



Alchoron Span
Jan 12 to Feb 26
Shed for
Feb 26 (HANL)

SP71-90 - COUNTY OF MAUI (Keokea)

**SP71-90 COUNTY OF MAUI, KEOKEA
(VACATION CABINS)**



A71-313 DAGS (KULA)

2971-90 COUNTY OF MICHIGAN
SHERIFF'S OFFICE

AT-313 DARS (KULA)

M-8-9
11112

March 8, 1971

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on March 5, 1971, the Land Use Commission voted to approve a special permit to the Department of Parks and Recreation, County of Maui (SP71-90), to construct and utilize vacation cabins for overnight use on a 2.5-acre portion of parcel 31, TMK 2-2-03, subject to the conditions set forth by the Maui County Planning Commission; approval shall be obtained from the State Department of Land & Natural Resources within six (6) months from the date of approval by the State Land Use Commission; and construction shall commence within one (1) year after approval by the State Department of Land & Natural Resources.

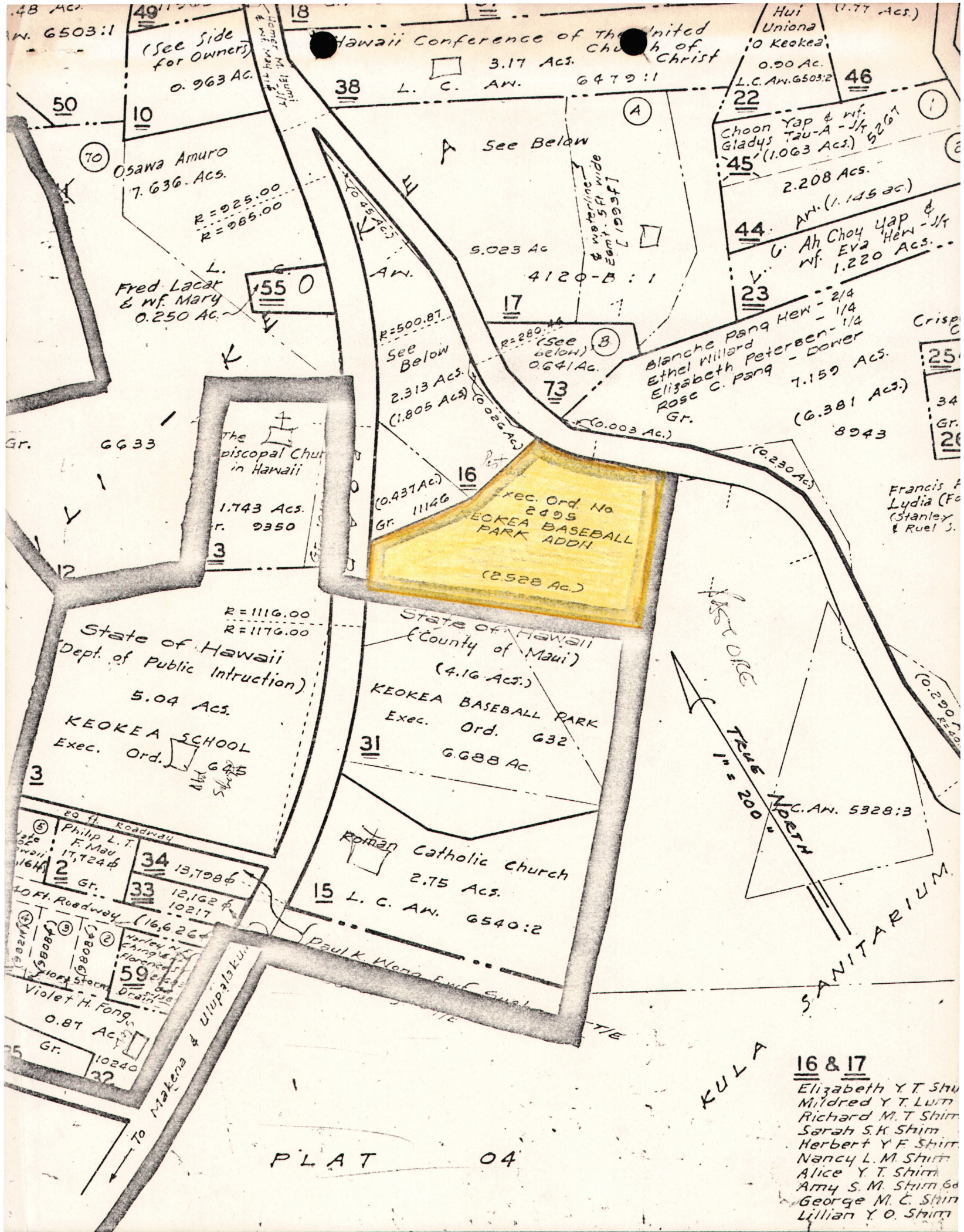
Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosures: Staff Report
Map

cc: Dept. of Parks & Recreation, County of Maui
Dept. of Land & Natural Resources
Maui Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.



