

SP69-64 - MAUI HARDWOODS, INC.

WOLMANIZED
FIRE RETARDANT
WATER REPELLENT PENTA
OLYMPIC PRE-STAINED



3057

HONOLULU WOOD TREATING CO., LTD.

P. O. BOX 3829 • 2290 ALAHAO PLACE • HONOLULU, HAWAII 96812 • PHONE 847-4661
CABLE "WOODTREAT"

January 28, 1972

RECEIVED

FEB 2 1972

State of Hawaii
LAND USE COMMISSION

Mr. T. Fujimoto, Executive Officer
State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Fujimoto:

This is a note to thank you for the courtesy extended Dr. Darrel Nicholas and me while we were in your office yesterday.

I am enclosing a copy of the letter to the Maui Planning Commission regarding the reapplication of a Special Permit at the Maui Hardwoods, Inc. operation at Puunene.

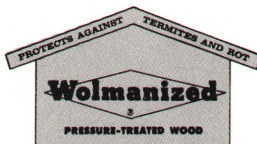
In accordance with our conversation, this application is being submitted in Maui immediately.

Sincerely,

Clint Hallsted
President and General Manager

CH:cv

Enclosure



WOLMANIZED
FIRE RETARDANT
WATER REPELLENT PENTA
OLYMPIC PRE-STAINED

HONOLULU WOOD TREATING CO., LTD.

847-4661

P. O. BOX 3829 • 2290 ALAHAO PLACE • HONOLULU, HAWAII 96812 • PHONE ~~847-4661~~

CABLE "WOODTREAT"

January 27, 1972

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

Attention: Mr. Howard Nakamura

Re: Special Permit - Maui Hardwoods, Inc. and Honolulu Wood
Treating Co., Ltd. to establish a kiln drying and wood treating
operation at Puunene.

Gentlemen:

We are attaching an application for a special permit to construct a kiln
drying and wood treating plant at the sawmill property operated by Maui
Hardwoods, Inc.

By way of explanation, this is a reapplication since a permit was granted
by the State Land Use Commission at its meeting on August 1, 1969. (A
copy of the Staff Report of this meeting together with a copy of the letter
from Land Use Commission to the Maui Planning Commission is attached
for ready reference.)

Evidently, the reason for the necessity of reapplication is that we have
not complied with condition #3 on which the Special Permit was granted,
namely: "That screening and construction be initiated within one year
from the date of approval by the Land Use Commission."

It is unfortunate that we did not start construction immediately as we have
been paying lease rental on the property since January 1, 1970. Our inten-
tion was to build promptly, and we placed a treating cylinder on the property
on October 10, 1969. As it turned out, construction fell off to the point
where it was not economically feasible to build at that time. Our Honolulu
and Hilo plants were suffering from the slump in housing and other buildings
made of wood. Housing and low-rise construction has now picked up to where
we believe the operation of this plant on Maui is economically feasible. We
had planned to start construction in the last half of 1971 but due to the shipping



Maui Planning Commission
Attention: Mr. Howard Nakamura
Page 2
January 27, 1972

strike, we were unable to get some of the equipment. We now have this, we have our plans drawn, and we are ready to start construction.

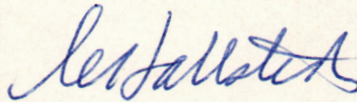
This plant will initially hire from 5 to 10 people and ultimately could hire 50 to 75. We started with 5 people in Honolulu 16 years ago and employment is now over 60 with payroll over \$600,000. Hilo started 4 years ago with 5 people and now employs 17.

Our plan is to construct a fence along the highway per attached plan immediately and to plant a hedge on the north side of our site as quickly as feasible after construction is completed.

It is hoped that this reapplication may be processed as soon as possible.

Very truly yours,

HONOLULU WOOD TREATING CO., LTD.



Clint Hallsted
President and General Manager

CH:cv

Attachments

pc: ✓ State Land Use Commission
Maui Hardwoods, Inc.

RECEIVED AUG 29 1969

August 4, 1969

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

Gentlemen:

At its meeting on August 1, 1969, the Land Use Commission voted to approve the grant of a special permit to Maui Hardwoods, Inc. to allow the Honolulu Wood Treating Company to establish a kiln drying and wood treating operation at Puunene, Maui, identifiable by Tax Map Key 3-8-05 portion of parcel 1 subject to the conditions set forth by the Land Use Commission in its staff report.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

cc: Dept. of Taxation
Maui Hardwoods, Inc.
Honolulu Wood Treating Co.

