensus of those present that they would accept a new petition for the same subject lands only if the new petition contained additional pertinent information that had not been presented or available during the initial hearing. The petitioners had been apprised of this fact by letter.

Chairman Thompson commented that, therefore, the decision before the Commission was whether the additional information submitted by the petitioner warranted or justified acceptance of resubmittal of the petition. In the event the Commission voted to accept the petition, it would be processed through the normal channels of a public hearing.

Mr. Moriguchi added that if the Commission decided to accept the new application, staff would be mandated to review the additional data and make a recommendation. It was brought out that the additional information was comprised primarily of a petition signed by approximately 20 potential purchasers of the Moniz's property should the reclassification take place. There was also a letter from the Soil Conservation Service and the County Extension Agent.

Commissioner Ferry moved that this body declare that the additional information warrants another hearing on the petition. It was seconded by Commissioner Wenkam and passed.

PUBLIC HEARINGS

PETITION OF FRANK E. FERREIRA (A66-130) TO RECLASSIFY 3 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO A RURAL DISTRICT AT PAAUHAU, HAMAKUA, HAWAII, TMK 4-4-06: 18

Staff report presented by Mr. Ah Sung Leong recommended retention of the

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division, District
Engineers Office, 50 Makaala Street,
Hilo, Hawaii

9:30 A.M.
October 29, 1966

STAFF REPORT

SP66-34 - RICHARD SMART DBA PARKER RANCH

Richard Smart, doing business as Parker Ranch seeks approval of a special permit to allow a business expansion into a lot districted for agricultural use at Puukapu Homesteads, First Series, Waimea, Hawaii. The 14,713 sq. feet lot which is the subject of this petition is a portion of Tax Map Key 6-4-01:42. Immediately adjacent to the subject land, and also lying within the Agricultural District, is an 11,250 sq. ft. parcel owned by Masaru Sakamoto on which are an appliance store and a service station-repair shop. The rear portion of this lot is taken up by a family residence.

According to the petitioner, "the rapid economic growth in the Waimea District has developed an increased demand for the type of services such as Mr. Sakamoto offers", and therefore, permission to expand into the subject parcel is requested.

Approval of the permit is recommended by the Hawaii County Planning Commission on the following grounds:

- "1. The County General Plan indicates this area as commercial.
2. Request is unusual and does not pertain to other properties under the agricultural designation because the adjoining business use has no room for expansion and will cause undue hardship and practical difficulty for the adjacent business use."

The following conditions are stipulated by the County Agency:

- 1) That the development would be in conformance with County and State regulations, 2) that grounds would be properly landscaped, and 3) that development be initiated within a year.

Mauna Kea Motors, (the business to be expanded) and the adjacent subject parcel are located on the north side of Mamalahoa Highway approximately a mile east of the Waimea Post Office. The Urban District ends approximately 500' short of the parcel in question. Predominant land uses in the area are grazing and diversified agriculture, with the parcel itself in open grazing use. Presently existing within a quarter mile of subject land is a variety of urban uses, as indicated on the map (1"=200'). These businesses and family dwellings are strung out along the highway and lie within the Agriculture District. For the most part, the structures are old and dilapidated.

According to the Land Study Bureau, the soil on subject parcel has a master productivity rating of B, indicating good suitability for agricultural use. The soil is non-stony or slightly so, well-drained and well suited for machine cultivation. Elevation is approximately 2,750' in an area where the median annual rainfall is thirty-nine inches.

