

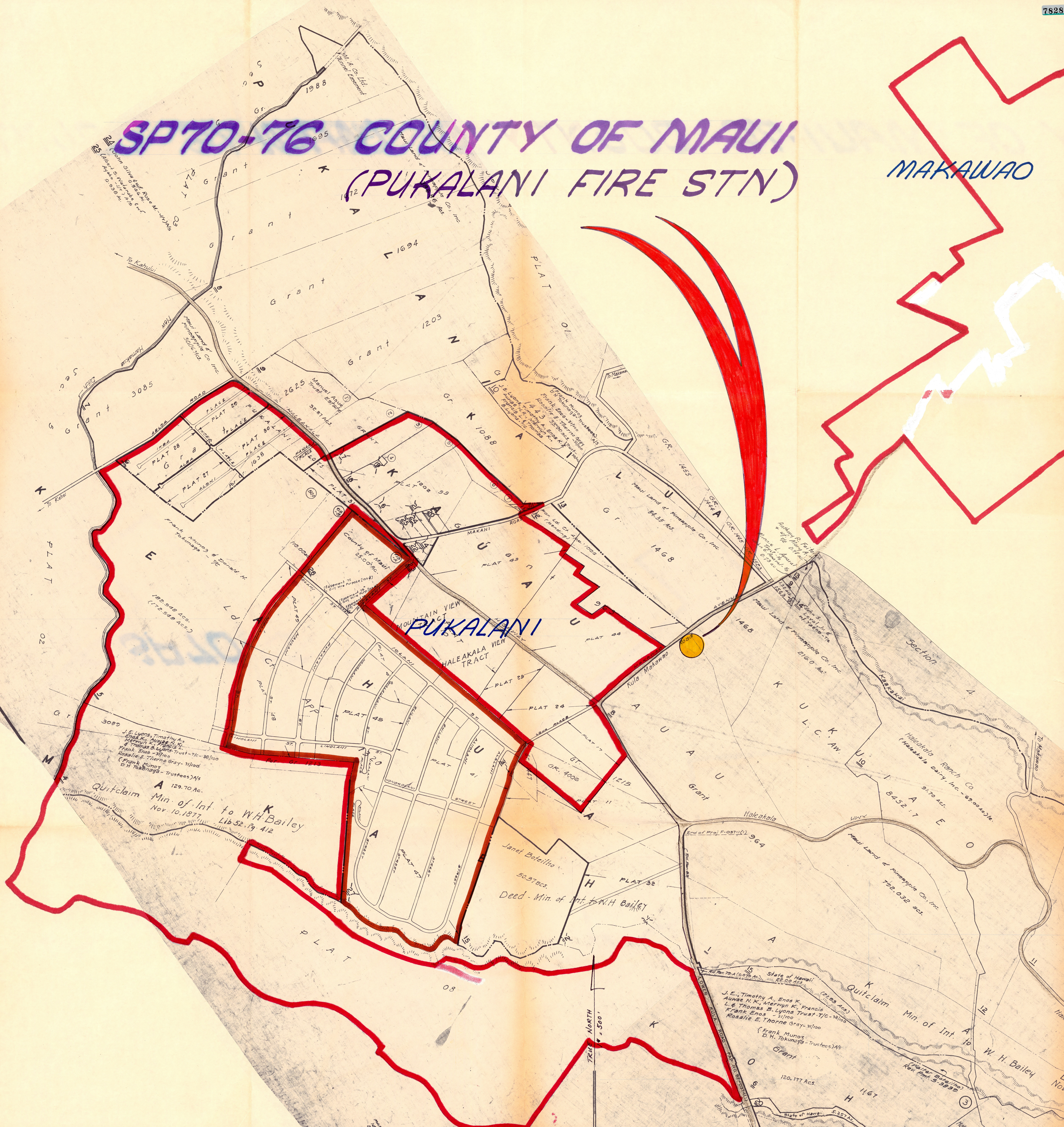
Actin. Spore

April 20 to June 4  
Scher - May 22 (Maui)

SP70-76 - COUNTY OF MAUI (PUKALANI FIRE STATION)

# SP70-76 COUNTY OF MAUI (PUKALANI FIRE STN)

MAKAWAO





Makawao  
(BM 1639)

Pukalani

TRUE NORTH  
1" = 2000'

MAUI FIRE STATION

MAUI FIRE STATION

TMK 2-3-07:180



Makawao  
(BM 1639)

Pukalani

TRUE NORTH  
1" = 2000'

Filipino Camp  
Corn Mill Camp

VABM Pua Pane  
2573

PUKALANI

MAUI

MAUI FIRE STATION

TMK 2-3-07: 8P



Makawao  
(BM 1639)

Pukalani

TRUE NORTH  
1" = 2000'

VABM Puu Pane  
2573

TMK 2-3-07: 8@

PUKALANI

MAUI

MAUI FIRE STATION





Makawao  
(BM 1639)

