

Action Span
July 20 - Sep 3
Sked for
Aug 28 (Main)

2 SP Hawaii

Larry^{M.} Sasaki
Keauhou, Hawaii, Hi

Mark M. Sutherland
Keauhou, Hawaii, Hi

Kiyoshi Kamitaki
Keauhou, Hawaii, Hi

(James K. S. Young
Keauhou, Hawaii, Hi)

(Gregory Henriquez
Napoopoo, Hawaii, Hi)

Mrs. John Weeks
Keauhou, Hawaii, Hi

SP 70-83
Haw'n Tel (Keauhou)

The aerial showing the
area north of this
aerial is not available.

STATE OF HAWAII
DEPARTMENT OF PLANNING AND
ECONOMIC DEVELOPMENT
P. O. Box 2359
Honolulu, Hawaii 96804

PHOTOGRAPH



KEAUHOU TELEPHONE Co.

S.P. KONA

C 011752

September 24, 1970

Hawaii Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on September 11, 1970, the Land Use Commission voted to approve a special permit to Hawaiian Telephone Company (SP70-83) to allow the construction of a communications building on a one-acre lot at Keauhou 2nd, North Kona, Hawaii, identifiable by Tax Map Key 7-8-05: parcel 47, subject to the conditions set forth by the Hawaii Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

cc: Hawaiian Tel. Co.
Hawaii Tax Administrator
Property Technical Services, Dept. of Tax.
Tax Maps Branch, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

September 11, 1970 - 1 P.M.

ADOPTED

DEC 11 1970

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Eddie Tangen
Alexander Napier
Shelley Mark
Leslie Wung
Stanley Sakahashi

Commissioners Absent: Sunao Kido
Tanji Yamamura

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Dora Horikawa, Stenographer

Vice Chairman Inaba called the meeting to order and swore in persons wishing to testify before the Commission.

ADOPTION OF MINUTES

Minutes of the meetings of May 8, 1970, June 12, 1970 and June 26, 1970 were approved as circulated.

HEARINGS

PETITION BY HIROSHI MATSUYAMA (A70-255) TO REZONE 7.77 ACRES FROM AGRICULTURAL TO URBAN AT HOLUALOA, NORTH KONA, HAWAII

The Executive Officer, Mr. Duran, read the staff report and described the area in question (see copy on file).

Mr. Matsuyama, the petitioner, testified that plans for the apartment development were not started because the land has not yet been zoned. He stated that he may be able to get \$350,000 to start on the project. In reply to the Executive Officer's questions, Mr. Matsuyama added that he did contemplate building single family dwellings if the County denied apartment zoning. He said that he started to build a teahouse in the mauka corner of his property but is now thinking of building a botanical garden.

Commissioner Tangen again raised the question of what Mr. Matsuyama intended to do if the County did not agree with an apartment zoning. Mr. Matsuyama replied that the only alternative would be to build single family dwellings or whatever they recommend. He stated that he wished

ACTION

PETITION BY 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

Mr. Leong, staff planner, oriented the Commission to the area under consideration and read the staff memo (see copy on file). He read a letter just received from the County Planning Commission (on file) recommending approval of the petition.

Mr. Alan Tyler, Kona conservationist, commended the developers for their cooperation in preserving scenic and historic sites within their property.

Commissioner Wung's motion to accept staff's recommendation for approval of the petition was seconded by Commissioner Napier and was carried unanimously.

✓ SPECIAL PERMIT APPLICATION BY HAWAIIAN TELEPHONE COMPANY (SP70-83) TO CONSTRUCT AND OPERATE A COMMUNICATIONS EQUIPMENT BUILDING AT KEAUAHOU 2ND, NORTH KONA, HAWAII

Mr. Duran, Executive Officer, read the staff memo recommending against the request because it could be a blight on the landscape, and called the Commission's attention to the maps and described the area (see copy on file).

Commissioner Sakahashi questioned Mr. Philip Yoshimura regarding the County's thinking in designating the area for industrial use on their General Plan. Mr. Yoshimura replied that the General Plan was made in 1960 and that the County felt the need for an industrial area here since the only other industrial area is near the old Kona Airport, but that the plan may call for changes when it is reviewed.

Mr. Ronald Nakanishi and Mr. Fred Brezee of the Hawaiian Telephone Co. elaborated on the evidence submitted in support of their request with the aid of a slide presentation. They noted the difficulty in finding a suitable site because of the limitations imposed by the economic wire center and the existing land ownership in the area.

Commissioner Napier reproached Mr. Brezee for his statement that the bids for construction of the building were opened earlier this afternoon. Mr. Brezee apologized and replied that it was not their intention to pressure the Commission for a favorable decision, but that he was just stating a fact to show the urgency of the situation.

Commissioner Tangen summarized that the petitioners agreed that attractive landscaping will be put in; that the building would be attractive and compatible with the surroundings; that disturbances to neighboring residents will be minimal, and that the installation will result in better telephone service.

The Executive Officer also suggested that in the future selection of these sites, the County and the Land Use Commission staff be consulted.

Mr. Mark Sutherland, resident of the area, asked several questions concerning the operation. Mr. Nakanishi answered that a saucer antenna will not be used; that the operation would not interfere with TV or radio reception, and that "pre-grown" trees will be used to landscape the area.

Commissioner Tangen agreed with Mr. Sutherland that a fence would detract from the development and that proper landscaping can serve the same purpose.

Commissioner Sakahashi's motion for approval of the special permit was seconded by Commissioner Tangen and carried unanimously.

There being no further business, the meeting was adjourned by Acting Chairman Inaba.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP70-83 - HAWAIIAN TELEPHONE CO. DATE September 11, 1970
North Kona, Hawaii
PLACE Discovery Room, Kona Hilton Hotel TIME 1:00 p.m.
Kailua, Kona

NAME	YES	NO	ABSTAIN	ABSENT
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO				✓
INABA, GORO	✓			
WUNG, LESLIE	✓			
SAKAHASHI, STANLEY	✓			
YAMAMURA, TANJI				✓
CHAIRMAN CHOKX WILBERT				

COMMENTS:

Oppose

carried

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

September 11, 1970
1 p.m.

STAFF REPORT

SP70-83 - HAWAIIAN TELEPHONE COMPANY (Keauhou)

A special permit application submitted by the Hawaiian Telephone Company to allow construction of a communications building on a one-acre lot at Keauhou 2nd, North Kona, Hawaii, has been forwarded by the Hawaii County Planning Commission. The property is described as a portion of TMK 7-8-05: parcel 47, containing 1.84 acres and owned by the Bishop Estate. The petitioner has a purchase agreement with Bishop Estate for the one-acre portion. Upon subdivision and sale, the remnant portion will be consolidated with the adjoining parcel 48, also owned by Bishop Estate.

The subject property is located along the mauka side of Kuakini Highway approximately 1,100 feet south of the access road to Bishop Estate's Puuloa subdivision. This subdivision of approximately 29 upper income homes is located about 1,000 feet below the subject site and makai of Kuakini Highway. Also located in the vicinity are several Rural Districts situated mauka along Mamalahoa Highway. Lands in the area are predominantly used for coffee, grazing, or merely vacant.

9-2-70 sent copy to petitioner 9-8-70 Luc

Hawaiian Telephone Company proposes the construction of a one-story building measuring 76' x 38' with 2,888 square feet of floor area. They anticipate the first addition in 1977 and another addition in 1990 for an ultimate floor area of 11,813 square feet. The building will be designed and landscaped to blend in with the surrounding environment (see architectural drawing marked Exhibit B). The proposed communications equipment building will house electricity controlled telephone switching equipment to serve the local subscribers in the Keauhou area of Kona and provide new service features such as "touch calling" and "automatic number identification" when direct distance dialing is established for Hawaii in 1973. They report that the building will also house switching equipment to permit the most direct and efficient routing of calls between Keauhou switching center and other telephone switching centers in the Kona area, as well as the rest of the island of Hawaii.

According to the petitioners, the subject property falls within the "economic wire center" area. That is, the Hawaiian Telephone Company can serve telephone subscribers in the Keauhou area most economically from this site.

The property in question on the mauka side of the new Kuakini Highway (opened in 1965) has been cleared except for

young macadamia trees on the site. The makai side of the highway drops off rather rapidly and there is no construction for approximately 1,000 feet where the Puuloa Subdivision is located. The property abutting the site in question on the Kailua side is vacant and overgrown, as is the property on the opposite side of the road leading mauka to Mamalahoa Highway. There is a storage shed on the upper road; but, otherwise, all development along Mamalahoa Highway, both in the Rural and Agricultural Districts, is residential.

The County Planning Commission, on July 16, 1970, decided to approve the special permit request on the bases of the following findings:

- "1. That the proposed development constitutes a reasonable use of land situated within the agricultural district inasmuch as the use is a permitted use within the County agricultural district and, if on a small scale, a permitted use within the State agricultural district. It is felt that the 11,800+ square-foot building with proper landscaping can be designed so as not to appear too out of character with the existing area.

"2. That the proposed communications equipment building is necessary to serve the increased demands of the Keauhou area and is to eventually serve the Kealahou-Holualoa areas--phasing out the existing stations in those areas.

"3. That the proposed use is in accord with the industrial use general plan of the area."

subject to the following conditions:

"1. That the area be extensively landscaped so as not to appear out of the character with the existing area.

"2. That all other applicable ordinances be complied with.

"3. That should the special permit be granted by the SLUC, construction shall begin within one year of approval date or the special permit shall be deemed null and void."

The staff believes that the request is an "unusual" use within the Agricultural District and that the request meets some of the "reasonable" tests such as the facility will not unreasonably burden public agencies to provide public facilities; unusual conditions and trends have arisen to justify the facility; and the land upon which the use is proposed is not

prime agricultural land. However, the staff believes the request does not meet the remaining "reasonable" tests, that is, the desired use may adversely affect the surrounding property; it will substantially alter the character of the land and the present use; and the proposed use, although it may be the highest use of the land, may not be in the best interest of the public welfare.

1. The new Kuakini Highway is the only around-the-island highway through this area. All of the traffic out of Kailua-Kona heading south to the urban center of Honalo and Kainaliu and points south to Hilo and the volcano use this road. At the present time there are no developments along this highway other than occasional residential developments with the exception of the Captain Cook Building Supply at the intersection of Kailua-Keauhou Middle Road. The location of the switching station at this site will introduce a new use along the highway, one out of character with the present uses. The building, though landscaped, being on lands sloping upward above the highway, will detract from the rest of the landscape and be difficult

to screen.

2. In addition, the ultimate size of the building should be considered and its effect upon the surrounding area esthetically. The proposed building will ultimately contain over 11,000 square feet of floor area. This structure will be equivalent in size to approximately 11 typical single-family dwellings, or 11 times larger than any structure seen along the existing highway at the present time.

Thus, the staff believes that with the thousands of acres of Bishop Estate land in the Keauhou area, a more suitable site should be selected that is not as conspicuous at the proposed site and, therefore, recommends that this request be denied.

September 8, 1970

Mr. Alan Tyler, Co-Chairman
Kona Citizen's Planning Council
RR1, Box 125
Captain Cook, Hawaii

Dear Mr. Tyler:

This is to acknowledge receipt of your letter of August 20, 1970 requesting deferral of action on the Hawaiian Telephone Company's special permit to construct a communications equipment building at Kuakini Highway.

Please be advised that the Land Use Commission, at its meeting on August 28 in Lahaina, voted to defer action on this special permit until its meeting in Kona on September 11, 1970. We are enclosing a copy of the agenda for your information which was also sent to all of the landowners adjacent to the subject area.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

August 31, 1970

Mr. Fred Breese
Hawaiian Telephone Company
P. O. Box 2200
Honolulu, Hawaii 96805

Dear Mr. Breese:

Pursuant to your request at the Land Use Commission meeting on August 28, 1970, please be advised that the Commission voted to defer action on the special permit by Hawaiian Telephone Company (SP70-83).

We have scheduled action on this request at the Commission meeting on September 11, 1970, at the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii. We are enclosing an agenda for your information.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

cc: Hawaii Plan. Dept.

STATE OF HAWAII
LAND USE COMMISSION

approved 10-29-70

Minutes of Meeting

Kamehameha III School Cafetorium
Lahaina, Maui

August 28, 1970 - 7 p.m.

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Shelley Mark
Sunao Kido
Alexander Napier
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Wilbert Choi, Chairman

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Vice-Chairman Inaba called the meeting to order and swore in persons wishing to testify before the Commission. Subsequently, he called for the first item on the agenda.

HEARINGS

PETITION BY THE DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A70-254) TO REZONE 37.75 ACRES FROM AGRICULTURAL TO URBAN AT WAKIU, HANA, MAUI

Mr. Leong, staff planner, presented the staff report and oriented the Commission to the subject site by using the maps posted on the wall. In reply to questions from the Commission, Mr. Leong elaborated that the take-off pattern for the nearby Hana Airport is over the sea; that the Hana School District extends from Kanae to beyond Kaupo for a distance of 40 miles; that the Hana Hospital is located almost a mile from the proposed school site; and that during the 1969-70

August 28, 1970

✓ SPECIAL PERMIT APPLICATION BY HAWAIIAN TELEPHONE COMPANY
(SP70-83) TO CONSTRUCT AND OPERATE A COMMUNICATIONS EQUIPMENT
BUILDING AT KEAUAHOU 2nd, NORTH KONA, HAWAII

Executive Officer, Mr. Duran, referred to a letter from Alan Tyler, Co-Chairman of the Kona Citizens Planning Council, requesting that this matter be considered at the Land Use Commission's meeting in Kona. After a short discussion, Commissioner Tangen moved that the matter be considered in Kona. Commissioner Yamamura seconded the motion, and it was unanimously carried.

