Action

F1426

SE/1-93 - MAUI CONCRETE & AGGREGATES, INC.

March 1, 1976

Ms. Hulu Nakasone, Administrator
Land Use & Codes Administration
Department of Public Works
County of Maui
200 South High Street
Wailuku, Maui 96793

Dear Ms. Nakasone:

Re: SP71-93 Maui Concrete and Aggregates
Tax Map Key 3-6-04: 2

Our search of the records pertaining to the above referenced Special Permit does not find any indication of an open work shed measuring 36' x 40' x 16' as being part of the concrete batching plant facility which was requested in the petition or approved by the Land Use Commission on February 26, 1971.

Therefore, the work shed and any other structure which were not reflected in the approved Special Permit will have to be considered under a new application.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:jsn

7342

ELMER F. CRAVALHO
Mayor

WAYNE UEMAE
Director of Public Works

CLARO R. CAPILI, SR.
Deputy Director of Public Works

DIVISIONS:
Engineering
Highway Construction and Maintenance
Land Use and Codes Enforcement
Sewers

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

February 24, 1976

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

Gentlemen:

Re: SP 71-93 to Maui Concrete & Aggregates
TMK 3-6-04:2

On February 26, 1971, the Land Use Commission approved the above special permit for a concrete batching plant on a 30,000 square foot portion of Tax Map Key 3-6-04:Parcel 2.

We have received a building permit application for an open work shed 36' x 40' x 16' on behalf of Maui Concrete & Aggregates on the same area of land which is within the State Agricultural District.

We would like to know whether another Special Permit is required or does the permit approved on February 26, 1971, allow for other accessory buildings to be built on the same area of land.

We would appreciate your early reply on the matter in order to notify the applicant as soon as possible.

Sincerely,

Hulu Nakasone

HULU NAKASONE, Administrator
Land Use & Codes Administration

March 17, 1971

Mrs. John Schiebelhut, Secretary
Lahaina Outdoor Circle
P. O. Box 1031
Lahaina, Hawaii

Dear Mrs. Schiebelhut:

This will acknowledge receipt of your letter regarding the special permit for a concrete batching plant in the Waikapu area. Please be advised that your letter arrived after the meeting, at which time the request was approved. However, the conditions imposed by the County and the State include the prevention of dust or air pollution. We are enclosing a copy of the staff report which includes the conditions imposed on this operation. Should any violation of these conditions as perhaps shown in your photograph, report them to the Maui County Planning Department immediately.

Should you have any further questions regarding this matter, please contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

cc: Maui County Planning Dept.



View from Honoapiilani Hiway of Maui Concrete and Aggregates in the Waikapu area.

January, 1971



G1

9409

Lahaina Outdoor Circle

P. O. BOX 1031
LAHAINA, MAUI, HAWAII

March 6, 1971

RECEIVED
MAR 10 1971
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Land Use Commission
P. O. Box 3259
Honolulu, Hawaii 96804

Dear Mr. Duran:

The Lahaina Outdoor Circle, a branch of the Honolulu Outdoor Circle, is actively dedicated to preserving the natural beauties of Maui, Keeping Maui's air, land, and water clean and healthful, and improving existing conditions whenever and wherever possible.

We understand that there is a request before you to increase the land area, by 30,000 sq. ft. used by Maui Concrete and Agregates in the Waikapu area (TMK 3-6-04) and that this additional area would be used for a concrete batching plant.

At present the operation by Maui Concrete and Agregates in Waikapu is very unsatisfactory and that it produces great quantities of colloidal dust making the surrounding air most unpleasant, in varying degrees on different days, and often covering a large expanse of Maui's central valley.

It is our understanding that this process can be done, and is required to be done in some areas of the mainland, without any air pollution. This is done by acquiring additional land area and forcing the dust particles down in to a water bath for circulation and settling. The board of the North Carolina pollution control commission discussed this process in detail with us and has offered to send specific information to Hawaii as he was shocked at this situation in Waikapu.

We would like to request that some such requirement be made in this particular case so that we will have some improvement instead of further deterioration in the condition of Maui air.

Very truly yours,

Lahaina Outdoor Circle

Myrta Schiebelhut, secretary
(Mrs. John Schiebelhut)

March 1, 1971

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on February 26, 1971, the Land Use Commission voted to approve a special permit to Maui Concrete & Aggregates (SP71-93) to construct and operate a concrete batching plant on a 30,000 square foot portion of Tax Map Key 3-6-04: parcel 2 .

