

SP67-45 -

KNUI BROADCASTING COMPANY

July 31, 1967

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

Gentlemen:

At its meeting on July 28, 1967, the Land Use Commission voted to approve the grant of a special permit to the KNUI Broadcasting Company (SP67-45) to construct and operate a standard radio broadcasting transmitter on the west side of Mokulele Highway near Kealia Pond on the Island of Maui, subject to the conditions recommended by the staff.

Enclosed for your information is the staff report.

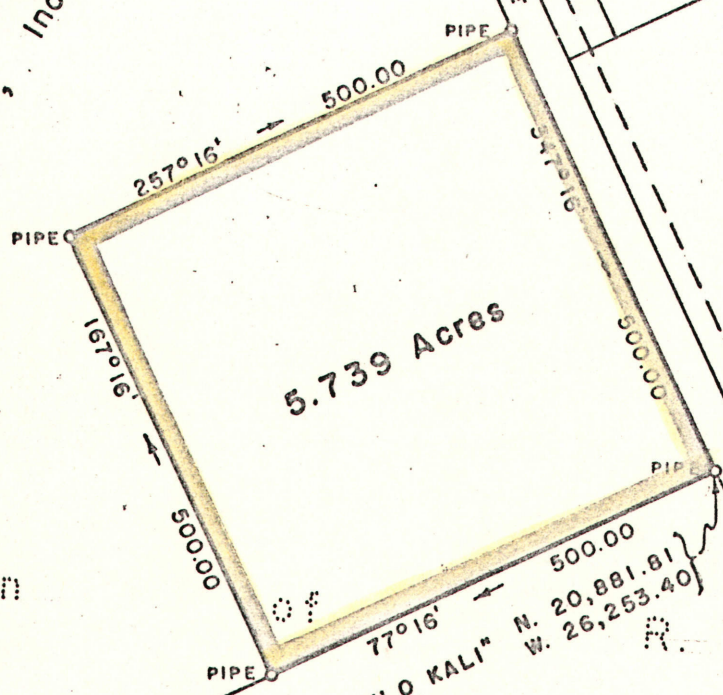
Very truly yours,

RAMON DURAN  
Executive Officer

Encl.  
cc: Department of Taxation  
KNUI Broadcasting Company

Alexander & Baldwin, Inc. - Owner

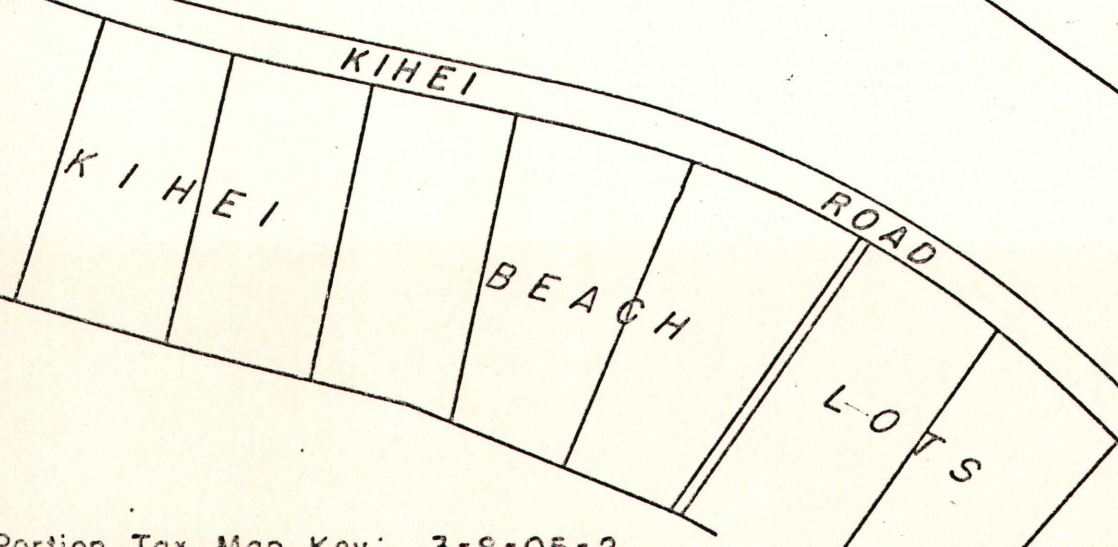
True North  
Scale: 1" = 200'



of  
 "PUU O KALI"  
 N. 20,881.81  
 W. 26,253.40  
 R. P.

Alexander & Baldwin, Inc. - Owner  
 Kihei Farms, Inc. - Lessee

L. C. Aw. 5230 to Keeweemahi



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

Item SP67-45 - KNUI BROADCASTING CO. Date July 28, 1967

Place ~~Hale Halawai Cultural Center~~  
Kona, Hawaii Time 1:00 P. M.

Names	Yes	No	Abstain	Absent
S WUNG, L.	✓			
INABA, G.	✓			
MURAKAMI, K. <del>OTA, C.</del>			(✓)	
M CHOI, W. WENKAM, R. <del>THOMPSON, M.</del>	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.	✓			
FERRY, J.				✓
<del>THOMPSON, M.</del>				

Comments:

*to approve  
carried*

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center  
Kona, Hawaii

July 28, 1967 - 1:00 p.m.

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

Commissioner Absent: Jim P. Ferry

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

ADOPTION OF MINUTES

The minutes of the meetings of March 31, 1967 and May 26, 1967 were approved as circulated.

Chairman Burns swore in persons planning to testify before the Commission.

HEARINGS

PETITION OF TOSHIO NAKAMOTO & IWAO JYO (A67-51) TO RECLASSIFY 3.2 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT PAHOEHOE 1ST, NORTH KONA, HAWAII, TMK 7-7-08: 18

Mr. Ah Sung Leong presented the staff report recommending approval of the petition on the basis of the statements outlined therein (see copy of report on file).

Since there was no testimony from the petitioners, nor any questions from the Commissioners, the hearing was closed.