SESSION WITH BILL COOK ON STATE HOUSING PROJECT

Mr. Duran introduced Mr. Bill Cook from the Governor's office.

Mr. Cook stated that Act 105 allows his agency to bypass the County but not the Land Use Commission in implementing the objectives of the act. Since some of the sites being considered for housing are located in the State's Agricultural District, he felt that an informal meeting with the Land Use Commission is desirable in order to assess the Commission's feelings and to expedite matters.

Commissioner Napier suggested holding such an informal meeting before the Land Use Commission meeting in Kona.

Commissioner Tangen moved that the Oahu members of the Commission meet with Mr. Cook as a subcommittee to preliminarily discuss the issues before the Kona meeting. Commissioner Yamamura seconded the motion, and it was carried unanimously.

DEFERRAL REQUEST FROM SHUZO IKENO (A70-252)

Mr. Duran informed the Commission that a letter was received from Mr. Ikeno requesting deferral of action on the above petition until another petition for an adjoining parcel can be processed and acted on at the same time.

Commissioner Tangen's motion for deferral of action on the subject petition was seconded by Commissioner Wung and unanimously carried.

ADJOURNMENT

The meeting was adjourned at 10:20 p.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP70-83 - HAWAIIAN TELEPHONE CO. DATE AUGUST 28, 1970

PLACE KAM III SCHOOL CAFETORIUM TIME 7:00 p.m.
LAHAINA, MAUI

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

COMMENTS:

E. Tangen - Move that we defer action until the
Sept. 11 meeting in Kona.

PLANNING COMMISSION

Planning Department
County of Hawaii

July 16, 1970

RECEIVED

26, 1970

State of Hawaii
LAND USE COMMISSION

The Planning Commission met in regular session at 1:37 p.m., in the County Council Room, County Building, with Chairman Anthony C. Veriato presiding.

PRESENT: Anthony C. Veriato
O. W. Eford
Clara K. Kahumoku
Masayuki Kai
Roy H. Nagata
Mauricio Valera
Skippy T. Yasutake
Raymond H. Suefuji
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: Shigeji Kawasaki
Ed C. Watt
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Public Works
William Sewake, Water Supply

and approximately 35 persons in public attendance

SWEARING-IN
CEREMONY

The two newly appointed members of the Planning Commission, Mrs. Kahumoku and Mr. Nagata, were officially sworn in to office by Mr. Bruce McCall, Managing Director, in the absence of the Mayor.

The Chairman, on behalf of the Commission, offered his congratulations to the new incoming members.

MINUTES

The minutes of the special and regular meetings held on June 5, 1970 and June 18, 1970 respectively were accepted and placed on file on a motion by Mr. Yasutake, seconded by Mr. Kai and carried.

REPORTS
LETTERS RECEIVED

The following communications pertaining to the mobile home park development were read as follows:

"Dear Mr. Veriato:

"It has come to our attention that two new persons have been appointed to the County Planning Commission.

"We have had for many months now, an application for a Special Use Permit for thirty-nine acres of land in Waiakea-Uka, which has been the subject of two public hearings before the Commission.

"While I would like to proceed with the development of a mobile home park, on that property, working with Accent Enterprises, a wholly-owned

The Chairman called for the company representative^{wishing} to give a testimony on their request.

Mr. Ronald Nakanishi, Current Planning Engineer at Hawaiian Telephone Company, offered to answer any questions. He expressed hope that the explanation of why this particular frame cannot be bent is self-explanatory. He stated that their future plans are such that they will not add any more after this in violation further from this particular section of the ordinance.

Mr. Efurd asked the staff whether there were any nonconforming uses in this area.

The Staff Planner replied that all of the homes are relatively old in the area and most of the front setback conform withⁱⁿ the subject subdivision; but further down in the Village, the homes come right up to the boundary.

The Chairman called for staff recommendation as requested by Mr. Valera.

The Staff Planner recommended approval of the variance to allow a 5'-0" setback instead of the required 15'-0" setback. The recommendation is based on the following findings:

1. The addition to the existing substation, which requires this variance, is necessary to meet the increased communication service requirements of the area.
2. The necessity of keeping the CDF equipment running in a straight line to prevent unnecessary costs and potential fire hazards.

The Staff further recommended approval with the following conditions:

1. That construction begin within one year of date of approval or variance shall be deemed null and void.
2. That the area be extensively landscaped as shown on the plans submitted.
3. The existing structure is a permanent one and that the new addition will conform to the same setback as it now exists.

Mr. Valera moved to concur with the staff's recommendations with the conditions as stipulated. The motion was seconded by Mr. Kai and unanimously adopted.

LAND USE COMMISSION
SPECIAL PERMIT
HAWAIIAN TELEPHONE CO.
KEAUHOU, NORTH KONA

A public hearing was held at its June 18 meeting on the application of Hawaiian Telephone Company for a special permit to allow the construction of a communications equipment building to serve the Keauhou area

located on a 1.0-acre lot at Keauhou 2nd, North Kona.

The Chairman called for a brief summary from the Staff.

The Staff Planner reported that the applicant, Hawaiian Telephone Company, optionee, is requesting a special permit to allow construction of a communications equipment building on a 1-acre parcel situated in Keauhou 2nd, North Kona. The subject parcel fronts Kuakini Highway and a connector road between Kuakini Highway and Mamalahoa Highway.

It was mentioned that the proposed building is necessary to service the increased demand of the Keauhou area. Phase I is a proposed one-story, 15-foot high building with a floor area of 2,888 square feet. According to Hawaiian Telephone forecasts, the population growth in the Keauhou area will warrant two incremental additions. Phase II will occur in 1977 with a 5,250 square-foot addition and Phase III in 1990 will contain a 3,675 square-foot addition. From the preliminary drawing submitted, this will eventually be a 2-story building with a total floor area of 11,813 square feet. The second and third building increments will phase out the existing switching centers at Holualoa and Kealahou. It is felt that the Keauhou, Holualoa and Kealahou area subscribers can be served more economically from a single switching center at the proposed Keauhou site.

The Staff Planner reported that the subject area is zoned Agriculture 1-acre and the area between Kuakini and Mamalahou Highway is general planned for Industrial uses. The State Land Use designation is Agriculture.

The Staff stated that an inspection of the site revealed that the subject site was formerly a small-scale macadamia nut farm. The area around the Mamalahou Highway overlooking the site is characterized as a residential-agricultural area with a scattering of residences. The nearest structure along the Kuakini Highway is the Kona Baptist Church located about 1/4 mile toward Kailua. The necessary facilities are available along the Mamalahou Highway.

Mr. Efurd requested for staff recommendation.

The Staff Planner recommended approval of the special permit based on the following findings:

1. That the proposed development constitutes a reasonable use of land situated within the Agricultural District inasmuch as the use is a permitted use within the County Agricultural District and, if on a ^{small} scale, a permitted use within the State Agricultural District. It is felt that the 11,800+ square-foot building with proper landscaping can be designed so as not to appear too out of character with the existing area.
2. That the proposed communications equipment building is necessary to serve the increased demands of the Keauhou area and is to eventually serve the Kealahou-Holualoa areas--phasing out the existing stations in those areas.
3. That the proposed use is in accord with the industrial use reflected in the General Plan of the area.

The Staff further recommended that the following conditions be attached before the final approval is granted:

1. That the area be extensively landscaped so as not to appear out of character with the existing area.
2. That all other applicable ordinances be complied with.
3. That should the special permit be granted by the State Land Use Commission, the construction shall begin within one year of approval date or the special permit shall be deemed null and void.

Mr. Efurd moved that the recommendation be made to the Land Use Commission to grant the special permit with the conditions attached as presented by the staff. The motion was seconded by Mr. Valera and approved unanimously.

8895

RRL, Box 125
Captain Cook, Hawaii
August 20, 1970

RECEIVED

AUG 25, 1970

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
Honolulu, Hawaii

Dear Mr. Duran

Regarding the Telephone Company's construction proposal at Keauhou:

Inasmuch as mahy Konans who would like to attend the hearing will be unable to do so timewise, jobwise and moneywise if you have it, as planned, in Maui - Please ask the commission to consider deferring action until your meeting next month in Kona.

Especially now that Kona is a 'boom' area, it is recommended that the commission schedule Kona items at Kona.

Thank you,

Alan Tyler

Alan Tyler, Co-chairman
Kona Citizen's Planning Council

Distributed to
Luc - 8-25-70

Jim Ferrie 8-31-70

STATE OF HAWAII
LAND USE COMMISSION

Kamehameha III School Cafetorium
Lahaina, Maui

August 28, 1970
7 p.m.

STAFF REPORT

SP70-83 - HAWAIIAN TELEPHONE COMPANY (Keauhou)

A special permit application submitted by the Hawaiian Telephone Company to allow construction of a communications building on a one-acre lot at Keauhou 2nd, North Kona, Hawaii, has been forwarded by the Hawaii County Planning Commission. The property is described as a portion of TMK 7-8-05: parcel 47, containing 1.84 acres and owned by the Bishop Estate. The petitioner has a purchase agreement with Bishop Estate for the one-acre portion. Upon subdivision and sale, the remnant portion will be consolidated with the adjoining parcel 48, also owned by Bishop Estate.

The subject property is located along the mauka side of Kuakini Highway approximately 1,100 feet south of the access road to Bishop Estate's Puuloa subdivision. This subdivision of approximately 29 upper income homes is located about 1,000 feet below the subject site and makai of Kuakini Highway. Also located in the vicinity are several Rural Districts situated mauka along Mamalahoa Highway. Lands in the area are predominantly used for coffee, grazing, or merely vacant.

8-24-70 sub copy to petitioner, LUC

Hawaiian Telephone Company proposes the construction of a one-story building measuring 76' x 38' with 2,888 square feet of floor area. They anticipate the first addition in 1977 and another addition in 1990 for an ultimate floor area of 11,813 square feet. The building will be designed and landscaped to blend in with the surrounding environment (see architectural drawing marked Exhibit B). The proposed communications equipment building will house electricity controlled telephone switching equipment to serve the local subscribers in the Keauhou area of Kona and provide new service features such as "touch calling" and "automatic number identification" when direct distance dialing is established for Hawaii in 1973. They report that the building will also house switching equipment to permit the most direct and efficient routing of calls between Keauhou switching center and other telephone switching centers in the Kona area, as well as the rest of the island of Hawaii.

According to the petitioners, the subject property falls within the "economic wire center" area. That is, the Hawaiian Telephone Company can serve telephone subscribers in the Keauhou area most economically from this site.

The property in question on the mauka side of the new Kuakini Highway (opened in 1965) has been cleared except for

young macadamia trees on the site. The makai side of the highway drops off rather rapidly and there is no construction for approximately 1,000 feet where the Puuloa Subdivision is located. The property abutting the site in question on the Kailua side is vacant and overgrown, as is the property on the opposite side of the road leading mauka to Mamalahoa Highway. There is a storage shed on the upper road; but, otherwise, all development along Mamalahoa Highway, both in the Rural and Agricultural Districts, is residential.

The County Planning Commission, on July 16, 1970, decided to approve the special permit request on the bases of the following findings:

- "1. That the proposed development constitutes a reasonable use of land situated within the agricultural district inasmuch as the use is a permitted use within the County agricultural district and, if on a small scale, a permitted use within the State agricultural district. It is felt that the 11,800+ square-foot building with proper landscaping can be designed so as not to appear too out of character with the existing area.

"2. That the proposed communications equipment building is necessary to serve the increased demands of the Keauhou area and is to eventually serve the Kealahou-Holualoa areas--phasing out the existing stations in those areas.

"3. That the proposed use is in accord with the industrial use general plan of the area."

subject to the following conditions:

"1. That the area be extensively landscaped so as not to appear out of the character with the existing area.

"2. That all other applicable ordinances be complied with.

"3. That should the special permit be granted by the SLUC, construction shall begin within one year of approval date or the special permit shall be deemed null and void."

The staff believes that the request is an "unusual" use within the Agricultural District and that the request meets some of the "reasonable" tests such as the facility will not unreasonably burden public agencies to provide public facilities; unusual conditions and trends have arisen to justify the facility; and the land upon which the use is proposed is not

prime agricultural land. However, the staff believes the request does not meet the remaining "reasonable" tests, that is, the desired use may adversely affect the surrounding property; it will substantially alter the character of the land and the present use; and the proposed use, although it may be the highest use of the land, may not be in the best interest of the public welfare.

1. The new Kuakini Highway is the only around-the-island highway through this area. All of the traffic out of Kailua-Kona heading south to the urban center of Honalo and Kainaliu and points south to Hilo and the volcano use this road. At the present time there are no developments along this highway other than occasional residential developments with the exception of the Captain Cook Building Supply at the intersection of Kailua-Keauhou Middle Road. The location of the switching station at this site will introduce a new use along the highway, one out of character with the present uses. The building, though landscaped, being on lands sloping upward above the highway, will detract from the rest of the landscape and be difficult

to screen.

2. In addition, the ultimate size of the building should be considered and its effect upon the surrounding area esthetically. The proposed building will ultimately contain over 11,000 square feet of floor area. This structure will be equivalent in size to approximately 11 typical single-family dwellings, or 11 times larger than any structure seen along the existing highway at the present time.