W. 6503:1

(See Side for Owners)
0.963 Ac.

Hawaii Conference of the United Church of Christ
3.17 Ac.
L. C. AN. 6479:1

Hui Uniona
0.90 Ac.
L.C. AN. 6503:2

Osawa Amuro
7.636 Ac.

R=925.00
R=985.00

Fred Lacar & Wf. Mary
0.250 Ac.

1550

5.023 Ac

4120-B:1

Choon Yap & Wf. Gladys Tau-A - 1/2
1.063 Ac.

2.208 Ac.

Ah Choy Yap & Wf. Eva Hew - 1/2
1.220 Ac.

See Below
2.313 Ac.
(1.805 Ac.)

R=280.00
(See Below)
0.641 Ac.

Blanche Pang Hew - 2/4
Ethel Willard Peterben - 1/4
Elizabeth Rose - 1/4
Rose C. Pang - Dowry
7.159 Ac.

Exec. Ord. No. 2495
KEOKEA BASEBALL PARK ADDN
(2528 Ac.)

The Episcopal Church in Hawaii

1.743 Ac.
Gr. 9350

State of Hawaii (County of Maui)
(4.16 Ac.)

KEOKEA BASEBALL PARK
Exec. Ord. 632
6.688 Ac.

State of Hawaii Dept. of Public Instruction
5.04 Ac.

KEOKEA SCHOOL
Exec. Ord. 645

Roman Catholic Church
2.75 Ac.

L. C. AN. 6540:2

Philip L. T. F. Mau
17,724 Ac.

Violet H. Fong
0.87 Ac.

Sanitarium
KULA
200'

- 16 & 17
- Elizabeth Y. T. Shim
 - Mildred Y. T. Shim
 - Richard M. T. Shim
 - Sarah S. K. Shim
 - Herbert Y. F. Shim
 - Nancy L. M. Shim
 - Alice Y. T. Shim
 - Amy S. M. Shim
 - George M. C. Shim
 - Lillian Y. O. Shim

PLAT 04

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Maui Community College
Wailuku, Maui

March 5, 1971 - 1 p.m.

APPROVED
JUL 1 1971

Commissioners Present: Goro Inaba, Vice Chairman
Shelley Mark
Sunao Kido
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Alexander Napier

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

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

HEARING

PETITION BY COUNTY OF MAUI, ET AL (A70-269) TO RECLASSIFY APPROXIMATELY 1.2 ACRES FROM AGRICULTURAL TO URBAN AT PUUOHALA, WAILUKU, MAUI

The Executive Officer, Mr. Duran, presented the staff report (see copy on file).

Maui Planning Director, Howard Nakamura, explained that the boundary amendment would allow the addition of only one house. Presently, the area contains only two dwellings and a County park. Mr. Nakamura also clarified that the additional house could be constructed on the large parcel without a subdivision.

March 5, 1971

Vice-Chairman Inaba closed the public hearing shortly thereafter and advised that the Commission will receive additional written testimony 15 days after the hearing.

ACTION

PETITION BY HALE MAHAOLU & THE COUNTY OF MAUI (A70-258) TO RECLASSIFY APPROXIMATELY 15 ACRES FROM AGRICULTURAL TO URBAN AT PAIA, MAUI

The staff report recommending approval of the petition was presented by Mr. Leong, staff planner (see copy on file).

Vice-Chairman Inaba asked the Executive Officer whether the buyers would be assessed with a higher rate if the lands were rezoned to an Urban classification. Mr. Duran replied that according to the petitioner, this would not happen as a result of the Commission's action.

In reply to questioning by Commissioner Sakahashi, Mr. Leong stated that according to the petitioner's statement, the house and lot package would range between \$22,000 to \$23,000 and that the upper range would reflect an Urban classification.

Mr. Masaru Omori, Chairman of the Hale Mahaolu project, testified that the landowner priced the land at \$9,500 per acre, while an independent appraiser appraised the land at about \$5,500 per acre. Since May, 1970, the organization has received 108 applications for the 70 parcels proposed in the development. Out of the 108 applicants, 59 qualified according to their income bracket. Also, 40 of the applicants are from plantation camps.

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

✓ SPECIAL PERMIT APPLICATION BY COUNTY OF MAUI (SP71-90) TO CONSTRUCT AND UTILIZE VACATION CABINS FOR OVERNIGHT USE AT KEOKEA, MAUI

The Executive Officer read the staff report recommending approval of the special permit subject to the condition that the State Land Board approve the application for cabin use in the park site (see copy on file).

March 5, 1971

Maui Planning Director, Howard Nakamura, stated that the cabins will be operated by the County Parks Department and that they will be sited in the woods above the ball field.

Upon further discussion, the following conditions were added to those contained in the staff recommendation:

1. that approval of the proposed cabin use from the State Land Board be obtained within a period of six months and
2. that construction be initiated within one year of approval by the Land Board.