Pukalani

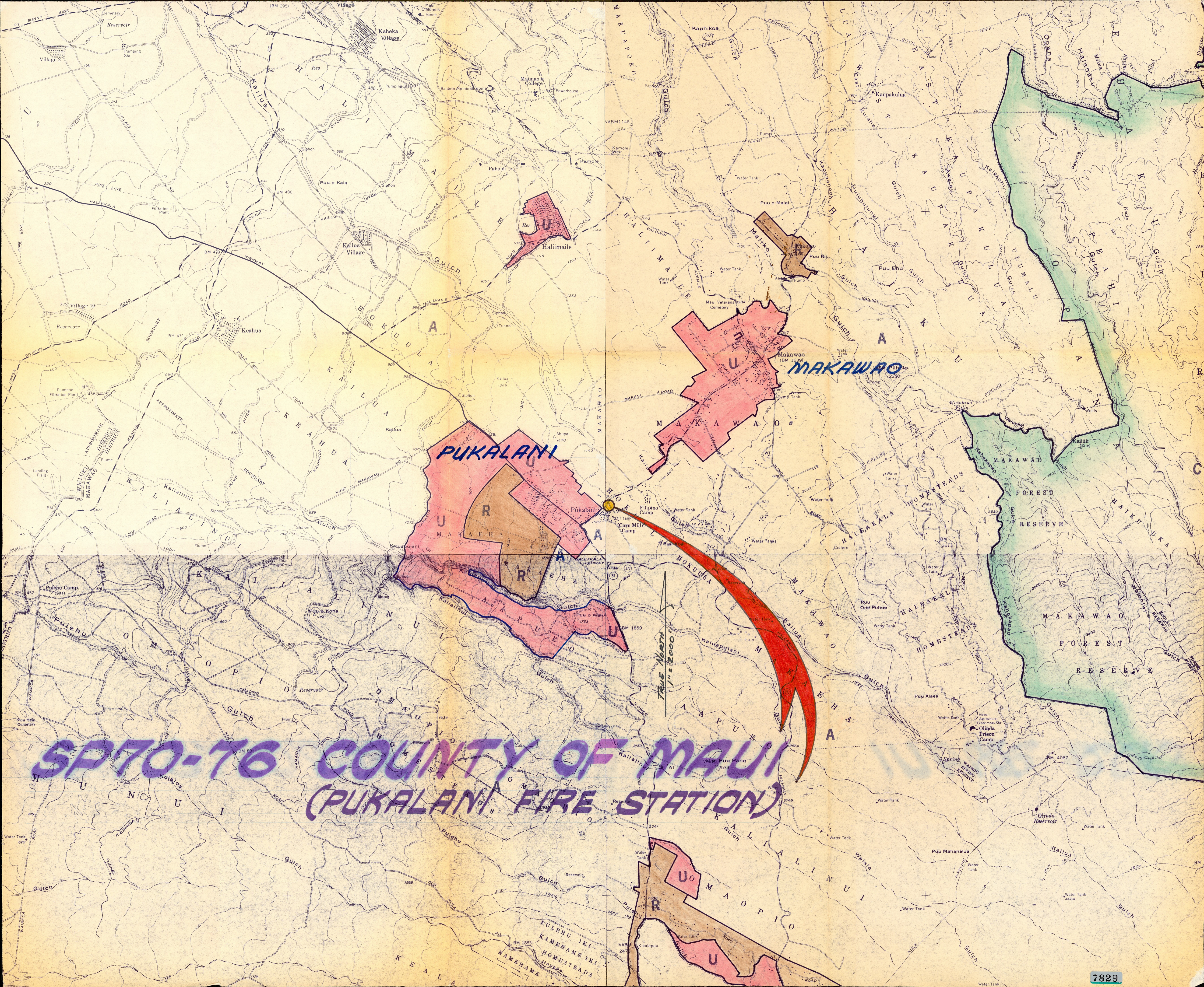
Filipino Camp  
Corn Mill Camp

TRUE NORTH  
1" = 2000'

MAUI FIRE STATION

TMK 2-3-071: 8(P)

Map labels include: MAUI, MAKAWAO, PUKALANI, HOKUUBA, KALUAPULANI, APUENO, KAILUA, MAKANI ROAD, KEALAPAZ ROAD, GLINDA ROAD, HALEAKALA HIGHWAY, Lower Kula Highway, Water Tank, Siphon, Tunnel, Ahupai, Filipino Camp, Corn Mill Camp, Poo o Wai, VABM Poo Pane, Reservoir, and various spot elevations and contour lines.



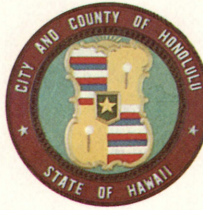
**SPTO-76 COUNTY OF MAUI  
(PUKALANI FIRE STATION)**

DSC ✓  
new SP Pukalani  
fire sta file 2857

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU, HAWAII 96802

FRANK F. FASI  
MAYOR  
RICHARD K. SHARPLESS  
MANAGING DIRECTOR



July 22, 1970

RECEIVED

JUL 23 1970

State of Hawaii  
LAND USE COMMISSION

L. M. KWAITKOWSKI  
CHIEF

B. K. AIU  
DEPUTY CHIEF



Mr. Ramon Duran  
Executive Officer, Land Use Commission  
P. O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Duran:

In reply to your letter of July 17th, we offer the following advantages and/or disadvantages when selecting fire station sites within a park-school-commercial complex.

Park - Advantages. The fire station within or next to a park has proved to be of some deterrent against vandalism on park facilities; develops better community relationships wherein firefighters have served as recreational leaders or coaches when not engaged in firefighting activities; conveniently serves as an area for physical fitness of firefighters; serves as good buffer for any disturbance that is created within a fire station; and most parks are either City or State-owned; therefore, land acquisition is minimal and implementation of programs can be effectuated expeditiously.

School - Disadvantages. Noise interferes with some school activities as it attracts attention of children during emergency calls; and there is traffic and pedestrian congestion during peak hours before and after school which will delay emergency response.

Commercial Complex - Advantage. One advantage is that the fire station would be right within the heart of the high-value district.

Commercial Complex - Disadvantage. Problems of heavy traffic when responding to alarms in the extreme ends or the outskirts of the principal district. This means that we are faced with the heavy traffic going to and returning from alarms outside of the main principal district which would conceivably be that particular company's area of responsibility.

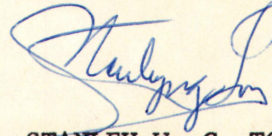
Mr. Ramon Duran

-2-

July 22, 1970

Naturally, the foregoing are not necessarily hard and fast as other factors must be considered. We thank you for the opportunity to offer our expressions which may help in the overall planning for good fire protection. Please feel free to call or write to us anytime.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Stanley W. G. Tom". The signature is stylized with a large initial "S" and a long horizontal stroke.

STANLEY W. G. TOM  
Executive Assistant

fu

July 17, 1970

Mr. Stanley Tom, Chief  
Administrative & Services Bureau  
Fire Department  
City & County of Honolulu  
Honolulu, Hawaii 96802

*Caaglett  
Type-Case  
CS/SCOTTON PLER*

Dear Mr. Tom:

In a recent letter from Chief Kwaitkowski containing information on the planning of fire stations, he suggested I contact you for any additional information.

We are evaluating the selection of fire station sites on the neighbor islands, and I wonder if you would comment on the advantages and/or disadvantages of locating a fire station in a park-school-commercial complex as compared to other fire station sites using, of course, your criteria contained in SIB No. 176. The Aikahi Fire Station, I think comes fairly close to our situation and perhaps the fire station in Kapiolani Park. I'm not sure, but you probably have other fire stations located on park or school sites. I believe you are considering locating a fire station in Waimanalo in the proposed beach park on State land. If so, is this a case of the convenience of not having to acquire land, or are there other advantages in being located in the park in addition to the criteria of good access to the highway, etc?

I look forward to your comments.

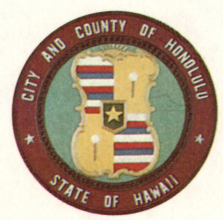
Very truly yours,

RAMON DURAN  
Executive Officer

*Maui Co SP  
Pukalani Fire Sta. 2842*

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
HONOLULU, HAWAII 96802

FRANK F. FASI  
MAYOR  
RICHARD K. SHARPLESS  
MANAGING DIRECTOR



RECEIVED

JUL 15, 1970

State of Hawaii  
LAND USE COMMISSION

July 13, 1970

L. M. KWAITKOWSKI  
CHIEF  
B. K. AIU  
DEPUTY CHIEF



Mr. Ramon Duran  
Executive Officer, Land Use Commission  
Department of Planning and Economic Development  
P. O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Duran:

The attached Special Interest Bulletin No. 176 by the National Board of Fire Underwriters on planning the location of fire department stations is submitted as the general criteria used by the Honolulu Fire Department (the National Board of Fire Underwriters is now known as the American Insurance Association).