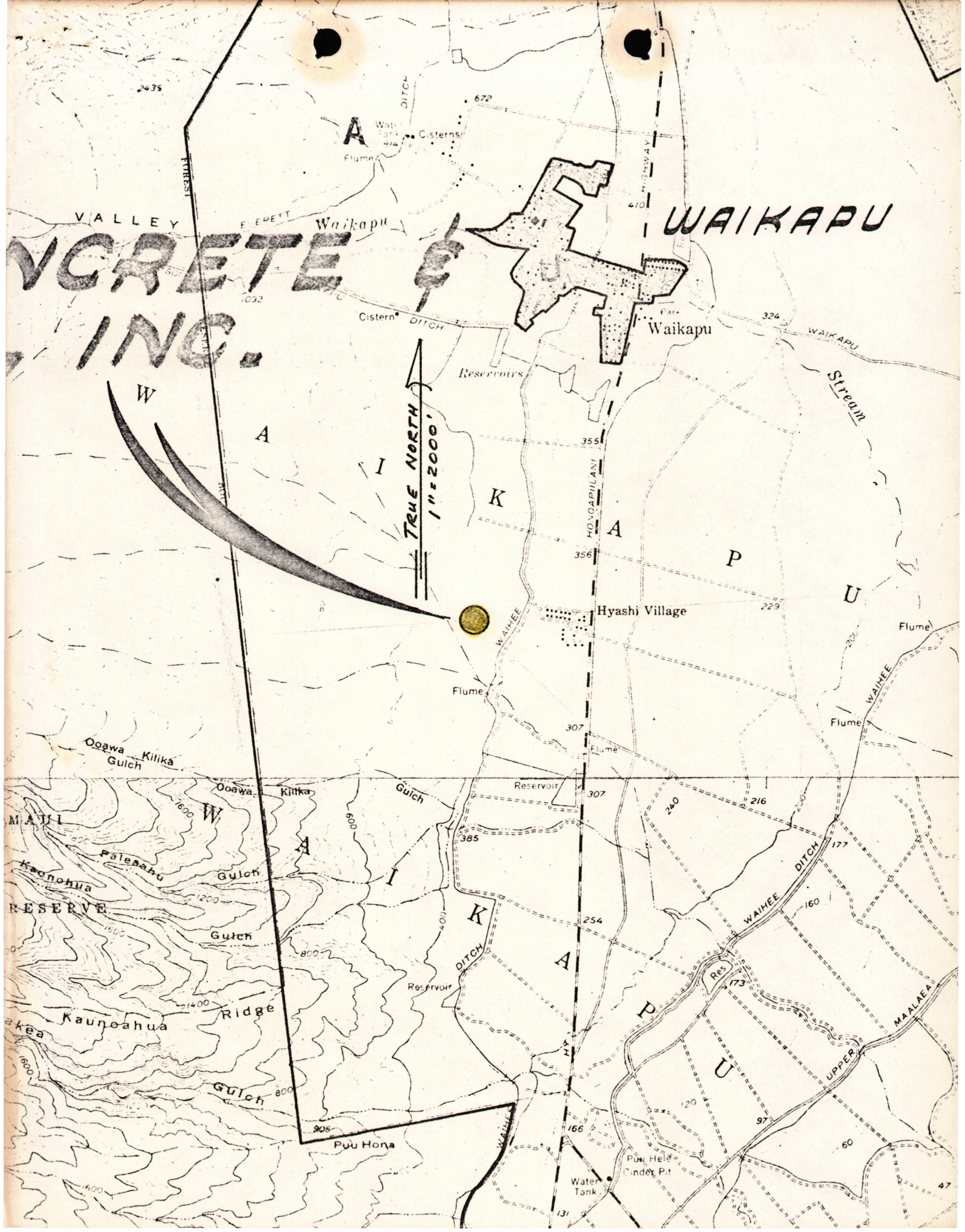
Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosures: Staff Report & Map

cc: Meyer M. Ueoka
Maui Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.



WAIKAPU
NCRETE &
INC.
VALLEY
EVERETT
Waikapu
Cisterns
Flume
Cistern
DITCH
Reservoirs
Waikapu
Stream
HIGHWAY
HONOAPIILANI
TRUE NORTH
1" = 2000'
Hyashi Village
WAIHEE
Flume
Ooawa Kilika Gulch
Ooawa Kilika Gulch
Reservoir
Paleaahu Gulch
Kaunohua
RESERVE
Gulch
Kaunoahua Ridge
Gulch
Puu Hona
Reservoir
DITCH
WAIHEE DITCH
Res
UPPER MAALAEA
Puu Hele Cinder Pit
Water Tank

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Approved
MAY 21 1971

Minutes of Meeting

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.

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 merger, 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 SP71-93 - MAUI CONCRETE & AGGREGATES DATE February 26, 1971

PLACE Highlands Intermediate School TIME 7:00 p.m.

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

S

M

COMMENTS:

As/Staff rec Approved

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Highlands Intermediate Sch. Cafe.
Pearl City, Oahu

February 26, 1971
7 p.m.

STAFF REPORT

SP71-93 - MAUI CONCRETE & AGGREGATES, INC.

A special permit application to construct and operate a concrete batching plant in an area presently zoned Agricultural at Waikapu, Maui, has been filed by Maui Concrete & Aggregates, Inc., a division of AMELCO Corporation.

The proposed site is situated approximately 1 mile south of Waikapu town at the existing Waikapu asphalt batching, quarrying, and crushing plant site. The site is also approximately 1,500 feet mauka of Honoapiilani Highway.

The plant is proposed to be erected within the present quarry area on 30,000 square feet and in the area adjacent to the asphalt batching plant operated by Maui Asphalt, Inc. A special permit (SP69-66) was issued by the Land Use Commission on August 1, 1969, for the present asphalt batching plant operation.

The present land classification by the Land Study Bureau is "E" or very poor for agricultural productivity. The site is presently separated from the highway by an existing cane field cultivated by Wailuku Sugar Company.

2-22-71 sent copy of report to Mr. Tsuoka.

The Wailuku Sugar Company recommends the approval of the application located on their property, TMK 3-6-04: 2, covered by the current license agreement which runs to January 1, 1975.

The electric and water lines are already servicing the existing operation. The present utilities are adequate and available for the proposed operation upon application. The applicants state telephone service can be connected and the wires placed underground from the highway to the site.