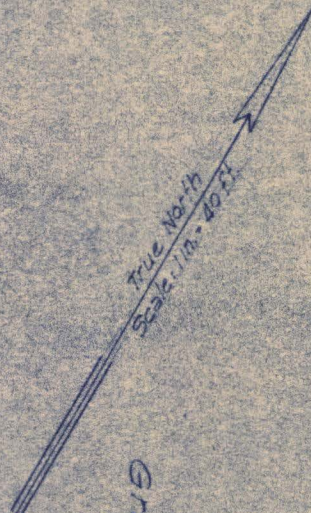
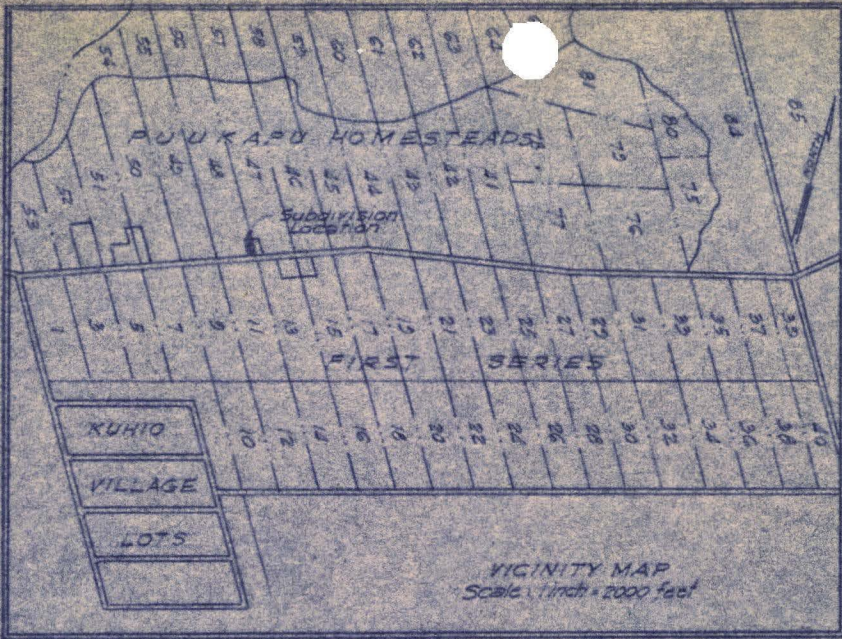
Field investigation shows that Mauna Kea Motors not only engages in an appliance store, service station and repair business as mentioned in the petition, but it also holds the dealers' franchise for the Land Rover automobile. This array of enterprises, confined to the front half of an 11,250 sq. foot lot is indeed in need of expansion space.

Evaluation based on the special permit guidelines of the land use regulations shows that the desired use 1) would not be contrary to the objectives sought to be accomplished by the Land Use Law and regulations, 2) would not adversely affect surrounding property and 3) would not unreasonably burden public agencies to provide services and utilities.

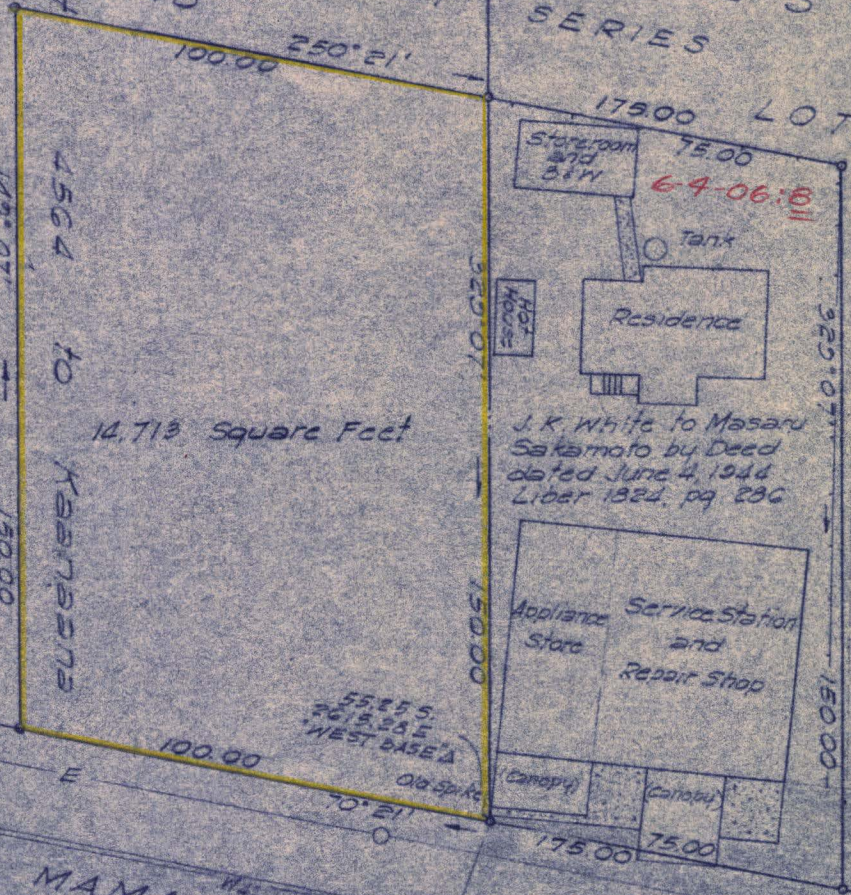
Moreover, the proposed use will not be contrary to either the State or County General Plans in that both plans anticipate urban growth along this area.

Therefore, based on the discussion presented above, the staff concurs with the Hawaii County Planning Commission in recommending approval of this petition.

