SP67-41 PALMER SNYGG

April 4, 1967

Planning & Traffic Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Mar 31, '70

Gentlemen:

At its meeting on March 31, 1967, the Land Use Commission voted to approve the grant of a special permit to Mr. Palmer Snygg to construct and operate a hotel and swimming pool, including a bar, restaurant, U-drive business and accessory uses on property located on the makai side of Kamehameha V Highway fronting on the Panahaha Fish Pond, identifiable by Tax Map Key 5-7-07: 24, 25, 62 and 63.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.
cc: Department of Taxation
Mr. Palmer Snygg

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item SP67-41 - PALMER SNYGG Date March 31, 1967

Place Hilo, Hawaii 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.	✓			

Comments:

Approved

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

State Highways Division
Hilo, Hawaii

March 31, 1967 - 2:10 p. m.

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

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

The meeting was called to order by Chairman Thompson who offered a short prayer. An explanation of the procedures to be followed during the hearings and introduction of Commissioners and staff were followed by the swearing in of persons planning to testify before the Commission.

HEARINGS

PETITION OF BENJAMIN T. INOUYE & PETER & MELODIE ADUJA (A66-146) TO RECLASSIFY 20 ACRES OF AGRICULTURAL LANDS TO URBAN LANDS, AT WAIKEA HOMESTEAD, SOUTH HILO, HAWAII, Tax Map Key 2-4-03: 38 and 40

A verbal request was made by Mr. Roy Nakamoto on behalf of John Ushijima, attorney representing petitioners, for continuation of this hearing to a later date, to afford the Hawaii County Planning Commission the opportunity to submit a reconsideration of its original recommendation for denial on this petition to the Land Use Commission. Mr. Nakamoto further advised that the Planning Commission agreed to conduct a general plan study of the entire area, including petitioners' lands, and that an amended recommendation would be fothcoming within a few months.

Inasmuch as no one voiced any objections to this request, it was moved by Commissioner Nishimura and seconded by Commissioner Wenkam to continue the hearing on this petition. The motion was carried by a unanimous vote.

PETITION OF HAWAII MILL CO., INC. (A67-147) TO RECLASSIFY 19.6 ACRES PRESENTLY IN THE AGRICULTURAL DISTRICT INTO THE URBAN DISTRICT AT SOUTH HILO, HAWAII, Tax Map Key 2-5-28: 16

Staff report presented by the Executive Officer recommended approval of

See page 4

the petition based on analysis and field investigation of the site in question; provided the Commission initiate a boundary change to include parcel 20 and the intervening lands into the Urban District (see copy of report on file).

Mr. Curtis Carlsmith, attorney for the petitioner, called on two witnesses, one a realtor and the other a former long-time resident on the subject parcel, to answer any questions that the Commissioners might want clarified.

Mr. William A. Beard, Manager of the Real Estate Department of the First Trust Company of Hilo, Ltd., testified that he has lived in Hilo for nearly 30 years and was very familiar with the subject parcel; that the soil was very shallow, poorly suited for agricultural uses. The land was part of a large estate belonging to Mr. James Henderson and has been in urban use continuously for the past 50 or 60 years. It was his belief that close to 20 acres could be subdivided into a very desirable subdivision.

Mr. Harold J. Henderson, 743 Kaumana Drive, President of Hawaii Mill Co., stated that the land had never been used for agricultural purposes and that the adjacent plantation camp had been in existence for more than 55 years.

Mr. Carlsmith offered "Statement in Support of Petition" signed by H. J. Henderson, as evidence for the records in lieu of making an oral presentation. (See copy of statement on file.)

Commissioner Wenkam asked about the small separate parcel located within the subject lands. Mr. Carlsmith advised that the owner, Mr. Detor, had been contacted, and had expressed indifference over the zoning of his property, that he would be equally agreeable to an urban or agricultural classification. Chairman Thompson requested Mr. Carlsmith to solicit a letter from Mr. Detor to this effect and Mr. Carlsmith agreed.

Mr. Carlsmith added that contrary to the original information submitted, the nearest school was located only about a mile away from subject lands and not 2.9 miles away.

The hearing was closed thereafter.

A short recess was called by Chairman Thompson.

The hearing was resumed at 2:50 p.m.

ACTION

PETITION OF HAWAII PACIFIC LAND CO. (A66-141) TO RECLASSIFY APPROXIMATELY 41 ACRES SITUATED AT KEALAKEHE, NORTH KONA FROM AN AGRICULTURAL TO AN URBAN DISTRICT, Tax Map Key 7-4-04: 10

Mr. Ah Sung Leong presented the staff memo on the above petition, recommending denial on the basis that sufficient reserve vacant land has been set aside for urban needs, petitioner had not conclusively substantiated the need for additional urban lands, and the proposed subdivision would be contrary to one of the principal objectives sought to be accomplished by the Land Use Law involving scattered urban developments. (See copy of report on file.)

Commissioner Burns wondered whether the proposed development was geared toward providing housing for people employed in the various industries or for general housing purposes, and was informed that it was aimed primarily at providing housing for people engaged in the tourist business. It was also brought out that there were no other similar developments known to the staff, in the vicinity of subject parcel.

Mr. Ben Gromet, President of Hawaii Pacific Land Company, developers, informed that the 3-bedroom homes, including fee simple land, would cost in the neighborhood of $20,000. He explained that this figure might go higher, depending on the cost of the underground water system which was being installed.

Mr. Leong explained that presently there was an 8" pipeline going up to Honokohau School and that money was available to continue this on to Palani Junction. Additional funds were being requested to extend this to service the Kealakehe School site. Commissioner Ferry added that the testimony relating to the request for these additional funds before the Senate Ways and Means Committee and the House Appropriations Committee had been favorably received.

As substantiating evidence of need and demand for the proposed development, Mr. Kai advised that the petitioner had submitted, with his petition, letters from Inter-Island Resorts, Fair Trade Council, the Royal Hawaiian Air Service and others attesting to this effect. Mr. Kai mentioned that some employees were traveling 17 miles to get to work from Honokaa to Kailua. Through informal inquiries of the banks, Hawaii Visitors Bureau, Robert Schmidt of the Department of Planning and Economic Development, Bob Sousa, Mr. Kai was able to arrive at a formula projecting population growth for the area. The range varied from 2 employees per hotel room to 6 per room.

Mr. Kai emphasized that construction for the development would commence immediately upon approval by this Commission. He stated that petitioners were prepared to market a complete package deal of house and lot with financing. Mr. Gromet added that they had already developed a source of financing through the Bank of Hawaii, and very conceivably if they could get FHA backing, the project could be offered to the public for a nominal down payment.

Mr. Gromet assured the Commission that in contrast to low-cost housing which became "future slums", their project was going to be a cluster-type design, which will be done in assembly-line fashion to keep labor and reproduction costs low.

Commissioner Ferry observed that competition in land uses encourages favorable prices and stabilizes the market. He said he believed that subject lands were best suited for an urban development in light of the anticipated developments planned for the area. He was also of the feeling that some credence should be accorded the developer on the basis of his past experiences and his ability to fulfill his commitments. Commissioner Ferry stated that a package deal of house and lot on the market would be tremendously successful. This in turn would force the absentee owners of urban lands in the vicinity to develop their lands for urban purposes, thus also resulting in equitable taxation.

Mr. Duran, Executive Officer, did not question Mr. Ferry's observations. However, he stated the Land Use Law mandates that this Commission justify boundary changes on the basis of need, and Mr. Duran felt that the staff had provided ample justification to show that there was a tremendous amount of vacant lands in the Kona area, not presently in use, that could be developed to accommodate the optimistic projection made by the petitioner. He could not see how the "need requirement" of the law was going to be justified in this case.

Commissioner Ferry commended the staff on the thorough job done of gathering statistical information. However, staff failed to note the diverse ownership pattern of urban lands in Kona--individual house lots owned primarily by absentee landowners, which did not contribute to the economy of the County or State.