One of our basic recommendations for fire station sites is that it be located on a corner lot wherever possible and on approximately 20,000 sq. ft. Good traffic access to all points of the area to be protected is one of the most important requisites. The Fire Department has a six-year capital improvement program (fiscal year 1971-1976), and it includes all new and replacement fire stations for the entire Island of Oahu.

May we ask that you give us the opportunity to discuss with you the planning of any proposed fire station sites to insure compatibility with our capital improvement program. If you are interested in our six-year program, we would be most happy to send you a copy of it. Should you need further information on fire station planning, you may contact Stanley Tom, Chief of our Administrative and Services Bureau, telephone 949-2596.

Very truly yours,

*L. M. Kwaitkowski*

FIRE CHIEF

encl.

# National Board of Fire Underwriters

(A National Organization of Capital Stock Fire Insurance Companies Established in 1866)

## COMMITTEE ON ENGINEERING

LEWIS A. VINCENT,  
General Manager

85 John Street, New York 38, N. Y.

E. W. FOWLER,  
Chief Engineer

February, 1963

Special Interest Bulletin No. 176

### FIRE DEPARTMENT STATIONS—PLANNING THE LOCATION

Fire stations are major capital improvements and will be in use for many years. Therefore, their locations should be selected with care so as to result in the best fire protection possible, considering both life hazard and value of buildings and contents.

Many points should be considered when choosing the location so that the company or companies to be housed in the new station will provide good coverage of the area to be protected and quick response to alarms of fire or other emergency calls.

The type of area to be protected, that is, business, industrial, warehouse, institutional, residential, or a combination of them, is an important factor.

Stations should be near extensive industrial or business districts and near districts where there is a high life hazard, even though this often appears to be out of line with a plan of uniform distribution.

Sufficient stations should be provided so that no point in a high value district will be more than 1 mile travel distance from an engine company or  $1\frac{1}{4}$  miles travel distance from a ladder company except that for districts requiring a fire flow of 9000 gpm or more, these distances should be  $\frac{3}{4}$  mile and 1 mile respectively, and in districts requiring a fire flow less than 4500 gpm these distances may be  $1\frac{1}{2}$  miles and 2 miles respectively. Distribution should also provide for ready concentration of companies to multiple alarm fires in any high value district, and in areas where the life hazard is severe, without stripping other sections of protection in case of a second fire.

The majority of building fires occur in and around the older portions of most cities where congestion is greater, values higher, and buildings lack those structural features essential to protect life and to restrict the spread of fire. Therefore there should be no general elimination of stations or companies, nor wider spacing in these portions of most cities. Exceptions are where a station is in an area no longer of high value, is so situated that company runs are all in one direction, or the effective response has been reduced by limited access highways or other construction; in these instances, relocation would be desirable.

In average residential districts, response distances may be increased up to 2 miles for engine companies and 3 miles for ladder companies or companies providing adequate ladder service. However, for closely built residential districts requiring more than 2000 gpm fire flow or having buildings 3 or more stories in height, including tenement houses, apartments, or hotels, the distances should be reduced to  $1\frac{1}{2}$  and 2 miles respectively. Where the life hazard is above normal, it may be necessary to further reduce these distances to 1 and  $1\frac{1}{4}$  miles, respectively.

Topographical features of a city also affect station location and the total number required. A city divided into two or more portions by rivers, bluffs, mountains, and similar natural barriers, with few means for companies to respond from one portion to another, requires additional stations to provide proper protection. The same is true when there are man-made barriers, such as railroad tracks, limited access highways, and canals; the possibility of delay in response because of railroad crossings at grade, drawbridges, and heavy traffic must be considered. A hillside location is not satisfactory, nor is one at the bottom of the hill when many responses must be made up grade. Where heavily traveled streets enter into the problem, a station may be located on a parallel street or a cross street with the traffic lights at nearby intersections arranged for control from the station in order to permit response across or onto the heavily traveled street; locating a station directly on such a street is ordinarily not desirable. One-way streets pose another problem which may be handled by traffic lights controlled from the station.

Remote sections of a city, separated from the major portion by intervening municipalities, will generally require at least one station, unless the area is very small.

When stations are to be built in outlying areas, it should be remembered that a location too close to the city limits reduces the response area, thereby decreasing efficiency. However, when locating an outlying station and the possibility of the city annexing additional territory exists, the total area requiring protection in the future should be considered.

Many cities have been faced with the problem of providing protection in newly annexed areas. When an area to be annexed is large and well populated, it is possible that at least one additional company and station will be needed to provide proper protection for this area alone. Plans for protecting such areas should be made well in advance of the date of annexation.

A site at an intersection is good as it permits response in more than two directions. Stations should be set well back from the curb line, especially where the street is narrow. The lot should be of ample size so as to provide parking facilities for the men, and adequate space for holding company drills.

Proposed locations of fire stations may be submitted to the office of the local insurance inspection board or to the National Board of Fire Underwriters for comment. Such requests should be directed to the organization which made the last municipal fire protection survey in the municipality concerned.

Factors to be considered when planning the building of a station are covered in Special Interest Bulletin No. 175.

June 16, 1970

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on June 12, 1970, the Land Use Commission voted to approve a special permit to the County of Maui (SP70-76) to construct and operate a fire station at Pukalani, Makawao, Maui, identifiable by Tax Map Key 2-3-07: parcel 8, subject to the conditions set forth by the County of Maui.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN  
Executive Officer

Enclosures

cc: Dept. of Public Works, Maui  
Maui Tax Administrator  
Property Technical Services, Dept. of Taxation  
Tax Maps Branch, " " "

*Eagle-A*  
*Type-Erase*  
*25% COTTON FIBER*



STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

*Approved 9-11-70*

Discovery Room, Kona Hilton Hotel  
Kailua, Kona, Hawaii

June 12, 1970 - 1:00 p.m.

Commissioners Present: Wilbert Choi, Chairman  
Goro Inaba, Vice-Chairman  
Alexander Napier  
Eddie Tangen  
Leslie Wung  
Tanji Yamamura  
Stanley Sakahashi

Commissioners Absent: Shelley Mark  
Sunao Kido

Staff Present: Ramon Duran, Executive Officer  
Ah Sung Leong, Planner  
Walton Hong, Legal Counsel  
Jean Soma, Stenographer

All those wishing to testify before the Commission were sworn in by Chairman Choi.

Adoption of Minutes

Minutes of the January 9, 1970, meeting were approved as circulated to the Commission membership.