Thus, the staff believes that with the thousands of acres of Bishop Estate land in the Keauhou area, a more suitable site should be selected that is not as conspicuous at the proposed site and, therefore, recommends that this request be denied.

SP 70-83 Hawin Tel (Keanhow)

A special permit application submitted by the Hawin Tel. Co to allow construction of a communications building on a 1 acre lot at Keanhow 2nd, N. Kona, Hawaii has been forwarded by the Hawaii County Plann. Comm. The property is described as a portion of TMK 7-8-05: parcel 47, containing 1.84 acres and owned by the Bishop Estate. The petitioner has a purchase agreement w/ Bishop Estate for the 1 acre portion. Upon subdivision & sale, the remnant portion will be consolidated with the adjoining parcel 48, also owned by Bishop Estate.

The subject property is located along the mauka side of Kuakini Hwy approx. 1100' south of the access road to Bishop Estates' Punahe subdivision.

This subdivision of approx. ²⁹ upper income homes is located about 1000' below the subject site and makai of Kuakini Hwy. Also located in the vicinity are several Rural Districts situated mauka along Mamalahoe Hwy. Lands in the area are predominantly used for coffee, grazing or merely vacant.

Fit -
How many lots
in the Punahe
Sub 3 →

29 lots

SP70-83 (continuation)

Hawaiian Telephone Company proposes the construction of a one-story building measuring 76' x 38' with 2,888 square feet of floor area. They anticipate the first addition in 1977 and another addition in 1990 for an ultimate floor area of 11,813 square feet. The building will be designed and landscaped to blend in with the surrounding environment (see architectural drawing marked Exhibit B). The proposed communications equipment building will house electrically controlled telephone switching equipment to serve the local subscribers in the Keauhou area of Kona and provide new service features such as "touch calling" and "automatic number identification" when direct distance dialing is established for Hawaii in 1973. They report that the building will also house switching equipment to permit the most direct and efficient routing of calls between Keauhou switching center and other telephone switching centers in the Kona area, as well as the rest of the island of Hawaii.

According to the petitioners,

The subject property falls within the "economic wire center" area. That is, the Hawaiian Telephone Company can serve telephone subscribers in the Keauhou area most economically from this site.

The property in question ~~is~~ on the mauka side of the new Kuakini Highway (opened in 1965). *X2 The property* has been cleared except for young macadamia trees on the site. The makai side of the highway drops off rather rapidly and there is no construction for approximately 1,000 feet where the Puuloa Subdivision is located. The property abutting the site in question on the Kailua side is vacant and overgrown, as is the property on the opposite side of the road leading ^{maui} to Mamalahoa Highway. There is a storage shed on the upper road, but otherwise all development along Mamalahoa Highway, both in the Rural and Agricultural Districts, ^{is} ~~are~~ residential.

The County Planning Commission, on July 16, 1970, decided to approve the

special permit request on the basis of the following findings:

- "1. That the proposed development constitutes a reasonable use of land situated within the agricultural district inasmuch as the use is a permitted use within the County agricultural district and, if on a small scale, a permitted use within the State agricultural district. It is felt that the 11,800+ square-foot building with proper landscaping can be designed so as not to appear too out of character with the existing area.
- "2. That the proposed communications equipment building is necessary to serve the increased demands of the Keauhou area and is to eventually serve the Kealahou-Holualoa areas - phasing out the existing stations in those areas.
- "3. That the proposed use is in accord with the industrial use general plan of the area."

subject to the following conditions:

- "1. That the area be extensively landscaped so as not to appear out of the character with the existing area.
- "2. That all other applicable ordinances be complied with.
- "3. That should the special permit be granted by the SLUC, construction shall begin within one year of approval date or the special permit shall be deemed null and void."

The staff believes that the request is ^{an} "unusual" use within the Agricultural District and that the request meets ^{some of} the "reasonable" tests ^{such as} and that the facility will not unreasonably burden public agencies to provide public facilities; ~~that~~ ^{and} unusual conditions and trends have arisen to justify the facility; ~~that~~ ^{and} the land upon which the ~~proposed~~ use is proposed is not prime agricultural land. However, the staff believes the request does ^{remaining} not meet the "reasonable" test ^{that is} and that the desired use may adversely affect the surrounding property; ~~and that~~ it will substantially alter the character of the land and the present

use, and ~~that~~ the proposed use, although ~~will make~~ the highest and best use of the land, may not be in the public welfare. ^{it may be} ^{best interest of the}

1. The ^{new} Kuakini Highway is the only around-the-island highway through this area ~~at the present~~. All of the traffic out of Kailua-Kona heading south to the urban center of Honalo and Kainaliu and points ^{to Hilo & the volcano} south use this road. At the present time, there are no developments along this highway other than occasional residential developments ~~and Kailua~~, with the exception of the Captain Cook Building Supply at the intersection of ~~Palua~~ ^{Palua} (Kailua-Keauhou Middle Road). The location of the switching station at this site will introduce a new use along the highway, one out of character with the present uses. The building, though landscaped, being on lands sloping upward above the highway, will ^{detract from the rest of the landscape &} be difficult to screen.

2. In addition, the ultimate size of the building should be considered and its effect upon the surrounding area esthetically. The proposed building will ultimately contain over 11,000 square feet of floor area. This structure will be equivalent to approximately 11 typical ^{in size} any single-family dwellings, or 11 times larger than/structure seen ^{along} from the existing highway at the present time.

Thus, the staff ^{believes} ~~recommends~~ that with the thousands of acres of Bishop Estate land in the Keauhou area, a more suitable site should be selected that is not as conspicuous at the proposed site, and ^{therefore,} recommends that this request be denied.

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

August 17, 1970

Residents in the Keahou 2nd, North Kona Area

Subject: Proposed Construction of a Communications Equipment Building at Kuakini Highway and Access Road to Bishop Estate's Subdivision, TMK 7-8-05: 47

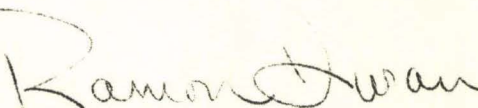
Please be advised that the Hawaiian Telephone Company has made application to the Land Use Commission for a special permit to construct a one-story, 15 foot high building measuring 76' x 38' and amounting to 2,888 square feet of floor area. In addition, it is anticipated the first addition will occur in 1977 and another addition in 1990 for an ultimate floor area of 11,813 square feet. This building would be equivalent to about the average size of 11 houses. The telephone company advises that this telephone switching equipment is necessary to provide direct-distance dialing in your area.

The telephone company has requested that this matter be considered by the Land Use Commission as soon as possible because delays are expensive, and they may have difficulty meeting their time schedule. The next meeting of the Land Use Commission is August 28, 1970, at 7 p.m., at the Kamehameha III School Cafetorium, Lahaina, Maui. This matter is included on the agenda, as you will note by the enclosed memorandum. You may write to the Land Use Commission office or attend this meeting and present evidence in support or against this request. Please notify any neighbor you believe may be interested in this information.

The Land Use Commission is meeting on September 11 in Kona, Hawaii. If enough interest is expressed by residents of the area to defer action on this request until the Kona meeting, the Commission may defer action until that time.

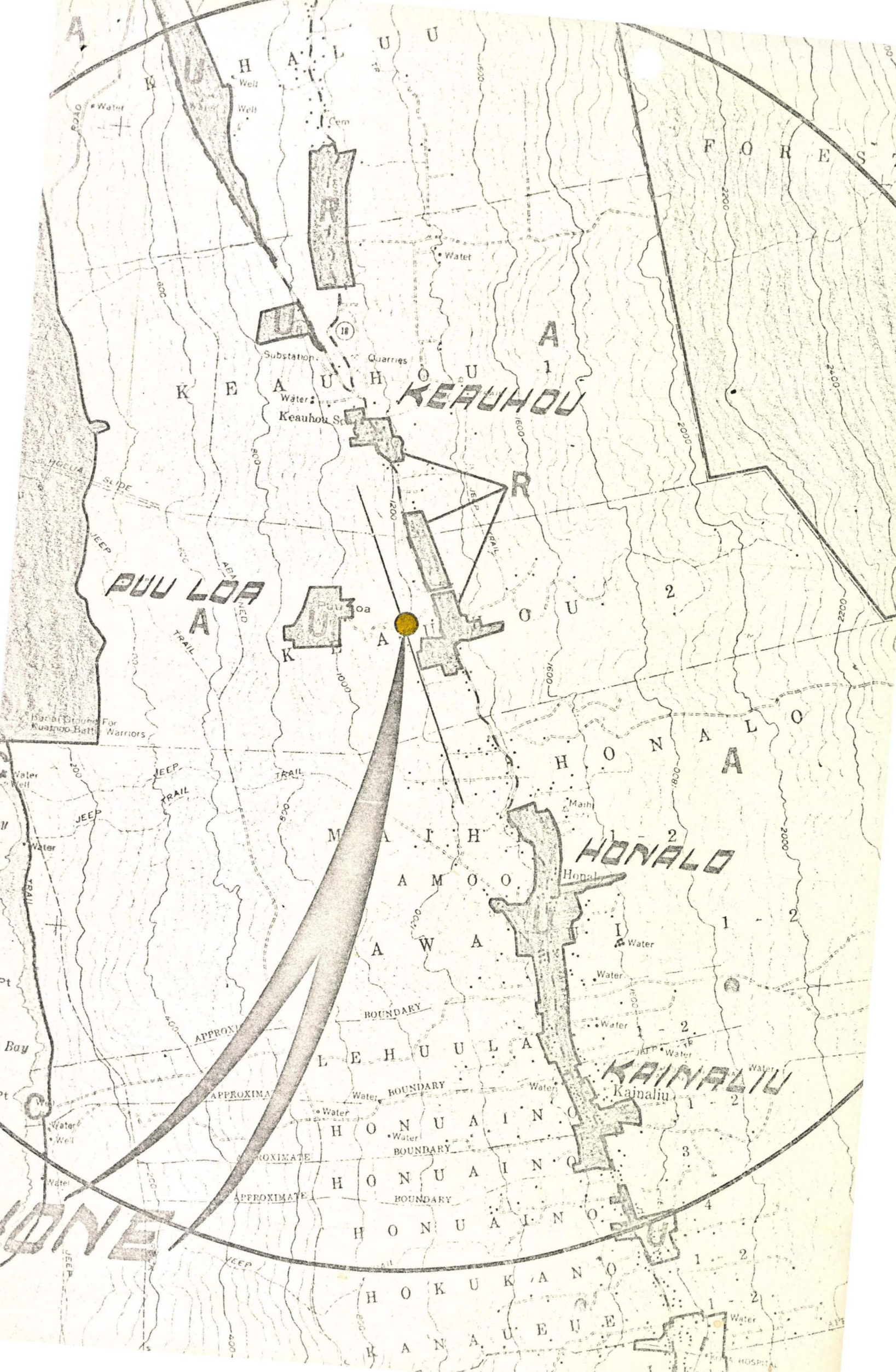
Should you desire any additional information, please feel free to contact this office.

Very truly yours,


RAMON DURAN
Executive Officer

Enclosures - 2

(agenda & map)



SP70-83 - HAWAIIAN TELEPHONE COMPANY

TMK 7-8-19: 01 Leonard W. Wilkes
Puuloa, Kona, Hawaii

02 and 03 Richard P. Smart
Kamuela, Hawaii

Robert W. Rush
Puuloa, Kona, Hawaii

04 Adrian C. McClure
Puuloa, Kona, Hawaii

05 and 11 B. P. Bishop Estate
Lawrence Cunha, Manager
Technical Services Department
P. O. Box 3466
Honolulu, Hi 96801

06 Richard T. Denison
Puuloa, Kona, Hawaii

07 W. William Buttles
Puuloa, Kona, Hawaii

08 Gilbert R. Gilmore
Puuloa, Kona, Hawaii

09 Harold R. McIsaac
Puuloa, Kona, Hawaii

10 Theodore D. Robinson
Puuloa, Kona, Hawaii

12 Dr. Don C. Rogers
Puuloa, Kona, Hawaii

13 Messrs. Melvin F. and William F. Lanphar
Puuloa, Kona, Hawaii

14 Ralph P. Mitchell
Puuloa, Kona, Hawaii

15 Kaliko and Kalikookalani B. Chun
Puuloa, Kona, Hawaii

16 Rev. Norman R. Alter
Puuloa, Kona, Hawaii

17 Wallace T. Waterhouse
69 Kuuala Street
Kailua, Oahu, Hi 96734

18 John B. Lincoln
Puuloa, Kona, Hawaii

19 Jack Mulhall
Puuloa, Kona, Hawaii

TMK 7-8-19: 20 Everett Salmon
P. O. Box 804
Kailua, Kona, Hawaii 96740

21 W. D. Noel
Puuloa, Kona, Hawaii

22 Edward F. Haven
c/o First Hawaiian Bank
Kealahakua, Hawaii

23 Frank P. Krieger, Jr.
Puuloa, Kona, Hawaii

24 Charles M. Harris
Puuloa, Kona, Hawaii

25 Sylvester P. Keliikipi
Kealahakua, Hawaii

26 John F. McGuigan
Manager, Kona Hilton Hotel
Kona, Hawaii

27 Collier W. Rearick
Puuloa, Kona, Hawaii

28 Mildred G. Mehau
36 Puako Beach Drive
Kamuela, Hawaii 96743

29 Philip W. Miller
R.R.1, Box 223
Holualoa, Hawaii 96725

8-31-70 sent to:
Road Kakanishi
Haw. Tel. Co.

returned 8-26-70 sent of deliv
unclaimed
JAMES R. S. Young
Kauhou, Hi.