In response to Commissioner Nishimura's question, Chairman Thompson advised that the Tax Office used the Land Use Commission's boundary lines as guidelines for determining the tax rates, but that the lands were probably assessed on their actual use.

Commissioner Burns moved to approve the petition on the basis that the petitioners had provided the necessary proof of need for this type of development in the area. Commissioner Wenkam seconded the motion and the Commissioners were polled as follows:

Ayes: Commissioners Burns, Ferry, Inaba, Nishimura, Wenkam, Wung, Chairman Thompson

Nays: Commissioner Mark

The motion was carried.

SPECIAL PERMIT APPLICATION BY SHINOBU MORIMOTO (SP67-40) TO CONSTRUCT A BARBER SHOP AND STORE TO BE ATTACHED TO THE SOUTH SIDE OF THE EXISTING POST OFFICE ON THE MAUKA SIDE OF THE HAWAII BELT ROAD, Tax Map Key 2-8-16: 21

Staff report presented by Mr. Duran recommended approval of the special permit application based on evaluation of pertinent data and a field investigation of the site (see copy of report on file).

Commissioner Ferry moved to accept staff's recommendation for approval, seconded by Commissioner Inaba, and the motion was carried unanimously.

SPECIAL PERMIT APPLICATION BY PALMER SNYGG (SP67-41) TO CONSTRUCT AND OPERATE A HOTEL & SWIMMING POOL, ETC., ON MOLOKAI, Tax Map Key 5-7-07: 23, 25, 62, 63

On the basis of the analysis as outlined in the staff report and an investigation of the site, it was recommended by staff that the Commission accept the Maui County Commission's approval with the conditions.

Commissioner Nishimura requested clarification of the statement in the staff report "that special permit may be transferred to an unnamed corporation within 90 days from the date of final approval".

Commissioner Ferry explained that if the petitioner were unable to obtain the necessary financing to back such a project, he could form a corporation of individuals who would have the stability and ability to borrow the money to finance the project. This assured the County that this was not merely speculation, that construction would take place within 3 years.

Chairman Thompson raised another point for clarification in the staff report "that special permit apply to only those parcels which the applicant can acquire, provided these parcels are contiguous". Mr. Duran advised that the petitioner had taken options on some of these lots contingent on approval of the special permit by this Commission and that the maximum area would total 8 acres.

Mr. Snygg, petitioner, stated that the corporation, a California Corporation registered in Hawaii, had been formed and that they had purchased 3 pieces of the property.

Commissioner Ferry felt that Mr. Snygg should not have come in for a special permit request at this time if he were not in agreement with the stipulation imposed by the County Planning Commission that construction begin within three years from the date of final approval. Mr. Snygg replied that their original thinking was to begin construction within a year. However, there were many facets allied with the construction of a hotel that needed to be explored and Mr. Snygg felt that this might take a while.

Commissioner Ferry moved that staff recommendation be accepted and as stipulated by the County of Maui. The motion was seconded by Commissioner Wenkam and passed unanimously.

SPECIAL PERMIT APPLICATION BY TORAO MATSUYAMA FOR THE PURPOSE OF CONVERTING AN EXISTING NON-CONFORMING AUTO REPAIR SHOP TO A WASHERETTE AT KEALAKEKUA, SOUTH KONA, Tax Map Key 8-2-02: 28

Mr. Duran presented the staff report recommending approval of the special permit since the request met the guidelines established by the Commission in determining "unusual and reasonable" use within an Agricultural District.

Commissioner Ferry moved to accept staff's recommendation, seconded by Commissioner Inaba, and the motion was carried. Commissioner Nishimura cast the only dissenting vote.

Mr. Duran stated for the records that the area covered under this special permit be seriously considered for inclusion into the Urban District when the boundaries are re-evaluated in the near future since the property abuts an Urban District.

REPORT ON STATUS OF LEGISLATIVE BILLS

HB-168 - To include planning Director of each county as ex-officio voting

members.

HB-415 - To include the planning Director of each county as ex-officio non-voting members.

During the hearing before the House Committee on Lands, it was brought out that the primary concern here was the length of time it took to process a special permit.

Since then a new bill has been submitted, HB 780, providing for a maximum of 60 days in which to conduct a public hearing on special permits after receipt of application, as compared with the present provision of 120 days. Chairman Thompson stated that the Commission went on record supporting this measure.

SB-230 - The commission shall consist of 9 members who shall hold no other public office.

Chairman Thompson suggested that the Commission request the addition of the Director of the Department of Taxation to membership on the Land Use Commission. This would be especially desirable during the re-evaluation of the district boundaries. Commissioner Ferry added that a member of the Department of Taxation would also provide an insight into the comprehensive reasoning behind the zoning process.

SB-865 - Authorizing suit against the State by James Tamura for claimed damages caused by granting him land to be used for residential purposes in an Agricultural District.

NEXT MEETING SCHEDULE

Mr. Duran reminded the Commission that the next meeting will be held on Maui in April, with the meeting to be continued in Honolulu the following day.

DIAMOND HEAD HEARING

Commissioner Wenkam pointed out that pressure for a hearing on Diamond Head was becoming very real. He expressed concern over the proposed urbanization of government lands near the lighthouse, and felt it should be clearly understood that this and other government lands be put into the Conservation District.

Chairman Thompson asked if the Department of Land and Natural Resources would have any objection to scheduling a public hearing on the Diamond Head issue. Commissioner Ferry replied that he had no objections. The only area in question was the second increment of 60 house lots since they were presently involved in improving access into the crater. It was suggested that the Department of Land and Natural Resources review the boundary first and perhaps the hearing could be scheduled in May or June on a Saturday.

STATUS OF THE COMMISSION

Chairman Thompson advised that the appointment of a Maui Commissioner

was still pending. His own replacement will have to await his return from the mainland. Until such time as these replacements are effectuated, the Commission will have to operate with 7 members. It was important today to appoint a temporary chairman, and Chairman Thompson recommended Commissioner Burns for the position. It was moved by Commissioner Ferry and seconded by Commissioner Wenkam that Commissioner Burns serve as temporary chairman. The motion was passed unanimously.

Commissioner Burns agreed that until such time as the Commission was fully reconstituted, he was willing to serve in this capacity on an interim basis.

Chairman Thompson reflected that he had enjoyed working with the Commission over the years, and that it was an excellent learning experience. He emphasized that the success of the Commission would not have been possible without the excellent staff.

Commissioner Ferry paid tribute to Chairman Thompson in behalf of all the members who had served with him on the Commission. He acknowledged that the chairmanship was admirably served and deligently handled. He said that Chairman Thompson exercised discretion in avoiding serious conflicts and that the membership was always accorded equal opportunity to agree or disagree. The other members and the staff wished Chairman Thompson well in his new endeavors.

Commissioner Mark suggested that the foregoing be included in a resolution for the records.

Commissioner Burns requested that Mr. Roy Takeyama, legal counsel, prepare a resolution embodying the above expression of confidence.

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division Office
Hilo, Hawaii

2:00 p.m.
March 31, 1967

STAFF REPORT

SP67-41 - PALMER SNYGG

Background

This is a request to permit the construction and operation of a hotel and swimming pool, including a bar, restaurant, U-drive business and accessory uses on Tax Map Key 5-7-07: 24, 25, 62 and 63, containing approximately 8 acres located on the makai side of Kamehameha V Highway fronting on the Panahaha Fish Pond, approximately 15 miles east of Kaunakakai, near the Pukoo Fish Pond.

A public hearing was held by the Molokai Advisory Committee to the Maui Planning Commission at the Kaunakakai Court House on January 11, 1967.

The Commission on February 7, 1967, unanimously voted to grant approval of the Special Permit with the following stipulations:

1. Facilities will be constructed in accordance with requirements of the Board of Water Supply.
2. Construction to begin within 3 years.
3. The height of buildings be limited to 2 stories.
4. Floor area not to exceed 50% of lot area.
5. Lot coverage not to exceed 25%.
6. Building and landscaping plans be approved by the Molokai Advisory Committee.
7. That special permit may be transferred to an unnamed corporation with in 90 days from the date of final approval.
8. That the special permit apply to only those parcels which the applicant can acquire, provided these parcels are contiguous.