The site is economically suitable according to the applicants because of the central location of the site and the short distance in the transportation of material to the plant. This would also lessen the traffic on the highways because its proximity will reduce travel distance from the quarry to the petitioners' NASKA, Kahului base yard. The petitioners point out that the proposed location is also desirous because the area is undeveloped and separated from the nearest residence by a distance of 1 mile and from the highway by cane fields. The plant height is about 85 feet. The plant will be erected against the backdrop of a bank 21 feet high. The growing of sugar cane will shield the plant approximately 20 months out of 24 months. Keawe trees presently growing on the northern boundary would screen the plant from view from the Waikapu area.

The petitioners' report that the concrete batching plant would cause no odor or smoke. Modern attachments to cover the bins would cause all dust to be contained and dropped back into the bins, thereby having a virtually dust-free operation. The petitioners would also conform to all State and Federal pollution standards.

The Maui County Planning Commission, at its meeting of February 2, 1971, voted unanimously to recommend approval of this application contingent upon the following:

"1. That the applicants install a bag house filter at the cement silo exhaust vent to prevent cement from being discharged into the atmosphere during loading operations.

"2. That all road and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.

"3. That the applicants enclose the area where aggregates drop from the end of the conveyors to the hoppers."

Upon field investigation and analysis of pertinent information, the staff finds that the request is "unusual and reasonable"; would not be contrary to the objectives of the State Land Use Law and Regulations; would not adversely

affect surrounding property nor alter significantly the character of the surrounding area; would make the highest and best use of the land involved; and since the land is not suited for intensive agricultural use recommends that the special permit application be approved.

9311

MEYER M. UEOKA
JOHN T. VAIL
B. MARTIN LUNA
Associates
LAWRENCE N. C. ING
ANDREW S. HARTNETT II

UEOKA, VAIL & LUNA

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

2121 MAIN STREET
Post Office Box 433
Phone: 244-3761

February 13, 1971

RECEIVED
FEB 18 1971
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State of Hawaii
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

RE: Application for Special Permit-
Maui Concrete & Aggregates

Enclosed herewith please find eleven (11) copies of a Memorandum we have prepared in the above matter. Will you please distribute them to the members of the Commission for their perusal.

Thank you for your assistance.

Very truly yours,

Lawrence N. C. Ing

LAWRENCE N. C. ING

LNCI:jh

Enclosure

cc Louis Howard

LUC - 2-23-71

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

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

IN REPLY REFER TO:

PMN 7.1369

February 18, 1971

RECEIVED
FEB 22 1971
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

We have reviewed the following applications filed with your commission:

SP71-91 - Marvin E. Boudreau
SP71-93 - Maui Concrete & Aggregates, Inc.
A71-271 - Dept. of Land & Natural Resources
A71-272 - Dept. of Land & Natural Resources
A71-273 - HKH Ventures
A71-274 - Dept. of Accounting & General Services
A71-275 - Oceanview Estates

We are pleased to inform you that we have no objections to any of them.

We appreciate the opportunity to review and comment on the applications.

Very truly yours,

Paul H. Arizumi

PAUL H. ARIZUMI
Property Management Officer

9334

UNIVERSITY OF HAWAII

Land Study Bureau

RECEIVED
FEB 22 1971
State of Hawaii
LAND USE COMMISSION

February 18, 1971

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

Dear Mr. Duran

The following comments are in response to your notification of special permit applications SP71-91 and SP71-93, respectively:

SP71-91 Marvin E. Boudreau
Waianae, Oahu
Tax Map Key 8-6-8-23

The lands involved in this request for a special permit are deep, nonstony, well-drained, fine-textured soils on nearly level lands, highly suitable for intensive cropland uses with irrigation. If this permit is granted, care should be taken to insure that all health requirements for disposal of sewage, control of flies, noise and odor are met.

It might be suggested that since kennels do not require deep soils, a less desirable land area may be utilized for this nonagricultural pursuit.

SP71-93 Maui Concrete & Aggregates, Inc.
Waikapu, Maui
Tax Map Key 3-6-04-2
Area: 30,000 sq. ft.

The proposed site for this concrete batching plant is essentially rocky and considered not suited for croplands. These lands are rated as Class E. This site appears reasonably suited for the requested use.

Sincerely yours

Harold L. Baker

Harold L. Baker
Director

Safety Loan Building · Room 301 · 2065 South King Street · Honolulu, Hawaii 96814

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of Application	)
	)
of	)
	)
MAUI CONCRETE & AGGREGATES,	)
a Division of AMELCO Corporation,	)
For Special Permit,	)
Land Use Commission,	)
State of Hawaii.	)
	)
	)

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioner.

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BACKGROUND OF PETITIONER

In 1950, upon discovering that there was no ready-mix operations on Maui, Erling P. Wick and Charlie Nichols, with $20,000.00 cash, began their own company. By purchasing three second-hand trucks and a second-hand batch plant, Nix Ready-Mix, the forerunner of Maui Concrete & Aggregates, was started.

By 1953, Nix Ready-Mix began to go into the block-business portion of the concrete industry. Today it is a tribute to this company and others in the field that an estimated 80% of the homes built on this island are of block construction.

While the company was in its growing-pain stages in 1956, Wick bought out Nichols. Later in early 1967, Maui Concrete & Aggregates, the successor to Nix Ready-Mix, merged with Amelco Corporation, a diversified corporation, and became a division of that company.