Gregory Henriquez
Kapoboo, Hi.

30 MRS John Weeks
Kauhou ~~Holualoa~~, Kona, Hawaii

31. MR. Eddie Medeiros
RR-1 Box 242
Kauhou, ~~Holualoa~~, Hawaii

32 MR. Mark M. Sutherland
Kauhou ~~Holualoa~~, Hawaii

33 MR. Kiyoshi Kamitaki
~~Holualoa~~ Kauhou

34 MR. Larry Sasaki
~~Holualoa~~ Kauhou

Alan Tyler
R. R. - Box 125
Captain Cook, Hawaii

Kona Chamber of Commerce
Box 635
Kailua, Kona, Hawaii

Bob Value
Kona Times
P. O. Box 675
Kailua, Kona, Hawaii 96740

D R A F T

Residents in the Keahou ^{2nd}, North Kona Area

Subject: Proposed Construction of a Communications Equipment Building at Kuakini Highway & _____ Street

across
road
to
B. E.'s
sub'd.

Please be advised that the Hawaiian Telephone Company has made application to the Land Use Commission for a special permit to construct a one-story, 15 foot high, measuring 76'x 38' building amounting to 2,888 square feet of floor ~~area~~ area. In addition, it is anticipated, in 1977 and another addition in 1990 for an ultimate floor area of 11,813 square feet. This building would be equivalent to about the average size of 11 houses. ~~This facility is necessary~~ The telephone company advises that this telephone switching equipment is necessary to provide direct-distance dialing for your area.

The telephone company has requested that this matter be considered by the Land Use Commission as soon as possible because ~~of-the~~ delays are expensive, and they may have difficulty meeting their time schedule. The next meeting of the Land Use Commission is August 28, 1970, at 7 p.m. at the Kamehameha III School Cafetorium, Lahaina, Maui. This matter is included on the agenda, as you will note by the enclosed memorandum. ~~The Land Use Commission has scheduled a meeting for September 11, in~~ You may write to the Land Use Commission or attend this meeting and present evidence in support or ~~against~~ against this request. Please notify any neighbor you believe may be interested in this request.

information

st
The Land Use Commission is meeting on September 11 in Kona, Hawaii. If enough interest is expressed by residents of the area to defer action on this request until the Kona meeting, the Commission may defer action until that time.

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

VTY,

August 6, 1970

Mr. E. C. Schoen
Chief Engineer
Hawaiian Telephone Company
P. O. Box 2200
Honolulu, Hawaii 96805

Dear Mr. Schoen:

The Land Use Commission next meets at 7 p.m., at the Kamehameha III School Cafetorium, Lahaina, Maui, on August 28, 1970.

At that time your application for a special permit (SP70-83) to construct a communications equipment building at Keahou 2nd, North Kona, Hawaii, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

RECEIVED

JUL 20 1970

County of Hawaii
County Planning Commission

State of Hawaii
LAND USE COMMISSION

Applicant Hawaiian Telephone Co.

Date of Public Hearing 6-18-70

Date of Decision 7-16-70

Meeting Place Council Rm., County Bldg.

Date Decision and Findings Forwarded
to LUC 7-17-70

SPECIAL PERMIT

SP 70-83

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

1.0-acre lot at Keauhou 2nd, North Kona, Hawaii being a portion of Tax Map Key 7-8-05:47

for the following purpose(s): to allow construction of a communications equipment building to serve the Keauhou area and, with subsequent building additions, to phase out the switching centers at Holualoa and Kealakekua.

The Commission decided to: approve the special permit request
on the basis of the following findings:

1. That the proposed development constitutes a reasonable use of land situated within the agricultural district inasmuch as the use is a permitted use within the County agricultural district and, if on a small-scale, a permitted use within the State agricultural district. It is felt that the 11,800+ square-foot building with proper landscaping can be designed so as not to appear too out of character with the existing area.
2. That the proposed communications equipment building is necessary to serve the increased demands of the Keauhou area and is to eventually serve the Kealakekua-Holualoa areas - phasing out the existing stations in those areas.
3. That the proposed use is in accord with the industrial use general plan of the area.

subject to the following conditions:

1. That the area be extensively landscaped so as not to appear out of character with the existing area.
2. That all other applicable ordinances be complied with.
3. That should the special permit be granted by the SLUC, construction shall begin within one year of approval date or the special permit shall be deemed null and void.

(Signed)

Anthony C. Veriato
Chairman, Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

June 18, 1970

A regularly advertised public hearing, on the application of Hawaiian Telephone Company, was called to order at 3:04 p.m., in the County Council Room, County Building, by Chairman Anthony C. Veriato.

PRESENT: Anthony C. Veriato
O. W. Efurd
Shigeji Kawasaki
Mauricio Valera, Jr.
Ed C. Watt
Tadayoshi Yasutake
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: Masayuki Kai
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Dept. of Public Works
William Sewake, Dept. of Water Supply

and approximately 7 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Keauhou 2nd, North Kona, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the County Council Room, County Building, Hilo, Hawaii, State of Hawaii, at 3:00 p.m., June 18, 1970 to consider the application of Hawaiian Telephone Company, optionee, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing construction of a communications equipment building to serve the Keauhou area. Subject structure is to be located on a 1.0-acre lot at Keauhou 2nd, North Kona, Hawaii, being a portion of Tax Map Key 7-8-05:47.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the Planning Department in the County Building at 25 Aupuni Street and are open to inspection during office hours.

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

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ANTHONY C. VERIATO, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune Herald: June 8 and 16, 1970)

CHAIRMAN: Let us refer back to the New Business on the public hearing for a special permit. (The Chairman read the public hearing notice in its entirety.)

Staff presentation please.

MIYAO: Mr. Chairman and Members. The applicant, Hawaiian Telephone Company, optionee, is requesting a special permit from the State Land Use Commission to allow construction of a communications equipment building to serve the Keauhou area. Size of the property is 1.836 acres to be subdivided into 1-acre parcel on which the proposed building is to be located. The remnant of .836-acre parcel is to be consolidated with Parcel 48 of Tax Map Key 7-8-05. The subject location is fronting Kuakini Highway, Keauhou 2nd, North Kona. This is Kailua town towards south end of Kuakini (indicated on the presentation map). The subject location is at this intersection within the land of Keauhou 2nd. The Tax Map Key is 7-8-05, Parcel 47. The zoning is Agricultural 1-Acre. The General Plan is indicated as Industrial Uses. The State Land Use designation is Agriculture.

The applicant's reason in applying for a special permit is to construct a communications equipment building necessary to serve the Keauhou area. This special permit is required due to the size of the building. This would be a one-story building and 15 feet high. The Phase 1 is to contain approximately 2,900 square feet. An addition in 1977 is proposed to have another 5,000 square feet and in 1990 a third addition containing a total building size to approximately 11,800 square feet. Building increments 2 and 3 would phase out the existing switching centers at Holualoa and Kealahou. At present, the land is vacant. The surrounding uses to the south - 2 dwellings; to the north - 1 dwelling and a shop; to the east - 3 dwellings and to the west - vacant. Existing facilities include Kuakini Highway with a 100-foot right-of-way. There is an 8-inch water line along Mamalahou Highway. Electricity and telephone is available along the highway.

CHAIRMAN: Any question to the staff?

If not, is there a representative from the company wishing to give testimony?

FRANK CHANG: My name is Frank Chang of Hawaiian Telephone Company, Planning Department. First of all, I would like to apologize for coming in late. We were not aware that we had some old business to discuss here; and by the time we came in, which was just about 3 o'clock, I was made to understand that this unfinished business was acted upon.

It is our understanding that this building that we are constructing here is permitted under the State Land Use regulation except for the size and it is also our understanding that this facility here is also permitted under the County regulations.

As a representative of the Hawaiian Telephone Company, I would be more than happy to answer any questions that the Commissioners might have.

CHAIRMAN: There was a few questions on the three phases. What is the intent of the company as far as the development criteria or planning. About how long before the second phase is developed after this permit if it is granted?

CHANG: For the first, second and the third, Sir?

CHAIRMAN: Yes.

CHANG: If we have favorable approval to proceed, we would immediately construct our first increment or our first building on that site. By immediate, I mean as soon as we can get the building permit which hopefully would be within two or three months from now. The second phase, according to our present forecast, we would probably do our construction sometime in 1976 or 1977. The third phase, again depending on the forecast from the number of people moving there, living there and so forth, will probably be in 1990.

CHAIRMAN: Any more questions?

EFURD: I have two questions. First of all, from which road are you planning to have access to this property? From Kuakini Highway or from the side road?

CHANG: From our discussion with the Planning Department here in Hawaii, we were informed that there is a restriction from Kuakini Highway and we cannot use that as an access. So, our plans right now are to use the side road. You might say side road as our access.

EFURD: The other question relates to the terrain of that particular lot, which is very steep. Are you planning to excavate the lot or building to the existing terrain where this building might have more than one story?

CHANG: Right now our present plans are to leave the land area as much as possible the way it is. I am sure we will have a little bit of excavation in order to construct our building but this we would minimize as much as possible. I think we would try to realize whatever is there right now.

EFURD: Thank you.

CHAIRMAN: Any more questions? Thank you, Sir.

Is there any person present wishing to give testimony against the request?

If not, on behalf of the Commission, what is your pleasure? As you know, we cannot take action under Act 205 (State Land Use Law) prior to 15 days, so we will not take any action at this time.

KAWASAKI: Mr. Chairman, I think it is in order for a motion.

EFURD: Mr. Chairman, I move that the public hearing be closed and that we take the matter under advisement.

CHAIRMAN: Motion has been made that the public hearing be closed and the matter be taken under advisement.

VALERA: Second.

CHAIRMAN: It has been seconded. All those in favor say aye.

MEMBERS: Aye.

CHAIRMAN: Oppose, No. Motion carried. As I stated before, no action to be taken at this time.

The public hearing was adjourned at 3:13 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

ATTEST:

Anthony C. Veriato

Anthony C. Veriato, Chairman
Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

June 18, 1970

The Planning Commission met in regular session at 1:30 p.m., in the County Council Room, County Building, with Chairman Anthony C. Veriato presiding.

PRESENT: Anthony C. Veriato
O. W. Efurd
Shigeji Kawasaki
Mauricio Valera, Jr.
Ed C. Watt
Skippy T. Yasutake
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: Masayuki Kai
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Public Works
William Sewake, Water Supply

and approximately 17 persons in public attendance

MINUTES

The minutes of the regular and special meetings held on May 14, 1970, May 21, 1970 and May 28, 1970 were accepted and placed on file on a motion by Mr. Yasutake, seconded by Mr. Kawasaki and carried.

ZONING VARIANCE
HAWAIIAN TELEPHONE CO.
PAPAIKOU, SOUTH HILO

A public hearing was held last month and the action deferred on the application of Hawaiian Telephone Company for a variance from the front yard building setback for the proposed substation addition located in the Silverton Office Subdivision, fronting the old Mamalahoa Highway at Papaikou, South Hilo, and containing an area of 5400 square feet.

The Chairman explained that this matter was deferred until further study could be made of a possible renovation on the building by the applicant. He called for any further information on this item.

The Staff Planner reported that a letter was written to the applicant requesting information as to whether their equipment and building could be modified so as to comply with the required setback as there was some indication that the CDF equipment could be bent. Thus far, he stated there has been no reply to the request.

The Chairman called for further testimony from the applicant or its representative but no one was present at the meeting.

Mr. Yasutake moved to defer the matter until further information is received. The motion was seconded by Mr. Valera and passed unanimously.

✓ LAND USE COMMISSION
SPECIAL PERMIT
HAWAIIAN TELEPHONE CO.
KEAHUOLU, NORTH KONA

lot at Keahuolu, North Kona.

A public hearing was held at its last meeting on the application of Hawaiian Telephone Company for a special permit to allow the construction of a communications equipment building to serve the Kona area located on a 3.002-acre

The Chairman called for staff presentation.

The Staff Planner reported that a public hearing was held on May 21 and according to the State Land Use regulations, the decision cannot be rendered earlier than 15 days after the public hearing. He again described briefly on the background as given at the public hearing. He pointed out that the communications equipment building is a permissive use but the applicant has been advised to apply for a special permit because of the size of the building.

Mr. Efurd questioned on the proposed height of this building.

The Staff Planner mentioned that it is a 3-story building.

Mr. Watt requested for a staff recommendation.

The Staff Planner recommended approval of this request on the basis of the following findings:

1. That the proposed communications equipment building is necessary to serve the needs of the Kona area and is to be an integral part of the Hawaii system.
2. That the proposed use will not be injurious to improvements or property rights related to property in the surrounding area.
3. Although the County General Plan for the subject area is Range Land and Waste, present trends indicate that the area may become desirous for expansion of the existing Kona urban areas.

The Staff further recommended that the approval be granted with the following conditions:

1. That the applicant submit building plans together with the grading and drainage plans for approval by the Department of Public Works.
2. That the development be substantially according to plans as submitted to the Planning Department.
3. That the conditions of "preliminary plan approval" be complied with before the "final plan approval" is granted.
4. That should the State Land Use Commission grant this special permit, the construction shall begin within one year of approval date or the special permit shall be deemed null and void.

Mr. Efurd moved that this special permit be granted with the conditions as presented in the staff's recommendation. The motion was seconded by Mr. Valera and approved unanimously.