SP67-41 - Palmer Snygg

The property in question is located within the Pukoo Rural District and extends from the highway to the fish pond. Parcel 57 separates the petitioned area from the Pukoo Fish Pond.

The Land Study Bureau soils survey shows the property in question as Kawaihapai clay loam--excellent soil for irrigated sugar cane, nearly level and relatively free of surface stones and holds water well, moderately sticky but excellent for mechanized agricultural crops. Vegetables and fruits are grown where irrigation water is not available with good production. If used for grazing it supports good stands of algaroba and annual grasses.

The median annual rainfall is 40.7 inches. The elevation of the property is slightly above sea level.

There is a single-family residence located on parcel 25 near the fish pond. The other three lots are vacant. The present use of the vacant parcels is low intensity grazing. There are several large lauhala trees along the shore of the property in question and a 15-foot wide dirt road extends from the highway to the sea on the east side of the property. The parcel on the east side of the petitioned area fronting Pukoo Pond is vacant and occasionally used by fishermen. The property on the west or the Kaunakakai side of the petitioned area is used for diversified agriculture, namely the growing of different varieties of mangoes as a part of the Hawaiian Sugar Planters Association experimental plot, and a small coconut grove exists near the pond and the petitioned area. There are several single family residences scattered throughout the surrounding Rural District. The State Health Center is located on the opposite or east side of Pukoo Pond.

Electrical power, telephone, and water service are available to the site. Kamehameha V Highway provides paved access to the site.

SP67-41 - Palmer Snygg

Analysis

Hotel and accessories uses are not permitted within the Rural District but will qualify as an "unusual" use. The hotel use may also be termed "reasonable" as such use is not contrary to the objectives of the Land Use Law. The use of the property in question for hotel and accessory purposes will not adversely affect the surrounding property. Since public utilities and facilities are available to the site, public agencies will not be unreasonably burdened by this proposed use. Since the State Land Use Commission boundaries were established, the tourist industry has experienced an unprecedented growth. Molokai recently opened its first hotel accommodations and occupancy has been better than anticipated. Limited amount of experience has indicated approximately 90% occupancy.

The economy of the outer islands has been recovering from a period of decline with Molokai showing the least amount of improvement. The development of the tourist segment of the island economy will add much needed impetus to the stability to this small community. The several small lots individually are not economically suitable for agricultural activity. Collectively, their agricultural potential is limited grazing. There is no sugar industry on Molokai to develop the land for its highest and best use as indicated by the soils survey.

The General Plan of the State and the proposed General Plan for Molokai recognize this area as having significant resort potential. The Visitor Destination Study prepared for the State Planning Office, as a guide to state tourist development, recognized the resort potential of the east end of Molokai and designated it the Kamalo-Halawa resort region. This area is generally sunny, protected by high scenic mountains from the northeast trades. Tempera-

ture for the year averages 75 degrees and the area has about 40 inches of rainfall per year, with the heavier concentrations characteristically in the winter months. There is good access to this entire area although beyond Wailua the road is unpaved. The waters are calm for many miles along this coast line. There are a number of natural harbors within protected reef areas and are excellent for spear and torch fishing and boating. The numerous fish ponds and the many ancient and historic Hawaiian points of interest in this area provide the ideal spot to learn of ancient Hawaii. The Iliiliopai Heiau and many mission churches are located throughout the area and add to the advantages of resort development in this locality. Air travel is only 15 minutes from Honolulu. and 26 dollars round trip

Recommendation

In view of the analysis above and an investigation of the site, it appears that the highest and best use of the property involved for the applicants as well as the people of Molokai is the proposed resort hotel use, and it is recommended that the Maui County approval with the conditions be accepted.

March 20, 1967

Mr. Palmer Snygg
White Sands Hotel
431 Nohonani Street
Honolulu, Hawaii

Dear Mr. Snygg:

The Land Use Commission next meets at 2:00 p.m. at the State Highways Division Office, 50 Makaala Street, Hilo, Hawaii, on March 31, 1967.

At that time your application for a special permit (SP67-41) 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,

RAMON DURAN
Executive Officer

cc: Hawaii Planning Comm.

RD
2-27-67



White Sands

"that delightful address in Waikiki"

431 Nohonani Street, Honolulu, Hawaii 96815 / Telephone 937-336 / Palmer Snygg, Manager

FEBRUARY 23, 1967

MR. RAMON DURAN
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII

DEAR MR. DURAN:

WITH REGARD TO YOUR LETTER OF FEBRUARY 21ST, WHEREAS AN EXTENSION OF TIME WAS REQUESTED FOR A SPECIAL PERMIT.

THE SELECTED DATE OF MARCH 31, 1967 IS AGREEABLE TO THE GROUP WHO I AM AUTHORIZED TO REPRESENT. WE APPRECIATE YOUR KEEPING US ADVISED AND LOOK FORWARD TO A FAVORABLE VOTE ON THIS PETITION.

VERY TRULY YOURS,

WHITE SANDS HOTEL

Palmer Snygg

PALMER SNYGG
MANAGER

PS/KW

February 21, 1967

Mr. Palmer Snygg
White Sands Hotel
431 Nohonani Street
Honolulu, Hawaii

Dear Mr. Snygg:

According to Section 98H-4, 1955, as amended, and Act 32, SLH 1965, a decision on your application for a special permit must be rendered by this Commission before March 26, 1967. However, this time limitation may be extended by mutual consent of the petitioner and the Land Use Commission. A tentative date was discussed by the Commission at its meeting in Honolulu last Saturday. Several Commissioners will be on the mainland when a decision is required on your petition. A favorable vote on your petition requires the approval of five Commissioners. The Commission feels that in fairness to your request, all members should be present to render a decision and therefore selected March 31, 1967 as an agreeable date subject to your approval.

Please advise this office as early as conveniently possible whether or not an extension of time for action on your petition to March 31, 1967 is agreeable.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

cc: Chairman Thompson
Maui Planning & Traffic Comm.

SP67-41 Smy99

① Aerial = ERO 3CC-7
2CC-92

② Soil Survey Pg. 592
(KZU) Kawaihapai clay loam
excellent soil for irrigated sugarcane, nearly level and relatively free of surface stones and holds water well; moderately sticky but excellent for mechanized agric. Veg. & fruits are grown when irrigate water is not available - good production; if used for grazing, it supports good stands of algaroba & annual grasses.

③ Rainfall = Stn 542
Maunalua (Paikoo)
elev. 20'
Median annual rainfall =
40.7 inches

2127

JOSEPH S. MEDEIROS, JR., CHAIRMAN
KAZUO KAGE, VICE-CHAIRMAN
G. ALAN FREELAND, MEMBER
WILLIAM HONG, MEMBER
YOSHIKAZU MATSUI, MEMBER
PETER MATSUOKA, MEMBER
MOTOHISA UNEMORI, 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, ADM. ASST.

PLANNING & TRAFFIC COMMISSION
COUNTY OF MAUI
POST OFFICE BOX 1487
KAHULUI, MAUI, HAWAII 96732

February 7, 1967

RECEIVED
FEB 9 1967
State of Hawaii
LAND USE COMMISSION

SP67-4

Mr. Myron B. Thompson
Chairman
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Thompson:

The Maui Planning Commission, at its meeting of February 7, 1967, voted unanimously to grant approval of a special permit under the State Land Use Law to Mr. Palmer Snygg and others for development of hotel at Pukoo, Molokai with the following stipulations:

1. That the applicant will confer with the manager and chief engineer of the Board of Water Supply of the County of Maui and to construct the facilities in accordance with the requirements of said Board of Water Supply.