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PETITION OF YASUO KUWAYE AND HIROMU YAMANAKA TO RECLASSIFY 33 ACRES FROM THE AGRICULTURAL TO THE URBAN DISTRICT, FOR LANDS LOCATED IN HILO, HAWAII, TMK 2-4-22: PARCELS 8, 9, 17 to 30 INCLUSIVE

Mr. Ramon Duran's staff report enumerated the reasons for recommending denial of the petition (see copy of report on file). It was pointed out that

July 28, 1967

SPECIAL PERMIT

SPECIAL PERMIT APPLICATION BY JAMES B. RICHMOND, ET AL (SP67-44) TO BUILD AND OPERATE A RESORT HOTEL AT KEAWANUI, MOLOKAI

The Executive Officer advised that subsequent to receiving a special permit application from the County of Maui in the name of James B. Richmond, et al, to build and operate a resort hotel in Molokai, staff had received a letter from the petitioner requesting deferral of action on the special permit until such time as they are able to arrange favorable financing for the project.

Commissioner Choi moved to defer action on the special permit as requested, seconded by Commissioner Wung, and the motion was passed unanimously.

SPECIAL PERMIT APPLICATION BY KNUI BROADCASTING COMPANY (SP67-45) TO CONSTRUCT AND OPERATE A STANDARD RADIO BROADCASTING TRANSMITTER ON A 5.74 ACRE PARCEL NEAR KEALIA POND, MAUI, TMK 3-8-05 PORTION OF 2

The reasons for recommending approval of the special permit request were outlined in the staff report by the Executive Officer (see copy of report on file).

The site for the construction of the proposed transmitter was pointed out on the map in relation to some of the major surrounding areas such as the Kihei Urban District, Kealia Pond, Malae Bay, Wailuku, Kahului, etc., by Mr. Duran.

Chairman Burns wondered about the Maui Planning Commission's stipulation "that the commercial broadcasting station shall not be located on the site". Mr. Duran explained that their concern was over the traffic that would be generated should the broadcasting station be located on the site to conduct its various programs.

Mr. Duran assured Commissioner Nishimura that there was a letter in the files from the Federal Aviation Agency indicating that they would have no objection to the construction of a 200-foot high transmitting tower on the subject site.

Commissioner Choi moved to approve the special permit application which was seconded by Commissioner Wung. The motion was approved by 6 affirmative votes with Commissioner Murakami abstaining due to conflict of interest.

SPECIAL PERMIT APPLICATION BY LAHAINA KANAPALI & PACIFIC RAILROAD, LTD. (SP-47) TO CONSTRUCT AND OPERATE A PASSENGER RAILROAD BETWEEN LAHAINA AND KANAPALI ON THE ISLAND OF MAUI

Staff recommended approval of the special permit request on the basis that it was reasonable and unusual, subject to the conditions the project conform substantially to the plans and method of operation as presented by the applicant and that construction be initiated within one year from the date of the approval (see copy of report on file).

STATE OF HAWAII  
LAND USE COMMISSION

Hale Halawai Cultural Center  
Kona, Hawaii

July 28, 1967  
1:00 P. M.

STAFF REPORT

SP67-45 - KNUI BROADCASTING COMPANY

KNUI Broadcasting Company, presently operated in Makawao, Maui, has requested a special permit to construct and operate a standard radio broadcasting transmitter on a 5.74 acre parcel situated on the westerly side (Maalaea side) of Mokulele Highway in the vicinity of Kealia Pond (TMK 3-8-05: portion of parcel 2).

Present owner of the property in question is Alexander & Baldwin, Inc. A letter from Mr. W. E. Sheehan, Executive Vice President, authorized KNUI to file for a special permit and indicated Alexander & Baldwin will provide a 35-year lease upon approval of the special permit.

At the present time, the site and the surrounding area is vacant and overgrown with Kiawe trees and brush, except that makai of the proposed site is approximately a 10-acre cleared area containing a dwelling and several farm structures. Directly across the highway from this area and the site in question is the Kihei Farm, Inc. where approximately 130 acres are under intensive vegetable cultivation.

The soils of the subject property are in the Pulehu sandy loam series which is a mixture of unweathered rock particles and weathered materials typical of soils in dry regions. Characteristically, the soil consists of about 5 inches of sandy loam over various layers of gravel, cobbles, sandy loam or sand, and has a low water-holding capacity. The soil supports thick stands of algaroba and annual grasses and is best used for forage. Drought conditions in the area of these soils preclude its use for cultivation.

Median annual rainfall is approximately 10 inches.

The Land Study Bureau, in its recently completed Detailed Land Classification of the Island of Maui, has assigned an "E" rating to the property in question which is the lowest or least desirable rating for agricultural pursuits, whereas the Kihei Farm lands have an overall rating of "B".

The average elevation of the property in question is approximately 15 feet above mean sea level.

The Maui County Planning Commission conducted a public hearing on May 23, 1967 and recommended approval of the special permit on June 20 for the transmitter, with the stipulation that the commercial broadcasting station shall not be located on the site. Mr. S. Katahara, engineer in charge, U. S. Department of Commerce, National Bureau of Standards, submitted a letter to the County in support of the special permit. The site would contain a 200' high antenna tower and a remote control building. The large area of the site is necessary in order to provide the desired ground antenna system.

The FAA was contacted and they have no objections to the proposed 200' antenna. The applicant will still need to obtain the approval of the FCC.

It is, therefore, recommended that the special permit be approved for the tower and remote control building, provided that the tower shall not exceed a height of 200', and that construction shall be initiated within one year after FCC approval for the following reasons:

1. Such use will not be contrary to the objectives of the Land Use Law.
2. The proposed use will not adversely affect surrounding property.
3. The use will in no way burden public utilities.
4. Population shifts in the County of Maui have recently occurred requiring the relocation of the radio station transmitter site to provide improved service to the community.

5. The land is unsuited for prime agricultural activities and the proposed use will make the highest and best use of the land for the public welfare.