HEARINGS

PETITION BY THE LAND USE COMMISSION (A70-248) TO REZONE 94 ACRES FROM CONSERVATION TO URBAN AND 1 ACRE FROM URBAN TO CONSERVATION AT HONOKOHAU AND KEAHUOLU, NORTH KONA, HAWAII

The Executive Officer presented a detailed description of the area under consideration and read the staff report recommending approval of the reclassification as initiated. Upon questioning by the Commission, he confirmed that an

Commissioner Tangen stated that the staff's report does not necessarily reflect the attitude or the opinion of the Commission or the people of Hawaii. In reference to the Travel Industry Congress Objective #5 of which he was the author, the 40 fishponds on Molokai may reflect the image of that island. However, he saw no point in preserving a pond that is in disrepair and of no great value; therefore, he is in favor of utilizing the fishpond in the manner proposed by the petitioners. Commissioner Tangen stated that the same thing would be accomplished under either a boundary change or a special permit.

The Chairman asked for further questions. There being none, he asked for a motion.

Commissioner Yamamura moved for approval of the petition as recommended by the Molokai Advisory Council and the Maui Planning Commission. The motion was seconded by Commissioner Sakahashi and carried. Commissioner Wung cast the only dissenting vote.

✓ SPECIAL PERMIT APPLICATION BY COUNTY OF MAUI (SP70-76) TO CONSTRUCT AND OPERATE A FIRE STATION AT PUKALANI, MAUI

Mr. Duran referred to the maps and gave a detailed description of the subject area and presented the staff memorandum recommending disapproval of the request to establish a fire station on the site proposed by the County. He suggested several alternate sites in the near vicinity which would not tend to lead to urbanization pressures such as the site selected.

The Chairman then called on Mr. Howard Nakamura, Maui Planning Director, for the County's viewpoint. Mr. Nakamura stated that a need for the proposed facility exists in the particular area and that the proposed site was chosen after due consideration to traffic problems, water availability, and compatibility to other uses. He did not feel that a fire station would serve as a nucleus for an urban complex. Commissioner Tangen commented that the staff's report for denial was very illogical and he and Commissioner Yamamura supported the thinking of the Maui Planning Director.

Commissioner Yamamura moved that the special permit be granted and was seconded by Commissioner Inaba. The motion was unanimously carried.

STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SP70-76 - MAUI COUNTY

DATE June 12, 1970

PLACE Kona Hilton Hotel, Kona

TIME 1:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
TANGEN, EDDIE	✓			
NAPIER, ALEXANDER	✓			
M YAMAMURA, TANJI	✓			
<del>KIDO, SUNAO</del>				✓
<del>MARK, SHELLEY</del>				✓
SAKAHASHI, STAN	✓			
S INABA, GORO	✓			
WUNG, LESLIE	✓			
CHOI, WILBERT	✓			

COMMENTS:

*Approved*

STATE OF HAWAII  
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel  
Kailua, Kona, Hawaii

June 12, 1970  
1 p.m.

STAFF REPORT

SP70-76 - MAUI COUNTY (Pukalani - Fire Station)

A public hearing was held on March 17, 1970, by the Maui County Planning Commission on this special permit application submitted by the Maui County Department of Public Works to construct and operate a County fire station in the Agricultural District at Pukalani, Makawao, Maui. The land involved is a half acre portion of parcel 8 of TMK 2-3-07, owned by the Maui Land & Pineapple Company. A letter dated February 26, 1970, from Colin C. Cameron, President of Maui Land & Pineapple Company, to Maui County indicates their willingness to sell the land to the County for an agreed price of \$2,000.00 and to allow the special permit application.

The property under consideration is situated on the mauka side of Makawao Avenue at the entrance to the former Corn Mill Camp at Pukalani. The Makawao Avenue-Haleakala Highway junction lies approximately 1,500 feet to the southwest. The Corn Mill Camp has been abandoned except for a few industrial sheds. Other nearby land uses are pineapple and grazing in the abutting Agricultural District and residential and a few commercial establishments near the Haleakala-

*Copy to Dept. of Public Works, Maui 6-10-70*

Makawao junction. The Pukalani Urban District is situated about 500 feet to the west and the Makawao Urban District begins approximately 2,000' to the east.

Land Study Bureau data indicates that the land is designated "C" or fair for overall agricultural use. It is well suited for machine tillage, non-stony, deep, contains slopes of 0-10 percent, and lies in an area where rainfall ranges between 30-45 inches annually. With irrigation, the soil is rated "B" or good for overall agricultural use. The elevation is approximately 1,600 feet above sea level. Public utilities are available from the highway.

In support of the request, the petitioner has submitted the following statement:

"Residential construction in the above mentioned areas (Pukalani, Makawao, and Kula) has recently been increasing at a rapid pace, and is expected to continue. Fire fighting services are presently available from Lower Paia and Wailuku. Construction of a new facility in the proposed location, which is near all major arterials serving the area, is desirable to maintain adequate fire protection for residents of the area."

A letter dated May 21, 1970, has been received from Mr. Elmer F. Cravalho, Chairman of the Olinda-Kula Soil & Water Conservation District, expressing their support of the petition and further indicating that the area is already substantially covered by asphalt; is minimal in size; and that much needed fire protection will be provided.

County Recommendation

At its meeting of April 17, 1970, the Maui Planning Commission voted unanimously to recommend approval of this special permit on the bases of the following:

- "1. That the Makawao-Pukalani-Kula area is undergoing substantial expansion and is in need of adequate fire protection.
- "2. The proposed location is directly across an existing Urban District and would not be incompatible with surrounding uses.
- "3. The designated site is not presently in productive agricultural use.
- "4. The proposed location is located near all major arterials servicing the fire protection area."

Approval is contingent upon the use being initiated within 2 years of the date of final approval by the Land Use Commission.

## Analysis

The Pukalani Urban District now contains approximately 1,020 acres. Approximately 685 acres of this area were added in 1969 when the Commission approved a request by Messrs. Munoz and Tokunaga. An additional 13.5 acres were approved as requested within this Urban District. The property in question is primarily surrounded by agricultural lands used for the production of pineapple and owned by Maui Land & Pineapple Company. From the standpoint of the Fire Department, the site is located with good access to Pukalani, Makawao, and the Kula area; but there are other areas with equally good access in the same vicinity that would better further the objectives of the Land Use Law.