548-3074

Marie Wood Trusting Co

JOHN A. BURNS
GOVERNOR



CHAIRMAN
MYRON B. THOMPSON

VICE CHAIRMAN
C. E. S. BURNS

GORO INABA
SHIRO NISHIMURA
ROBERT G. WENKAM
LESLIE E. L. WUNG

STATE OF HAWAII
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII 96813

JAMES P. FERRY, EX-OFFICIO
LAND AND NATURAL RESOURCES

SHELLEY M. MARK, EX-OFFICIO
PLANNING AND ECONOMIC DEVELOPMENT

July 30, 1969

MEMORANDUM

TO: Petitioner

FROM: Ramon Duran, Executive Officer

The attached staff report will be presented at the Land Use Commission meeting relative to your special permit application.

Please do not discuss the contents of this report with any member of this Commission, or with any media (such as newspapers) that might cause the information to come before the Commissioners prior to the meeting.

Staff reports are furnished to the petitioners only for their information in advance of the meeting.

1/29/72
Call 14-1

Use Comm

STATE OF HAWAII
LAND USE COMMISSION
STATE CAPITOL
HONOLULU, HAWAII

MEMORANDUM

TO: Land Use Commission
FROM: Ramon Duran, Executive Officer
SUBJECT: Land Use Commission Meeting Agenda

MEETING DATE: August 1, 1969 - 3 p.m.
Kahului Library
Kahului, Maui

HEARING:

1. A69-215 - Frank Munoz & Donald H. Tokunaga (1,250 acres from Agricultural and Rural to Urban at Kula, Makawao, Maui)

ACTION:

1. SP69-64 - Maui Hardwoods, Inc. (Construct and operate a wood treating plant at Puunene, Maui)

MISCELLANEOUS:

1. Letters

STATE OF HAWAII
LAND USE COMMISSION

531-6254

Kahului Library
Kahului, Maui

August 1, 1969
3 p.m.

STAFF REPORT

SP69-64 - MAUI HARDWOODS, INC.

A Special Permit application by Maui Hardwoods, Inc. to allow the Honolulu Wood Treating Company to establish a kiln drying and wood treating operation within the State's Agricultural District at Puanene, Maui, has been forwarded by the Maui Planning Commission.

Maui Hardwoods presently maintains a lumber mill on a 9.1-acre site situated approximately 1.5 miles south of Puanene at the Waiko Road-Mokulele Highway intersection. The subject of this petition involves a 1.2 acre portion of the 9 acre mill site. The land is leased for 35 years from Alexander & Baldwin, Inc. and is described as TMK 3-8-05 portion of parcel 1.

Land Study Bureau rating of the subject property indicates "A" or very good overall suitability for agricultural use. The slope of land is between 2-5 percent, and the rainfall averages 20 inches annually. Water and electricity are available to the site which is entirely surrounded by cane fields.

To justify their request, the petitioners state:

"Honolulu Wood Treating Company specializes in servicing these drying and processing requirements of many manufacturers and dealers and it would then not be necessary for Maui Hardwoods to expend funds

for installing these facilities ourselves. It would not be feasible or economical to have these facilities at a location other than at the sawmill site."

County Recommendation

At its meeting on July 8, 1969, the Maui Planning Commission voted unanimously to recommend approval of the Special Permit since "the location is desirable and in conformance with the General Plan of Maui".

Analysis

The staff is not convinced that the reasons submitted by the petitioners justify approval of the Special Permit. However, an evaluation of the proposed use indicates that it is not contrary to the following applicable guidelines established by this Commission in determining an unusual and reasonable use:

1. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations,
2. that the desired use would not adversely affect surrounding property, and
3. such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.

4. That the proposed use will make the highest and best use of the land involved for the public welfare.

It can therefore be concluded that the proposed use is unusual and reasonable in an Agricultural District in the proposed location.

Therefore, the staff concurs with the Maui County Planning Commission in recommending approval of this petition. It is further recommended that approval of the Special Permit be conditioned upon the following:

1. The operation shall comply with all health, safety, and building requirements of the County and the State.
2. That proper, adequate, and attractive screening of the proposed operation from the highway be provided. This may be achieved by hedge plantings, solid fencing, or a combination of both and should preferably front both Mokulele Highway and Waiko Road to screen the lumberyard as well.
3. That screening and construction be initiated within one year from the date of approval by the Land Use Commission.