DEPARTMENT OF TRANSPORTATION  
FEDERAL AVIATION ADMINISTRATION  
PACIFIC REGION  
P. O. BOX 4009  
HONOLULU, HAWAII 96812

2215  
RECEIVED

JUL 27 1967

JUL 26 1967  
State of Hawaii  
LAND USE COMMISSION

IN REPLY  
REFER TO: PG-532

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

Dear Sir:

In reply to your letter of July 17, 1967, a 200-foot high transmitting tower situated between Kealia Pond and Mokulele Highway (formerly Maui Airport Road) on the island of Maui will not constitute an obstruction to air navigation. The Federal Aviation Administration would therefore have no objection to such a structure from an airspace utilization standpoint.

Thank you for your inquiry, and if we can be of further service, please let us know.

Sincerely yours,

*J. O. Sanders*

J. O. Sanders  
Chief, Airspace and Standards Branch  
Air Traffic Division

July 17, 1967

Mr. J. O. Sanders, Chief  
Aero Space and Standards Division  
Federal Aviation Agency  
P. O. Box 4009  
Honolulu, Hawaii

Subject: Proposed Transmitter, Antenna and Remote  
Station in Kihei, Maui

Dear Mr. Sanders:

The Commission has been asked to approve the use of parcel 2, Tax Map Key 3-8-05, located on the west side of Mokulele Highway, near Kealia Pond on the Island of Maui, for the construction of a 200-foot high transmitting tower for KNUJI Radio Station. The Commission will consider this request on July 28, 1967. We would appreciate your comments on whether or not the proposed height of this antenna will constitute a navigational hazard or air traffic hazard.

Your early consideration of the above-captioned subject will be sincerely appreciated.

Very truly yours,

RAMON DURAN  
Executive Officer

July 13, 1967

KNUI Broadcasting Company  
Kahului  
Maui

Attention: Mr. Ronald D. Vaught

Gentlemen:

The Land Use Commission next meets at 1:00 p.m. at the Hale Halawai Cultural Center, Kona, Hawaii, on July 28, 1967.

At that time, the application by the KNUI Broadcasting Company for a special permit (SP67-45) 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: Maui Planning Comm.

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



2201  
45  
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.

KNUI Broadcasting Co.

**PLANNING COMMISSION**

**COUNTY OF MAUI**

POST OFFICE BOX 1487  
KAHULUI, MAUI, HAWAII 96732

SP67-45

June 21, 1967

**RECEIVED**

JUN 23 1967

State of Hawaii  
**LAND USE COMMISSION**

Mr. Ramon Duran, Director  
State Land Use Commission  
426 Queen Street  
Honolulu, Hawaii 96813

Dear Mr. Duran:

Re: Special Use Permit No. 24 from  
KNUI Broadcasting Company

The Maui Planning Commission at its meeting of June 20, 1967, voted to approve special use permit to KNUI Broadcasting Company, a Division of Qualitron Aero, Inc., to relocate their transmitter to the westerly side of Mokulele Highway, Kihei, with the stipulation that the commercial broadcasting station shall not be located on this site.

Enclosed are: Staff Report; Transcript of Hearing; and Application.

Yours very truly,

ROBERT O. OHATA  
Planning Director

Encls.  
cc KNUI Broadcasting Company

MAUI PLANNING COMMISSION  
PUBLIC HEARING  
SPECIAL USE PERMIT, ACT 205, S.L.H 1963  
Tuesday, May 23, 1967

APPLICATION NO. 24  
(KNUI Broadcasting Co., Makawao)

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 Tuesday, May 23, 1967 at the Water Board Conference Room, Naska, Kahului, Maui, Hawaii.

KIHEI, MAUI

Construction and operation of a standard broadcasting transmitter to be situated on the westerly side (Maalaea side) of Mokulele Highway, in the vicinity of Kealia Pond, Tax Map Key 3-8-05, portion of parcel 2.

Applicant: KNUI Broadcasting Company, a Division of  
Qualitron Aero, Inc.

Area: 5.74 acres

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

The Director read the NOTICE OF PUBLIC HEARING, a copy of which is hereto annexed and made a part hereof with AFFIDAVIT OF PUBLICATION, published in the Maui News, a newspaper published and circulated in the County of Maui, being the County in which said Commission is located, on April 26, 1967, as required by Section 98H-6 of Act 205, S.L.H. 1963.

From Land Zoning Map, Kihei, commissioners were shown the parcel, situated at the intersection of Maui Pineapple Company Park and Miyahira Farms.

The Director explained briefly why a special use permit was required, and from the application for special permit signed by Ronald D. Vaught, KNUI Manager, read the reasons justifying granting of the request.

The Secretary read letter of authorization to proceed with a request for special use permit from Mr. W. E. Sheehan, Executive Vice President, Alexander & Baldwin, Inc., owners of the parcel. Also read to the Commission was a letter from Mr. S. Katahara, Engineer in Charge, U. S. Department of Commerce National Bureau of Standards, Puunene, Maui, stating that the relocation of KNUI to the Kihei area should not have any adverse effect on the National Bureau of Standard's operations at Kihei.

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

MR. RONALD D. VAUGHT: "I do not have anything to add, except that I will answer any questions."

DIRECTOR OHATA: "Is it all right if the Commission, in approving this special permit, specify that the radio broadcasting system not be on this site? "

MR. VAUGHT: "We are not having the radio broadcasting system on this site. We will abide by the FCC. In case of an emergency operation we would have it from here. This would be the only time it would be operated on for that purpose. There would be no actual manual operation from that building. It would be strictly remote control."

DIRECTOR OHATA: "Mr. Katahara said it could be worked out."

MR. VAUGHT: "Yes. We feel that way. We are positive we can work out whatever difficulties there will be."

5/23/67

No others spoke for the granting of the special permit.

No one spoke against the granting of the special permit.

The Chair closed the public hearing at 1:50 p.m. The applicant was advised of the 15 day waiting period before Commission action could be taken.