✓ LAND USE COMMISSION
SPECIAL PERMIT
FRANCIS G. RUDDLE
WAIAKEA, SOUTH HILO

A public hearing was held at its May 21 meeting on the application of Francis G. Ruddle for a special permit to allow the development of a proposed mobile home park on a 39.34-acre

lot located at the southwest corner of Kawailani and Kupulau Streets in Waiakea Homesteads, South Hilo.

The Chairman announced that some petitions with signatures were received and that it would be circulated to the members for their review. He also read the following letters which were received in regard to the proposed mobile home park development:

The Chairman again read a letter received from Mr. James Allen dated May 26, 1970 which was presented to the members previously.

Another letter dated May 24, 1970 received after the hearing from Sue Marsden of 143 Makani Circle, Hilo was read as follows:

"Dear Members of the Planning Commission

"We attended the hearing Thursday of the proposed Mobile Homes on Kawailani Street.

"I wanted very much to stand up and say a few words in favor of the project but knew I'd freeze at the mike so am taking this means of adding my support.

"We live in Makani Circle among the people who seemed to be the major complainants. It's a lovely street with lovely homes and good people but we have all worked hard and long to be able to live in modest comfort

"When we were asked, by the opposition, to sign their petition, the reason they gave was a fear our property value would depreciate. Perhaps it will for a period or perhaps not. The whole crux seemed to be 'snob appeal' which is a sister to prejudice whether class or racial. I think they forget there are many, many areas they could not afford to reside in financially. Class discrimination is outdated among the younger generation and this is one of the reasons the young are accusing us of hypocrisy.

"Dr. Smith who suggested Hilo was not ready yet for Mobile Homes, is shortly moving in to his new \$87,000 home - so here we have an even wider generation gap. He is too far apart to realize the needs of the young starting out in life on a much lesser income than his.

"This brings me straight to my reason for pleading for approval of this move.

"1) Our men are returning home from the wars with a nice government loan available to them and will want to start family life again in a home.

"2) The newly married couples whose incomes are limited need homes.

"3) And the newcomers brought in from the growth in the islands will need homes.

"As their income increases these people will be able to buy their own lots and move their homes making way for new rental space in the project keeping a 'new' appearance to the area all the time. Could also retard rental inflation on the island.

"Being a circle street, we in Makani Circle are somewhat isolated from any neighboring activity - and still would be if the added homes come in.

"Younger people enjoy other people and don't seem to mind noise in the least. For them I would like to see these homes approved. It's a healthy way to live!"

Another letter from Mrs. Neoma Hooker received on May 26, 1970 was read as follows:

"Chairman - Planning Department

"A letter opposing the mobile home park.

"As an Army wife of twenty years and having lived around our great United States and many foreign countries, I have seen only a very few parks that are presentable. These are for retired people who make their small plot of ground very beautiful.

"Imagine -

"1. Garbage cans for each mobile home.

"2. Fences because they live so close and don't get along as neighbors seldom do.

"3. Kids bicycles.

"4. Parking of automobiles.

"They are never kept up because they are never considered a permanent residence.

"We have a home shortage but why ruin the future of the beauty of this great island by taking on a measure so undesirable. They are not cheap to begin with. Low cost housing or apartment houses would be more desirable."

The Chairman called for a brief resume' of what took place up to now and for a brief background.

The Deputy Director summarized that the applicant is requesting for a special permit to allow the development of a mobile home park situated above the Kupulau and Kawaiilani Streets under Ordinance 63, Section 13-B-5. Permitted uses in Agricultural Districts include trailer parks with density of 3,500 square feet of land area per trailer and with "plan approval" of the Director. This matter was discussed at the last Commission meeting which was held at the Highway Safety Council Conference Room downstairs and they did discuss this matter going through the pros and cons.

The Deputy Director then asked when the petition was received.

The Chairman replied it was received on June 17, 1970 and stated that whether it is relevant or not, it would be up to the Commission. He mentioned that the petition should have been submitted within the 15-day period after the public hearing.

The Deputy Director continued with his summarization stating that the subject property contains 39 acres and the developer proposed to build 300 units resulting in a density of one unit per 5,700 square feet and it is to be maintained wholly by the developer. The developer proposes to build a Cavitette sewer system, playground area, refuse and solid waste disposal system, underground electrical wiring, pedestrian walkways, street improvements, curb and gutters, landscaping and so forth. The Department of Health

informed the Planning Department regarding this development stating that they have no objections as to the general layout of this housing development but that those homes must meet the requirements of a Housing Code, Chapter 2 and private sewage disposal system, Chapter 38 and other applicable public health regulations of the Department. He concluded that these have to conform to the building regulations as a regular home.

Mr. Yasutake moved to defer this matter for another month or so as he felt that he did not have enough information to vote honestly and furthermore he wanted to know more about the bank interest on this type of a loan.

Mr. Valera expressed that he also felt he needed more time on this as he was waiting for a definition as to whether this proposal was a mobile home or not and seconded the motion.

The Chairman called for a specific time on this deferment so that the public would know when the action would be taken.

Mr. Yasutake wondered how long they can defer on special permit requests.

The Deputy Director stated that there is no time limitation except that it stipulates a reasonable time for the decision.

The motion was amended to read that the matter will be considered at its next regular meeting, which would be tentatively set for third Thursday, July 16, pending verification so as not to conflict with the County Council's Committee meeting. The month of July has five Thursdays and there was a possibility of a shift on the meeting dates of the County Council.

The votes on the motion were recorded as being unanimous. J

ZONING VARIANCE
AKONA KONA, INC.
LANIHAU, NORTH KONA

The deferred matter of Akona Kona, Inc., was considered for a variance from the parking requirement and from the side yard setback requirement located in Kailua Village, Lanihau 1st, North Kona, and containing an area of 29,708 square feet.

The Chairman mentioned that there was one person who was against this particular request and that we have received a communication from him dated June 5, 1970 relating to his position as follows:

"Dear Mr. Chairman:

"At the last commission meeting in Kailua-Kona I appeared before you and testified on the variance request made by the Akona Kona group. I wish to reconsider my position. After closer inspection of the site and the overall availability of parking, and on the basis of an anticipated mall plan, I am in favor of granting both the variance on parking (allowing a variance of ten parking spaces) and a variance on side setback to eight feet.

"I have been informed that any action by your commission has been deferred until the next public hearing, therefore my reconsideration is in order.

"Sincerely,

"Henry K. Boshard"

Mr. Watt questioned whether they were going to put in the mains and the meter for each before turning it over to the County.

Mr. Haserot pointed out that all of the improvements would be paid for by a 100 per cent Improvement District procedure. No part of the money would come from the County. It would all come from the owners. He mentioned that the system itself would be completed before it is turned over to the County - the main, reservoirs, pump sites and the entire works.

Mr. Watt asked whether their main argument is the terrain being so steep that the cost of developing this complete right-of-way would be unfeasible.

Mr. Haserot replied that the reason the County is requiring a full right-of way grading is probably what may come up in future. He felt that they took care of it pretty much by the deed restrictions - both as to setback and the number of access allowed along the highway. He explained that the 100-foot right-of-way which was mentioned was not the result of the County requirements. It was the result of a kind of "stab in the dark" as to what width right-of-way might be taken several years ago. He felt that if they were to have a 60-foot right-of-way throughout, they would have adhered to the County requirements.

It was moved by Mr. Kawasaki, seconded by Mr. Efurd and passed unanimously that the matter be placed on the agenda for a public hearing.

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LAND USE COMMISSION
CHANGE IN BOUNDARIES
HIROSHI MATSUYAMA
HOLUALOA, NORTH KONA

The Land Use Commission requested comments and recommendation on the petition of Hiroshi Matsuyama for amendment of land use district boundaries from Agriculture to Urban District in Holualoa 1st and 2nd Partition, North Kona, comprising an area of approximately 7.77 acres for the development of low-cost housing project.

The Chairman called for staff presentation.

The Staff Planner reported that the applicant is requesting amendment to the land use district boundaries from its present designation of Agriculture to Urban to allow the construction of low-cost apartment units. The size of the property is about 7.77 acres. The subject location is fronting Mamalahoa Highway, mauka section of Holualoa 1st and 2nd, North Kona, covered by Tax Map Key 7-6-03, Parcel 26. The present zoning under the County is Agricultural one acre. The General Plan is Medium Density Urban Development. The State Land Use designation is Agriculture.

The Staff Planner pointed out that the applicant's reason for the amendment is: "being that there is a housing shortage in Kona and with more hotels in construction, there is a definite need and demand for low-cost family housing." Presently, the land is vacant. The surrounding uses within 750 feet of the subject property are toward Honokohau - 4 dwellings and 2 coffee drying sheds; toward Kealahakua - 2 dwellings and 1 coffee drying shed; mauka of highway - vacant and makai of highway - 5 dwellings. The existing facilities include Mamalahoa Highway with a 50-foot right-of-way and 8-inch main along the highway and the electricity and the telephone are also along the highway.

Mr. Efurd asked in what proximity this proposed location is to the nearest Urban zoned land.

The Staff Planner indicated the subject property on the presentation map and explained that everything around it in red has been designated Urban. The applicant's property is located in Holualoa town.

The Chairman called on the applicant to make his presentation.

Mr. Hiroshi Matsuyama stated that he is a banana grower and offered to answer any question.

The Chairman asked what was the nature of the request as far as agricultural use.

Mr. Matsuyama stated that he had a stream over there and since 1956, it started to flood all over the land carrying the top soil because of the clearing above his property for pasture land. He explained that he had worked with the Soil Conservation and had put in an 18-foot wide ditch, 4 feet below the solid rock and made the stream large enough so that it could carry all the water down. The fill from the stream was used to cover up the land and leveled for house lot. As far as the soil, it is all gone so the land is not good for farming. He mentioned that Holualoa town was given Urban zoning, but the people who own the land do not want to broke up the home to develop for urban use as they got the few acreage from their parents, and therefore they are short of housing in that area. He reiterated that the stream coming down from the mountain into the urban area is causing a lot of trouble.

The Chairman remarked that in other words the land as an Agricultural zoning cannot be used as such. He then asked if the staff had made any study of this area.

The Staff Planner reported that a field survey taken by the staff showed that there were mostly dwellings in the area and that the Urban area has not developed into urban uses.

The Chairman called for staff recommendation.

The Staff Planner recommended deferment in order to adhere to the Department of Water Supply's recommendation to defer on any amendments to the General Plan or rezoning until the water situation is cleared up.

The Chairman remarked that there is an 8-inch water main along the Government highway and wondered if the source is the same well regarding the water situation in Kailua.

The Deputy Director stated that a representative from the Water Department may be able to answer that question.

Mr. Efurd questioned the nature of this proposed development on this land and whether it was for an apartment building.

Mr. Matsuyama replied yes if possible since he can't use the land for farming.

Mr. Watt inquired whether he has plans for subdivision itself.

Mr. Matsuyama stated that in case this request is approved he could start working out the plans for a subdivision, but he did not want to spend any money until he could get the zoning changed. He requested time to say what he was thinking and what the people of Kona are thinking of the area. He stated that all the farmers who lived there for so many years have lands near the main highway and they want to leave something for their children

by subdividing and making house for them. He commented that the only ones who could subdivide a large acreage are the ones who has the money and come from the Mainland.

The Chairman queried as to the situation regarding water shortage and about the wells and the study that had to be made since we have had no further statement from the Department of Water Supply.

Mr. Sewake from the Department of Water Supply stated that the last word they had was that the State had advertised for a well bid and the bid was within their appropriation. They have asked the Governor for release of the funds; and as soon as the funds are released, they are thinking of lifting the moratorium.

Mr. Kawasaki asked for comments on this request and whether the moratorium would also hold on this area.

Mr. Sewake replied that they had only one source for the North Kona area, which is the Kahaluu area and this is the well that they are talking about.

Mr. Kawasaki inquired as to whether the 8-inch line is connected from the Kahaluu site.

Mr. Sewake answered yes and stated that as far as the capacity of the line, it is adequate but the source of supply of having the water pumped up is the problem.

With the improvement of the well and the contemplated change in the water situation, the Chairman wondered if there would be a shortage of water if this request was given a favorable action and if the Land Use Commission had granted the change in boundaries.

Mr. Sewake reiterated that their letter stated that they did not want any rezoning until the moratorium was lifted. He further stated that it would be unfair and not consistent for them now to approve some and not others. His personal opinion was that the well should be in soon.

Mr. Watt asked if the Department of Water Supply signs all building permits.

Mr. Sewake stated that they do not sign it but they do give plan approval and it just states whether there is adequate water.

Mr. Watt remarked that the Water Department can hold up on their level; and when we stop at this level, we are stopping all developments and pipe lines that take months to build up. He felt that it was being stopped at the wrong level.

Mr. Sewake indicated that there are areas zoned Urban which they are not stopping.

The Chairman expressed that the requests which may be held up because of the water supply should be processed. He stated that all the developments have been held up according to the Water Department's request; however, the Commission have not had any report on the progress or whatever final arrangements they have had with the State. He felt that in some cases the Commission should go ahead and make some recommendations so that the Land Use Commission can act on these requests.

Mr. Valera asked when they are expecting the well to be completed.

Mr. Sewake replied that they are just awaiting for the allotment advice on the release of funds for the well bid which were within the appropriation.

The Chairman again asked for staff recommendation.