Commissioner Yamamura's motion that the request be approved as recommended by the staff subject to the additional conditions was seconded by Commissioner Tangen and unanimously carried.

SPECIAL PERMIT APPLICATION BY MAUI ZENDO OF THE DIAMOND SANGHA, INC.
(SP71-92) TO CONSTRUCT RELIGIOUS & COMMUNITY SERVICE PROGRAMS AT
PEAHI, MAUI

Mr. Leong read the staff report recommending approval as conditioned by the County of Maui (see copy on file).

Commissioner Yamamura was excused from the proceedings since he owns property nearby. Commissioner Kido was advised by Mr. Hong that although his relatives own property about 3 miles away, there would not be a conflict of interest in his case since the matter is not one of boundary amendment.

Mrs. Ruplinger testified that her residence is situated directly across the road from the subject property.

In reply to a question by Commissioner Sakahashi, Mr. Leong stated that the matter of the health clinic was mentioned at the public hearing conducted by the County of Maui and that this would be related to the community service programs as proposed by the petitioner. This information was secured from the minutes of the public hearing held by the County.

Mr. Howard Nakamura elaborated that Dr. Ahren, who at that time was under contract to the Health Department to provide a

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-90 - COUNTY OF MAUI
(Keokea)
PLACE Maui Community College

DATE March 5, 1971
TIME 1:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
TANGEN, EDDIE	✓			
NAPLER, ALEXANDER				✓
YAMAMURA, TANJI	✓			
KIDO, SUNAO	✓			
MARK, SHELLEY	✓			
SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
INABA, CORO	✓			

COMMENTS:

*Staff rec
conditioned
1. approval obtained from DNR
within 6 mos.
2. Const. to start with in 1 yr from
approval by DNR*

STATE OF HAWAII
LAND USE COMMISSION

March 5, 1971

STAFF REPORT

SP71-90 - COUNTY OF MAUI (Special Permit to construct and utilize vacation cabins for overnight use at Keokea, Maui)

Maui County's Parks and Recreation Department has submitted a special permit request for the construction of four overnight vacation cabins within the Rural District at Keokea, Kula, Maui. The property occupies a 2.5 acre portion of parcel 31 of TMK 2-2-03, designated as an addition to the Keokea baseball park on the tax maps.

In justification of the request, the petitioner submitted that:

"Facilities for local and out of State families who desire to enjoy the cool climate and quiet environment of the up - country area are badly needed. The County of Maui is presently embarked on a program to provide a multitude of recreational facilities in all areas of the County. This project would be the first County sponsored development providing overnight facilities for family occupancy."

The property under consideration is situated within the Keokea Rural District approximately 1/2 mile north of Kula Sanatorium. It has a small frontage along Kula Highway and another frontage along an unnamed road on its north boundary. Immediately to the south is the existing Keokea baseball park. This park is situated within the 20 acre Keokea Urban Development which also contains seven residential sized parcels, two churches, and the abandoned Keokea school.

Sent to Clarence Yoshizaka, Div, Dept of Parks + Recreation 3-3-71

Diversified agricultural activities, grazing, vacant lands and very low density residential uses characterize the surrounding Rural District.

Soils of the subject property are rated "C" or fair for overall agricultural use by the Land Study Bureau. Slopes are between 11 to 20%. Rainfall ranges between 25-50 inches annually; and the elevation is approximately 3,000 feet above sea level. Electricity and telephone services are available and the Maui Water Department has indicated that although their lines in the area are small, they have no objections to the proposed use.

At its meeting of January 5, 1971, the Maui Planning Commission voted unanimously to recommend approval of the request on condition that the first phase comprising two cabins be initiated within one year from the date of final approval and the second phase be initiated within three years from final approval.

It was indicated at the public hearing held by the County that:

1. In accordance with its overall program for expansion of recreational facilities, the Parks and Recreation Department has proposed a recreation complex to include pavilions, picnic tables and overnight cabins.
2. The proposed cabins will be similar to the ones the State Parks Division operates at Wainapanapa in Hana. They will be available on a rental basis and will contain a bedroom, kitchenette, and a living area. It was expected that up to six persons may occupy each unit.

A letter dated February 9, 1971 has been received from the Chairman of the Board of Land and Natural Resources, Mr. Sunao Kido, advising that the subject parcel is State property set aside by Governor's Executive Order to the Maui County Parks and Recreation Department as an addition to the Keokea Baseball Park. However, no requests have been received from the County of Maui for a change in the Executive Order which would permit the land to be put to vacation cabin use. He further advises that:

"We have some doubts as to the advisability of a change in use, particularly in view of the small size of the parcel but will look into the matter and advise you of our position prior to the scheduled February 26, 1971 meeting."

A letter dated February 25, 1971 has also been received from Maui Planning Director Howard Nakamura.

We have not received any further word on this matter at the writing of this report.

Staff evaluation of the request finds that the proposed use is "unusual and reasonable" since it:

1. Would not be contrary to the objectives of the Land Use Law.
2. Would not adversely affect surrounding property.
3. Would not unreasonably burden public agencies to provide services.
4. Would not substantially alter the essential character of the land and its present use.