*Eva M. Duponte*  
EVA M. DUPONTE  
Planning Reporter

RECORD OF ATTENDANCE:

Maui Planning Commission

Present: K. Kage, Vice-Chairman, presiding  
G. A. Freeland, Member  
W. Hong, Member  
Y. Matsui, Member  
P. Matsuoka, Member  
M. Unemori, Member  
K. Hamada, ex-officio  
M. Sone, ex-officio

Excused: J. S. Medeiros, Jr., Chairman  
K. Hamada, ex-Officio  
J. R. Lane, ex-Officio

IN Attendance: R. O. Ohata, Planning Director  
H. Nakamura, Planner  
R. Johnson, Honolulu Advertiser  
Maui News Representative  
Mr. Ronald D. Vaught, KNUI Broadcasting Co.  
Mr. Richard Taylor, A & B Land Dept.

NOTICE OF PUBLIC HEARING  
SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of public hearings to be held by the County of Maui Planning Commission to consider the following requests for SPECIAL USE PERMIT under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963:

1. KEAWANUI, MOLOKAI  
Construction and operation of a hotel, restaurant, coffee shop, cocktail lounge and such other accessory uses as may be required. The location is on the south (makai) side of Kamehameha V Highway, just east of the Keawanui Fish Pond, Tax Map Key 5-6-06, parcel 24.  
Applicant: Earl M. Thacker, Agent for James Richmond, Ray Berney, W. Russ Corey  
Area: 78.87 acres  
Date of Hearing: May 23, 1967  
Place of Hearing: Kaunakakai Courthouse, Kaunakakai, Molokai  
Time: 1:00 p.m. or soon thereafter
  
2. KIHEI, MAUI  
Construction and operation of a standard broadcast transmitter to be situated on the westerly side (Maalaea) side of Mokulele Highway, in the vicinity of Kealia Pond, Tax Map Key 3-8-05, portion of parcel 2.  
Applicant: KNUI Broadcasting Company, a Division of Qualitron Aero, Inc.  
Area: 5.74 acres  
Date of Hearing: May 23, 1967  
Place of Hearing: Board of Supervisors Chambers, County Building, Wailuku, Hawaii  
Time: 1:30 p.m. or soon thereafter

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

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

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

(MN--April 26, 1967)

cc: Land Use Commission  
Board of Supervisors  
Mr. Earl Thacker  
KNUI Broadcasting Company  
A & B Land Department

**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	<u>4-17-67</u>
Notice published	<u>4-26-67</u>
Public hearing	<u>5-23-67</u>
Recommendation to LUC	<u>6-20-67</u>
Action by State LUC	_____
County & Appl. notified	_____

- A. Description of Property: (1) Tax Map Key No. 3-8-05-2  
 (2) Lot Area \_\_\_\_\_ (3) Location 5.739 Acres on Mokulele Highway, North of and adjoining Kihei Farms, Inc. at Pulehunui, Kihei.
- B. Ownership: (1) Owner's name ALEXANDER & BALDWIN, INC.  
KNUI BROADCASTING COMPANY  
 (2) Lessee's name A DIV. OF QUALITRON (3) Unexpired term 35 years  
AERO, INC.
- C. Request: (1) State request briefly and exactly: KNUI requests a Special Use Permit for the property described above to be used for its Standard Broadcast Transmitter Site.

(2) Reasons justifying granting of request: Relocation of our Transmitter to this more central location will be in the public interest and convenience because KNUI's signal strength will be increased in the more densely populated areas of Maui, thereby allowing us to serve more adequately a larger number of people.

- D. Applicant: (1) Name KNUI BROADCASTING COMPANY, A DIV. OF QUALITRON AERO, INC.  
 (2) Address KAHULUI, MAUI (3) Telephone 75441  
 (4) Signature X Ronald D. Vaughn

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 \_\_\_\_\_

Dr. W. Mackintosh  
ER Center U of H  
Res. 218-



STATE OF HAWAII  
**Department of PLANNING  
AND ECONOMIC DEVELOPMENT**

Pulehu Sandy loam - a mixture of weathered rock particles & weather materials typical of soils in dry regions. Characteristics are about 5 inches of sandy loam over various layers of gravel, cobbles, lumpy sand or sand low in water holding capacity. Supports thick stands of algaroba & annual grasses. Best used for forage, but droughtiness precludes use for cultivation.

See p. 34  
USB Bull #7

P. 597  
Soil Survey T. of H.



**ALEXANDER & BALDWIN, INC.**  
822 BISHOP STREET • HONOLULU, HAWAII 96801 • PHONE 563-941  
P. O. BOX 3440 TELEGRAPH "ALEXBALD"

March 17, 1967

Mr. Ron Vaught, General Manager  
K-Nui Broadcasting Company  
Kahului, Maui, Hawaii 96732

Dear Mr. Vaught:

RADIO TRANSMITTER SITE LEASE

This is in regard to your request for a 5.739 acre parcel of land on Mokulele Highway, North of and adjoining Kihei Farms, Inc. at Pulehunui, Kihei, Maui, to be used for a radio transmitter site. The property is designated as a part of Tax Key 3-8-05-2. We are prepared to make a 35-year lease to you of this site for a radio transmitter.

This letter will authorize you to request a special use permit from the County of Maui for this site.

Very truly yours,

*W. E. Sheehan*  
W. E. Sheehan,  
Executive Vice President

RHC:McL

cc: Maui Land Dept.

GENE THESE ARE THE COORDINATES: LATITUDE—20° 47 minutes, 30 seconds.  
LONGITUDE—156° 28 minutes  
ELEVATION 15 feet

*Ron*

*AB Info. Dick Cox*



**ALEXANDER & BALDWIN, INC.**  
822 BISHOP STREET • HONOLULU, HAWAII 96801 • PHONE 563-941  
P. O. BOX 3440 TELEGRAPH "ALEXBALD"

March 17, 1967

Mr. Ron Vaught, General Manager  
K-Nui Broadcasting Company  
Kahului, Maui, Hawaii 96732

Dear Mr. Vaught:

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Executive Vice President

RHC:McL

cc: Maui Land Dept.