The Deputy Director stated that the recommendation was for a deferral until the water situation is cleared; however, he did give some idea of what the recommendations would be if the water situation were cleared. This area is now zoned as Agricultural 1-acre and the General Plan indicates this area for Medium Density Urban Development. Based on these criteria, the staff would recommend approval if the water situation is cleared although it does not meet the Land Use criteria of being contiguous to an Urban area. He felt that maybe this is not the place to stop the developer because of the water situation as the applicant will still have to come before the Planning Commission for change of zoning if the application is approved by the Land Use Commission.

The Deputy Director pointed out that last Friday when the staff did make some recommendations for deferral to the State Land Use Commission concerning several parcels in Kona, several of these applications were approved by them. Two of them were small 1-acre parcels and the large developments were deferred and ^{still} pending before the Land Use Commission.

Mr. Watt commented that he is not completely satisfied with the information that we have on this at this particular time and requested that the staff make a special trip to Kona to take some photographs so that the members can see exactly what this piece of land looks like. He then made a motion to defer this until the next regular meeting and to have more presentations made available. The motion was seconded by Mr. Yasutake and adopted unanimously.

PUBLIC HEARING

The meeting was recessed at 3:04 p.m. to conduct a public hearing on the application of Hawaiian Telephone Company for a special permit request.

The meeting was reconvened at 3:13 p.m.

LAND USE COMMISSION
SPECIAL PERMIT
HAWAIIAN TELEPHONE CO.
KEAUHOU, NORTH KONA

at Keauhou 2nd, North Kona.

A public hearing was just held on the application of Hawaiian Telephone Company for a special permit to allow the construction of a communications equipment building to serve the Keauhou area located on a 1.0-acre lot

The action was deferred until the next month's meeting. Act 205 (State Land Use Law) requires the Commission to act on such petition not earlier than 15 days after the public hearing.

PRELIMINARY HEARING
CHANGE OF ZONING
COUNTY OF HAWAII
KAHALUU, NORTH KONA

of 3 parcels at Kahaluu, North Kona.

The deferred preliminary hearing was discussed on the change of zoning as initiated by the County of Hawaii. The rezoning is from Resort-Hotel 1,250 square feet (V-1.25) to Open (O) District of about 0.65 acre of land consisting

"Gentlemen:

"The Kona Chamber of Commerce is in favor of an immediate change to the present zoning laws.

"Rather than state a demand for a three-story or four-story limitation, we would like to ask the Planning Department, the Planning Commission and Council to view the problem and institute immediate requirements on a basis of decreased allowable density accompanied by much wider set backs and possibly a height limit of 5-6 stories.

"Sincerely,

/s/ Deane H. Lees, President
Kona Chamber of Commerce"

The Chairman remarked that he would like to take some time to think this matter over to arrange for a meeting. He suggested that this matter be taken under advisement and come up with some date at the next meeting.

Mr. Efurd commented that in view of the correspondence requesting for a public hearing on the height limit, it would be good for the Commission to take an official position that they are going to hold a public hearing in Kona and that they take this matter under advisement and refer to the staff as to the date of the public hearing. He then, so moved on the matter.

The motion was seconded by Mr. Yasutake and carried unanimously.

APPOINTMENTS
PLANNING COMMISSION

The Chairman recommended that a letter be written to the Mayor regarding appointments to this Commission since there has been no

word to fill the two vacancies after their last discussion.

ADJOURNMENT

It was moved by Mr. Valera, seconded by Mr. Watt and passed unanimously that the

meeting be adjourned. The Chairman adjourned the meeting at 3:35 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

Anthony C. Veriato, Chairman
Planning Commission

HAWAIIAN TELEPHONE COMPANY

P. O. BOX 2200 • HONOLULU, HAWAII 96805 • TELEPHONE 537-7111 • CABLE: TELHAWAII

May 8, 1970

E. C. SCHOEN
CHIEF ENGINEER

'70 MAY 1 PM 2 45

PLANNING DEPT.

County of Hawaii
Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

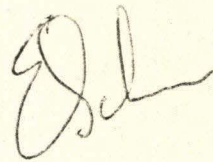
Gentlemen:

Attached are five (5) copies of our application for a Special Use Permit together with our check No. in the sum of \$100.00 for our filing fee.

Your immediate action on this matter will be greatly appreciated.

If there is any additional information we can provide, please call Mr. Jim Fernie of our Real Property Section in Honolulu at Phone No. 546-3559.

Yours truly,



Attachments

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at portions of Keauhou 2nd, North Kona, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose. To construct a Communications Equipment Building which is necessary to serve the Keauhou area.

Description of Property: Portion of TMK 7-8-05-47 3rd Division, containing one (1) acre as outlined in red on the attached map marked Exhibit "A". Said Parcel 47 now containing 1.836 acres will be subdivided into a one (1) acre parcel, as shown on Exhibit "A", and the remnant .836 acre will be retained by owner (Bishop Estate) and consolidated with Parcel 48 of TMK 7-8-05.

Petitioner's interest in subject property:

Purchase agreement with Bishop Estate - owner.

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

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

Please see attached explanation.

The application will be accompanied with a deposit of \$100.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature _____

Address 1130 Alakea St., Honolulu, HI 96813

Telephone 537-7111

This space for official use

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

REMARKS:

ATTACHMENT TO APPLICATION FOR SPECIAL PERMIT

It is our understanding the use of the proposed communications equipment building is considered a permissive use under the Comprehensive Zoning Ordinance of the County of Hawaii under Section 30, Sub-Section B Paragraph 10, provided the Director does not find said use hazardous, dangerous or a nuisance to the surrounding area and grants the "Plan Approval". It is further understood that, under the State Land Use District Regulations Part II Sub-Part C Paragraph 2.14 subparagraph (g), a communications equipment building is considered a permissive use; however, the size of our proposed structure is of substantial size to require a special use permit, according to a letter dated April 14, 1970 from the Land Use Commission (copy enclosed).

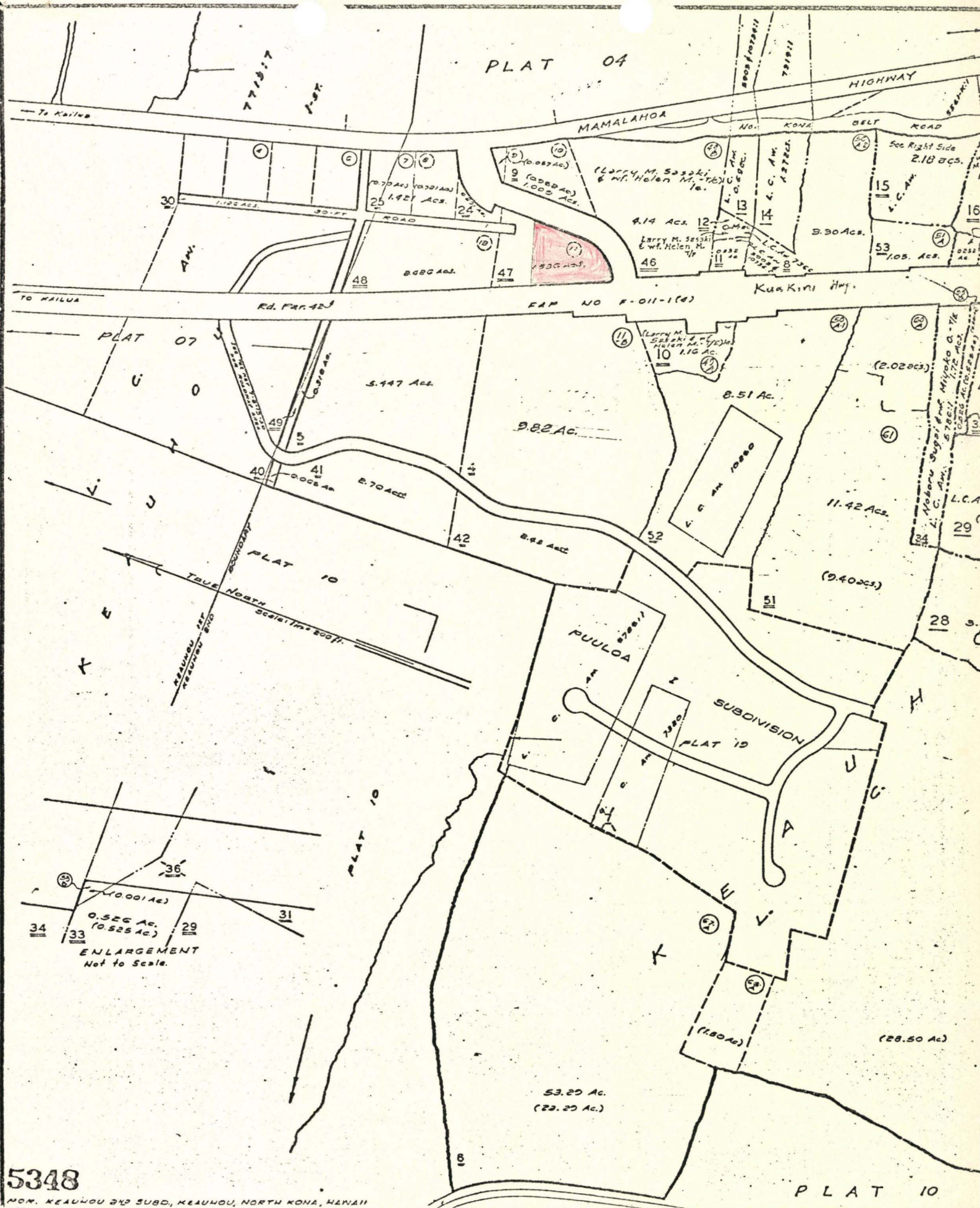
The proposed building will be one-story high (15 feet) and measure 76 feet by 38 feet or 2,888 square feet of floor area. According to our forecasts the population growth in the Keauhou area will warrant two incremental additions to the first building. It is anticipated the first addition will occur in 1977 and will be approximately 50 feet by 105 feet and the second addition will occur in 1990 measuring 35 feet by 105 feet. The building will be designed and landscaped to asthetically blend into the surrounding environment. A preliminary architectural drawing is attached marked exhibit B.

In that the actual funtion of our proposed communications equipment building is not in violation of the County Comprehensive Zoning Ordinance, nor the State Land Use Regulations, Hawaiian Telephone Company's specific reason for requesting a Special Permit is to provide for an exception under the State's Land Use Regulations Part II subpart C Paragraph 2.14 subparagraph (g) to allow our proposed building to be constructed on the subject land as recommended by the Land Use Commissions letter of April 14, 1970, copy enclosed.

The following reasons justify this request:

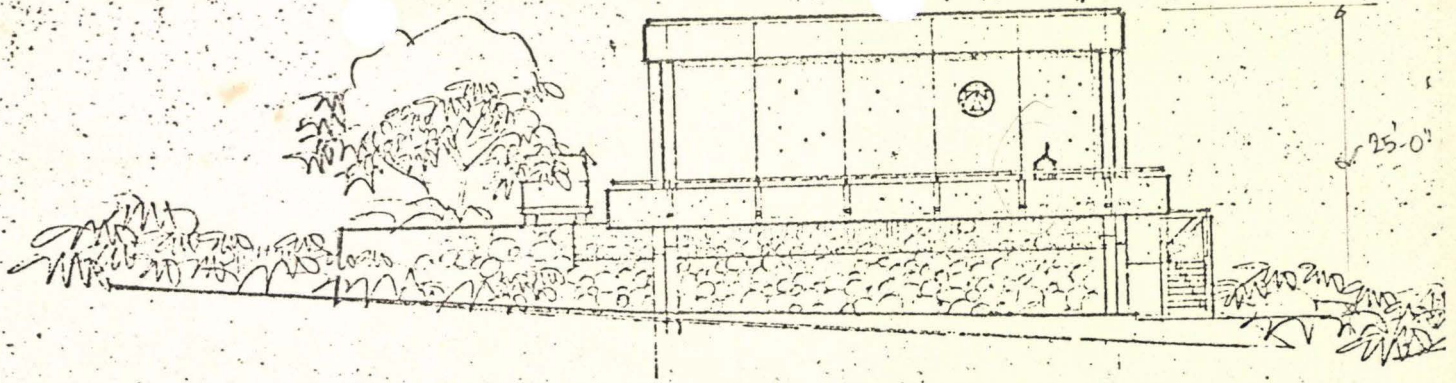
1. The rapid growth and development of the entire Kona area requires that telephone facilities be expanded in order to provide quality service to the residents of these communities. The proposed building will house new electronically controlled telephone switching equipment to serve the local subscribers in the Keauhou area of Kona and to provide new service features such as Touch Calling, and Automatic Number Identification when Direct Distance Dialing is established for Hawaii in 1973. The building will also house switching equipment to permit the most direct and efficient routing of calls between the Keauhou Switching Center and other telephone switching centers in the Kona area as well as to the rest of the island of Hawaii. Trunking facilities connecting the Keauhou Switching Center to other switching centers in the Kona Coast area will be increased with new equipment to provide for growing trunk requirements and service improvement.
2. The location of this communications equipment building falls within the "economic wire center". In other words we can serve telephone subscribers in the Keauhou area most economically from the location of the subject property which is to the benefit of the public.

3. The second and third building increments will permit us to phase out our existing switching centers at Holualoa and Kealakekua where expansion is not possible without expensive land acquisitions, excavation for building additions, and replacement of existing equipment with modern electronic equipment. The Keauhou, Holualoa, and Kealakekua area customers can be served more economically from a single switching center at the proposed Keauhou site.