Last year during the five year boundary review, the regulations governing permitted uses within the Agricultural District were amended to exclude all non-agricultural uses because experience showed beyond a doubt that most non-agricultural uses that were permitted within the Agricultural District generated urban development around them, thus urbanizing agricultural lands and in many instances contributed to scattered urban development that proved expensive to government. The location of a fire station in the proposed area in the Agricultural District, although

across the street from an existing Urban District, would encourage the expansion of the Urban District to include the pineapple lands around the proposed fire station site. The testimony presented to the County Planning Commission substantiates the desire of the landowners to urbanize the lands surrounding the proposed fire station site. A more logical location would be within the existing Urban District, particularly Pukalani and at the intersection of Haleakala Highway and Pukalani Streets on a portion of the 35-acre school and County park site. Not only would the fire station be located in the heart of the Pukalani Urban District but it would have excellent highway access to serve Makawao and the Kula area. It would also provide additional service to the community by having firemen on duty 24 hours a day opposite a proposed shopping center and next to a valuable State school and County park. There are obviously other vacant half-acre or more lots available along the highway within the Urban District; but, undoubtedly, these sites could not be purchased for \$2,000 per one-half acre. If agricultural land is necessary, perhaps the triangular piece of agriculturally-zoned land surrounded by the Pukalani Urban District on the makai side of the Haleakala Highway-Lower Kula Road would be more appropriate. The urbanization of

this remaining "pocket" of agricultural land would be a logical extension of the Pukalani Urban District when the demand for additional houses in Pukalani is justified. To locate the fire station on the site selected primarily on access and cost would be contrary to the purpose of the Land Use Commission to reserve prime agricultural land and control the orderly development of the State.

There is also ample vacant urban land in the Urban District recently rezoned for Messrs. Munoz and Tokunaga on the makai side of the Lower Kula Road with approximately 2,000 feet of Lower Kula Road frontage zoned urban. Perhaps Messrs. Munoz and Tokunaga/<sup>who</sup> have expressed a desire to provide low-cost housing to the needy people of Maui and to dedicate park sites and school sites within their development would consider the sale of one-half acre for \$2,000 for a fire station to serve the community they propose to develop.

The staff finds that the requested use is "unusual" but that the request is not "reasonable" in this instance and therefore recommends the request be denied for the following reasons:

1. the use is contrary to the objectives sought to be accomplished by the Land Use Law and Regulations,

2. the desired use would adversely affect the agricultural activity on the surrounding property by making these agricultural lands more attractive for urban development,
3. unusual conditions, trends, and needs have not arisen since the district boundaries and regulations were established last year as the testimony points out that the need for a fire station to serve this area has long been recognized and the County adopted the budget for the proposed fire station in 1969,
4. that the land upon which the proposed use is sought is suited for the uses permitted within the Agricultural District, and
5. that the proposed use would substantially alter the character of the land and present use and that the proposed fire station would provide a higher and better service to the community if located in an existing Urban District or where it would have less tendency to attract urban development in an Agricultural District.

STATE OF HAWAII  
LAND USE COMMISSION

P. O. BOX 2359, HONOLULU, HAWAII 96804

*Photos*

Photos







2781

*AK*

UNIVERSITY OF HAWAII

Land Study Bureau

May 26, 1970

RECEIVED  
MAY 27, 1970  
State of Hawaii  
LAND USE COMMISSION

Mr. Ramon Duran  
Executive Officer  
Land Use Commission  
P. O. Box 2359  
Honolulu, HI 96804

Dear Mr. Duran

Transmitted herewith are our comments on the following special permit applications:

- SP 70-76 (Maui)
- SP 70-78 (Hawaii)
- SP 70-79 (Hawaii)

If you have any questions about our comments, please contact us.

Sincerely yours

*Harold L. Baker*  
Harold L. Baker  
Director

Enclosures

UNIVERSITY OF HAWAII

LAND STUDY BUREAU

Notification of Special Permit Application  
SP70-76 County of Maui (Pukalani Fire Station)  
Portion of TMK 2-3-07:08

Due to the nature of our information and lack of specific location,  
we are unable to comment on the specific suitability of the lands  
for construction and operation of a fire station.

ACADEMY BOND

80% RAG CONTENT

VALLEY PAPER CO

U.S.A.

- I -

*Map # 62 & 63  
indicates C-21 soil classif.*

5/26/70

2783

JOHN A. BURNS  
GOVERNOR

FUJIO MATSUDA  
DIRECTOR  
E. ALVEY WRIGHT  
DEPUTY DIRECTOR  
LAWRENCE F. O. CHUN  
DEPUTY DIRECTOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

IN REPLY REFER TO:  
PMN 7.1282

May 26, 1970

RECEIVED

MAY 28, 1970

State of Hawaii  
LAND USE COMMISSION

Mr. Ramon Duran  
Executive Officer  
Land Use Commission  
P. O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Duran:

We have no comments for or against the following special permit applications:

SP 70-76, County of Maui  
(Pukalani Fire Station)

SP 70-78, Samuel K. Shimizu

SP 70-79, Yamada & Sons, Inc.

We appreciate the opportunity given us to comment on these applications.

Very truly yours,

PAUL H. ARIZUMI  
Property Management Officer

Wailuku, Hawaii 96793  
May 21, 1970

RECEIVED

MAY 22, 1970

State of Hawaii  
LAND USE COMMISSION

Mr. Ramon Duran  
Executive Officer  
Land Use Commission  
P. O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Duran:

Re: Special Use Permit Application -  
SP70-76 County of Maui - Pukalani  
Fire Station

In reference to the above listed Special Use Permit, please be advised that we support the application of the County of Maui.

The specific area involved is minimal in size. The land, to a substantial extent, is already covered by asphalt topping, a carry-over from when it was used as a garage site for the Maui Pineapple Company, with a portion, also under asphalt, formerly used as an outdoor basketball court.

Much needed fire protection for the rapidly growing Pukalani, Makawao, and Kula areas will be provided. Therefore, favorable consideration is recommended.

Very truly yours,



ELMER F. CRAVALHO  
Chairman, Olinda-Kula Soil  
and Water Conservation  
District

cc: Mr. Charles Hamura  
Mr. Norman Ignacio  
Mr. Tom Sakugawa  
Mr. Tamao Otani

May 25, 1970

Mr. John M. Fernandez  
Director of Public Works  
Department of Public Works  
County of Maui  
Wailuku, Maui

Dear Mr. Fernandez:

The Land Use Commission next meets at 1 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii, on June 12, 1970.

At that time the application by the County of Maui for a special permit (SP70-76) 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

Enclosure - Agenda

Type-Erase  
25% COTTON FIBER

STATE OF HAWAII  
LAND USE COMMISSION  
P. O. BOX 2359  
HONOLULU, HAWAII 96804

May 18, 1970

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP70-76 COUNTY OF MAUI (Pukalani Fire Station)

Please be advised that a special permit application has been filed with the Land Use Commission to construct and operate a fire station on parcel 8 ( $\frac{1}{2}$  acre portion), TMK 2-3-07. This property is generally located at Pukalani on the island of Maui. The County Planning Commission approved this request on April 7, 1970.

Final action on this application by the Land Use Commission is tentatively scheduled for June 12, 1970, in the County of Maui.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties. We will notify you of the exact date, time, and place of the meeting.

Should you desire additional information, feel free to contact this office.