GENE THESE ARE THE COORDINATES: LATITUDE—20° 47 minutes, 30 seconds.  
LONGITUDE—156° 28 minutes  
ELEVATION 15 feet

May 26, 1967

TO: Maui Planning Commission  
FROM: Planning Director Robert O. Ohata  
SUBJECT: LUC Special Use Permit Application No. 24, from KNUI  
Broadcasting Company

KNUI Broadcasting Company, a Division of Qualitron Aero, Inc., would like to relocate their transmitter to a more central location in order to provide increased signal strength to the more densely populated areas.

The location is on the westerly side (makai side) of Mokulele Highway, to the west and north of the area presently leased to Kihei Farms, Inc. The lot is a perfect square, 500 feet in length on all sides. The lot area is 5,739 acres. This area is very fertile as indicated by the luxuriant growth of Kiawe trees. There is no activity on this parcel at the present time.

The KNUI Company would like to relocate their transmitter to this site. At the present time the transmitter is located in the Olinda area. The application for the present site was approved by the Commission some time ago. KNUI would like to use this site only for their transmitter and such accessory buildings and facilities necessary. Their main broadcasting station will be located elsewhere. At the present time, the broadcasting station is at Kahului. The company has no intention of using this site for a broadcasting station.

At the time of the public hearing, there were no statements against the request for special permit. The Commission, however, received two letters on the matter. The first was from Mr. W. E. Sheehan, executive vice president of A & B Inc., owners of the land, stating that a 35 year lease will be executed upon approval of this special permit. The letter also authorizes the KNUI company to apply on their behalf. The second letter was from Mr. S. Katahara, engineer in charge of the U. S. Department of Commerce National Bureau of Standards facilities on Maui. The National Bureau has two stations operating on Maui in that vicinity. The first is the National Bureau operation at Kihei and the other is the ionosonde station located at the old Puunene Naval Air Station. The latter will be relocated in the near future. In the meantime, Mr. Katahara states that there will be no conflict of operation and should interference result, adequate filters or readjustment can be made by both stations. Mr. Vaught, at the time of the hearing, stated that his company pledges to cooperate with the National Bureau of Standard in this matter.

The staff recommends approval of the special use permit with the proviso that the site shall not be used for commercial broadcasting station or any other commercial activity other than that for the use of a transmitter and accompanying accessory uses.

May 26, 1967

TO: Maui Planning Commission  
FROM: Planning Director Robert O. Ohata  
SUBJECT: LUC Special Use Permit Application No. 24, from KNUI  
Broadcasting Company

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The staff recommends approval of the special use permit with the proviso that the site shall not be used for commercial broadcasting station or any other commercial activity other than that for the use of a transmitter and accompanying accessory uses.

May 26, 1967

TO: Maui Planning Commission  
FROM: Planning Director Robert O. Ohata  
SUBJECT: LUC Special Use Permit Application No. 24, from KNUI  
Broadcasting Company

KNUI Broadcasting Company, a Division of Qualitron Aero, Inc., would like to relocate their transmitter to a more central location in order to provide increased signal strength to the more densely populated areas.

The location is on the westerly side (makai side) of Mokulele Highway, to the west and north of the area presently leased to Kihei Farms, Inc. The lot is a perfect square, 500 feet in length on all sides. The lot area is 5,739 acres. This area is very fertile as indicated by the luxuriant growth of Kiawe trees. There is no activity on this parcel at the present time.

The KNUI Company would like to relocate their transmitter to this site. At the present time the transmitter is located in the Olinda area. The application for the present site was approved by the Commission some time ago. KNUI would like to use this site only for their transmitter and such accessory buildings and facilities necessary. Their main broadcasting station will be located elsewhere. At the present time, the broadcasting station is at Kahului. The company has no intention of using this site for a broadcasting station.