Today Maui Concrete & Aggregates can proudly say that it has grown along with Maui and added greatly to its resources. It employs some 56 plus people, with 13 of them stationed at the Waikapu quarry site, and grosses over one million dollars in business a year, with equipment valued at over one and a half million dollars. E. P. Wick, its founder, now sits on the Board of Directors of Amelco.

PETITIONER'S PROPOSED PLANT

MAUI CONCRETE & AGGREGATES, a Division of AMELCO Corporation, has petitioned the County of Maui and the State of Hawaii for a special permit to construct a concrete batching plant in an area presently zoned for agricultural use. The plant would require an area of about 30,000 square feet.

The proposed site is situate approximately one mile south of Waikapu Town at the existing Waikapu quarry and crushing plant site. The plant is proposed to be erected within the present quarry area and in the area adjacent to the asphalt batching plant operated by Maui Asphalt, Inc. The site will be approximately 1,500 feet mauka of Honoapiilani Highway.

The present land classification by the Land Study Bureau is "E" or very poor for agricultural productivity. This is probably because of the great abundance of rock in the area. Therefore, the use of the area for the proposed plant would not do violence to the concept of preserving for agricultural use the parcels of land best suited for such.

The present utilities are adequate and available for service upon proper application made. The electric and water lines are already serving the existing operations. Telephone service can be brought in and the wires placed underground from the highway to the site.

Economically, this area would also be the best location insofar as there would be just a short distance in the transportation of materials to the plant. This would also lessen the

traffic on the highways because of its central location on the island and the reduced travel from the quarry to the petitioner's Naska, Kahului baseyard.

It would also be more desirous to locate such noxious industries as a concrete batching plant in the midst of a cane field rather than in a built-up industrial zone.

The plant itself would be about 58 feet in height. It will be erected against the backdrop of a bank 21 feet high. The growing sugarcane which borders the site can be expected to shield the plant for the large majority of the time. However, even in the sugarcane harvest season, the keawe trees presently growing on the northern boundary of the area would screen the view from the Waikapu direction.

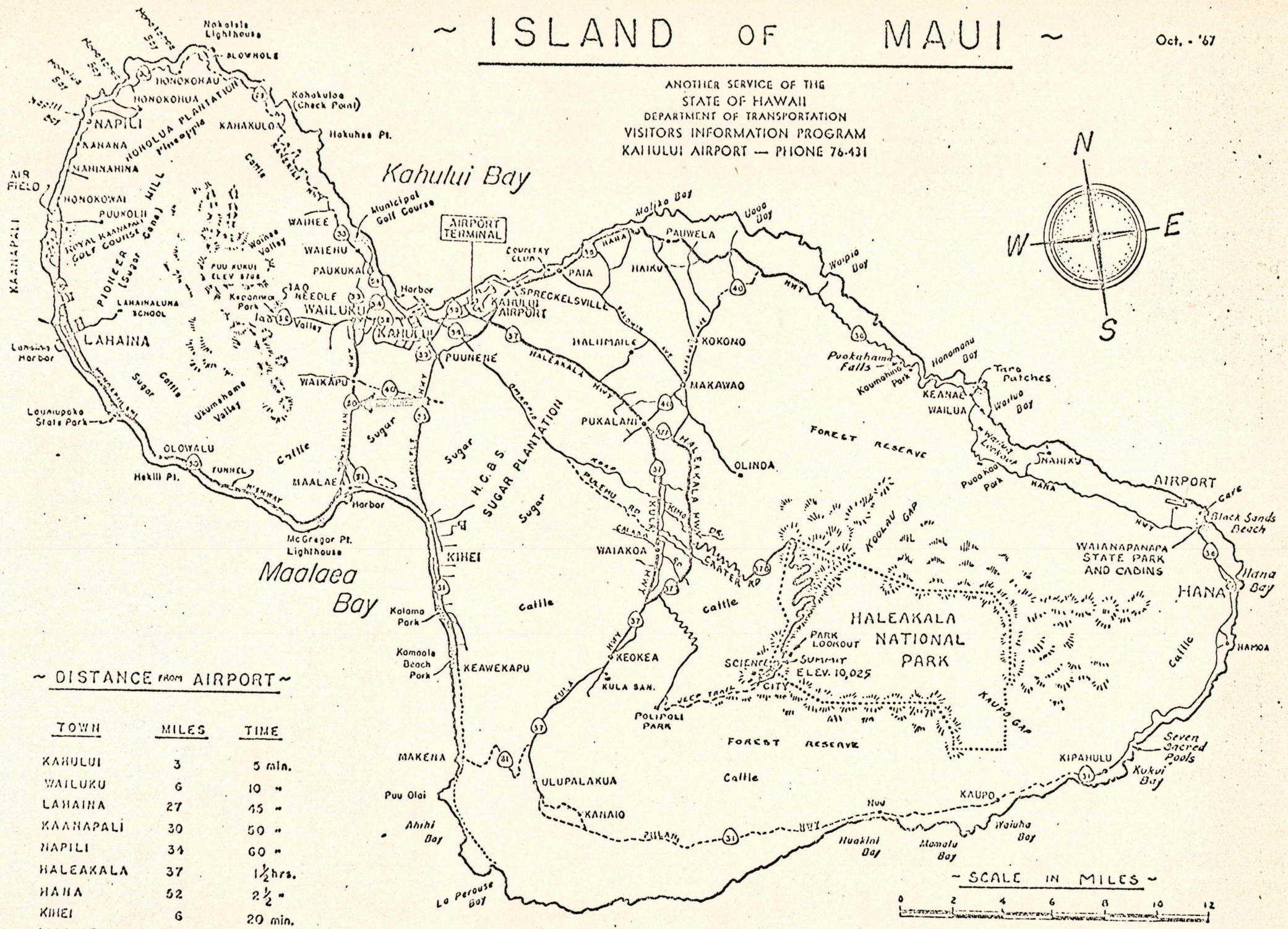
In the actual operation of the proposed concrete batching plant, there would be no odor nor smoke. Modern attachments to cover the bins would cause all dust to be contained and dropped back into the bins, thereby having virtually a dust-free operation. The petitioner would also be required to conform to all State and Federal pollution standards.