2. That construction begin within three years from the date of final approval.

3. That the maximum height of buildings be limited to two stories.

4. That the total floor area shall not exceed 50% of the lot area.

5. That the total lot coverage of structures shall not exceed 25% of the lot area.

6. That the building and landscaping plans be submitted for review and approval by the Molokai Advisory Committee to the Planning Commission prior to application for building permit.

7. That the special permit may be transferred to the unnamed corporation, provided that said corporation be formed and designated within ninety days from the date of final approval.

8. That the special permit apply only for those parcels which the applicant can acquire, providing, further, that these parcels be continguous.

Enclosed herewith for your review are: (1) transcript of public hearing; (2) Notice of Public Hearing; (3) application for special permit; (4) written proof of land ownership; and (5) staff report.

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

Encls.
cc: Mr. Koichi Hamada, Board of Water Supply
cc: Mr. Palmer Snygg

Duvauchelle Realty P. O. BOX 98 ⊕ KAUNAKAKAI, MOLOKAI, HAWAII 96748

PHONE 38-525

BRANCH OFFICE
657 KAPIOLANI BLVD.
HONOLULU, HAWAII 96813
PHONE NO. 51-1231

January 27, 1967

Mr. Howard K. Nakamura
Planning & Traffic Commission
County of Maui
P. O. Box 1487
Kahului, Maui, 96732

Dear Mr. Nakamura;

Thank you for your prompt reply of January 26th.

I have just contacted Mr. Snygg and he tells me that the corporation should be formed on or about the 15th of February.

I hope this information will be of help to you. Thank you again for your prompt reply.

Sincerely,

Edwina D. Kuha

Edwina D. Kuha (Mrs.)

January 26, 1967

Mrs. Edwina D. Kuha
Duvauchelle Realty
657 Kapiolani Blvd.
Honolulu, Hawaii 98613

Dear Mrs. Kuha:

I have received your letter regarding Mr. Snygg's application for Special Use Permit and his relationship to an as yet unformed corporation. I shall bring this to the attention of the Planning Commission at our meeting of February 7, 1967, when we will consider the application.

Could you please give us some indication of approximately how long it will be before this corporation is formed.

Very truly yours,

HOWARD K. NAKAMURA
Planner

Duvauchelle Realty P. O. BOX 98 ⊕ KAUNAKAKAI, MOLOKAI, HAWAII 96748

PHONE 38-525

BRANCH OFFICE
657 KAPIOLANI BLVD.
HONOLULU, HAWAII 96813
PHONE NO. 51-1231

January 25, 1967

Mr. Howard K. Nakamura, Planner
Planning & Traffic Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Dear Mr. Nakamura,

As you probably know I am the Realtor involved in the pending sale of property at Pukoo, Molokai for which Palmer Snygg has applied for a "special use permit" to build a hotel on said property. Tax keys: 2nd Division., 5-7-07- parcels 25,62,63, & 24.

Mr. Snygg recently showed me a copy of a letter written by Mr. Seon Oak Lee of the Molokai Advisory Committee. The letter mentioned that the committee unanimously recommeded that the Planning Commission approve the request. Then it went on to list some conditions that the applicant must abide by. It is one of these conditions that I am writing you about . It is the one that says the approval was for the applicant only and could not be transferred or assigned.

I would like you to know now, especially before your meeting of February 7th that Mr. Palmer Snygg was choosen by a group that is presently becoming incorporated to apply and acquire the "special use permit". Naturally, as soon as the group is incorporated they would like to transfer the "special use permit" to the corporate name. Mr. Snygg will of course be a member of the corporate. So would you please keep this in mind when and if you grant the final approval.

Sincerely,

Edwina D. Kuha

Edwina D. Kuha (Mrs.)
Realter

January 24, 1967

Mr. Palmer Snygg
White Sands Hotel
431 Nohonani Street
Honolulu, Hawaii

Dear Mr. Snygg:

We have received the documents from the four property owners which we required that you furnish us. Your application is now in order and will be placed on the agenda for the February 7, 1967 meeting of the Planning Commission. It is not necessary that you attend this meeting.

I am also enclosing a copy of a letter from Mr. Soon Oak Lee, Chairman of the Molokai Advisory Committee with regards to their recommendations to the Planning Commission on your application for Special Use Permit. I believe that this letter is self explanatory.

Very truly yours,

HOWARD K. NAKAMURA
Planner

Encl.

February 1, 1967

TO: MAUI PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

SUBJECT: SPECIAL USE PERMIT #22, PALMER SNYGG, FOR HOTEL DEVELOPMENT AT PUKOO, MOLOKAI.

Mr. Palmer Snygg is applying for a State Land Use Commission Special Permit to build and operate a hotel at Pukoo, Molokai. Accessory uses are to include a restaurant, bar, and U-Drive business. The area of land is 8.04 acres, and presently consists of four separate, but adjoining parcels.

LOCATION - The lands are located on the south (makai) side of Kamehameha V Highway, approximately 15 miles east of Kaunakakai, slightly west of the Pukoo Fishpond, and fronting the Panahaha Fishpond. The land is flat, fronts the highway, and should present no major developmental problems.

EXISTING USE - The lands are currently unused, covered with trees and brush, with the exception of the most westerly property, which has a residence located on it. All parcels are within the State's Rural District. There is no County Zoning on Molokai.

ADJACENT USE - The area is typically rural in nature. Neighboring parcels are relatively large, population density is low, with some agricultural activity taking place. The State Department of Health maintains a branch center approximately 2000 feet east of the subject property.

PROPOSED USE - The applicant, acting as an agent for an as yet unformed corporation, did not present any concrete plans. He did indicate, however, that they were thinking of 36 rooms for the initial phase of development. Mr. Frank Robert of the "Hotel Molokai", is to be retained as the architect for the project.

MASTER PLAN - A "Molokai Land Use and Master Plan" was prepared by Community Planning, Inc. in 1961 for the Planning Commission. A master plan for Molokai, however, has never been offi cially adopted by the County.

The proposed master plan for Pukoo set aside 14 acres makai of the highway for hotel and apartment use. In addition, an extensive park area was proposed to complement the beach and fishponds in the area. The parcels in question, however, were proposed for residential use, adjacent to the proposed park.

MOLOKAI ADVISORY COMMITTEE - A public hearing was held regarding this matter on January 11, 1967, at the Kaunakakai Court House, conducted by the Molokai Advisory Committee to the Planning Commission. Approximately 15 Molokai residents were in attendance. Mr. Snygg and Mr. Robert spoke in favor of granting the special permit, and there was no opposition. The recommendation of the Molokai Advisory Committee was for approval, with conditions, and is attached herewith.

RECOMMENDATION - The staff concurs with the Molokai Advisory Committee and recommends approval of the request for special permit, based upon the following:

a. The area is suitable for hotel development, as indicated in the "Molokai Land Use and Master Plan." The beach, fishponds, and nearby historical sites would complement the site.

b. The tourist potential of Molokai is on the rise, and a second resort facility would be a substantial boost to the island's economy. A ratio of 1:1 (direct employment to hotel units) is a reasonable expectation.

c. The hotel would be a low density development, and should not adversely affect adjoining property owners.

It is further recommended that the stipulations contained in the report from the Molokai Advisory Committee be made conditions for approval, with the exception of the provision pertaining to the non-transfer of the special permit. The developers are in the process of forming a corporation, and should have the necessary arrangements completed around the middle of February. It has been requested that the special permit be transferred to the corporation at that time. Therefore, it is recommended that transfer of the special permit to the presently unformed corporation be approved, providing, however, that this corporation be formed and designated within 90 days from the date of final approval.

In summary, the conditions under which approval is recommended are:

1. that construction shall begin within three (3) years from the date of final approval

2. that the maximum height of all buildings be limited to two (2) stories

3. that the total floor areasnot exceed fifty (50) percent of the lot area

4. that the total lot coverage not exceed twenty-five (25) percent of the lot area

5. that building and landscaping plans be reviewed and approved by the Molokai Advisory Committee to the Planning Commission prior to the issuance of a building permit

6. that the Special Permit may be transferred to an as yet unnamed corporation, providing that said corporation be formed and designated within ninety (90) days from the date of final approval

7. that the Special Permit apply only for those parcels which the applicant shall acquire, providing further that these parcels be contiguous.