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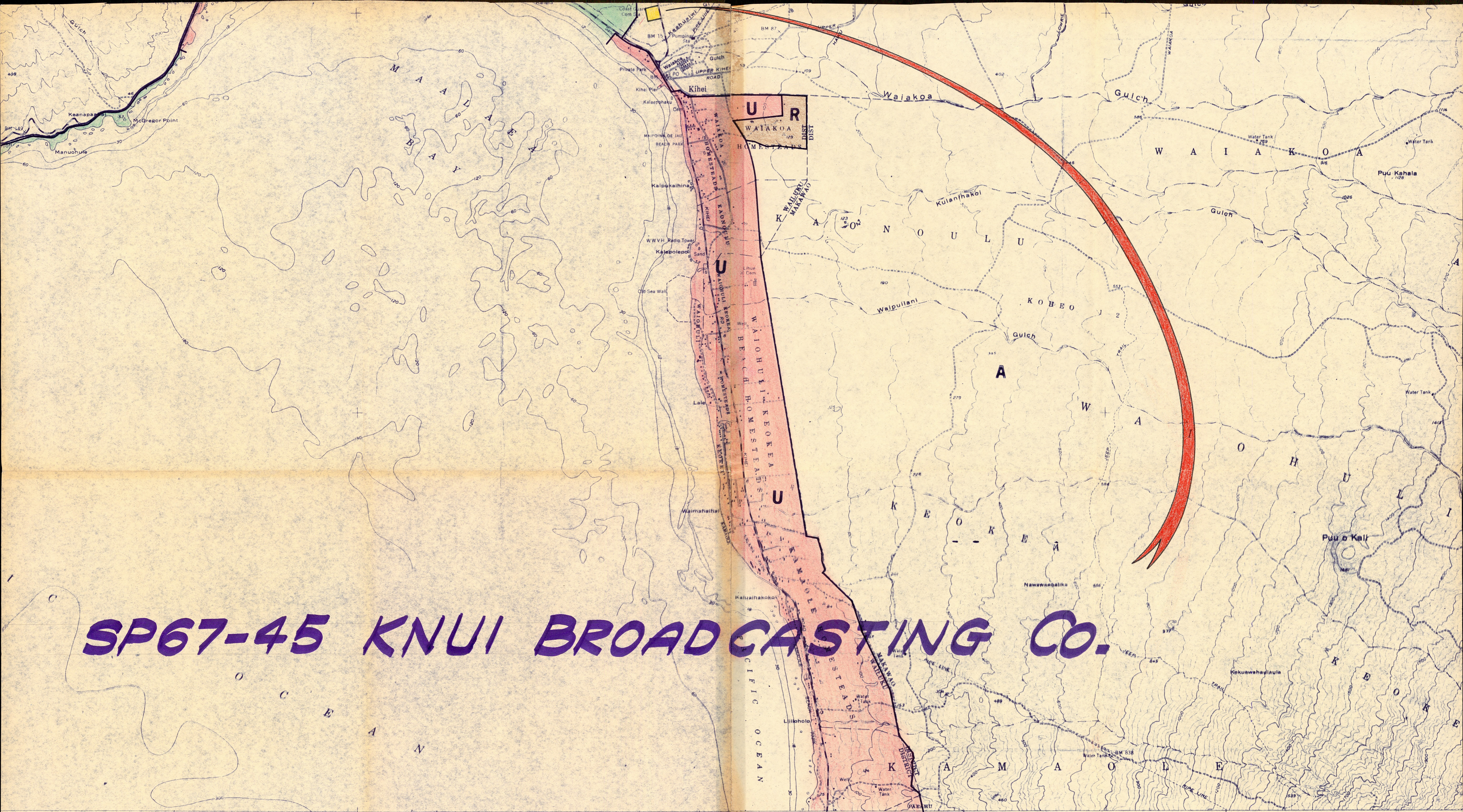
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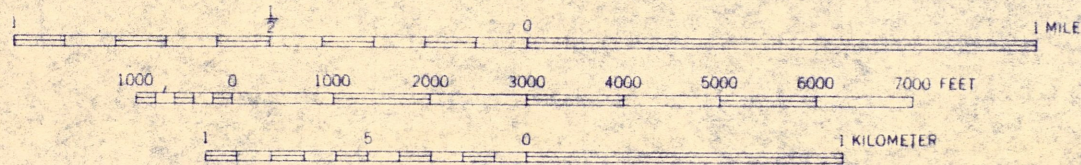
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# SP67-45 KNUI BROADCASTING CO.



SCALE 1:24000



CONTOUR INTERVAL 40 FEET  
 DOTTED LINES REPRESENT HALF-INTERVAL CONTOURS  
 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 ——— Light-duty ———  
 Medium-duty ——— Unimproved dirt ———

Map of the Island of Maui, scale 1:62,500, from an earlier survey, is available.

M-6

MAALAEA, HAWAII

1954

Mapped, edited, and published by the Geological Survey

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

Topography by multiplex methods from aerial photographs taken 1950,

by USGS planetable surveys 1922, and by Hawaiian Commercial and Sugar Co. 1951. Field check 1954

Hydrography compiled from USC&GS Charts 4116 and 4130

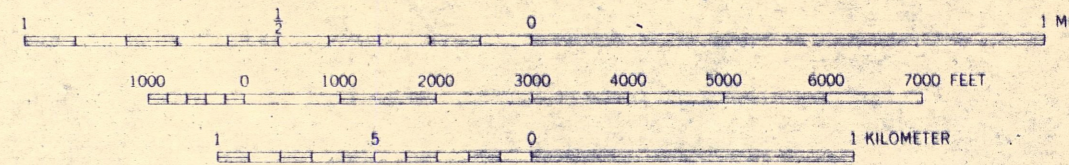
Polynesian projection. Old Hawaiian datum