OWNER AND SUBDIVIDER
RICHARD SMART
KAMUELA, HAWAII



PUUKAPU HOMESTEADS
LOT 48 FIRST SERIES
LOT 47



Greenwell Dairy, Inc.
(Lessee)

14,713 Square Feet

J.K. White to Masaru Sakamoto by Deed dated June 4, 1944 Liber 132, pg 286

Elizabeth J. White & Uli George M. White Alan G. White John K. White T/c - Raim



SUBDIVISION
Being Portion of Grant 4564 to Kaanaana Puukapu Homesteads, First Series Waimea, South Kohala, Hawaii
Scale: 1 inch = 40 feet
February - 1964



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
Donald James Murray

TAX MAP KEY: G-4 of POK 42
TRACING NO.
WORK SHT. NO.
FILE NO. 235

PARKER RANCH
LAND DEPARTMENT

Revised: July 1, 1966

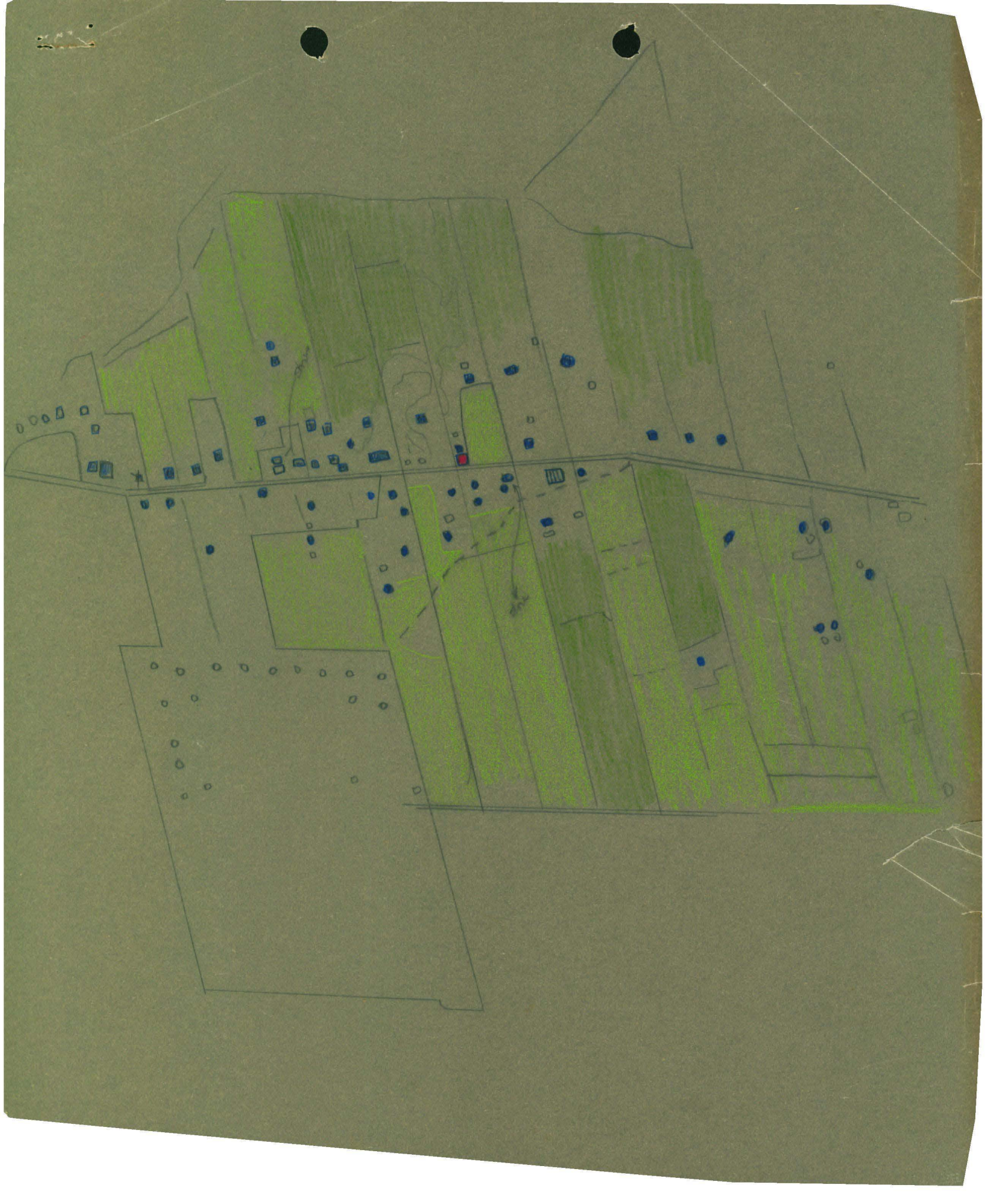
SP66-34 Smart

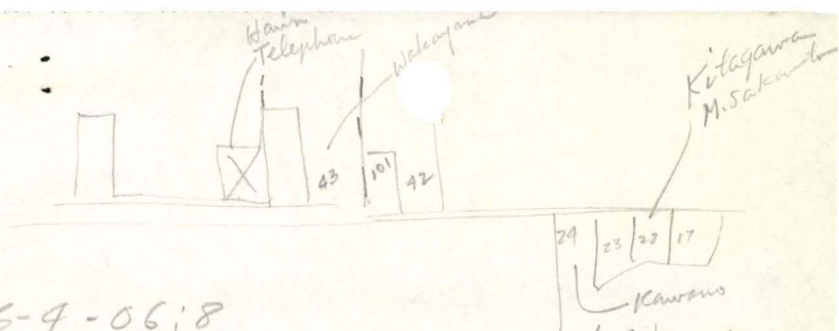
B106i - Kikoni, Palapalai + Purohu -
deep, now stony to slightly ss, well drained well
suited for machine cultivation.

Elevation 2750' ±

Rainfall = 39.3" median annual

State GP - designated for Residential use





6-4-06:8

A/L: H. Honma to : Woodson K Woods
 effective 5/1/65

Masaru Sakamoto + wife Shyuku T/E
 (Woodson K Woods) Le over 2400 f

Check 6-4-01

11

Check Land Rover Franchise in Kamuela
seems like Sahara to have it - maybe ~~for~~
reason for expansion

DIV.
A9

[R]

[R]

Hawai Telephone
Co. Store

[R]

[R]

[]

Kamuela Liquor Store

VAC

[SVF] K+W
STN [R]

I. Oda Store

[R]

sheds

[] Barber
garage(?)

(2)

WHSE

R R

VAC

R

R

R

R

D. Ag

R

VAC

R

R

VAC

K. Fukuoka Store + SVC SN

R

VAC

R

D. Ag

R

Ginger

R

Buso Trucks R

VAC

R

Wanchuan Kohaku Express

VAC

Shack

VAC

Appliances Store

R

R

Rum.

Mama Kae Mtrs.

~~VAC~~ D. Ag

R

ZANG

R

R R

R

Hill Top Hse (Sohikawa)

R

Roo/Pack

Please retain Draft

OK

SP66-34

Richard Smart, ^{doing business as} Parker Ranch ^{seeks approval of} ~~has requested a~~ special permit to allow a business expansion into a lot designated for agricultural use at Pukapu Hamlets, 1st Series, Waimea, Hawaii. The 14,713 ± lot which is the subject of this petition is a portion of MK 6-4-01:42. Immediately adjacent to the subject land, and also lying within the ag. district, is an 11,250 ± parcel owned by Masaru Sakamoto on which are an airplane store and service station-repair shop. The rear portion of this lot is taken up by a family residence.