These stipulations will insure that the development be a low-rise, low-density operation, which fits in with the staff's concept of Molokai hotels, and would maintain the unique charm and atmosphere of Molokai.

January 16, 1967

Maui Planning Commission
P.O. Box 1487
Kahului, Hawaii 96732

Gentlemen:

In accordance with the authority vested in us, the Molokai Advisory Committee to the Planning Commission conducted a public hearing on January 11, 1967, on an application from Mr. Palmer Snygg for a Special Use Permit to build and operate a hotel at Pukoo, Molokai.

At the public hearing, Mr. Snygg and Mr. Frank Robert, the architect for the proposed development, spoke in favor of granting the request. No one present spoke in opposition.

Upon due consideration of the facts presented at the hearing, the Molokai Advisory Committee unanimously recommended approval of the request for Special Use Permit with the following stipulations:

1. that the applicant shall begin construction within three (3) years from the date of final approval of the Special Use Permit.

2. that the maximum height of all buildings be limited to two (2) stories.

3. that the floor area/lot area ratio shall not exceed fifty (50) percent.

4. that the total lot coverage shall not exceed twenty-five (25) percent of the lot area.

5. that building and landscaping plans shall be approved by the Molokai Advisory Committee to the Planning Commission before the issuance of a building permit.

6. that the Special Use Permit be for the applicant only, and shall not be transferrable.

7. that the Special Use Permit shall apply only for those parcels which the applicant is able to acquire, providing further that these parcels shall be contiguous.

In addition, the applicant was given fifteen (15) days to provide the necessary documents indicating that he has been authorized by the respective owners to represent them in these proceedings.

Very truly yours,

Soon Oak Lee

SOON OAK LEE, Chairman
Molokai Advisory Committee

cc Mr. Palmer Snygg



White Sands

"that delightful address in Waikiki"

431 Nohonani Street, Honolulu, Hawaii 96815 / Telephone 937-336 / Palmer Snygg, Manager

January 20, 1967

Mr. Howard K. Nakamura
Planning & Traffic Commission
County of Maui
P.O. Box 1487
Kahului, Maui

Dear Mr. Nakamura:

Attached are the documents of intent signed by the present property owners of parcels 24, 25, 62, & 63, relative to a special permit.

With the exception of parcel #63 these documents should substantiate the intent of the owners. Mr. Meurlott, owner of #63 lives on the mainland and has been difficult to contact.

Two letters have been sent requesting his permission for this "special permit," as yet we have not recieved this request. As his contract with the real estate agent has considerable time to run I have requested the agent act in behalf of Mr. Meurlott, hoping that this will be suffice until such time as we recieved permission from the present owner, or our purchase offer is accepted.

Very truly yours,

Palmer Snygg

PS/eh

January 14, 1967

To Whom It May Concern:

This is to authorize Palmer Snygg of the White Sands Hotel, 431 Nohonani Street, Honolulu to apply for a "special permit to build a hotel" on my property located at Pukoo, Molokai, further identified as tax map key: 2nd. Division, 5-7-07-63.

Owner

Owner

January 16, 1967

To Whom It May Concern:

This is to autherize Palmer Snygg of the White Sands Hotel, 431 Nohonani Street, Honolulu to apply for a "special permit to build a hotel" on my property located at Pukoo, Molokai further identified as tax map key: 2nd Division, 5-7-07-24.

Henry K. Duvauchelle

Margaret T. Duvauchelle

Duvauchelle Realty
P. O. BOX 98 ⊕ KAUNAKAKAI, MOLOKAI, HAWAII 96748
PHONE 38-525

BRANCH OFFICE
657 KAPIOLANI BLVD.
HONOLULU, HAWAII 96813
PHONE NO. 51-1231

January 18, 1967

To Whom It May Concern:

This is to authorize Palmer Snygg of the White Sands Hotel, 431 Nohonani St., Honolulu to apply for a "special permit to build a hotel"on property located at Pukoo, Molokai which we have the exclusive authoriaztion to sell by an exclusive listing contract dated November 10, 1966 and signed by Byron E. Meurlott and Byron M. Meurlott, joint owners. The listing is for eight months, ending July 10, 1967. Because the Meurlotts are both residing on the mainland it will take a little longer to obtain their authorization and because the sale of the property is contingent upon this special permit I feel it is the duty of this office as agents for the Meurlotts to authorize the application for "special permit". We will forward the letter of authorization from the Meurlotts to you as soon as it is received by this office. Said property identified as Tax Map Key: 2nd Dv. 5-7-07-63.

DUVAUCHELLE REALTY

by Edwina D. Kuka

January 13, 1967

To Whom It May Concern:

This is to authorize Palmer Snygg of the White Sands Hotel, 431 Nohonani Street, Honolulu to apply for a "special permit to build a hotel" on my property located at Pukoo, Molokai, further identified as tax map key: 2nd. Division 5-7-07-25.

Zelia D. Sherwood

HONOLULU BOARD OF REALTORS

Standard Form

DEPOSIT RECEIPT, OFFER AND ACCEPTANCE

Honolulu, HAWAII, October 25, 1966

RECEIVED FROM Palmer Snygg herein called Buyer, the sum of Five Hundred and no/100..... DOLLARS ($ 500.00) in the form of check as deposit on account of the purchase price of Thirty Thousand Four Hundred Sixty-five and no/100.. DOLLARS ($ 30,465.00) for the following described property, together with appurtenances: All of that certain parcel of vacant land located at Pukoo, Molokai containing a land area of 1.99 acres (87,045 square feet) more or less.

Tax Map Key 2nd Div. 5 / 7 / 07 / 62

Buyer agrees to pay said purchase price as follows: $ 8,750.00 in cash, including deposits herein and balance of $21,715.00 by way of an agreement of sale to the seller. Payments to be $200.00 per month &- principal and interest only. Interest to be 6% on the declining balance. To be paid in full on or before 10 years with no prepayment penalty.

(1) SELLER SHALL FURNISH Buyer at Seller's expense either: (a) a Land Court Certificate of Title, together with lien search, (b) a Certificate of Title issued by a licensed abstracter showing good title in Seller, or (c) title insurance. If property is a leasehold, Seller shall furnish lessor's consent. The property is to be conveyed free and clear of all encumbrances, except covenants, easements, reservations and restrictions, now of record, and, (on the following line list encumbrances or indicate if none) None Seller shall be responsible for staking if surveyor's stakes are not visible.

(2) ALL DOCUMENTS NECESSARY shall be executed and Buyer shall pay the balance of cash required at a time and place designated by Seller's Broker not later than 5:00 P.M. December 15, 1966. Such time may be extended by Seller's Broker for not more than 30 days. Net proceeds of sale shall be payable to Seller upon recording of documents.

(3) DEFAULT: IT IS EXPRESSLY UNDERSTOOD AND AGREED: First: That in the event said Buyer shall fail to pay the balance of said purchase price or complete said purchase as herein provided the Seller may: (a) Bring an action for damages for breach of contract; (b) Tender a deed proper for recording to the Buyer and sue him for the balance of the purchase price; or (c) Retain the initial payment as liquidated damages. Second: That in the event said Seller shall fail to consummate the above sale, the Buyer not being in default, the Buyer may: (a) Bring an action against the Seller for damages for breach of contract; or (b) File and maintain a suit in equity against the Seller for specific performance of this contract. The foregoing shall not exclude any other remedies available to either Seller or Buyer.