Very truly yours,

*Ramon Duran*

RAMON DURAN  
Executive Officer



STATE OF  
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
**LAND USE COMMISSION**

P. O. BOX 2359 • HONOLULU, HAWAII 96804

JOHN A. BURNS  
Governor

SHELLEY M. MARK  
Director Department  
of Planning and Economic  
Development

WILBERT H. S. CHOI  
Commission Chairman

Goro Inaba  
Vice Chairman

RAMON DURAN, AIP, ASLA  
Executive Officer

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Sunao Kido  
Eddie Tangen  
Leslie E. L. Wung  
Tanji Yamamura  
Shiro Nishimura

. SP70-76 - COUNTY OF MAUI (Pukalani Fire Station)

Please be advised that a special permit application has been filed with the Land Use Commission to construct and operate a Fire Station on parcel 8 (1/2 Ac Por), TMK 2-3-07. This property is generally located at Pukalani, on the island of Maui. The County Planning Commission approved this request on April 7, 1970.

~~An action meeting by the Land Use Commission will be held on this application sometime between \_\_\_\_\_ and \_\_\_\_\_~~

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties. We will notify you of the exact date, time, and place of the meeting.

Should you desire additional information, feel free to contact this office.

Very truly yours,

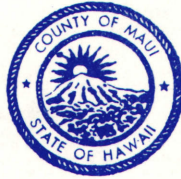
RAMON DURAN  
Executive Officer

*Final Action*  
~~An action meeting~~ on this application is tentatively scheduled for June 12, 1970, in the County of Maui. *by the LUC*

152

2723

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



Elmer F. Cravalho  
 Mayor

BOARD OF ADJUSTMENT  
 & APPEALS  
 Joseph S. Medeiros, Jr., Chairman  
 Peter Matsuoka, Vice-Chairman  
 William Hong  
 Ralph H. Moltzau  
 Thomas Yagi

Howard Nakamura  
 Planning Director

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

April 8, 1970

RECEIVED

APR 29 1970

State of Hawaii  
 LAND USE COMMISSION

SP 70-76

Mr. Wilbert H. S. Choi  
 Commission Chairman  
 Land Use Commission  
 State of Hawaii  
 P.O. Box 2359  
 Honolulu, Hawaii 96804

Dear Mr. Choi:

Re: Special Use Permit Application No. 41 from the  
 County of Maui.

The Maui Planning Commission at its meeting of April 7, 1970, voted unanimously to recommend approval of the application for special use permit submitted by the County of Maui to construct and operate a fire station within Agricultural District at Pukalani, Maui, Hawaii. Approval is contingent upon the use being initiated within two years of the date of final approval by the Land Use Commission.

In taking this action the Commission noted the following:

1. That the Makawao-Pukalani-Kula area is undergoing substantial expansion and is in need of adequate fire protection.
2. The proposed location is directly across an existing Urban District and would not be incompatible with surrounding uses.
3. The designated site is not presently in productive agricultural use.
4. The proposed location is located near all major arterials servicing the fire protection area.

Enclosed for your review are the following:

1. Application from John M. Fernandez, Director of Public Works, County of Maui.
2. Letter from Mr. Colin Cameron, President, Maui Land and Pineapple Company, Inc (the present landowner) authorizing the County to apply for the special use permit.

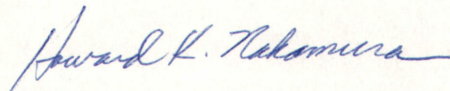
Mr. Wilbert H. S. Choi  
4/8/70

3. Notice of Public Hearing as published in the Maui News on February 25, 1970.

4. Copy of the transcript of the public hearing.

Should any other information be required, please contact this office.

Yours very truly,



HOWARD K. NAKAMURA  
Planning Director

cc Mayor Cravalho  
cc Mr. John Fernandez  
cc Mr. DeCosta



**Maui Land & Pineapple Company, Inc.**

February 26, 1970

County of Maui  
Department of Public Works  
Wailuku, Maui, Hawaii 96793

Attention: Mr. John M. Fernandez, Director

Gentlemen:

Re: Fire Station to serve the Makawao-Pukalani-Kula Area.

This letter will confirm our willingness to sell to the County of Maui a one-half acre parcel of land situated on the Makawao side of the entrance to the former Corn Mill Camp at Pukalani, Tax Map Key 2-3-07, for the agreed-upon price of \$2000.00 for fee simple sale.

We have no objection to having the County apply for a Special Use Permit to the Planning Commission to allow for this construction.

Sincerely yours,

Colin C. Cameron  
President

CCC  
sm

Received  
D. J. ...  
...

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, March 17, 1970, 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 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:

1. PUKALANI, MAUI  
Construction and operation of a County Fire Station to serve the areas of Pukalani, Makawao and Kula.  
TMK 2-3-07: portion of parcel 8.  
Applicant: County of Maui  
Area: .50 acre

Sketch showing the general location is on file in the office of the County of Maui Planning Department 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 DEPARTMENT  
By Howard K. Nakamura  
Planning Director

(MN: February 25, 1970)

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 \_\_\_\_\_  
Notice published \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Recommendation to LUC \_\_\_\_\_  
Action by State LUC \_\_\_\_\_  
County & Appl. notified \_\_\_\_\_

A. Description of Property: (1) Tax Map Key No. 2-3-07:portion of Parcel 8  
(2) Lot Area 0.50 acre + (3) Location Pukalani, Maui

B. Ownership: (1) Owner's name Maui Land & Pineapple Co.  
(2) Lessee's name \_\_\_\_\_ (3) Unexpired term      years

C. Request: (1) State request briefly and exactly: Construction and operation of a County fire station to serve the areas of Pukalani, Makawao and Kula.

(2) Reasons justifying granting of request: Residential construction in the above-mentioned areas has recently been increasing at a rapid pace, and is expected to continue. Fire fighting services are presently available from Lower Paia and Wailuku. Construction of a new facility in the proposed location, which is near all major arterials serving the area, is desirable to maintain adequate fire protection for residents of the area.

D. Applicant: (1) Name County of Maui  
(2) Address Wailuku, Maui (3) Telephone 334-755  
(4) Signature *John M. Fernandez*

JOHN M. FERNANDEZ, Director of Public Works, County of Maui

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, March 17, 1970  
LAND USE COMMISSION  
SPECIAL USE PERMIT

APPLICATION NO. 41  
(COUNTY OF MAUI-FIRE STATION)

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 Chairman Yoshikazu Matsui in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii, on Tuesday, March 17, 1970, at 1:30 p.m.

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

PUKALANI, MAUI

Construction and operation of a County Fire Station to serve the areas of Pukalani, Makawao and Kula, TMK 2-3-07: portion of parcel 8

Applicant: County of Maui

Area: .50 acre

The Director read the NOTICE OF PUBLIC HEARING, a copy of which is annexed and made a part hereof with AFFIDAVIT OF PUBLICATION published and circulated in the County of Maui, being the County in which said Commission is located on February 25, 1970.

The Director read the Application for Special Permit submitted by Mr. John Fernandez, Director of the Department of Public Works.