According to the petitioner: "the rapid economic growth in the Waimea district has developed an increased demand for the type of services such as Mr. Sakamoto offers", and ^{therefore, permission to expand into the subject parcel is requested.}

Approval of the permit is recommended by the Hawaii County Planning Comm. on the following grounds:

1. The County General Plan indicates this area is commercial
2. Request is unusual & does not pertain to other properties under the agricul. designation because the adjoining business use has no room for expansion and will cause undue hardship & practical difficulty for the adjacent business use.

The following conditions ^{are} ~~will~~ stipulated by the county agency:

- 1) That the development would be in conformance with county and state regulations
- 2) that grounds

would be properly landscaped, and 3) that development be initiated within a year.

Mama Lea Motors, ~~the name of~~ (the business to be expanded) and the adjacent subject parcel are located on the north side of Mamalahoa Highway approximately a mile east of the Waimea P.O. The urban district ends ^{approximately} ~~just about~~ 300' short of the parcel in question. Predominant land uses in the area are grazing and diversified ag., with the parcel itself in ^{open} grazing use. Presently existing within a quarter mile of subject land is a variety of urban ~~business~~ uses, as ~~is~~ indicated on the map (1"=200'). These businesses and family dwellings are strung out along the highway and lie within the ag. district. For the most part, the structures are old & dilapidated.

According to the Land Study Bureau, the soil on subject parcel has a master productivity rating of B, indicating good suitability for ag. use. The soil is ~~in~~ stony or slightly so, well-drained and well suited for machine cultivation. Elevation is ^{approx.} 2750' in an area where the median annual rainfall is 39 inches.

Field investigation shows that Mama Lea Motors not only engages in an appliance store, service station & repair business as mentioned in the petition, but it also holds the dealers' franchise for the

Land Rover automobile. This array of enterprises, confined to the front half of an 11,250 sq lot is indeed in need of expansion space.