(4) SALE INCLUDES: All built-in furniture and built-in appliances; water heaters, electrical and plumbing fixtures, drapery and curtain rods, range, refrigerator, dishwasher, disposal, washing machine, dryer, draperies, curtains, venetian blinds, non applicable-vacant property.

and if attached,

(5) OCCUPANCY: On closing unless otherwise stated herein. Taxes, premiums on insurance if acceptable to Buyer, rents, interest and other adjustable items shall be pro-rated as of closing unless otherwise agreed. Assessments amounting to $ none shall be paid by n/a Seller to pay any delinquency.

(6) EXPENSES payable by SELLER: Drafting of deed or assignment of lease and consent, acknowledgments thereon, documentary stamps, and evidence of title. By BUYER: Drafting of agreement of sale or mortgages, acknowledgments thereon, continuation of title or lien search on satisfaction of agreement of sale, and all recording fees, except for documents necessary to clear Seller's title. When (a) or (b) of paragraph 1 is furnished by Seller and Buyer desires Title Insurance, such Title Insurance shall be furnished at Buyer's expense. Other expenses, if any, are to be set forth under Special Conditions.

(7) RISK OF LOSS. In the event the improvements on said premises are destroyed or materially damaged without fault of Buyer, between the date hereof and delivery of Deed, Buyer may, immediately thereafter, elect to rescind this contract, and in such event, all deposits shall be returned to Buyer.

(8) ESCROW fees, if any, shall be shared equally by Seller and Buyer. This transaction shall be processed by Security Title Corp.

SPECIAL CONDITIONS 1. This offer is subject to the buyer being able to get a special permit from Maui County to build a hotel on said property within 45 days from the date of acceptance of this contract.
2. This contract cancels contract dated October 17, 1966 and the above mentioned deposit of $500.00 is the same $500.00 mentioned in the Oct. 17th Contract.

BUYER TO TAKE TITLE IN NAME OF (please print full names) to be named later. Tenancy: to be determined later.

Broker's address: 657 Kapiolani Blvd. Duvauchelle Realty, Broker

Office phone: 511-231 By Silvania D. Kirka

OFFER TO PURCHASE

Date October 25, 1966 12:00 A.M. P.M. Noon

I (We) hereby offer to purchase the property described above for the price and on the terms and conditions set forth, and agree that this contract shall be binding if accepted by Seller before 4:00 P.M. November 1, 1966; otherwise, the Broker shall immediately return to me my initial deposit. In consideration of the Broker's efforts to be expended in obtaining Seller's acceptance, this offer is irrevocable for a period of 48 hours from time of my signature hereto. Receipt of copy of herein agreement is hereby acknowledged.

ADDRESS White Sands Hotel 431 Nohonani St., Honolulu 943-503 BUYER: Palmer Snygg

PHONES: HOME 362483 BUS. 937336 BUYER:

ACCEPTANCE OF OFFER AND SELLER'S AGREEMENT TO PAY COMMISSION

Date 27 October, 1966, A.M. P.M.

I (We) hereby accept said offer and agree to sell and convey said property at said price and on said terms and conditions and to pay to Duvauchelle Realty, Broker a commission of $ 3046.00# for services rendered by said broker; provided, however, that in the event of forfeiture of all sums paid on purchase price, all sums shall be divided between Seller and Broker, one-half to each, provided that the Broker's half of said forfeited deposit shall not exceed the full amount of the agreed commission. Receipt of a copy of herein agreement is hereby acknowledged.

Cooperative Brokerage: ____ % of commission, less one-half M.L.S. fee, if any, payable to:
Agent for Buyer:
Agent for Seller:
By Principal Broker:
Broker's address:
Office phone:

SELLER: Silvia D. Smith

SELLER: Robert F. Dunn

ADDRESS:

PHONES: HOME BUS.

Date 10/31, 1966. I hereby acknowledge receipt of offer showing Seller's acceptance.

Buyer: Palmer Snygg Buyer:

XERO COPY

January 16, 1967

Mr. Palmer Snygg
White Sands Hotel
431 Nohonani Street
Honolulu, Hawaii

Dear Mr. Snygg:

This is to inform you that the Molokai Advisory Committee to the Maui Planning Commission has made a favorable recommendation to the Commission regarding your application for Special Use Permit. You will shortly receive a copy of the Committee's recommendation.

Our immediate need, however, is for written substantiation from the four property owners involved indicating that you are authorized to represent them in these proceedings, and that they are in agreement with the request for Special Use Permit involving their lands. You will remember that the Planning Director asked that this information be provided within 15 days from the date of the hearing (January 11, 1967). Therefore, I thought that I would remind you of this, so that no unnecessary delay or difficulty will result in processing your application. It is not necessary to prepare a complex legal document to meet this requirement, but merely some evidence of the owners' concurrence.

In addition, as we were discussing the time element following Wednesday's public hearing, I would like to clarify this for your information. The Commission must wait at least fifteen (15) days from the date of public hearing to act on your application. Due to our meeting schedules, the earliest possible action date would be February 7, 1967. Please remember, however, that action by the State Land Use Commission is necessary for final approval. This will require an additional time period, depending upon the Land Use Commission's agenda.

If you have any further questions, please do not hesitate to contact this office.

Very truly yours,

HOWARD K. NAKAMURA, Planner

MAUI PLANNING COMMISSION
PUBLIC HEARING
SPECIAL USE PERMIT, ACT 205, S.L.H. 1963
Wednesday, January 11, 1967

APPLICATION NO. 22
(Palmer Snygg)

The public hearing on the following request for SPECIAL USE PERMIT under provisions of SECTION 98H-6, R.L.H. 1955, 1961 SUPPLEMENT AS AMENDED BY ACT 205, S.L.H. 1963 was held on Wednesday, January 11, 1967 at the Kaunakakai Courthouse, Kaunakakai, Molokai, Hawaii.

PUKOO, MOLOKAI

To permit the construction and operation of a hotel and swimming pool, to include bar, restaurant and U-Drive business as accessory uses near the Pukoo and Panahaha Fishponds, approximately 15 miles east of Kaunakakai.
Applicant: Palmer Snygg
Area: 8.04 acres more or less

The public hearing was opened informally by Planning Director Robert O. Ohata at 10:00 a.m. Mr. Ohata explained briefly why a Special Use Permit was required, and the procedures involved in obtaining it. He pointed out that evidence must be presented which would show that the proposed use was "unusual and reasonable."

The public hearing was formally opened at 10:10 a.m. by Mr. Soon Oak Lee, Molokai Member of the Board of Supervisors and Chairman of the Molokai Advisory Committee to the Planning Commission.

A quorum of the Advisory Committee was in attendance. (see record of attendance)

Planner Howard K. Nakamura 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 Committee and Commission are located, on December 14, 1966, as required by Section 98H-6 of Act 205, S.L.H. 1963.

Mr. Nakamura then read the APPLICATION FOR SPECIAL USE PERMIT, and pointed out the parcels on a map of the Pukoo area. He explained that: 1) the parcels are currently in the State Land Use Commission Rural District 2) in the Molokai Land Use and Master Plan prepared by Community Planning, Inc., the subject parcels were proposed for residential use; however, the lands east of Pukoo Fishpond were proposed for hotel and apartment use.

There were no letters of approval or protest as of 10:00 a.m. this date.

The public hearing was then opened to the public for testimony.

MR. PALMER SNYGG: Mr. Snygg first inquired as to whether the Molokai Land Use and Master Plan had any binding effect. He was told by Mr. Nakamura that it could be used as a guide, but that it was not officially adopted.

Mr. Snygg explained that his group as yet had no definite plans which could be presented, and that such plans were several months in the future.

In response to Mr. Cooke's question, Mr. Snygg indicated that they are currently thinking in terms of 36 rooms for their initial phase of development.

Mr. Ohata asked Mr. Snygg to clarify the status of land ownership, and whether the owners had authorized Mr. Snygg to act on their behalf. Mr. Snygg replied that granting of the Special Permit was a condition of sale; further, that he had a definite committment on one parcel, two parcels relatively firm, and one parcel currently under negotiation. Mr. Ohata requested that Mr. Snygg submit written proof within fifteen (15) days, indicating that the owners have authorized Mr. Snygg to act for them on this application.