10,000-foot grid based on Hawaiian coordinate system, zone 2

Unchecked elevations are shown in brown

TRUE NORTH  
 MAGNETIC NORTH  
 APPROXIMATE MEAN DECLINATION, 1954

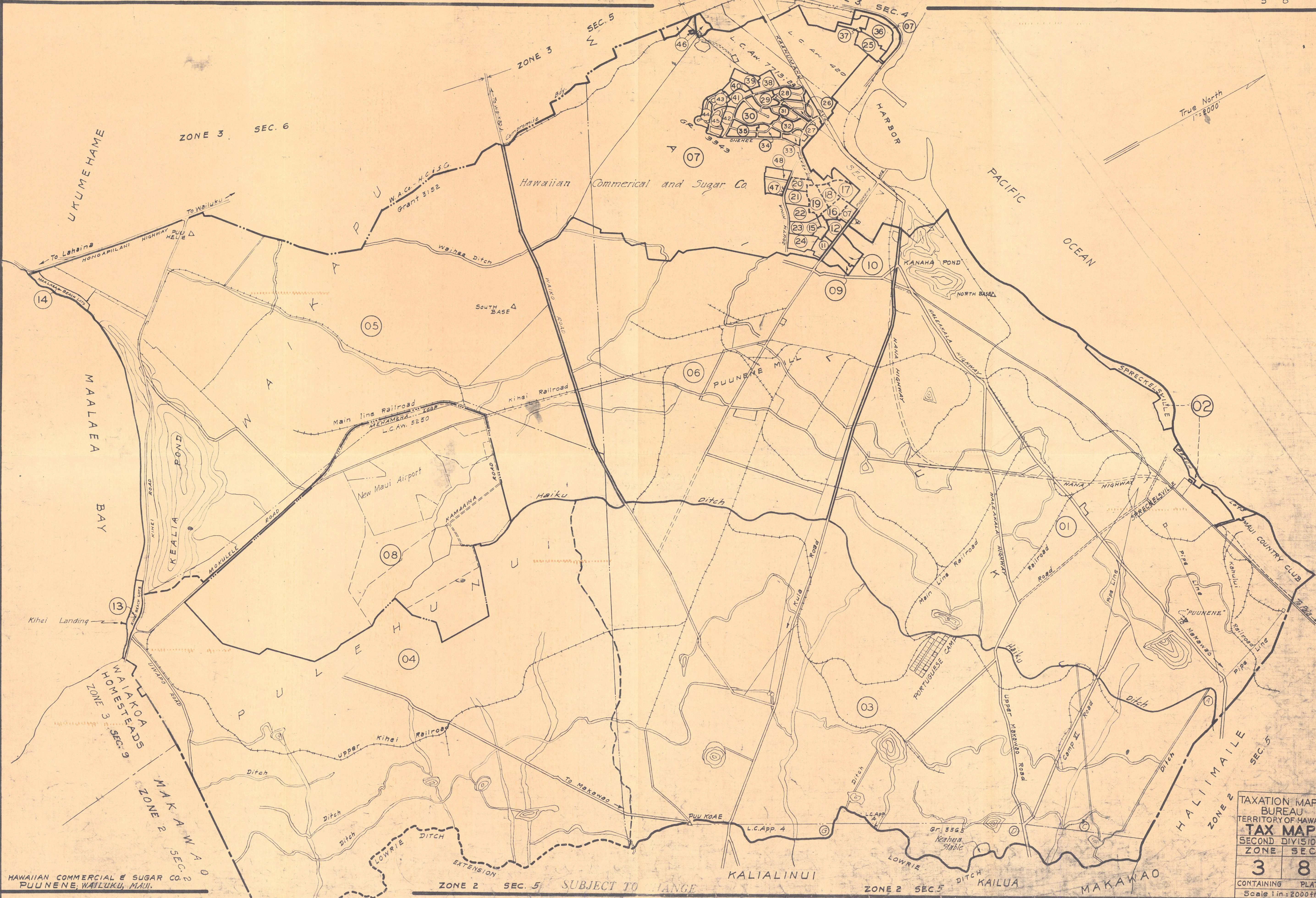
SCALE 1:24000



CONTOUR INTERVAL 20 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

7490

CORRECTED  
DEC 4 1938  
JUN 1 1940



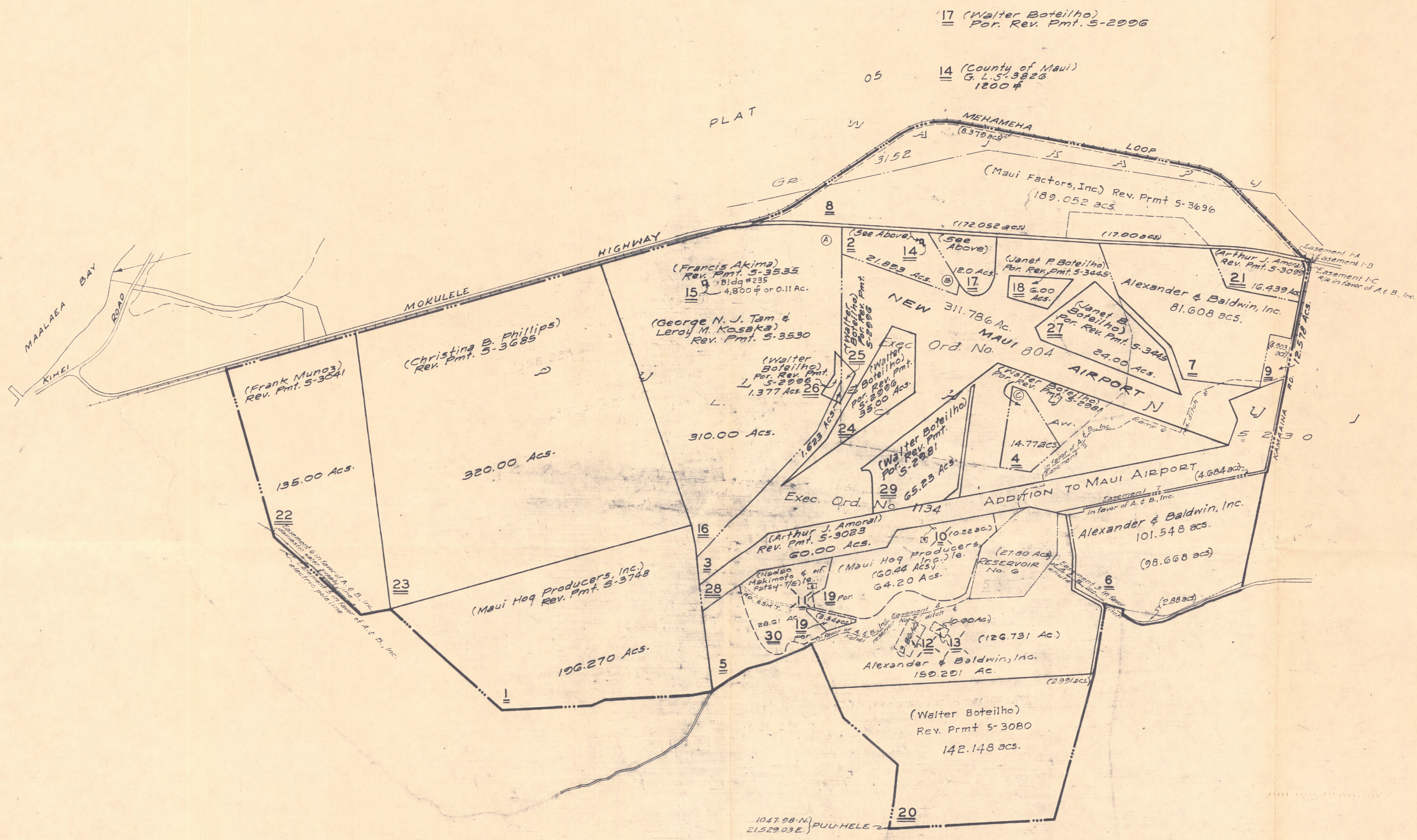
Dwg. No. 9  
By: X.E.C. Oct. 11, 1932  
Source: Survey Office  
Appr. by:  
Revised by:  
Appr. by:

HAWAIIAN COMMERCIAL & SUGAR CO.  
PUUNENE, WAILUKU, MAUI.