5. Would make the highest and best use of the land involved for the public welfare.

It is therefore recommended that the special permit be approved subject to the conditions stipulated by the County and on the further condition that the proposed use meets with the approval of the Board of Land and Natural Resources.

JOHN A. BURNS
GOVERNOR



9385
FUJIO MATSUDA
DIRECTOR

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

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

IN REPLY REFER TO:

PMN 7.1373

March 2, 1971

RECEIVED

MAR 3 1971

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

State of Hawaii
LAND USE COMMISSION

Gentlemen:

We have no comments for or against the applications appearing on your agenda of March 5, 1971.

Thank you for the opportunity to review the applications.

Very truly yours,

A handwritten signature in cursive script that reads "Paul H. Arizumi".

PAUL H. ARIZUMI
Property Management Officer

SP 71-96

March 2, 1971

Mr. Howard K. Nakamura
Planning Director
Maui Planning Department
P. O. Box 1487
Kahului, Maui 96732

Dear Mr. Nakamura:

Please be advised that the Land Use Commission, at its meeting of February 26, 1971, voted to defer action on the special permit application by the County of Maui (SP71-90) to construct and utilize vacation cabins for overnight use at Keokea, Maui, until the March 5, 1971 meeting. By letter dated February 26, 1971, we advised you of the Commission's next meeting which will be held in the Maui Community College, Wailuku, Maui.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

APPROVED
MAY 21 1971

Highlands Intermediate School Cafetorium
Pearl City, Oahu

February 26, 1971 - 7 p.m.

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

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 subsequently swore in persons wishing to testify.

ADOPTION OF MINUTES

Commissioner Kido moved that the minutes of the December 11 and 18, 1970, and January 8, 1971, meetings be adopted as circulated to the Commission membership, seconded by Commissioner Sakahashi, and carried unanimously.

HEARING

PETITION BY THE ESTATE OF JAMES CAMPBELL (A70-268) TO RECLASSIFY APPROXIMATELY 690 ACRES FROM AGRICULTURAL TO URBAN AT HONOULIULI, EWA DISTRICT, OAHU

Mr. Leong, staff planner, presented a detailed description of the area in question and of the surrounding areas. Subsequently, the Executive Officer read the staff report.

February 26, 1971

✓ DEFERRAL ACTION ON SP71-90 - COUNTY OF MAUI

Commissioner Kido moved that action on this special permit request be deferred until the Commission's meeting scheduled for March 5 on Maui, as requested by the petitioner, seconded by Commissioner Wung and unanimously carried.

SPECIAL PERMIT APPLICATION BY MARVIN E. BOUDREAU (SP71-91)
TO CONSTRUCT AND OPERATE COMMERCIAL DOG KENNEL AT WAIANAE, OAHU

Mr. Leong presented a detailed account of the subject area and subsequently the staff memorandum recommending approval of the petition as conditioned by the City Planning Commission.

Commissioner Tangen moved that the permit be approved as conditioned by the City Planning Commission, seconded by Commissioner Wung and unanimously carried.

SPECIAL PERMIT APPLICATION BY MAUI CONCRETE & AGGREGATES, INC.
(SP71-93) TO CONSTRUCT AND OPERATE A CONCRETE BATCHING PLANT
AT WAIKAPU, MAUI

The Executive Officer summarized the request and described the area under consideration.

The petitioner reported that the plant height will only be 58 feet and not 85 as indicated in the staff report. Due to a merge, they are now Maui Concrete & Aggregates and not Maui Concrete & Aggregates, Inc. Also, he made reference to a statement that was submitted to the Commission earlier.

Commissioner Yamamura moved that the permit be approved as conditioned by the County, seconded by Commissioner Sakahashi and unanimously carried.

ADJOURNMENT

The meeting was adjourned at 12:25 a.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-90 - COUNTY OF MAUI DATE February 26, 1971

PLACE Highlands Inter. Sch. Cafe. TIME 7 p.m.

S

M

NAME	YES	NO	ABSTAIN	ABSENT
WUNG, LESLIE	✓			
SAKAHASHI, STANLEY	✓			
INABA, GORO	✓			
YAMAMURA, TANJI	✓			
KIDO, SUNAO	✓			
MARK, SHELLEY	✓			
MAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			
XXXXXXXXXX				

COMMENTS:

Defer action on this item until March 5 meeting.
on Maui.

ELMER F. CRAVALHO
Mayor



9359
ICHIRO MAEHARA
Director

DEPARTMENT OF PARKS AND RECREATION

COUNTY OF MAUI
1580 Kaahumanu Avenue
Wailuku, Hawaii 96793

February 25, 1971

RECEIVED

FEB 26 1971

State of Hawaii
LAND USE COMMISSION

Mr. Ramond Duran
Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii

Dear Mr. Duran:

Re: LUC Special Use Permit Application No. 44
County of Maui - Keokea Park Cabins

With regard to the above matter we would respectfully request that action by the State Land Use Commission be deferred until the next regularly scheduled meeting held on Maui.