In view of all of the above, we respectfully submit that such a proposed use of the site as the proposed concrete batching plant would (1) not be contrary to the objectives of the County of Maui and State of Hawaii planning laws and regulations, (2) not adversely affect the surrounding property, (3) be on land not suited for agricultural use, (4) not alter the character of the surrounding area and (5) be making the highest and best use of the land involved.

~ ISLAND OF MAUI ~

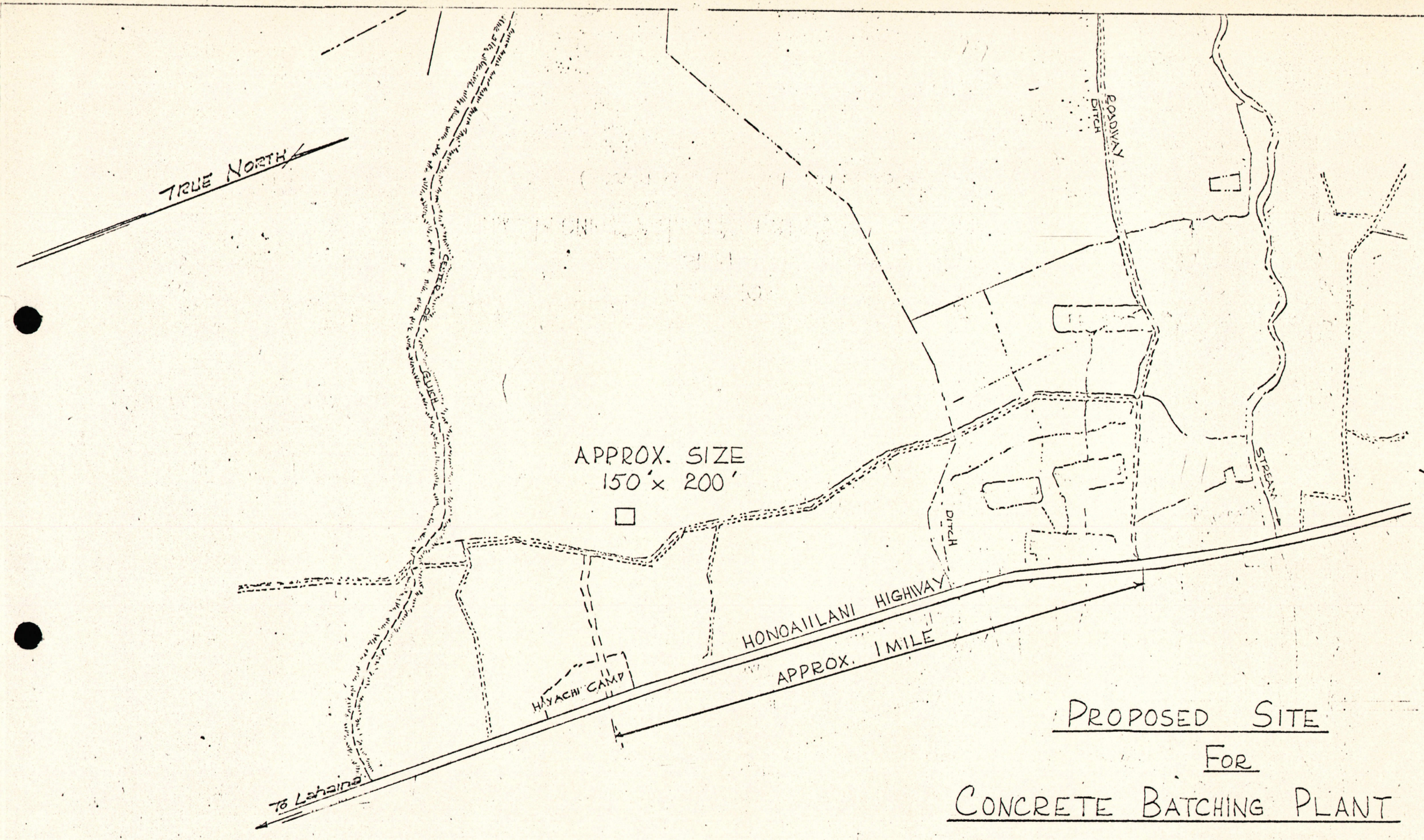
Oct. - '67

ANOTHER SERVICE OF THE
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
VISITORS INFORMATION PROGRAM
KAHULUI AIRPORT — PHONE 76-431