In response to further questioning by Mr. Ohata, Mr. Snygg indicated his feeling that three (3) years was a reasonable time period within which construction should commence.

Mr. Nakamura asked whether the applicant would object to stipulations regarding: a) building height b) density c) review of plans by the Molokai Advisory Committee. Mr. Snygg replied that he had no objections.

In answer to a question by Mr. Cooke, Mr. Snygg stated that the corporation would have 10 to 12 stockholders.

MR. ROBERT: Mr. Robert, who is one of the principals in the newly-opened "Hotel Molokai", discussed in general hotel development on the Island of Molokai, its potential, and the need for maintaining the unique appeal of the island through appropriate architecture.

Mr. Cooke asked whether Mr. Robert had any interest in the proposed hotel. Mr. Robert replied that he did not, other than the fact that he would provide architectural services.

Mr. Ohata questioned Mr. Robert regarding his concept of "appropriate architecture" for hotel development on Molokai. Mr. Robert indicated that he felt a two story height limitation was reasonable, and in any event, the tops of the buildings should be below the coconut trees. He also agreed that a 50% limitation on floor area/lot area ratio, and a 25% limitation on lot coverage/lot area ratio, were reasonable and desirable.

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

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

The hearing was closed by Mr. Lee at 10:42 a.m. He announced that the Advisory Committee would take the matter under advisement and forward its findings to the Maui Planning Commission.

Howard K. Nakamura

HOWARD K. NAKAMURA
Planner

RECORD OF ATTENDANCE:

MOLOKAI ADVISORY COMMITTEE

Present:	Soon Oak Lee, Chairman Harrison Cooke Wilfred Imamura Koichi Tamanaha (One position vacant)
In Attendance:	Robert O. Ohata, Planning Director Howard K. Nakamura, Planner Palmer Snygg Frank Robert
General Public:	Approximately 15 people

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Rose Alcomindras ..... being duly sworn deposes and says, that he 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 ordered publication as to NOTICE OF PUBLIC HEARING SPECIAL USE PERMIT

of which the annexed is a true and corrected printed notice, was published 1 times in the MAUI NEWS, aforesaid, commencing on the 14th day of December, 19 66, and ending on the ..... day of ....., 19 ....., (both days inclusive), to-wit: on December 14, 1966

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 14 day of Dec. A. D. 19 66

Notary Public, Second Judicial Circuit, State of Hawaii.

My commission expires August 31, 1967

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission at the Kaunakakai Courthouse, Kaunakakai, Molokai, on Wednesday, January 11, 1967, at 10:00 a.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 98 H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963:

PUKOO, MOLOKAI

Construction and operation of a hotel and swimming pool, to include bar, restaurant and U-Drive business as accessory uses. The site is south (makai) of Kamehameha V Highway, approximately fifteen miles east of Kaunakakai, near the Pukoo and Panahaha Fishponds. Lands involved are further identified as TMK 5-7-07: parcels 24, 25, 62, 63.

Applicant: Palmer Snygg
Area: 8.04 acres

Sketch showing the general location is on file in the office of the County of Maui Planning 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, Hawai, before the date of the public hearing or presented in person at the time of the public hearing.

MAUI PLANNING COMMISSION
JOSEPH S. MEDEIROS, JR., Chairman
By Robert O. Ohata
County Planning Director

(MN: December 14, 1966)

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received 12/9/66
Notice published 12/14/66
Public hearing 1/11/67
Recommendation to LUC 2/7/67
Action by State LUC _____
County & Appl. notified _____

A. Description of Property: (1) Tax Map Key No. 2nd Div. 5-7-07-25, 62, 63, & 24

(2) Lot Area 8.041 (3) Location Pukoo, Molokai

B. Ownership: (1) Owner's names Sherwood, Smith, Meurlott, & Duvauchelle

(2) Lessee's name _____ (3) Unexpired term ___ years

C. Request: (1) State request briefly and exactly: To build a hotel, pool, restraunt, bar, and U-Drive business.

(2) Reasons justifying granting of request: Prospective buyers are in the hotel business in Honolulu and have made studies of Molokai and feel there is a definite need for more hotels on Molokai. They have especially been watching the progress of "Hotel Molokai" which opens soon with capacity reservations well in advance. The applicant shall be glad to furnish more detailed information regarding his studies of the Molokai hotel business should it be necessary.

D. Applicant: (1) Name Palmer Snygg, Manager - White Sands Hotel

(2) Address 431 Nohonani St. (3) Telephone 937336

(4) Signature Palmer Snygg

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 ___

File

2099

JOSEPH S. MEDEIROS, JR., CHAIRMAN
KAZUO KAGE, VICE-CHAIRMAN
G. ALAN FREELAND, MEMBER
WILLIAM HONG, MEMBER
YOSHIKAZU MATSUI, MEMBER
PETER MATSUOKA, MEMBER
MOTOHISA UNEMORI, 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, ADM. ASST.

PLANNING & TRAFFIC COMMISSION
COUNTY OF MAUI
POST OFFICE BOX 1487
KAHULUI, MAUI, HAWAII 96732

December 9, 1966

RECEIVED
DEC 12 1966
State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Gentlemen:

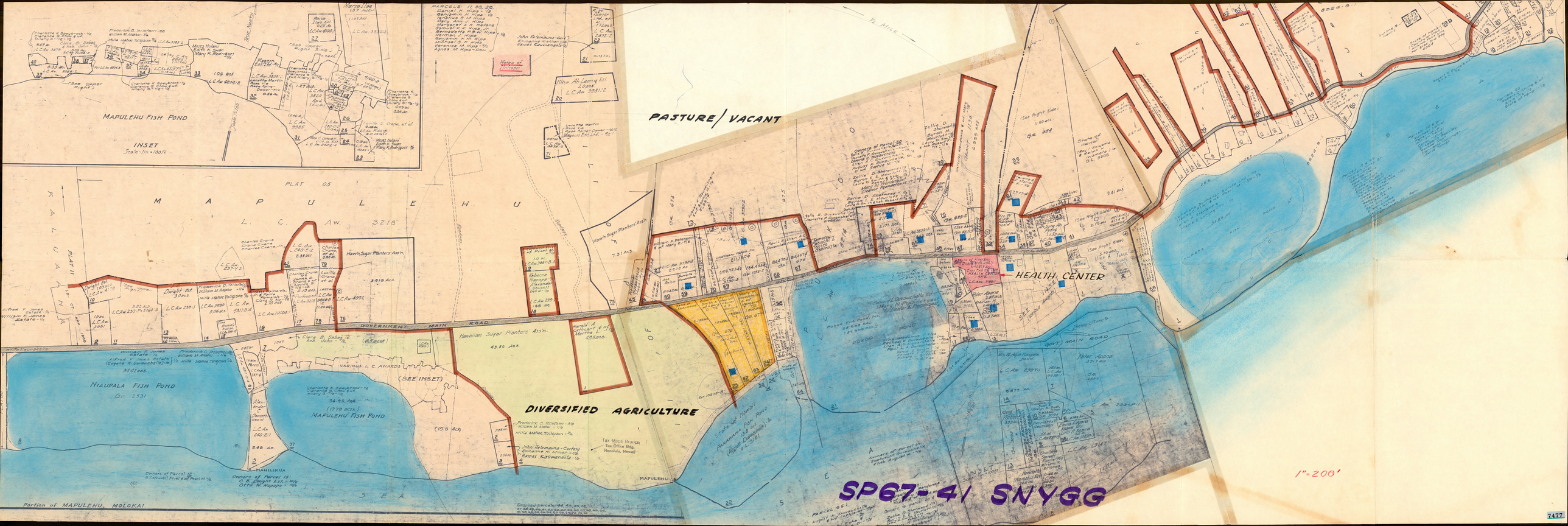
Please be informed of a public hearing to be held on special use permit application from Mr. Palmer Snygg, as noted by the publication enclosed herewith.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planner

Encl.