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

The Director explained the request from a blackboard sketch. He explained that the parcel is roughly one half acre in size. The new station would relieve the Wailuku and Lower Paia fire stations. He also explained that Maui Land and Pineapple Company who is the owner of the parcel has no objection to having the County apply for a Special Use Permit for the construction of a fire station. The land is presently in the Agricultural District but not used for pineapple growing.

Mr. Matsui: "Do you have some residential lots over there?"

Mr. Nakamura: "Mostly across the street."

Mr. Freeland: "What's adjacent to the corner?"

Mr. Nakamura: "Presently vacant. Mostly grazing."

Mr. Maehara: "Is this going to be a fully manned fire station?"

Mr. Fernandez: "Yes, fully manned."

The Chair opened the hearing to the public.

Mr. Fernandez: <sup>Director of P.W.</sup> "Chairman and members of the Commission, this fire station has been a long sought facility for the area in up country. We feel that this station, once established, will be able to handle all the fire fighting calls in Kula and the fast growing community of Pukalani and all the new developments that are proposed to take place at the present Haleakala Junction. In addition, there is a proposed bypass road that will come in from the lower Pukalani Terrace area around to where this fire station is

going to be established....With this station established here they can adequately take care of the fire fighting problems. Up to now I don't know how long it takes the apparatus to get there. This will minimize the time, and possibly be able to save some of the homes in this area.

"The former fire chief in his previous communication to the Council has indicated that in the event that the fire station will be established in the up country area this would be an ideal locality. After much negotiations with the Maui Pineapple Company they finally agreed to dispose of this area to the County for this particular facility. The area is not in pineapple. It isn't farmed at the present. It is all filled with slabs and cesspool. They do not intend to use this area for pineapple growing. Eventually they would have to come to the Planning Commission for rezoning."

"I would like to strongly urge that the Planning Commission consider this variance. It will be a very important facility in the up country area. We have the funds available. I don't think that we would like to lose this opportunity at this time. "

Mr. Nakamura: "Did the County make any attempts perhaps in the existing urban area?"

Mr. Fernandez: "Yes, we looked at the area on the Upper Kula section presently being developed by Landco but utilities are not available and will be some time before this area is developed. It will only delay establishing a fire station in this area."

Mr. DeCosta: "I think Mr. Fernandez has covered it very well. I also ask that the Commission consider giving us a change in the use of the land."

Mr. Nakamura: "Mr. DeCosta or Mr. Fernandez, do you feel that this is going to be sufficient to meet your needs? Won't there be any need for expansion at a later date?"

Mr. Fernandez: "There is always room for expansion. How soon nobody knows. What we are concerned with is about the present needs...."

Mr. Henry Richards: "The site which has been selected is actually on the eastern end of that part of that country. That means it is really about 12 miles to Kula San. Is there any other scheme contemplated which would reduce the time element for equipment to reach a home?"

Mr. Fernandez: "At the present time there is no other site that is being considered. However, looking through reports from the former fire chief we note that in his request for fire stations he also requested for an area in Kula so we will have to take this in stages and bring them one at a time. The two areas that are being considered are Pukalani and Kihei. Next step, I am sure, will be to consider Kula. But indications are, and the report does indicate that Kula will have a substation."

Mr. Richards: "The existing fire station, does that include drills and testing of hydrants through Kula."

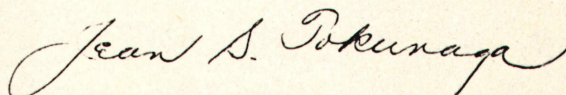
Mr. Fernandez: "I am not able to answer this at the present, but as new developments take place hydrants are being provided. As the need arises these requests, as submitted to the Council, are made informally to the Board of Water Supply for standpipes. Only recently there has been some additions made at Kula San."

No one else spoke for the granting of the special use permit.

No one spoke against the granting of the special use permit.

The Chair closed the public hearing at 1:45 p.m.

Respectfully submitted,



JEAN S. TOKUNAGA  
Private Secretary

RECORD OF ATTENDANCE:

Present:	Y. Matsui
	M. Unemori
	J. Franco
	A. Freeland
	K. Kage
	I. Maehara
	K. Hamada
	J. Fernandez
Excused:	A. Hussey
Others:	H. Nakamura
	S. Gima
	Mr. DeCosta, Fire Chief
	Mr. Henry Richards
	Mr. Fredholm
	Mr. Ashford
	Mr. Bronson
	Representatives of Hawaiian Telephone

D R A F T

ASL ✓

SP70-76 Maui County (Pukalani Fire Station) RD \_\_\_\_\_

Analysis

The Pukalani Urban District now contains approximately 1020 acres. Approx. 685 acres of this area were added in 1969 when the Commission ~~rezeed~~ approved a request by Messrs. Me <sup>MUNOZ</sup> ~~Muniz~~ and Tokunaga. An additional 13.5 acres were approved as requested <sup>within this</sup> ~~which abutted~~ the Urban District of ~~Makawao~~. The property in question is primarily surrounded by agricultural lands used for the production of pineapple and owned by Maui Pineapple Company. From the standpoint of the ~~Dire~~ Fire Department, the site is located with good access to Pukalani, Makawao, and the ~~kula~~ area; but there are other areas with equally good access in the same vicinity that would better further the objectives of the Land Use Law.

Last year during the ~~be~~ five year boundary review, the regulations governing permitted uses within the Agricultural District were amended to exclude all non-agricultural uses because experience showed beyond a doubt that most non-agricultural uses that were permitted with in the ~~Agree~~ Agricultural District generated urban development around them, thus urbanizing agricultural lands and in many instances contributed to scattered urban development that proved expensive to government. The location of a fire station in the proposed area in the Agricultural District,

although across the street from an existing Urban District, would encourage the expansion of the Urban District to include the pineapple lands around the proposed fire station site. The testimony presented to the County Planning Commission substantiates the desire of the landowners to urbanize the lands surrounding the proposed fire station site. A more logical ~~the the~~ location would be within the existing Urban Districts, particularly Pukalani and at the intersection of Haleakala Highway and Pukalani Streets on a portion of the 35-acre school and County park site. Not only would the ~~if~~ fire station ~~be have access to the highway serving~~ be located in the heart of the Pukalani Urban District but it would have excellent highway ~~access~~ access to serve Makawao and the Kula areas. It would also provide additional service to the community by having firemen on duty 24 hours a day opposite a proposed shopping center and next to a valuable State school and County park. There are ~~be~~ obviously other vacant half-acre or more lots available along the highway within the Urban District but undoubtedly these sites could not be purchased for \$2,000 per one-half acre. agricultural necessary  
 If ~~urban~~ land is needed, ~~it is suggested that~~ perhaps the triangular piece of agriculturally-zoned land surrounded by the Pukalani Urban District on the makai side of the ~~Haleka~~ Haleakala Highway-Lower Kula Road would be more

appropriate. The urbanization of this remaining "pocket" of agricultural land would be a logical extension of the ~~Pukalani~~ Pukalani Urban District when the demand for additional houses in Pukalani is justified. To locate the fire station on the site selected primarily on access and cost would be contrary to the purpose of the Land Use Commission to reserve prime agricultural land and control the orderly development of the State.