~ DISTANCE FROM AIRPORT ~

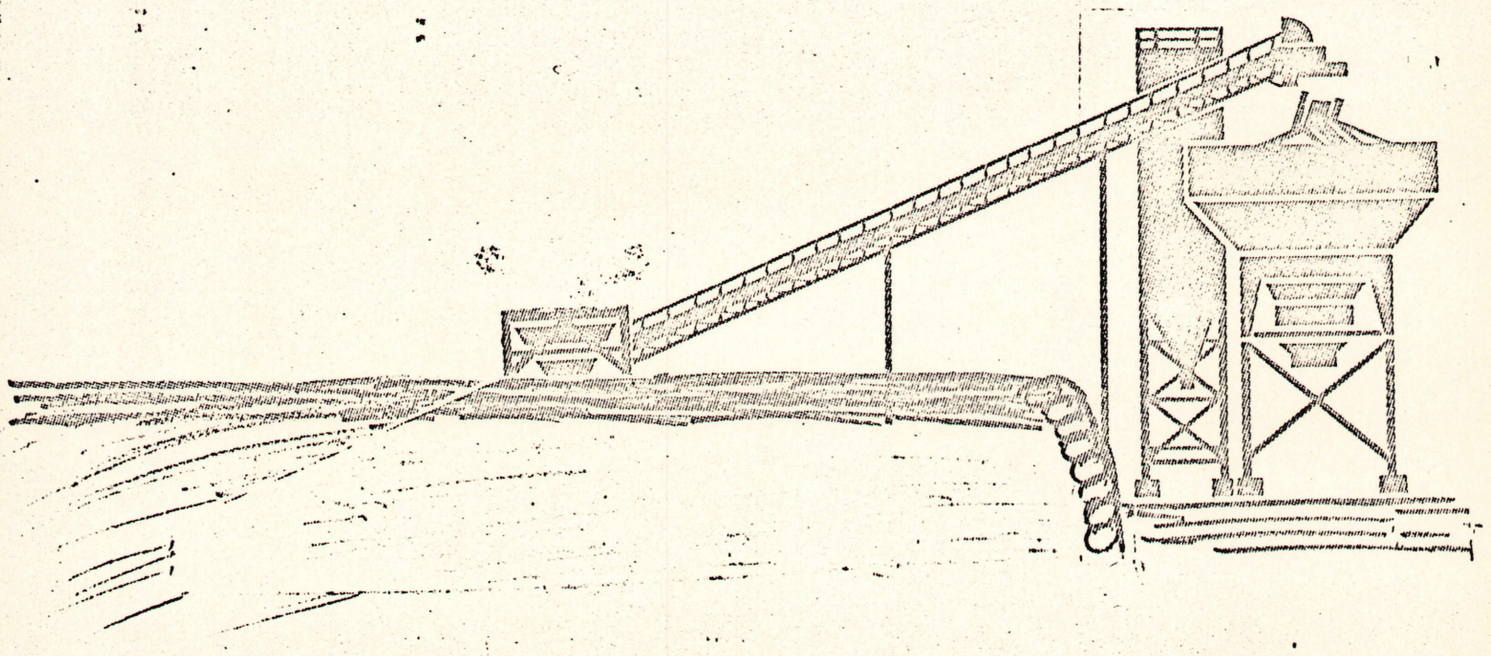
TOWN	MILES	TIME
KAHULUI	3	5 min.
WAILUKU	6	10 "
LAHAINA	27	45 "
KAANAPALI	30	50 "
NAPILI	34	60 "
HALEAKALA	37	1½ hrs.
HANA	52	2½ "
KIHEI	6	20 min.
MAALAEA	6	20 min.



PROPOSED SITE
FOR
CONCRETE BATCHING PLANT

SCALE: 1" = 1000' (APPROX.)