Evaluation based on the special permit guidelines of the land use regulations shows that the desired use "would not be contrary to the objectives sought to be accomplished by the land use law & regulations, 2) would not adversely affect surrounding property ^{2nd} 1) 3) would not unreasonably burden public agencies to provide services and utilities. ~~and~~ 4) ~~the desired use would make the highest and best use of the land worked for the public welfare.~~

Moreover, the proposed use will not be contrary to either the State or County General Plans in that both plans anticipate urban growth along this area.

Therefore, based on the discussion presented above, the staff concurs with the Hawaii County Planning Commission in recommending approval of this petition.

October 4, 1966

Mr. Norman Brand
Attorney at Law
Parker Ranch
Kamuela, Hawaii

Dear Mr. Brand:

The Land Use Commission next meets at 9:30 a.m.
at the State Highways Division Office, 50 Makaala Street,
Hilo, Hawaii, on October 29, 1966.

At that time, your application on behalf of the Parker
Ranch for a special permit (SP66-34) will be reviewed.

Although there is no requirement for you to be
present, should you wish to attend, please feel free to do
so.

Very truly yours,

George S. Moriguchi
Executive Officer

GSM/pjp

cc: Planning Commission
County of Hawaii

RECEIVED

SP 66-34

SEP 21 1966

COUNTY OF HAWAII
PLANNING AND ZONING COMMISSION
XXXXXXXXXXXX

State of Hawaii
LAND USE COMMISSION

Applicant Richard Smart dba Parker Ranch
Date of Public Hearing 8/26/66
Date of Decision 9/16/66
Meeting Place County Board Room
Date Decision and Findings Forwarded
to LUC 9/26/66

SPECIAL PERMIT

The Planning ~~and Zoning~~ Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Portion of Grant 4564, Puukapu Homesteads, First Series
Waimea, South Kohala, Hawaii. TMK: 6-4-01

for the following purpose(s):

Allow an expansion of a building into an adjoining agricultural zoned lot

The Commission decided to: Approve the special permit request

on the basis of the following findings:

1. The County General Plan indicates this area as Commercial.
2. Request is unusual and does not pertain to other properties under the agricultural designation because the adjoining business use has no room for expansion and will cause undue hardship and practical difficulty for the adjacent business use.

subject to the following conditions:

1. Development of the lot be in conformance with County subdivision, building, water, health, and State Highway regulations.
2. The Planning Commission shall indicate the following which they deem as necessary: proper landscaping, proper siting of structures, adequate off-street parking, proper height and set back.
3. Development of the lot into a business use be within a period of one year from approval by the Land Use Commission or the Special Permit shall be deemed null and void.

(Signed) Raymond A. [Signature]
Director, Planning ~~Commission~~ Commission



BARKER RANCH
KAMUELA HAWAII

COUNTY OF HAWAII

COUNTY PLANNING COMMISSION

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission JUL 5 1966

Date Petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Puuikapu, South Kohala, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

Description of Property:

square feet adjacent to Mr. Sakamoto's Appliance store and Service Station as per print attached.

Petitioner's interest in subject property: **Held in Fee Simple.**

Petitioner's reason(s) for requesting Special Permit:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals, and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

See letter attached

The application will be accompanied with a deposit of \$ 50.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature By: RICHARD SMART dba PARKER RANCH
Norman Brand
His Attorney-in-Fact
Address Kamuela, Hawaii
Telephone 855-115

This space for official use

The property is situated in a(n) _____ District.

REMARKS:

COUNTY PLANNING COMMISSION
County of Hawaii

August 26, 1966

A regularly advertised public hearing, on the application of Richard Smart, was called to order at 1:45 p.m., in the Conference Room of the County Board of Supervisors, by Chairman Robert M. Yamada.

PRESENT: Robert M. Yamada
John T. Freitas
Hiroo Furuya
Kenneth Griffin
Isamu Hokama
Walter W. Kimura
Masayoshi Onodera
Robert J. Santos
Edward Toriano
Cirilo E. Valera
Raymond H. Suefuji
Philip I. Yoshimura

ABSENT: William J. Bonk

Norman Brand
and eleven persons in public attendance

NOTICE OF PUBLIC HEARING

Special Permit: Puukapu Homesteads, South Kohala

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Board of Supervisors Conference Room, Hilo, Hawaii, State of Hawaii, at 1:45 p.m., on August 26, 1966, to consider the application of Richard Smart dba Parker Ranch, owner for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing an expansion of a business into an adjoining agriculture-zoned lot of 14,713 square feet located at Puukapu Homesteads, South Kohala, Hawaii, covered by tax map key 6-4-01:42.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the County Planning Commission in the Hilo Armory Building on Shipman Street and are open to inspection during office hours.