Your favorable consideration of this request for deferral would be appreciated.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Ichiro Maehara".

Ichiro Maehara
Director

cc: Planning Department
Public Works
Mayor Elmer F. Cravalho

Eagle-11
Type-Erase
February 26, 1971
COTTON 9150P

Mr. Clarence H. Yoshioka, Director
Department of Parks & Recreation
County of Maui
1580 Kaahumanu Avenue
Wailuku, Hawaii 96793

Dear Mr. Yoshioka:

The Land Use Commission next meets at 1 p.m., in the Maui Community College, Lecture Hall No. 10-A, Science Building, 310 Kaahumanu Avenue, Wailuku, Maui, on March 5, 1971.

At that time the application by the County of Maui for a special permit (SP71-90) to construct and utilize vacation cabins for overnight use at Keokea, Maui, 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

JOHN A. BURNS
GOVERNOR



9312
FUJIO MATSUDA
DIRECTOR

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

RECEIVED

FEB 18 1971

State of Hawaii
LAND USE COMMISSION

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

IN REPLY REFER TO:
HWY-R
3.31234

FEB 16 1971

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

Attention Mr. Ramon Duran
Executive Officer

Gentlemen:

Subject: Notification of Special Permit Application
SP71-90 (County of Maui)

We have reviewed the subject application and find that the proposed location of the cabins will not interfere with traffic nor affect the visual quality of the highway.

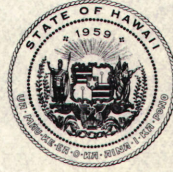
Thank you for having afforded us this opportunity to review and comment upon this application.

Very truly yours,

T. HARANO
Chief
Highways Division

9297

JOHN A. BURNS
GOVERNOR OF HAWAII



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

RECEIVED

FEB 11 1971

State of Hawaii
LAND USE COMMISSION

February 9, 1971

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

Dear Sir:

Subject: County of Maui Special Permit Application
(Keokea), SP71-90

In reference to your notice of January 12, 1971 your attention is invited to the following:

1. Parcel 34 of Tax Map Key 2-2-04 is State property set aside by Governor's Executive Order No. 2495 to the County of Maui, Department of Parks and Recreation, as an addition to the Keokea Baseball Park. We have not received a request from the County of Maui for a change in the Executive Order which would permit the land to be put to vacation cabin use.
2. We have some doubts as to the advisability of a change in use, particularly in view of the small size of the parcel but will look into the matter and advise you of our position prior to the scheduled February 26, 1971 meeting.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

SUNAO KIDO

Chairman and Member

cc: Mr. Manuel Moniz, Jr.
County of Maui, Dept. of
Parks & Recreation
Mr. James Shaw
State Parks

DS ✓
file
9224

UNIVERSITY OF HAWAII

Land Study Bureau

January 25, 1971

rec'd 2-1-71

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

Dear Mr. Duran

The following comments are on lands being considered for rezoning on Hawaii and Maui under applications SP70-88, SP70-89 and SP71-90, respectively:

SP70-88 Hawaii Memorial Park, Inc.
South Hilo, Hawaii
Tax Map Key 2-7-06-17
Area: 1.34 acres

The proposed addition to the Hawaii Memorial Park is along the west boundary and involves sugar cane lands where the soils are nonstony, deep and well drained. Prevailing slope is less than 10 per cent. This land is moderately suited for machine tillage and therefore one of the better areas for cropland uses.

For the proposed use, the addition to the lower section would seem to be a more desirable location; here the slope is undulating.

SP70-89 Hawaiian Telephone Co.
Kalaoa, Hawaii
Tax Map Key 7-3-03-24
Area: 0.7 acres

The parcel under consideration as a site for the construction of an equipment building by the Hawaiian Telephone Company consists essentially of aa lava lands with a thin layer of soil materials. This land is suited for low intensity grazing and forestry uses. It appears that no serious loss of agricultural land is entailed by the issuance of this special permit.

As the parcel fronts on Mamalahoa Highway, it is suggested that the site be landscaped to maintain or improve the appearance of the area.

Mr. Ramon Duran
Page 2
January 25, 1971

✓ SP71-90 County of Maui
Keokea, Maui
Tax Map Key 2-2-04-34
Area: 2.53 acres

The soils are generally deep, nonstony and well drained; slopes range from 11 to 20 per cent, with inclusions of steeper slopes. The friable nature of the soil and steepness of the slope make the lands susceptible to severe erosion during heavy rainstorms. It is recommended therefore that if any soil disturbance is involved, the exposed soil area be promptly protected from erosion.