January 24, 1972

Mr. Nicholas of Honolulu
Woodtreating called for
T. Fujimoto (847-4661)

January 25, 1972

T. Fujimoto called him to
advise that a new special
permit is necessary.

August 4, 1969

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

Gentlemen:

At its meeting on August 1, 1969, the Land Use Commission voted to approve the grant of a special permit to Maui Hardwoods, Inc. to allow the Honolulu Wood Treating Company to establish a kiln drying and wood treating operation at Puunene, Maui, identifiable by Tax Map Key 3-8-05 portion of parcel 1 subject to the conditions set forth by the Land Use Commission in its staff report.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

cc: Dept. of Taxation
Maui Hardwoods, Inc.
Honolulu Wood Treating Co. (8-28-69)
FRANK BOGE
P.O. Box 3829
Hon., 96812

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP69-64 - MAUI HARDWOODS, INC. DATE August 1, 1969

PLACE Kahului Library TIME 3:00 p.m.

| | YES | NO | ABSTAIN | ABSENT |
|---|-----|----|---------|--------|
| NISHIMURA, SHIRO | ✓ | | | |
| NAPIER, ALEXANDER | ✓ | | | |
| S CHOI, WILBERT | ✓ | | | |
| KIDO, SUNAO | ✓ | | | |
| MARK, SHELLEY | ✓ | | | |
| YAMAMURA, TANJI MURAKAMI, KEIICHI | ✓ | | | |
| M WUNG, LESLIE | ✓ | | | |
| INABA, GORO | ✓ | | | |
| BURNS, C. E. S. | ✓ | | | |

COMMENTS:
*Staff Recommendation
Approved*

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

August 1, 1969
3 p.m.

STAFF REPORT

SP69-64 - MAUI HARDWOODS, INC.

A Special Permit application by Maui Hardwoods, Inc. to allow the Honolulu Wood Treating Company to establish a kiln drying and wood treating operation within the State's Agricultural District at Puanene, Maui, has been forwarded by the Maui Planning Commission.

Maui Hardwoods presently maintains a lumber mill on a 9.1-acre site situated approximately 1.5 miles south of Puanene at the Waiko Road-Mokulele Highway intersection. The subject of this petition involves a 1.2 acre portion of the 9 acre mill site. The land is leased for 35 years from Alexander & Baldwin, Inc. and is described as TMK 3-8-05 (portion of parcel 1.)

Land Study Bureau rating of the subject property indicates "A" or very good overall suitability for agricultural use. The slope of land is between 2-5 percent, and the rainfall averages 20 inches annually. Water and electricity are available to the site which is entirely surrounded by cane fields.

To justify their request, the petitioners state:

"Honolulu Wood Treating Company specializes in servicing these drying and processing requirements of many manufacturers and dealers and it would then not be necessary for Maui Hardwoods to expend funds

Map
7/28/69 sent copy to petitioner

for installing these facilities ourselves. It would not be feasible or economical to have these facilities at a location other than at the sawmill site."

County Recommendation

At its meeting on July 8, 1969, the Maui Planning Commission voted unanimously to recommend approval of the Special Permit since "the location is desirable and in conformance with the General Plan of Maui".

Analysis

The staff is not convinced that the reasons submitted by the petitioners justify approval of the Special Permit. However, an evaluation of the proposed use indicates that it is not contrary to the following applicable guidelines established by this Commission in determining an unusual and reasonable use:

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

4. That the proposed use will make the highest and best use of the land involved for the public welfare.

It can therefore be concluded that the proposed use is unusual and reasonable in an Agricultural District in the proposed location.

Therefore, the staff concurs with the Maui County Planning Commission in recommending approval of this petition. It is further recommended that approval of the Special Permit be conditioned upon the following:

1. The operation shall comply with all health, safety, and building requirements of the County and the State.
2. That proper, adequate, and attractive screening of the proposed operation from the highway be provided. This may be achieved by hedge plantings, solid fencing, or a combination of both and should preferably front both Mokulele Highway and Waiko Road to screen the lumberyard as well.
3. That screening and construction be initiated within one year from the date of approval by the Land Use Commission.

Type - Enase
29% COTTON FIBER

July 22, 1969

Maui Hardwoods Inc.
P. O. Box 1478
Kahului, Maui 96732

Gentlemen:

The Land Use Commission next meets at 3:00 p.m. at the Kahului Library, Kahului, Maui, on August 1, 1969.

At that time, your application for a special permit will be reviewed. Should you wish to attend, please feel free to do so.

Very truly yours,

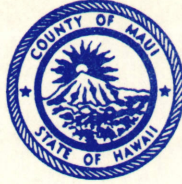
RAMON DURAN
Executive Officer

cc: Maui Planning Comm.