There is also ample vacant urban land in the Urban District recently rezoned for Messrs. <sup>Munoz</sup> ~~Moniz~~ and Tokunaga on the makai side of the Lower Kula Road with approx. 2000 feet of Lower Kula Road frontage zoned urban. Perhaps Messrs. Moniz and Tokunaga have expressed a desire to provide low-cost housing to the needy people of Maui and to dedicate park sites and school sites within their development would consider the sale of one-half acre for \$2,000 for a fire station to serve the community they propose to develop.

The staff finds that the requested use is "unusual" but that the request is not "reasonable" in this instance and therefore recommends the request be denied for the following reasons:

1. the use is contrary to the objectives sought to be accomplished by the Land Use Law and Regulations,
2. the desired use ~~is~~ would adversely affect the agricultural activity on the surrounding property by making these agricultural lands more attractive

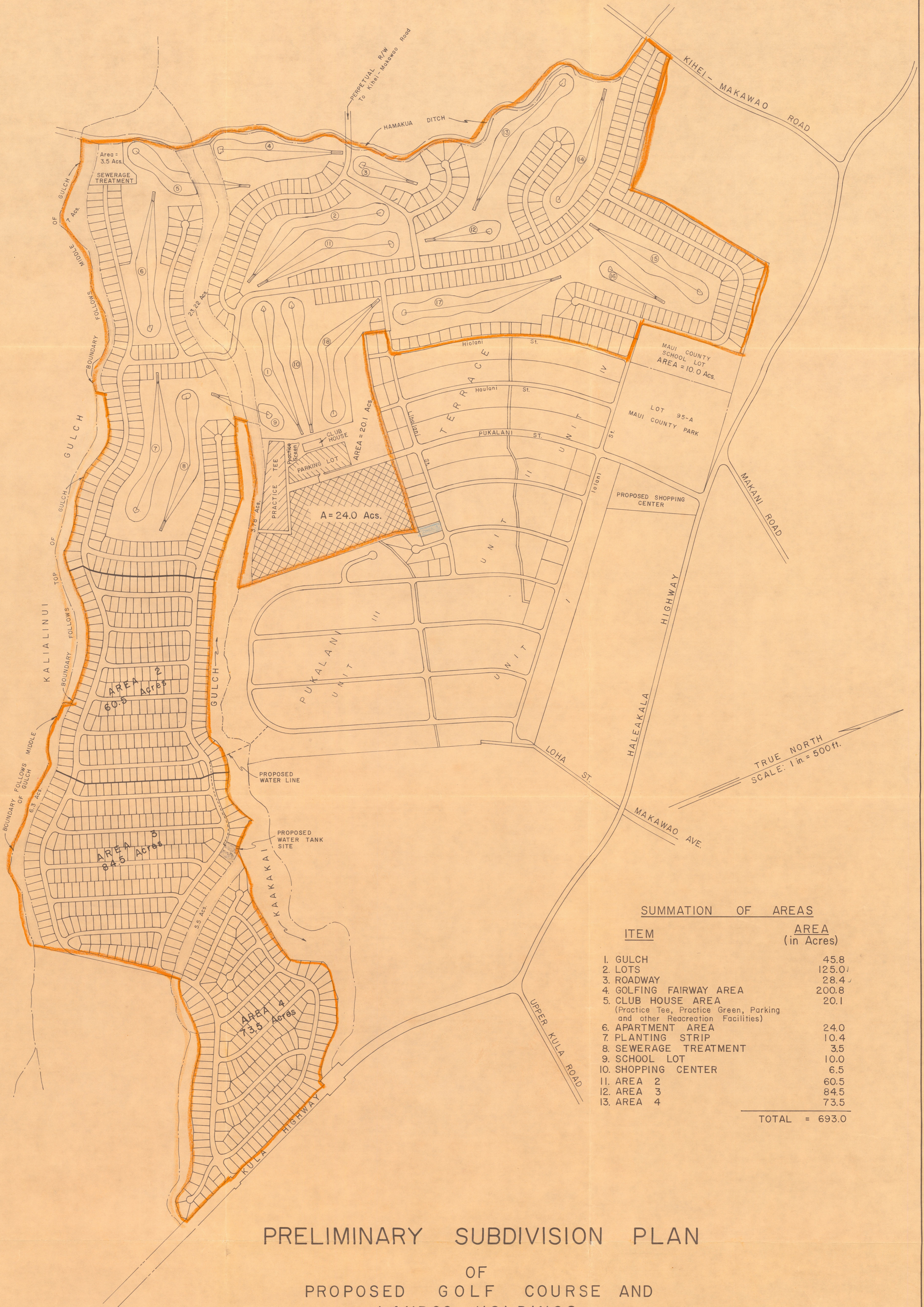
for ~~a~~ urban development,

3. unusual conditions, trends, and needs have not arisen since the district boundaries and regulations were established last year as the testimony points out that the need for a fire station to serve this ~~area~~ areas has long been recognized and the County adopted the budget for the proposed fire station in 1969,

4. that the land upon which the proposed use is *sought is* suited for the permitted uses within the Agricultural District, *and*

5. that the proposed use ~~will-s~~ would substantially alter the character of the land and present use ~~and that the proposed use would make the higher and better use of the land involved for the public welfare~~

and that the proposed fire station would provide a higher and better service to the community if located in an existing Urban ~~District~~ District or where it would have less tendency to attract urban development in an Agricultural District.



**SUMMATION OF AREAS**

ITEM	AREA (in Acres)
1. GULCH	45.8
2. LOTS	125.0
3. ROADWAY	28.4
4. GOLFING FAIRWAY AREA	200.8
5. CLUB HOUSE AREA (Practice Tee, Practice Green, Parking and other Recreation Facilities)	20.1
6. APARTMENT AREA	24.0
7. PLANTING STRIP	10.4
8. SEWERAGE TREATMENT	3.5
9. SCHOOL LOT	10.0
10. SHOPPING CENTER	6.5
11. AREA 2	60.5
12. AREA 3	84.5
13. AREA 4	73.5
<b>TOTAL</b>	<b>= 693.0</b>

**PRELIMINARY SUBDIVISION PLAN  
OF  
PROPOSED GOLF COURSE AND  
LANDCO HOLDINGS**

AT KEAHUA, MAKEAHU, KULA, MAUI, HAWAII

OWNER: LANDCO  
c/o Frank Munoz &  
Donald Tokunaga

NOTE:  
Minimum 10,000 Sq. Ft. Lots  
Proposed Roads 50 & 60 Ft. Wide