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII



View of Proposed Concrete Batching Plant

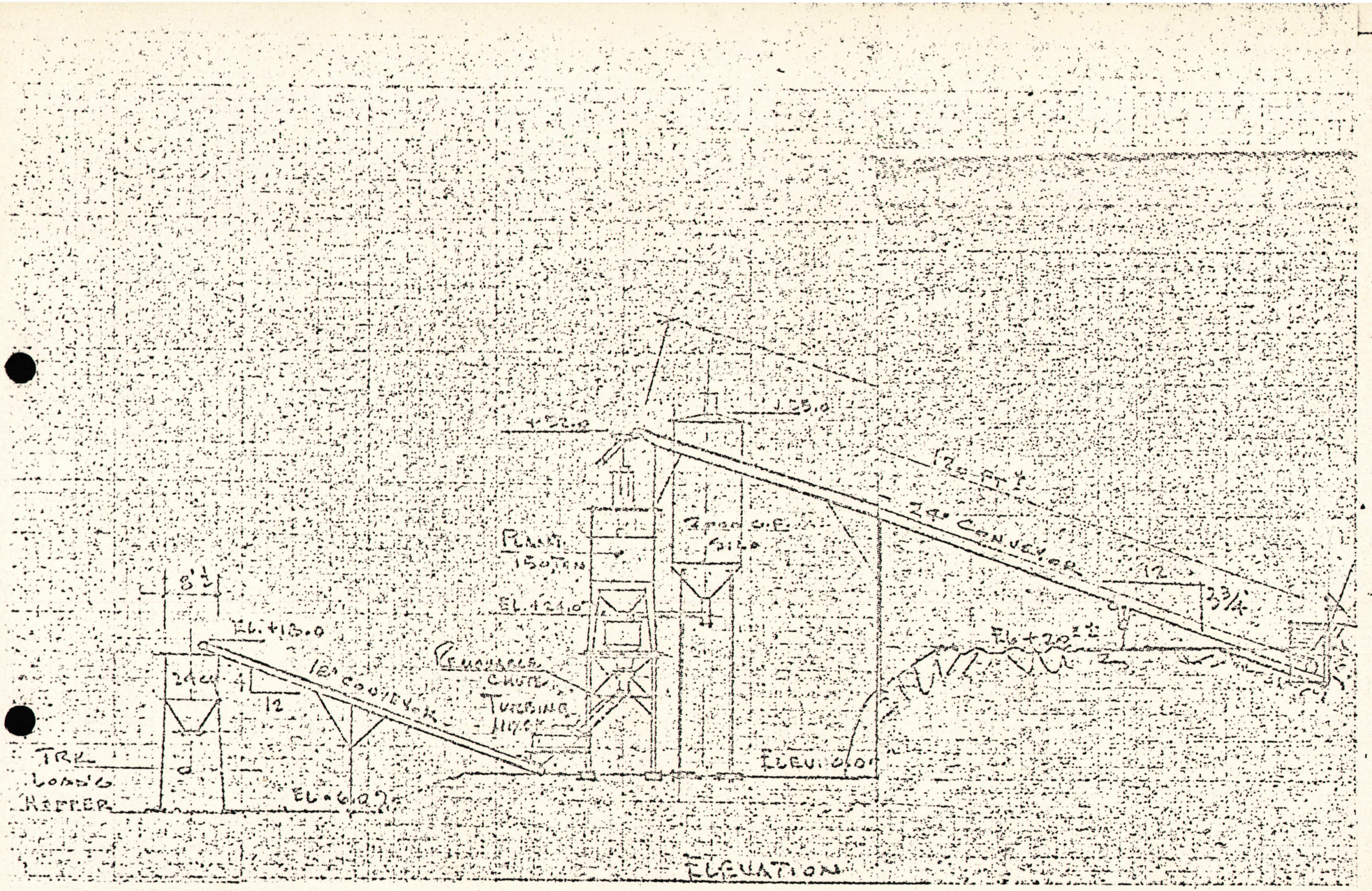


Diagram of Proposed Concrete Batching Plant Operation Flow

February 5, 1971

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

Dear Mr. Duran:

Re: LUC Special Permit Application No. 46
from Maui Concrete & Aggregates, Inc.

The Maui Planning Commission, at its meeting of February 2, 1971, voted unanimously to recommend approval of the above application for special permit filed by Maui Concrete and Aggregates, Inc., to construct and operate a concrete batching plant at their existing quarry and crushing plant site at Waikapu, Maui.

Approval of the above application is contingent upon the following:

1. That the applicants install a bag house filter at the cement silo exhaust vent to prevent cement from being discharged into the atmosphere during loading operations.

2. That all road and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.

3. That the applicants enclose the area where aggregates drop from the end of the conveyors to the hoppers.

In recommending approval, the Commission felt that the proposed use would be compatible with the existing operations in the area, and would not create undesirable effects on adjoining lands.

Transmitted for your review are the following:

1. Application filed on behalf of Maui Concrete and Aggregates by Meyer M. Ueoka, Attorney at Law.

2. Copy of the Notice of Public Hearing

3. Transcript of the Public Hearing.

4. Letter from Mr., Shinji Soneda, Chief, Environmental Health Division, State Department of Health, regarding the application.

Should you have any questions with regard to this matter, please call upon us at any time.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director

Encls.

cc: Meyer M. Ueoka
Shinji Soneda

February 11, 1971

Mr. Meyer M. Ueoka
Ueoka & Vail
Attorneys at Law
P. O. Box 433
Wailuku, Hawaii 96793

Dear Mr. Ueoka:

The Land Use Commission next meets at 7 p.m., in the Highlands Intermediate School Cafetorium, Pearl City, Oahu, on February 26, 1971.

At that time the application by Maui Concrete & Aggregates, Inc. (SP71-93) to construct and operate a concrete batching plant at Waikapu, Maui, will be heard.

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

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

February 10, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-93 - MAUI CONCRETE & AGGREGATES, INC.

Please be advised that a special permit application has been filed with the Land Use Commission to allow the construction and operation of a concrete batching plant in the Agricultural District on a 30,000 square foot portion of parcel 2, TMK 3-6-04. This property is generally located at Waikapu,on the island of Maui. The Maui County Planning Commission approved this request on February 2, 1971.

An action meeting on this application is scheduled for February 26, 1971*, in Leeward 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.