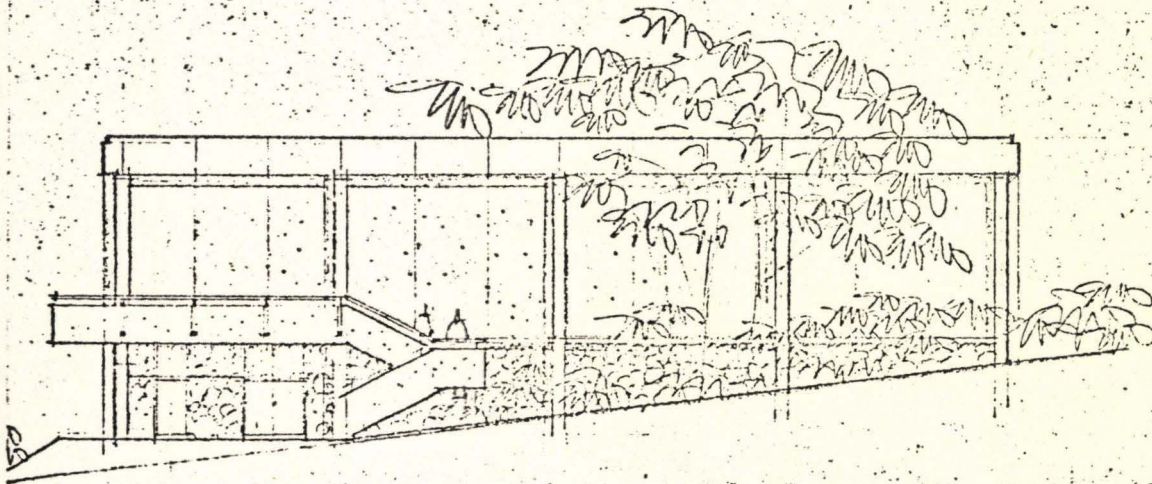


5348

NON. KEAUNOU 2ND SUBD, KEAUNOU, NORTH KONA, HAWAII



WEST ELEVATION - KUAKINI HIGHWAY



SOUTH ELEVATION

SCHEMATIC STUDY

A PROPOSED COMMUNICATIONS EQUIPMENT BLDG
KEAUHOU - NORTH KONA - HAWAII

FOR THE
HAWAIIAN TELEPHONE COMPANY

EDWARD SULLAM, A.I.A. ARCHITECT
3.30.70

EXHIBIT "B"

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

State Conference Room
Lihue, Kauai

May 8, 1970
1:00 p.m.

APPROVED
SEP 11 1970

Commissioners Present: Wilbert Choi, Chairman
Goro Inaba
Alexander Napier
Eddie Tangen
Shelley Mark
Sunao Kido
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

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

HEARING

PETITION BY LAND USE COMMISSION (A70-243) TO RECLASSIFY 12 ACRES FROM AGRICULTURAL TO URBAN AT NAWILIWILI, KAUAI

The Executive Officer read the staff report recommending retaining Area "A" in the agricultural designation in view of the deteriorated condition of the existing dwellings and since the land is unsubdivided and unimproved and part of a large parcel under one ownership; however, recommending that properties fronting on Hulemalu Road and all of the smaller parcels generally bordered by Puali Stream be included within the Urban District.

There was no county representation, no testimony from anyone and the hearing was closed.

PETITION BY MANUEL AND BERTHA SANCHEZ (A70-246) TO RECLASSIFY 30 ACRES FROM AGRICULTURAL TO URBAN AT WAILUA HOMESTEADS, WAILUA, KAUAI

The Executive Officer read the staff report recommending denial of the petition on the bases of the reasons outlined in staff report (see copy on file).

He added that the applicant just submitted a memo statement (copies were circulated to each Commissioner).

MISCELLANEOUS

REQUEST FROM HAWAIIAN TELEPHONE COMPANY

A letter from Hawaiian Telephone Co. dated May 4, 1970 and a report by the staff were circulated to the Commission (see file). The staff recommended against the Telephone Co.'s request.

Mr. Fred Brezee from the Hawaiian Telephone Co. explained that their interpretation of permitted uses within the Agricultural District, Section 2.14 (g), wherein the Regulations read "public, private and quasi-public utility lines, transformer stations, etc." included their proposed construction of telephone central offices or switching centers within the agricultural area. He explained they have a major switching center proposed in Kailua-Kona at the intersection of Palani and Kawaihae Road junction which is scheduled to be completed by February, 1971. They also propose to construct another switching center to serve Keauhou Bishop Estate development.

The purpose of this equipment is to facilitate the direct distance dialing program to the United States and the rest of the world.

Mr. Brezee objected to processing of a special permit as recommended by the staff which would put them 120 days behind schedule. Mr. Chang from the Hawaiian Telephone Co. also stated they were two months behind schedule already. They felt that their facility was permitted and did not agree with the staff's interpretation that only small buildings for utility purposes were permitted in the Agricultural District as stated in the staff report.

Mr. Brezee pointed out that the Telephone Co. has already filed a request for a special permit for the Kailua-Kona site. The Commissioners expressed sympathy and interpreted the regulations to include only small buildings housing utilities as a permitted use in the Agricultural District, and recommended that the Telephone Co. process their large facility requests, such as the 10,000 square foot building proposed at Kailua-Kona and the 2,000 square foot building at Keauhou under the special permit procedure.

Regarding Chairman Choi's question on an exception to the rule, Mr. Walton Hong, Deputy Attorney General, replied that the Commission cannot make exceptions to the rule. If the Commission desires to retain control over the use of agricultural land, the Commission cannot justify approving a 10,000 square foot building for Hawaiian Telephone Co. and denying another public utility, whatever the use may be, from putting up another 10,000 square foot building. He suggested that for consistency, the Commission take a firm line one way or the other.

Mr. Tangen moved that the Commission advise the Hawaiian Telephone Co. that they pursue the special permit course for relief, seconded by Commissioner Mark. The motion was passed unanimously.

May 8, 1970

MEMORANDUM

TO: Land Use Commission

FROM: Ramon Duran, Executive Officer

SUBJECT: Hawaiian Telephone Company's Letter of May 4
regarding Communications Equipment Buildings
in Agricultural Districts

The above subject letter was received in the Land Use Commission office last Monday, May 4, and circulated to the Commission in advance of this meeting for informational purposes.

Hawaiian Telephone Company desires that the Land Use Commission make a declaratory ruling under Section 1.25 of the Rules of Practice and Procedure of the Land Use Commission to terminate a controversy or to remove an uncertainty regarding Section 2.14 subsection (g).

Subsection (g) lists one of the permitted uses within the Agricultural District and states as follows:

"Public, private, and quasi-public utility lines, transformer stations, etc., and appurtenant small buildings such as booster pumping stations, but not including offices or yards for equipment, material, vehicle storage, repair or maintenance, treatment plants and major storage tanks not ancillary to agricultural practices, or corporation yards or other like structures."

5-7-70 copy to Weikam

Hawaiian Telephone Company desires that the Commission interpret "appurtenant small buildings" under this section to include their proposed communications buildings because:

1. This would eliminate the time-consuming processing through the County (public hearing) and the State Land Use Commission for a special permit (about 2½ to 3½ months).
2. There would be important time and expenses saved if a special permit is not necessary for the Kona and Keauhou sites.
3. It will remove an uncertainty in the Land Use Commission Regulations regarding the meaning of "small" in subsection 2.14 (g).

In reviewing the Land Use District Regulations during the five year regulations and districts boundary review project, there was considerable discussion on the intent of the legislature in the creation of the Agricultural District. Our consultants, Eckbo, Dean, Austin & Williams, pointed out that certain uses which have been permitted in the Agricultural District appeared to work in opposition to the legislative intent of the Land Use Law. Examples used were schools, universities, colleges, and churches. The legislation did not refer to these uses as desirable permitted uses in the Agricultural District. The consequences of permitting such uses in the Agricultural District have the potential to remove large areas of agricultural land from production. However, more significant is that these uses often generate a competition for the surrounding land areas for other urban purposes. Our consultants recommended at the time that "only those public institutions, buildings, and utilities that are necessary for the pursuit of agricultural practices should be permitted in the Agricultural District. Such uses not related to agricultural practices should be approved only after specific consideration has been given to each case under the special permit process".

During our deliberations of permitted uses within the Agricultural District, our consultants recommended that all

reference to public utilities be stricken as a permitted use. However, it was pointed out that to require public, private, and quasi-public utility companies to seek a special permit to locate a water storage tank; to drill a well; or to locate a lift station, pump station, or a small transformer site which often requires less than a 5,000 square foot site with perhaps a 20' x 20' storage structure at the most would overburden County and State agencies to process special permits. These "small" innocuous uses even if not landscaped would go unnoticed.

The proposed uses by the Hawaiian Telephone Company, if of the size and magnitude described in the letter, i.e., a 10,000 square foot building on a three-acre site or 3,000 square foot structure on a one-acre site, is no longer a "small" unobtrusive use of land. An earlier letter from the Hawaiian Telephone Company indicates the approximately 3,000 square foot building could be enlarged to 8,138 square feet by 1977. The three acres of land in another area might be prime agricultural land. The use might in some instances adversely affect the surrounding area. Such an interpretation must apply to all public, private, and semi-private utilities, not just Hawaiian Telephone Company. A structure on a three-acre parcel without appropriate safeguards to protect the public interest could seriously affect the general welfare. The possibility of guarding against any adverse affects can be guaranteed through the special permit procedures by imposing necessary conditions.

It is therefore the staff's recommendation that the Land Use Commission's declaratory interpretation of Section 2.14 (g) not conform to the request and that the special permit procedure be continued in such cases.

LUC *filed* 2744

HAWAIIAN TELEPHONE COMPANY

P. O. BOX 2200 • HONOLULU, HAWAII 96805 • TELEPHONE 537-7111 • CABLE: TELHAWAII

May 4, 1970

E. C. SCHOEN
CHIEF ENGINEER

State of Hawaii
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

RECEIVED

MAY 4, 1970

State of Hawaii
LAND USE COMMISSION

Attention: Mr. Ramon Duran

Gentlemen:

Would you please include Hawaiian Telephone Company on the agenda for the next meeting of the Commission scheduled for May 8, 1970 to be held on Kauai. It is our desire to appear and discuss Hawaiian Telephone's proposed Communications Equipment Buildings relative to State Land Use Regulations.

Our intention is to make an appeal before the Commission for a favorable interpretation of the State Land Use Regulation Part 2 Sub-Part C Paragraph 2.14 subparagraph (g) which would allow us to construct buildings to be used for communications equipment within the boundaries of an Agricultural District.

We are immediately concerned with our scheduled plans on the Island of Hawaii. Two (2) Communications Equipment Buildings are scheduled for immediate construction within Agricultural Districts; one in Kona and the other in Keauhou. The Kona Building will contain approximately 10,000 square feet of floor space on a three (3) acre parcel, and the Keauhou building will have 2,800 square feet of floor space on a one (1) acre parcel. An application for a special use permit has been filed for the Kona Building and an application is being prepared for the Keauhou Building. If we are required to delay construction until receipt of the Special Use Permits, we will be behind on an already critical schedule which may affect the activation of new equipment for the entire State. The equipment installed in Kona and Keauhou will be an integral part of the Hawaii system with direct connection to Honolulu and other Islands to permit, among other important new services, direct distance dialing.

Although this request was prompted by our immediate plans on the Big Island we envision the requirements to construct other Communications Equipment Buildings of similar size as those mentioned above within Agricultural Districts. We therefore request that a Communications Equipment Building be interpreted as permissive under State Land Use Regulations as long as the construction and use of said buildings are in accordance with the Comprehensive Zoning Ordinances of each respective Island.

Thank you.

Yours truly,



E. C. Schoen
Chief Engineer

Letter to Commission 5/5/70

5-7-70 copy to Weikam

April 14, 1970

Mr. E. C. Schoen
Chief Engineer
Hawaiian Telephony Company
P. O. Box 2200
Honolulu, Hawaii 96805

Dear Mr. Schoen:

This will acknowledge your request of April 1 regarding the construction of a communications equipment building on one acre of land in the Agricultural District, TMK 7-8-05: 47, in the Keauhou area. Please be advised that we are of the opinion that Part II, Sub-Part C, 2.14 (g) covering "small" buildings envisioned pump and lift stations, small transformer sites, and switching stations. These structures would not be obvious on the landscape and could be easily screened with plant material if desired. Your overall program envisions a building enclosing perhaps 12,000 square feet of floor space. Even the initial proposal of approximately 3,000 square feet is equivalent in size to two single family dwellings.

We recommend that since the location of the site is on the major highway in a rapidly growing community and because the size of the proposed structure will be conspicuous that you should seek a special use permit.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

cc: Raymond Suefuji

5-7-70 copy to Weikam

4/13 *tope*

Called Mr. Schoen +
advised his sec'y that you
were away + will not
return until 4/13.

~~35
35
35
50
120~~

120

HAWAIIAN TELEPHONE COMPANY

P. O. BOX 2200 • HONOLULU, HAWAII 96805 • TELEPHONE 537-7111 • CABLE: TELHAWAII

April 1, 1970

E. C. SCHOEN
CHIEF ENGINEER

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

RECEIVED

APR 3, 1970

State of Hawaii
LAND USE COMMISSION

Attention: Mr. Ramon Duran

Gentlemen:

We are intending to construct a communications equipment building on one (1) acre of land (zoned agricultural) on the Northeast side of Kuakini Highway at Keauhou 2nd, North Kona, Hawaii. This land is more particularly described as a portion of Parcel 47 of Tax Map Key 7-8-05, 3rd Division and is shown in red on the attached map (Enclosure #1). *1.83 Ac*

It is our understanding an equipment building is considered a permissive use in agriculturally zoned land both under the Hawaii County Comprehensive Zoning Ordinance - Section 30 Subsection B Paragraph 10, and under the State Land Use District Regulations - Part II Subpart C Paragraph 2.14 subparagraph (G). However, the State Regulations provide for only a "small" building. We would like your determination as to whether the structure to be built on the property described above meets with State Land Use Regulations.