All written protests or comments regarding the above Special Permit application may be filed with the County Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ROBERT M. YAMADA, CHAIRMAN
By: Raymond H. Suefuji, Director

(901--Hawaii Tribune-Herald: August 16 and 24, 1966)

YAMADA: "We will go into the second public hearing, and this is a similar request for special permit. I will read as outlined in our agenda. Public hearing at 1:45 p.m., on the request of Richard Smart dba Parker Ranch for a special permit to allow an expansion of a business into an adjoining agriculture-zoned lot of 14,713 square feet located at Puukapu Homesteads, South Kohala.

"Will the staff give further information on the background of this application."

YOSHIMURA: "The applicant, Richard Smart, seeks a special permit under the State Land Use regulations to designate a portion of a 16.69-acre parcel for business use in an agricultural zoned area in Puukapu Homesteads, South Kohala. The proposed business use is to be the expansion of the appliance store and auto repair shops of the adjoining property owned by Masaru Sakamoto.

"The portion which the applicant would like to reserve for the expansion of the adjoining business would contain 14,713 square feet in area, subject to subdivision approval by the Planning Commission.

"Area which the applicant wishes to reserve for business is presently pasture land. Surrounding land uses within 750 feet of the lot in question include residential dwellings, pasture land, a service station, and a store aside from the aforementioned business use.

"The General Plan indicates a 250' wide commercial area on both sides of the highway. Electricity, water, and telephone exist along the highway. And that Mr. Chairman is the background."

YAMADA: "Thank you, Mr. Yoshimura. Is there any question you would like to direct to Mr. Yoshimura?"

ONODERA: "On that plan, how far is the 250 feet from the boundary?"

YOSHIMURA: "Extends to here."

YAMADA: "Any other question. If not, thank you, Mr. Yoshimura.

"Is there anyone in the audience that would like to be heard at this time in regard to this request for a special permit? Mr. Brand."

NORMAN BRAND: "Mr. Chairman and members of the Commission. I am Norman Brand representing Mr. Smart, applicant. I don't think I have anything to offer that was not in the body of the application; however, I would be very happy to answer any question that may arise if it is within my power. Thank you very much."

YAMADA: "Is there any question from the members that you would like to direct to Mr. Brand?"

BRAND: "Thank you."

YAMADA: "If not, is there anyone in the audience that would like to speak either for or against this special permit? None.

"Then the Chair will consider the request on Item 2 closed at this time."

The public hearing was adjourned at 1:50 p.m.

Respectfully submitted,

Lei A. Tsuji

(Mrs.) Lei A. Tsuji, Secretary

A T T E S T :