Cagle

Elmer F. Cravalho
Mayor

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Motohisa Unemori, Vice-Chairman
Joseph Franco
G. Alan Freeland
Adrian Hussey
Kazuo Kage
Ichiro Maehara
John M. Fernandez, Ex-Officio
Koichi Hamada, Ex-Officio



COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

July 9, 1969

2878
BOARD OF ADJUSTMENT
& APPEALS

Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
Ralph H. Moltzau
Thomas Yagi

Robert O. Ohata, Planning Director
Howard K. Nakamura, Dep. Pl. Dir.
Eva M. Duponte, Adm. Asst.

RECEIVED

JUL 11, 1969

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
State Capitol
Honolulu, Hawaii 96813

SP69-64

Gentlemen:

Re: LUC Special Use Permit Application No. 32
from Maui Hardwoods Inc.

The Maui Planning Commission at its meeting of July 8, 1969, voted unanimously to approve the Special Use Permit to Maui Hardwoods and to Honolulu Wood Treating Company to construct and operate a wood treating plant adjacent to the Maui Hardwoods Lumberyard on Mokulele Highway at Puunene, Maui. The Commission first determined that the wood treating plant was not entirely an accessory use of the Maui Hardwoods inasmuch as it would process lumber from sources other than Maui Hardwoods as well as those of Maui Hardwoods itself. The approval of the special use permit is based on the fact that the location is desirable and in conformance with the General Plan of Maui.

Yours very truly,

ROBERT O. OHATA
Planning Director

Encl.

cc Maui Hardwoods Inc.
cc Honolulu Wood Treating Plant

INSTRUCTIONS:

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

MAUI PLANNING 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>5/8/69</u> |
| Notice published | <u>5/14/69</u> |
| Public hearing | <u>6/17/69</u> |
| Recommendation to LUC | _____ |
| Action by State LUC | _____ |
| County & Appl. notified | _____ |

A. Description of Property: (1) Tax Map Key No. 3-8-05-1 ← 515.11 Ac = Total Ac
 (2) Lot Area APBOX 225x = 1.16 Ac or 50,615 sq ft (3) Location SOUTH END OF MILL SITE

B. Ownership: (1) Owner's name A AND B
 (2) Lessee's name MAUI HARDWOODS INC (3) Unexpired term 35 years

C. Request: (1) State request briefly and exactly: For Honolulu Wood Treating Company (to be known as Maui Wood Treating Company) to establish a kiln drying and wood treating operation on our leased property to be used by us for drying and processing our lumber and the wood products of others.

(2) Reasons justifying granting of request: Honolulu Wood Treating Company specializes in servicing these drying and processing requirements of many manufacturers and dealers and it would then not be necessary for Maui Hardwoods to expend funds for installing these facilities ourselves. It would not be feasible or economical to have these facilities at a location other than at the sawmill site.

D. Applicant: (1) Name MAUI HARDWOODS INC
 (2) Address PO BOX 1478 KAHULUI (3) Telephone 728-344
 (4) Signature Harley E. Helle

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 _____

MAUI PLANNING COMMISSION
PUBLIC HEARING
Tuesday, June 17, 1969

LAND USE COMMISSION
SPECIAL USE PERMIT

APPLICATION NO. 32
(Maui Hardwoods, Inc.)

The public hearing on the following request for SPECIAL USE PERMIT under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963, was opened by Vice Chairman Motchisa Unemori in the absence of the Chairman, Yoshikazu Matsui, at 2:53 p.m. in the Chambers of the Council, County Building, Wailuku, Hawaii.

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

MOKULELE HIGHWAY, PUUNENE, MAUI

To construct and operate wood treating company consisting of
Kiln drying and treating of wood and other accessory uses
adjacent to the Maui Hardwoods lumber mill at Puunene, Maui,
Hawaii, Tax Map Key 3-8-05, portion of parcel 1.

Applicant: Maui Hardwoods Inc. for Honolulu Wood Treating Company

Since a representative from Maui Hardwoods was not present the Chair granted continuance of the public hearing to the next meeting.