Sincerely yours

Harold L. Baker
Harold L. Baker
Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 547
KAHULUI, MAUI, HAWAII 96732

9225

156
file

rec'd 2-1-71

January 26, 1971

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

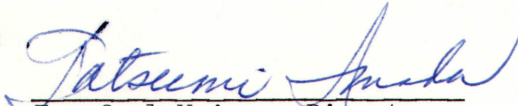
Dear Mr. Duran:

Subject: Notification of Special Permit Application
SP71-90 - County of Maui (Keokea)

This is in reply to your communication of January 12, 1971 regarding the subject application.

Presently, our water lines in this area are small. However, we have no objection to your granting special permit to the Maui County Parks and Recreation Department to construct and utilize vacation cabins for over-night use on the 2.53-acre area described as parcel 34, TMK 2-2-04.

Sincerely,


For Carl Kaiama, Director

TI/ao

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

January 12, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-90 - COUNTY OF MAUI (Keokea)

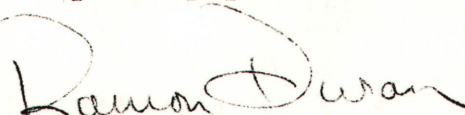
Please be advised that a special permit application has been filed by the Maui County Parks & Recreation Department with the Land Use Commission to construct and utilize vacation cabins for overnight use on a 2.53-acre area described as parcel 34, TMK 2-2-04. This property is generally located in the Rural District at Keokea, Maui. The Maui County Planning Commission approved this request on January 5, 1971.

An action meeting on this application is tentatively scheduled for February 26, 1971, on Oahu.