PASTURE/VACANT
DIVERSIFIED AGRICULTURE
HEALTH CENTER
MAPULEHU FISH POND
INSET
Scale: 1in = 100ft.
PLAT 05
MAPULEHU
L. C. Aw. 3218
GOVERNMENT MAIN ROAD
Hawaiian Sugar Planters' Ass'n.
NIAUPALA FISH POND
Gr. 2531
MAPULEHU FISH POND
(SEE INSET)
VARIOUS L. C. AWARDS
MAHILIKUA
MAPULEHU
Portion of MAPULEHU, MOLOKAI
SEA
1"=200'
SP67-41 SNYGG

Kawaha – Sign

Unity



STATE OF HAWAII
Department of PLANNING
AND ECONOMIC DEVELOPMENT

Ray Andrady

Berry
mailander

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426

RECEIVED
DEC 12 1966
State of Hawaii
LAND USE COMMISSION

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission at the Kaunakakai Courthouse, Kaunakakai, Molokai, on Wednesday, January 11, 1967, at 10:00 a.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 98 H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963:

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Area: 8.04 acres

Sketch showing the general location is on file in the office of the County of Maui Planning 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 presented in person at the time of the public hearing.

MAUI PLANNING COMMISSION
JOSEPH S. MEDEIROS, JR., Chairman
By Robert O. Ohata
County Planning Director

(MN--December 14, 1966)

cc Land Use Commission
Board of Supervisors
Palmer Snygg
Harriet Cluney

Mo-5

HALAWA, HAWAII

N2103.75—W15642/7.5

1952

SP67-41 SNYGG

7478

HALAWA BAY

CAPE HALAWA

WAILUA

PUKOO

KAMALO

UALAPUE

PAILOLO CHANNEL

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Hawaiian Territorial Survey

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1950. Field check 1952
Hydrography compiled from USC&GS Charts 4121, and 4130

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 2

Unchecked elevations are shown in brown

SCALE 1:24000

CONTOUR INTERVAL 50 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET

ROAD CLASSIFICATION
Heavy-duty — 4 LANE | 6 LANE — Light-duty
Medium-duty — 4 LANE | 6 LANE — Unimproved dirt

APPROXIMATE MEAN DECLINATION, 1952

FOR SALE BY U. S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1952

CORRECTED
SEP 1 1938
NOV 4 1938
JAN 20 1939
FEB 6 1939
FEB 11 1939
APR 7 1939
AUG 12 1939
AUG 1939
OCT 1939
NOV 29 1939
JAN 1 1940
JAN 24 1940
MAR 1940
MAY 23 1941
JUN 21 1941
FEB 11 1942
JUL 1942
DEC 1942
NOV 11 1944
DEC 13 1944
AUG 8 1945
AUG 17 1945
OCT 10 1946
NOV 6 1946
MAR 24 1947
SEP 12 47
JUN 5 48
OCT 6 48
NOV 11 48
AUG 2
SEP 13 49
SEP 15 49
SEP 24 49
JUN 23 50
JUN 29 51
JUN 24 52
OCT 12 52
SEP 8 53
JUN 10
SEP 8 53
NOV 12
SEP 24 54
JUN 23 55
JUN 29 56
JUN 24 57
OCT 12 57
SEP 8 58
JUN 10
SEP 8 58
NOV 12
SEP 24 59
JUN 23 60
JUN 29 61
JUN 24 62
OCT 12 62
SEP 8 63
JUN 10
SEP 8 63
NOV 12
SEP 24 64
JUN 23 65
JUN 29 66
JUN 24 67
OCT 12 67
SEP 8 68
JUN 10
SEP 8 68
NOV 12
SEP 24 69
JUN 23 70
JUN 29 71
JUN 24 72
OCT 12 72
SEP 8 73
JUN 10
SEP 8 73
NOV 12
SEP 24 74
JUN 23 75
JUN 29 76
JUN 24 77
OCT 12 77
SEP 8 78
JUN 10
SEP 8 78
NOV 12
SEP 24 79
JUN 23 80
JUN 29 81
JUN 24 82
OCT 12 82
SEP 8 83
JUN 10
SEP 8 83
NOV 12
SEP 24 84
JUN 23 85
JUN 29 86
JUN 24 87
OCT 12 87
SEP 8 88
JUN 10
SEP 8 88
NOV 12
SEP 24 89
JUN 23 90
JUN 29 91
JUN 24 92
OCT 12 92
SEP 8 93
JUN 10
SEP 8 93
NOV 12
SEP 24 94
JUN 23 95
JUN 29 96
JUN 24 97
OCT 12 97
SEP 8 98
JUN 10
SEP 8 98
NOV 12
SEP 24 99
JUN 23 00
JUN 29 01
JUN 24 02
OCT 12 02
SEP 8 03
JUN 10
SEP 8 03
NOV 12
SEP 24 04
JUN 23 05
JUN 29 06
JUN 24 07
OCT 12 07
SEP 8 08
JUN 10
SEP 8 08
NOV 12
SEP 24 09
JUN 23 10
JUN 29 11
JUN 24 12
OCT 12 12
SEP 8 13
JUN 10
SEP 8 13
NOV 12
SEP 24 14
JUN 23 15
JUN 29 16
JUN 24 17
OCT 12 17
SEP 8 18
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SEP 8 18
NOV 12
SEP 24 19
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OCT 12 22
SEP 8 23
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SEP 8 23
NOV 12
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OCT 12 27
SEP 8 28
JUN 10
SEP 8 28
NOV 12
SEP 24 29
JUN 23 30
JUN 29 31
JUN 24 32
OCT 12 32
SEP 8 33
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NOV 12
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OCT 12 37
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JUN 29 41
JUN 24 42
OCT 12 42
SEP 8 43
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SEP 8 43
NOV 12
SEP 24 44
JUN 23 45
JUN 29 46
JUN 24 47
OCT 12 47
SEP 8 48
JUN 10
SEP 8 48
NOV 12

WAILAU VALLEY
SEC. 9

HALAWA

PUULUA WAILAU

MOLOKAI

KALUAAHA
SEC. 6

KAAPUEA
(F.R. 694.0 Ac.)

MAPU
(F.R. 1007 Ac.)

ILIOI
(F.R. 1520 Ac.)

PUKOO
(F.R. 124.0 Ac.)

KAHANUI
(F.R. 930 Ac.)

HONOMUNI
(F.R. 4150 Ac.)

KAWAI
(F.R. 559.3ad Ac.)

KAWAIWAWAE
(F.R. 67 Ac.)

RESERVE
323.92 Ac.

KAAPUEA
(F.R. 1070 Ac.)

PUULUA
(F.R. 14 Ac.)

MOANUI
SEC. 8

Grant 1467 Ac.

Grant 474 Ac.

Forest Reserve Line 2

1980 Ac.

3218

1 Mile

Trail to Waiiei

Grant 1135:3

Grant 1135:4 42.004 Ac.

Grant 385 Ac.

Award 250 Ac.

Grant 210 Ac.

Grant 1135:5 4.11 Ac.

Gr. 1135:1 (1/2)

Gr. 1135:2

Gr. 1129:2

Gr. 2674

Grant 3730:2 37.30 Ac.

Grant 3730:1 1150 Ac.

Grant 3730:3 534 Ac. Lot 1

Grant 3730 1.34 Ac.

Grant 3730:4 3.40 Ac.

Grant 3730:5 35.0 Ac.

Grant 3730:6 2.23 Ac.

Grant 3730:7 1.13 Ac.

Grant 3730:8 1.13 Ac.

Grant 3730:9 1.13 Ac.

Grant 3730:10 1.13 Ac.

Grant 3730:11 1.13 Ac.

Grant 3730:12 1.13 Ac.

Grant 3730:13 1.13 Ac.

Grant 3730:14 1.13 Ac.

Grant 3730:15 1.13 Ac.

Grant 3730:16 1.13 Ac.

Grant