Robert M. Yamada

Robert M. Yamada, Chairman
County Planning Commission

SP66-34 R. SMART

MAUNA KEA MOTORS
SVC. STU-REPAIRS
LAND ROVER DEALER
APPLIANCE STORE

FUKUSHIMA STORE
& SVC STATION

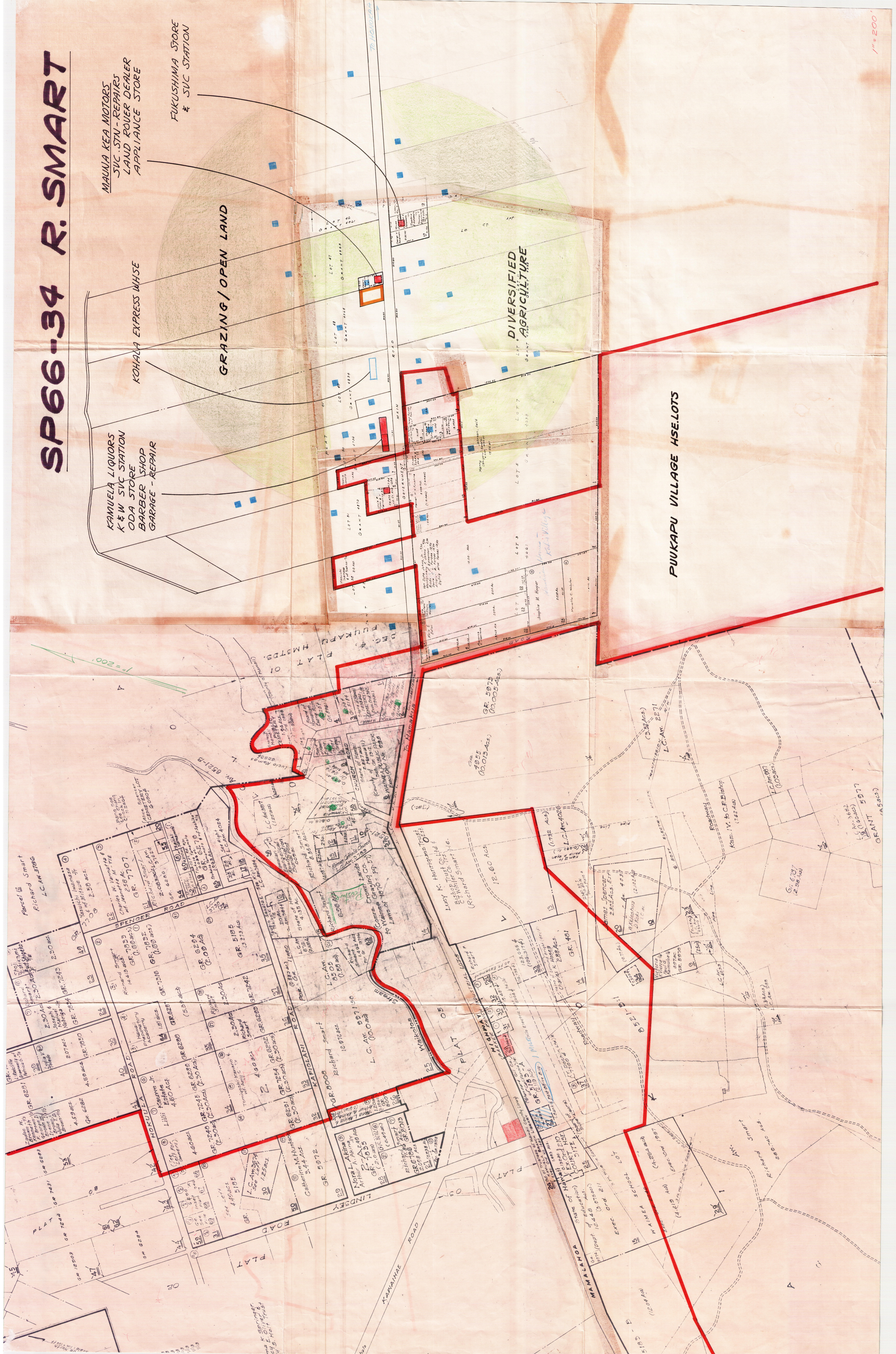
KOHALA EXPRESS WHSE

GRAZING / OPEN LAND

KAMUELA LIQUORS
K & W SVC STATION
ODA STORE
BARBER SHOP
GARAGE - REPAIR

DIVERSIFIED
AGRICULTURE

PUUKAPU VILLAGE HSE LOTS



1" = 200'

PUUKAPU HOMESTEADS, 1ST SERIES, MAINTEA KOHALA, HAWAII.

Owners of Parcel 88:
Van Dyke Johns, Jr. Trust - 50
Montgomery F. Johns Trust - 50
Blodwyn F. Edmonson Trust - 80
David M. L. Forbes Trust - 80
Allister R. Forbes Trust - 80
Dyfrig M.H. Forbes Trust - 80