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

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

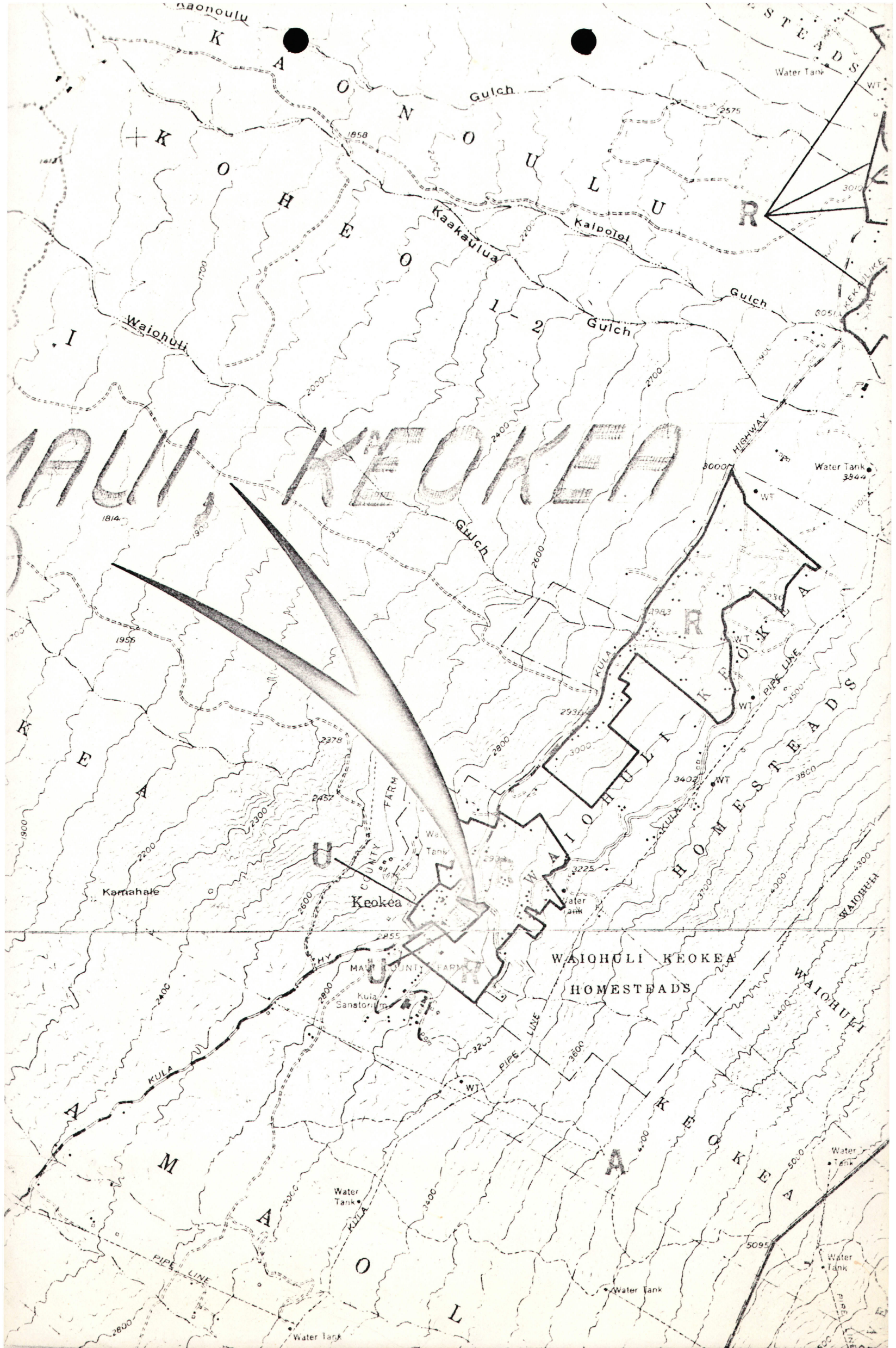
Very truly yours,



RAMON DURAN

Executive Officer

Enclosure: Map



9194

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



Elmer F. Cravalho
Mayor

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

Howard Nakamura
Planning Director

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

January 7, 1971

RECEIVED

JAN 17, 1971

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

The Maui Planning Commission at its meeting of January 5, 1971, voted unanimously to approve a request for special permit filed by the County of Maui to construct and utilize vacation cabins for overnight use within the State Rural District at Keokea, Maui.

The Commission further recommended that approval be contingent upon the first phase (two cabins) being initiated within a period of one year from the date of final approval and the second phase being initiated within a period of three years from the date of final approval.

Transmitted for your consideration are the following:

1. Application filed by Clarence H. Yoshioka, Director, Department of Parks and Recreation, County of Maui.
2. Notice of Public Hearing.
3. Transcript of the public hearing.
4. One set of plans showing the proposed vacation cabin.

None need use

Should you have any questions on this matter, please feel free to contact us at any time.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mayor Cravalho
cc Mr. John Fernandez
cc Mr. Tanji Yamamura

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, December 15, 1970, in the Chambers of the Council, County Building, Wailuku, Maui, Hawaii, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following requests for SPECIAL USE PERMIT under the provisions of SECTION 205-6 OF THE HAWAII REVISED STATUTES:

1. PEAHI, MAUI

To renovate and convert the Peahi Chapel of the Church of Jesus Christ of the Latter Day Saints to a supplementary facility for religious and community service program of the Maui Zendo of the Diamond Sangha, Inc., TMK 2-8-05:71

Applicant: Maui Zendo of the Diamond Sangha, Inc., by Robert Aitken, Director.

Area: 0.604 acre.

2. KEOKEA, MAUI

Construction of vacation cabins for overnight use adjacent to the existing Keokea Baseball Park, TMK 2-2-04:34

Applicant: County of Maui by Clarence H. Yoshioka, Director, Department of Parks & Recreation

Area: 2.53 acres ±

Sketches showing the general location are on file in the office of the County of Maui Planning Department at Nabka, Kahului, Maui, Hawaii, and is open to the public for inspection during office hours.

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

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
Planning Director

(MN-- November 23, 1970)

cc Mr. Aitken
cc Mr. Yoshioka
cc Mayor Cravalho
cc Mr. Ramon Duran
cc Mr. John Fernandez
cc Kula Community Association

MAUI PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, DECEMBER 15, 1970

LAND USE COMMISSION
SPECIAL USE PERMIT

Application No. 44
County of Maui - Vacation Cabins, Keokea, Maui

The public hearing on the following request for Special Use Permit under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII, 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963, was opened by Chairman Matsui in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii, on Tuesday, December 15, 1970, at 1:30 p.m.

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

KEOKEA, MAUI

Construction of vacation cabins for overnight use adjacent to the existing Keokea Baseball Park, TMK 2-2-04:34.

Applicant: County of Maui by Clarence H. Yoshioka, Dept. of Parks & Recreation

Area: 2.53 acres +

The Director had already read the NOTICE OF PUBLIC HEARING along with the request by Maui Zendo of the Diamond Sangha, Inc., a copy of which is annexed and made a part hereof with AFFIDAVIT OF PUBLICATION published and circulated in the County of Maui, being the County in which said Commission is located on November 23, 1970.

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

The Director stated that this is a request for an LUC Special Use Permit for a non-permitted use for overnight cabins which the County of Maui plans to erect in Keokea. Mr. Nakamura asked Mr. Kenneth Kong to explain the request further.

Mr. Kong gave the location of the subject parcel, which is in the rural zone. He said that last December, the State, by Executive Order, turned over to the County of Maui a piece of land as an addition to the Keokea Park. In conjunction with their Capital Improvements Program for expansion of recreational facilities, the Department of Parks and Recreation has proposed a complex which will consist of pavilions, picnic tables and several overnight cabins. The cabins are going to be similar to those at Wainapanapa State Park, and will be operated in the same manner. Presently, the use in this Rural Zone does not permit construction of overnight cabins. Mr. Kong said that it is for this reason that Mr. Clarence Yoshioka, Director of Parks and Recreation, has requested a Special Use Permit, and it is the staff's recommendation that the request be granted.

Mr. Franco: "Why was the Keokea Park chosen for these cabins? Why not some beach park? The request has been made for cabins up there?"

Mr. Kong: "I don't know whether there was any specific request that was made for cabins, but this is the Parks Department's overall program to provide camping facilities throughout the Island of Maui."

Mr. Franco: "Why Keokea? Lots of people go to beach parks and stay overnight..."