ZONE 2 SEC. 5 SUBJECT TO RANGE

ZONE 2 SEC. 5

TAXATION MAPS	
BUREAU	
TERRITORY OF HAWAII	
<b>TAX MAP</b>	
SECOND DIVISION	
ZONE	SEC.
<b>3</b>	<b>8</b>
CONTAINING PLATS	
Scale 1 in. = 2000 ft.	



TRUE NORTH  
1" = 1000'

PLAT 04

*all in 'A'*

Note: All lots owned by the State of Hawaii unless otherwise noted.

Dropped parcels: 10, 11,

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
<b>TAX MAP</b>		
SECOND DIVISION		
ZONE	SEC.	PLAT
3	8	08
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

SUBJECT TO CHANGE

FOR. OF PULEHUNUI & WAIKAPU, WAILUKU MAUI

JUN 28 1967

Dwg. No. 36  
 Source: CIV. 549  
 By: T.N. June 1945

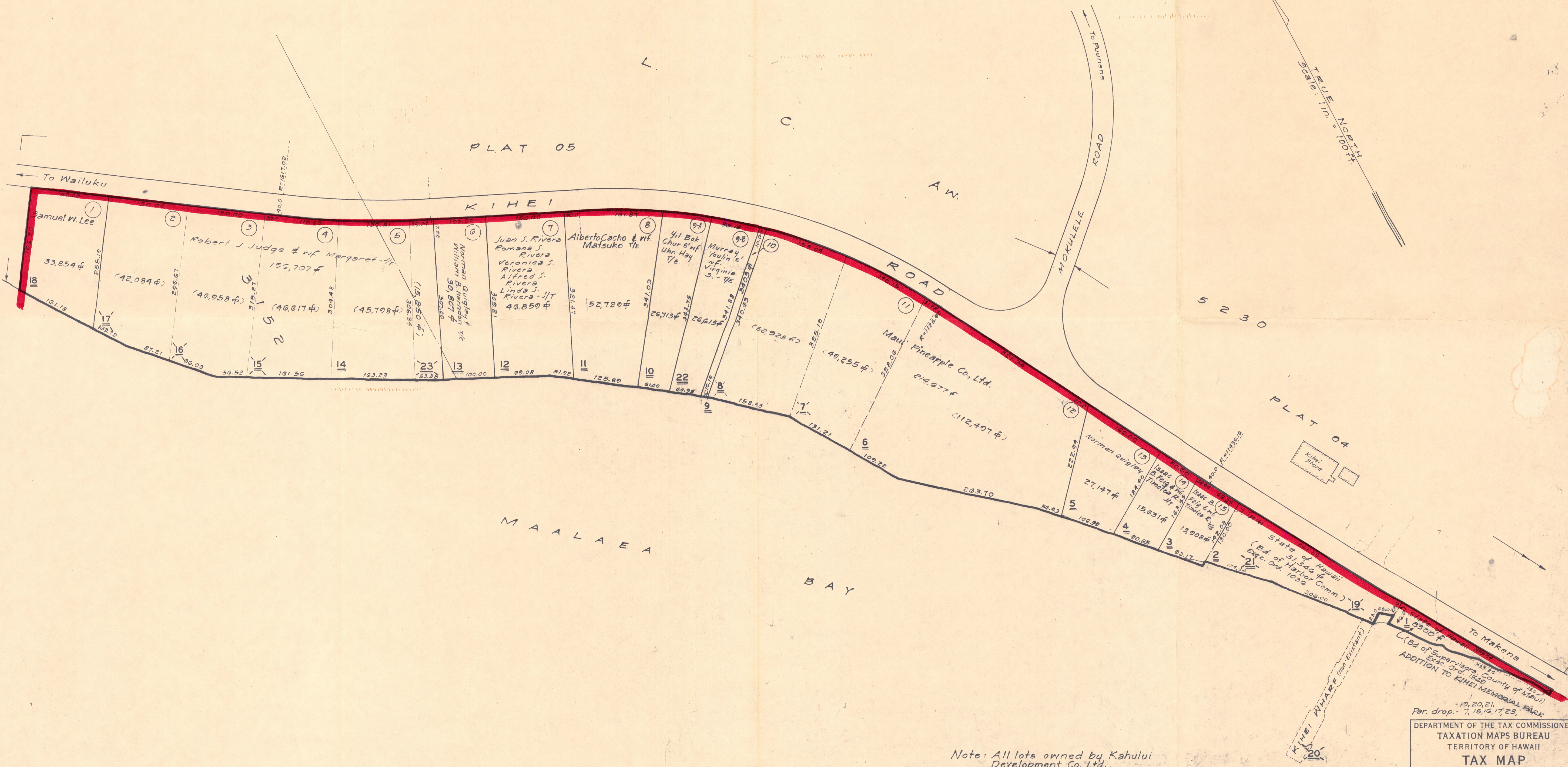
7492



G R A N T

PLAT 05

TRUE NORTH  
Scale: 1 in. = 100 ft.



DWG. NO. 048  
 Note: This is a direct tracing from  
 Plan by Robt. P. Bruce (M-26-51).  
 SOURCE: T.B. data, & M-20 '51.  
 BY: R.D.Y. July 11, 1951.

Note: All lots owned by Kahului  
 Development Co., Ltd.,  
 unless otherwise noted.

KIHEI BEACH LOTS  
 FOR KIHEI, WAILUKU, MAUI (FORMERLY POR. 3-8-04 & 3-8-05)

DEPARTMENT OF THE TAX COMMISSIONER  
 TAXATION MAPS BUREAU  
 TERRITORY OF HAWAII

**TAX MAP**

SECOND		DIVISION
ZONE	SEC.	PLAT
3	8	13
CONTAINING		PARCELS
SCALE: 1 IN. = 100 FT.		

SUBJECT TO CHANGE

JUN 28 1967

7494