87 (2) 25,033⁵
Francis O'Kura & Wf

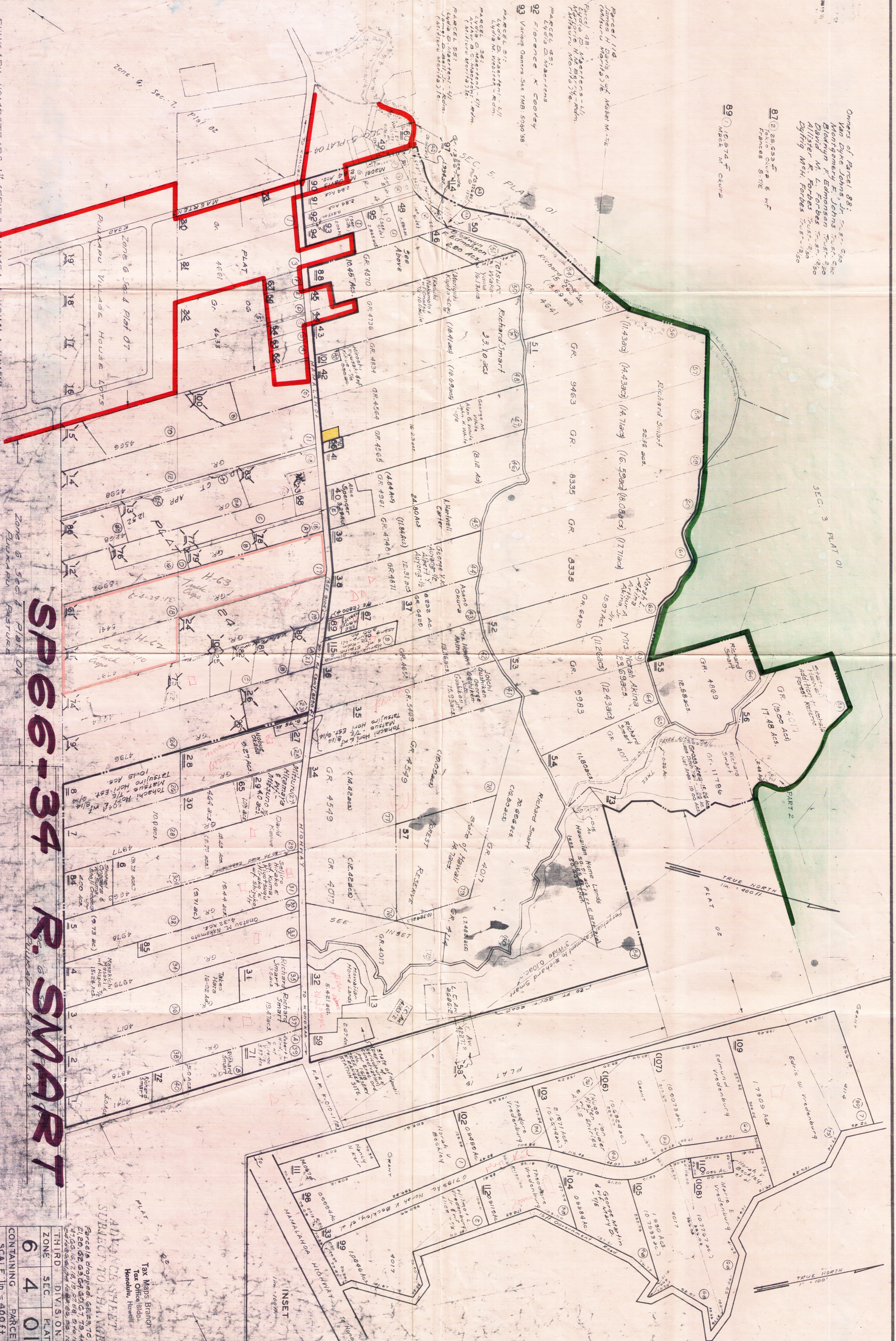
89 (1) 10,574⁴
Mack W. O'Kura

Parcel 114:
James H. Davis & Wf. Mabel M. - 7E
(Makua Road) 1/2

Parcel 92:
Lydia D. Maertens - 411
Lydia M. Webster - Rdm.

Parcel 93:
Various Owners See TMB: 5090 58

Parcel 91:
Lydia D. Maertens - 411
Lydia M. Webster - Rdm.



SP 66-34 R. SMART

ADVANCE SHEET
SUBJECT TO CHANGE

Parcel 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

THIRD DIVISION
ZONE SEC. PLAT
6 4 01

CONTAINING PARCELS

SCALE: 1 in. = 400 ft.

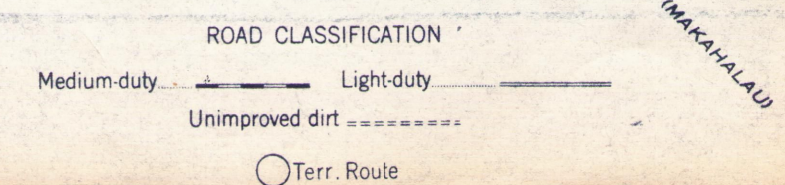
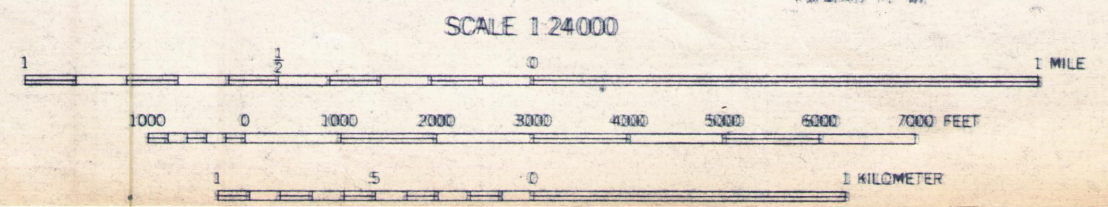
PRINTED: SEP 20 1935

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii



SP66-34 R. SMART

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1954. Field check 1956
Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 1



CHRONOLOGICAL SUMMARY

SP 66-34

RICHARD SMART