The proposed building will be one-story high (15 feet) and measure 76 feet by 38 feet or 2,888 square feet of floor area. According to our forecasts the population growth in the Keauhou area will warrant two incremental additions to the first building. It is anticipated the first addition will occur in 1977 and will be approximately 50 feet by 105 feet *11 = 5,250 sq* and the second addition will occur in 1990 measuring 35 feet by 105 feet. *190 = 3,675 sq*
The preceding is illustrated in the attached Plot Plan (Enclosure #2). *(T) = 11,813 sq*

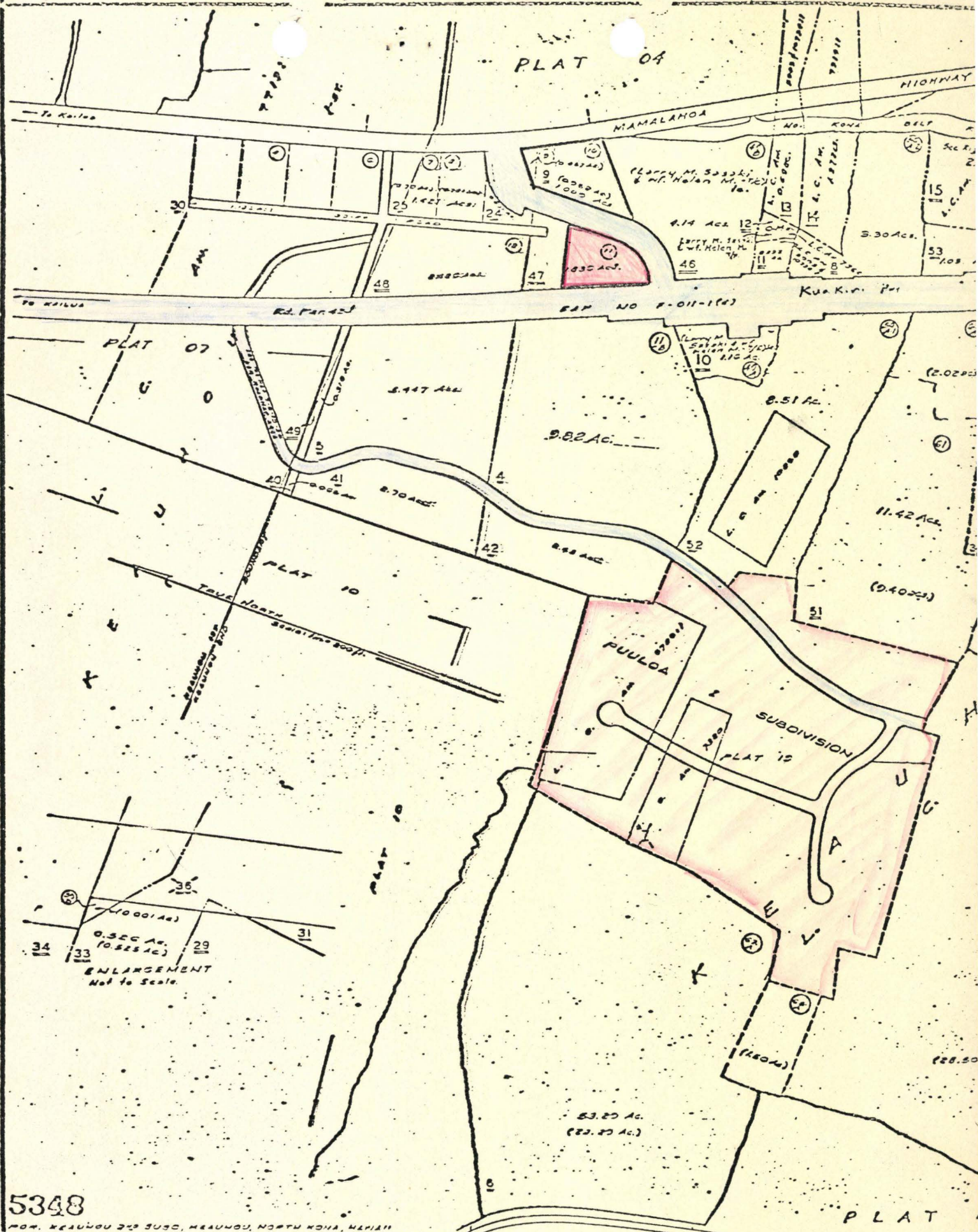
Would you please inform us whether or not our proposed building size would require a Special Use Permit.

seems like yes
Your attention on this matter is greatly appreciated as we desire to start construction July 1, 1970.

Yours truly,



Encls.



TAX MAP KEY: 7-8-5

ENCLOSURE #1

KUAKINI HWY

1170

1180

1190

1200

1210

1220

1230

PROPERTY LINES

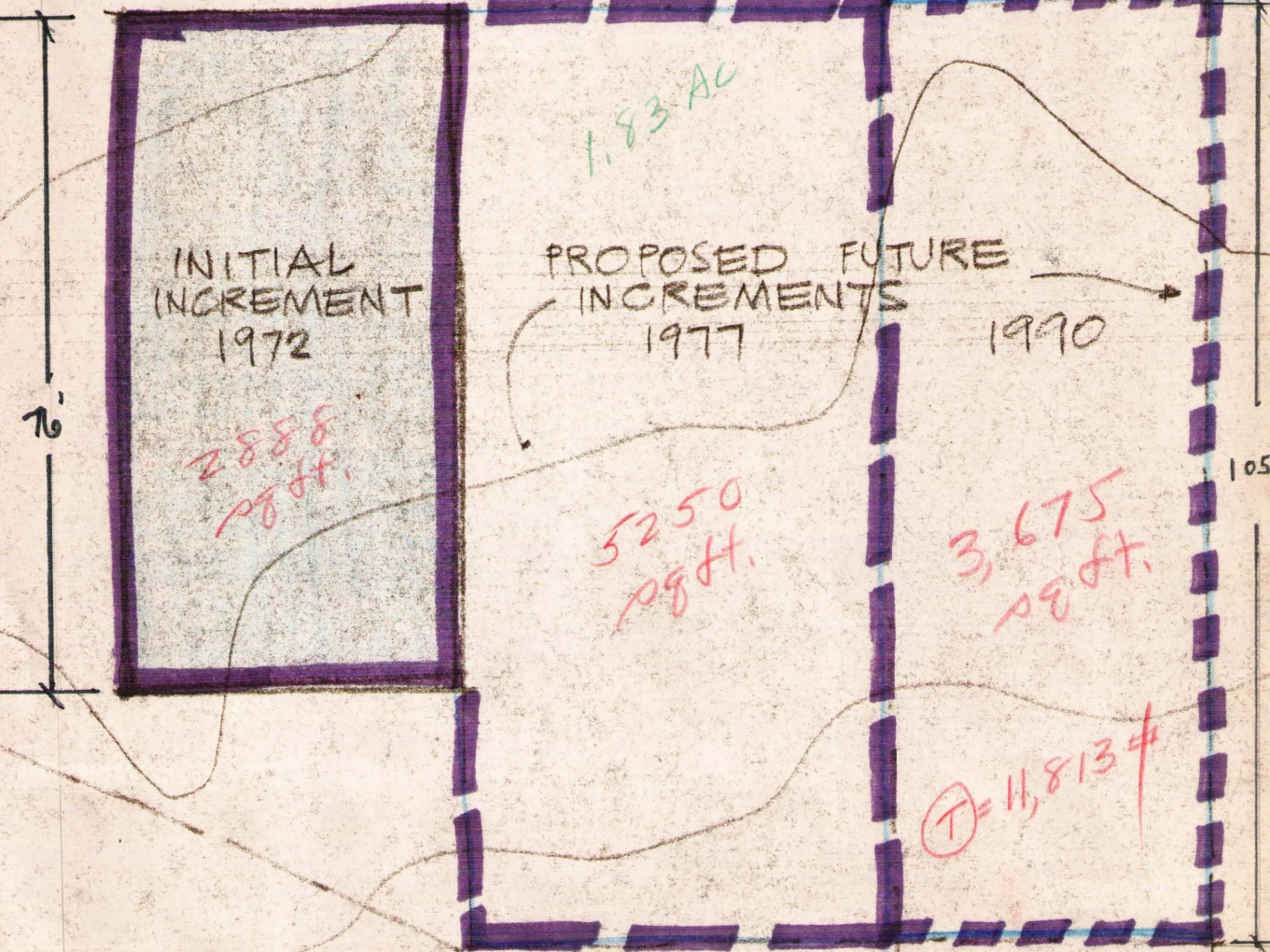
SETBACK LINE

SETBACK LINE

SETBACK LINE

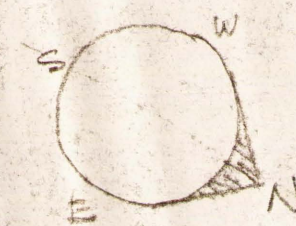
STREET

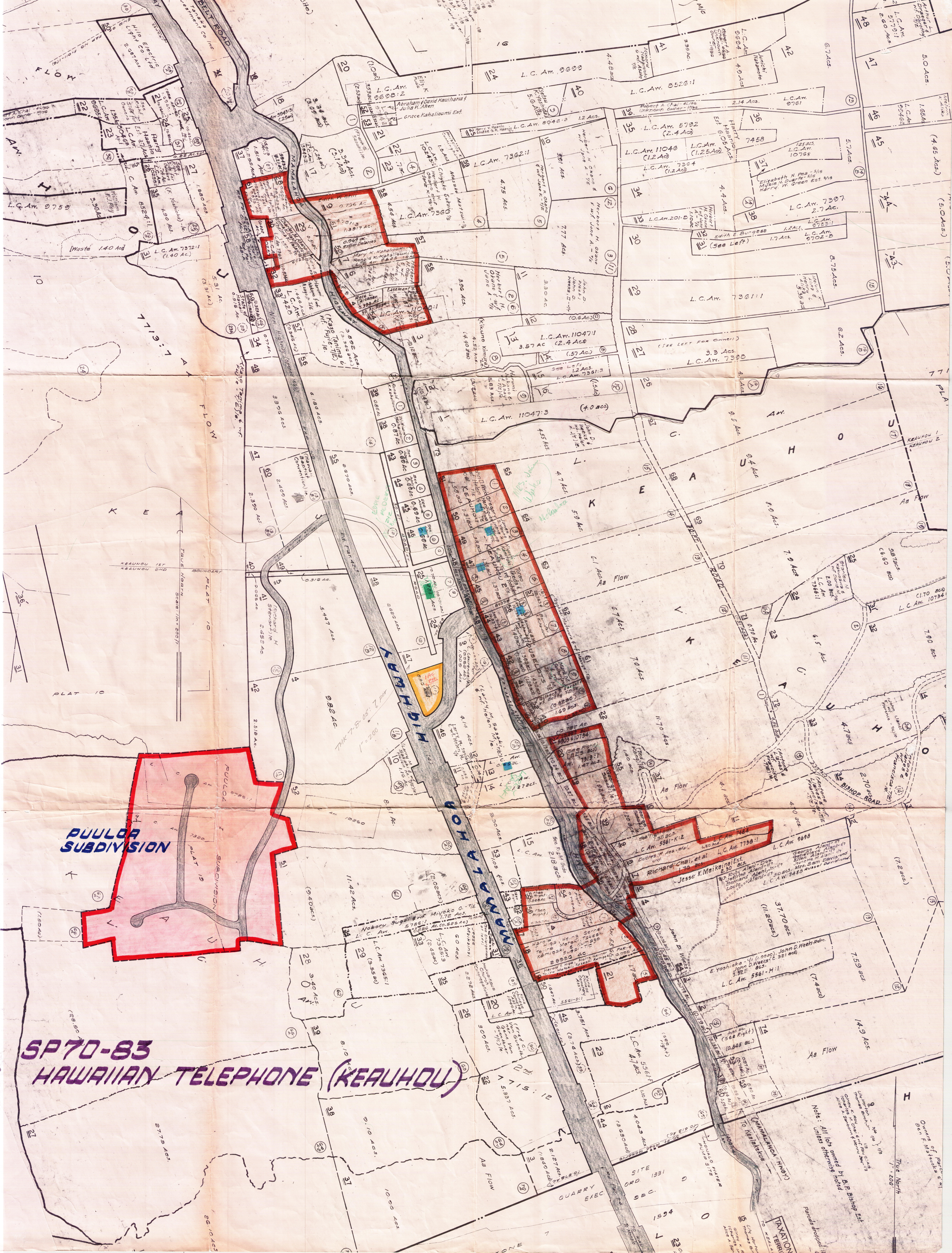
38' 50' 35'



SCHEMATIC SITE PLAN
1"=20'-0"

H.T.CO.
KEAUHOU COMMUNICATIONS
EQUIPMENT BUILDING
KEAUHOU, N. KONA, HAWAII
EDWARD SUWAM, AIA, ARCH
3.9.70





SP7D-83
HAWAIIAN TELEPHONE
(KEAUHOU)