Mr. Kong: "As part of the overall recreational facilities for the County, we have camping facilities at Hana, and I think, in the CIP for the Parks Department, they do have some similar type overnight facilities planned for Makena. So this one here in Kula, eventually the road will be going right around. You can go around down Kihei Road up to Ulupalakua which would sort of form like a circuit where you can stay overnight."

Mr. Nakamura: "The County has an overall plan for developing camping facilities for overnight use...Right now in Hana and Polipoli Springs, the County has camping facilities. The State is thinking of Makena and Iao Needle. There are also some proposals to do something in the Paia area. Also, they talked about doing something in Honolulu to Kahakuloa area. This is an overall program for developing camping sites. One reason why this particular cabins request for Keokea is because of the weather. We feel that there are camping facilities available on the beach...the Parks Department does have a program to provide camping facilities all over the Island."

Mr. Matsui: "Is it a State function or County function?"

Mr. Nakamura: "This is County."

Mr. Matsui: "In other words, we're going into this type of camping sites throughout Maui?"

Mr. Freeland: "The operation on the County level would be similar in lending these facilities? Would they be open to the public free?"

Mr. Kong: "I think it will be on the rental basis."

Mr. Freeland: "Have you any idea how big the cabins will be? Like the ones down at Wainapanapa?"

Mr. Nakamura: "It would be very similar."

Mr. Freeland: "Like the other cabins in Polipoli?"

Mr. Kong: "Similar in size and layout."

Mr. Fernandez: "On the question of cabins, I think that the administration of the Parks Department decided we should go into this area not only primarily for providing camping facilities for people that are going around the island, but we know that the Kula Sanatorium is close by, and the Sanatorium, they do have inmates that are not from Maui, and very frequently you have people from Honolulu visiting their families. This would provide overnight camping for them while visiting patients at the hospital. This was one of the thoughts given to this area as well."

Mr. Franco questioned on what length of time the cabins may be used, and Mr. Kong answered that this will have to be decided on by the Parks Dept.

Mr. Maehara: "What is the total occupancy? How many rooms?"

Mr. Kong: "If I remember correctly, those at Wainapanapa, they have one bedroom, kitchenette and a living area. The whole building will be 20' x 20'."

Mr. Matsui: "The kitchen facilities and all that?"

Mr. Kong: "Kitchenette type."

Mr. Nakamura: "Wainapanapa is designed for occupancy by six people.
I would imagine that this would be similar."

Mr. Maehara questioned on the number of cabins to be built, and Mr. Kong said that the Parks Department is going to build six cabins on the subject parcel.

The Chair opened the hearing to the public.

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

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

The Chair closed the public hearing.

Respectfully submitted,



JUNE S. MURAKAMI
Clerk-Stenographer III

RECORD OF ATTENDANCE:

Present: Y. Matsui, Chairman
I. Maehara
J. Franco
K. Kage
G. A. Freeland
J. Fernandez

Excused: A. Hussey
C. Kaiama

Others: H. Nakamura
K. Kong
C. Hart
A. Covic
S. Gaffney
R. Aitken
Dr. Ahern
Mr. Lau Hee, Parks Dept.
M. Ueoka
R. Clarkin
D. Sodetani
C. Chow
E. Brown
C. Bronson
B. Johnson
Others - 4



POLACOLOR © 75 SPEED TYPE 100

Keokea Baseball Park

Kula, Maui

SP-71-90

CABINS ON

3RD LEVEL

2-11-71

11008711

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received 11/70
 Notice published 11/23/70
 Public hearing 12/15/70
 Recommendation to LUC 1/7/71
 Action by State LUC _____
 County & Appl. notified _____

A. Description of Property: (1) Tax Map Key No. 2-2-04:34 (Lot B)

(2) Lot Area 2.53 ac. ± (3) Location Keokea, Maui

B. Ownership: (1) Owner's name _____ County of Maui

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

C. Request: (1) State request briefly and exactly: To permit construction of four vacation cabins for overnight use adjacent to the existing Keokea Baseball Park. Two cabins would be constructed in early 1971 and the other two at a later date.

(2) Reasons justifying granting of request: Facilities for local and out of State families who desire to enjoy the cool climate and quiet environment of the up-country area are badly needed. The County of Maui is presently embarked on a program to provide a multitude of recreational facilities in all areas of the County. This project would be the first County sponsored development providing overnight facilities for family occupancy. (See attachment for additional supporting data).

D. Applicant: (1) Name Clarence H. Yoshioka, Director, Dept. of Parks and Recreation, County of Maui

(2) Address 1580 Kaahumanu Avenue, Wailuku (3) Telephone 244-5514

(4) Signature Clarence H. Yoshioka

E. Planning Commission action: _____ Date _____ Vote: _____
 ayes noes

Reasons: _____

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC _____ Supervisors _____ Applicant _____ Owner & Lessee _____

*New!
 2-2-03: Por
 of 31
 ASL*

*None need
 ASL*