JEAN S. TOKUNAGA
Clerk-Stenographer III

RECORD OF ATTENDANCE:

| | |
|----------|--|
| Present: | M. Unemori J. Franco K. Kage I. Maehara K. Hamada, Ex-Officio J. Fernandez, Ex-Officio |
| Excused: | Y. Matsui G. A. Freeland A. Hussey |
| Others: | R. Ohata H. Nakamura Mr. James Lee Mr. Street, Wailuku Sugar Company Mr. Ewart, C. Brewer and Company Mr. Toshi Ansai, Wailuku Sugar Company Mr. Ralph Yagi Mr. Henry Shimomura C. Bronson, Maui News R. Johnson, Hon. Advertiser K. Haugen, Star Bulletin |

June 18, 1969

Maui Hardwoods Inc.
P.O. Box 1478
Kahului, Maui 96732

Gentlemen:

The Maui Planning Commission at its meeting of June 17, 1969, voted to defer action on your application for a wood treating plant adjacent to your lumber yard on Mokulele Highway to the meeting of July 8, 1969. The Commission would appreciate your presence at that meeting.

Very truly yours,

ROBERT O. OHATA
Planning Director

February 17, 1969

Mr. G. H. Ivey, Jr.
Manager
A & B Land Department
P. O. Box 156
Kahului, Maui, Hawaii 96732

Dear Mr. Ivey:

Re: Honolulu Wood Treating Company

Upon study of the proposal for a treating plant adjacent to Maui Hardwoods at Puunene, this office feels that a special permit application should be made. Forms, therefore, are enclosed herewith.

Very truly yours,

ROBERT O. OHATA
Planning Director

Encl.



MAUI LAND
DEPARTMENT

ALEXANDER & BALDWIN, INC.

P. O. BOX 186 • KAHULUI, MAUI, HAWAII 96732 • PHONE 76-895

February 13, 1969

Mr. Robert Chate, Planning Director
Planning & Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Sirs:

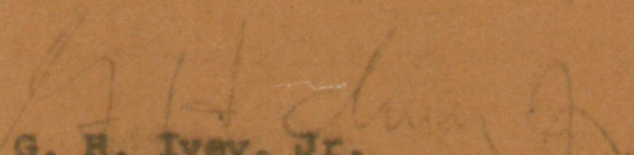
02-144: Honolulu Wood Treating Co. is considering construction of kiln and wood treating facilities on Maui. They have asked about locating these services at Maui Hardwoods (Helle) lumber mill site at Paunene, Tax Key 3-8-5-01.

This location would be mutually advantageous to Maui Hardwoods and Honolulu Wood Treating Co., as Maui Hardwoods will certainly require a kiln and have considered a treatment plant for their own use. The proposed kiln would serve Maui Hardwoods - the treatment plant (wolmanizing) would serve Maui Hardwoods, A&B Commercial, Amfac and others.

A & B, Inc. has no objection provided this additional use by a party other than Maui Hardwoods is acceptable to the Planning Director. Should you have further questions, please let us know.

Very truly yours,

MAUI LAND DEPARTMENT


G. H. Ivey, Jr.
MANAGER

GHI:cb

cc:Maui Hardwoods
Honolulu Wood Treating Co., Ltd.
HC&SCo-D.B.T.
A&B Comm'l. Co.
A&B-Land

AFFIDAVIT OF PUBLICATION

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

.....Rose Alcomindras.....being duly sworn
deposes and says, that he is Ad Traffic.....of the
Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper
published in Wailuku, County of Maui, State of Hawaii; that the or-
dered publication as to NOTICE OF PUBLIC HEARING

.....
of which the annexed is a true and corrected printed notice, was
published 1.....times in the MAUI NEWS, aforesaid, commencing
on the 14th day of May....., 19 69, and ending
on the.....day of....., 19....., (both days
inclusive), to-wit: on

.....May 14, 1969.....
.....
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
15 day of May A. D. 19 69

Frederick M. ...
.....
Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires: 7-26-71

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 on Tuesday, June
17, 1969, in the Chambers of the Council, County Building,
Wailuku, Maui, Hawaii, at 1:30 p.m. or as soon thereafter as
those interested may be heard to consider the following re-
quest for SPECIAL USE PERMIT under provisions of SEC-
TION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUP-
PLEMENT, AS AMENDED BY ACT 205 SESSION LAWS OF
HAWAII 1963:

MOKULELE HIGHWAY, PUUNENE, MAUI
To construct and operate wood treating company consist-
ing of Kiln drying and treating of wood and other
accessory uses adjacent to the Maui Hardwoods lumber
mill at Puunene, Maui, Hawaii, Tax Map Key 3-8-05,
portion of parcel 1.
Applicant: Maui Hardwoods Inc. for Honolulu Wood Treat-
ing Company.

Sketch showing the general location is on file in the office
of the County of Maui Planning Department at Naska, Kahu-
lui, Maui, Hawaii, and is open to the public for inspection dur-
ing office hours.

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

MAUI PLANNING DEPARTMENT
By Robert O. Ohata
County Planning Director

(MN: May 14, 1969)