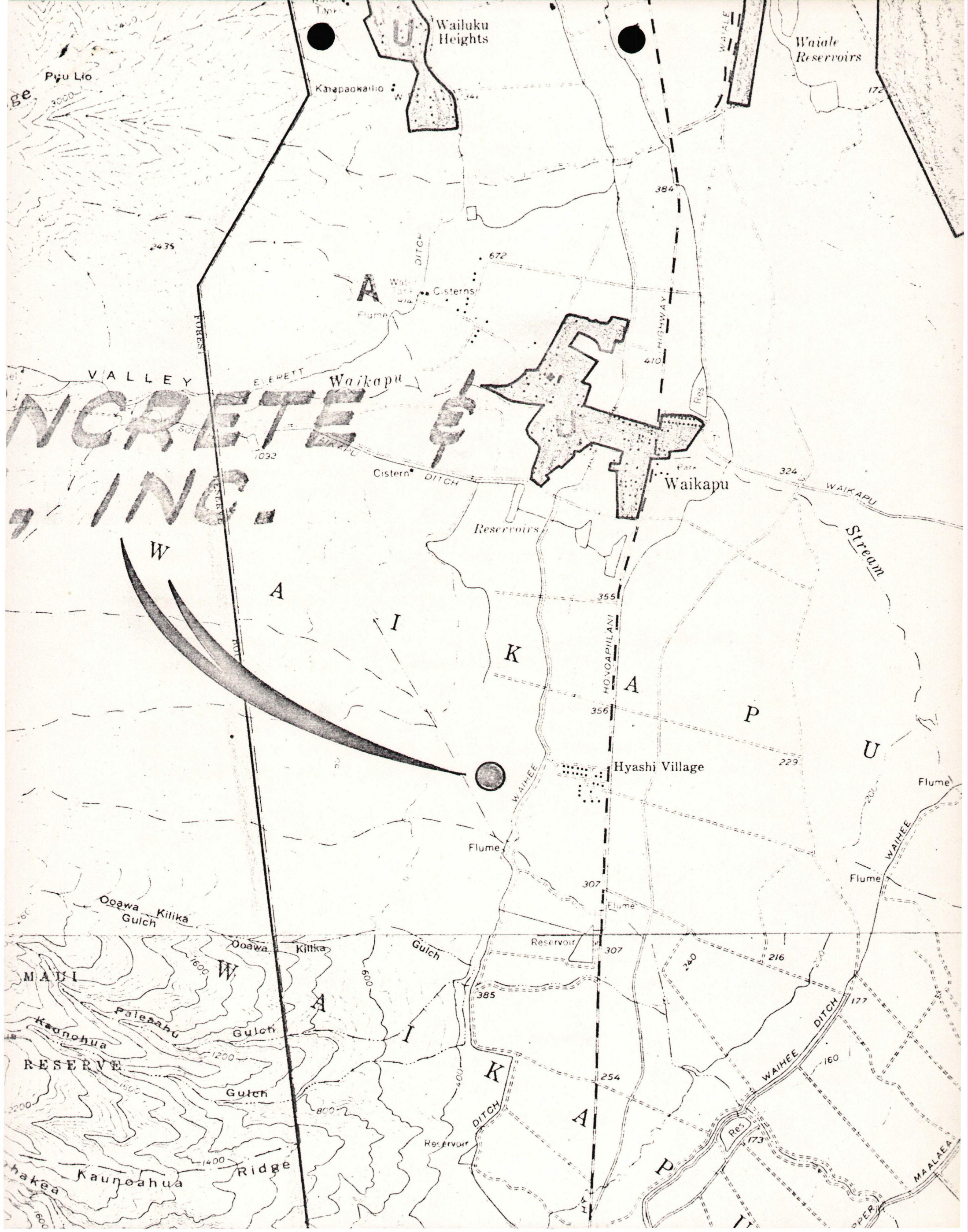
Should you desire additional information, feel free to contact this office.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

*See enclosed agenda



Wailuku Heights
Waiale Reservoirs
Puu Lio
Kaiapaokailio
WAIALE
384
672
Cisterns
Flume
HIGHWAY
410
VALLEY
EVERETT
Waikapu
NCRETE &
ING.
1092
Cistern
DITCH
Waikapu
324
WAIKAPU
Reservoirs
Stream
W
A
I
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A
P
U
355
HONOAPIILANI
356
Hyashi Village
229
WAIHEE
Flume
307
Ooawa Kilika Gulch
Reservoir
216
240
MAUI
W
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P
U
385
177
Paleaahu
Kaunohua
Gulch
RESERVE
1200
254
160
Gulch
800
DITCH
Reservoir
Res
173
Kaunoahua
Ridge
MAALAEA

D R A F T ASL ✓

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

February 10, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-93 - MAUI CONCRETE & AGGREGATES, INC.

30,000± a por of

Please be advised that a special permit application has been filed with the Land Use Commission to allow the construction and operation of a concrete batching plant in the Agricultural District ~~located at Waikapu, on the island of Maui~~ on parcel 2, TMK 3-6-04. This property is generally located at Waikapu, on the island of Maui. The Maui County Planning Commission approved this request on February 2, 1971.

An action meeting on this application is scheduled for February 26, 1971* in Leeward 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

*See enclosed agenda

9x90

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

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& APPEALS
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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

February 5, 1971

RECEIVED
FEB 10 1971
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

Re: LUC Special Permit Application No. 46
from Maui Concrete & Aggregates, Inc.

The Maui Planning Commission, at its meeting of February 2, 1971, voted unanimously to recommend approval of the above application for special permit filed by Maui Concrete and Aggregates, Inc., to construct and operate a concrete batching plant at their existing quarry and crushing plant site at Waikapu, Maui.

Approval of the above application is contingent upon the following:

1. That the applicants install a bag house filter at the cement silo exhaust vent to prevent cement from being discharged into the atmosphere during loading operations.

2. That all road and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.

3. That the applicants enclose the area where aggregates drop from the end of the conveyors to the hoppers.

In recommending approval, the Commission felt that the proposed use would be compatible with the existing operations in the area, and would not create undesirable effects on adjoining lands.

Transmitted for your review are the following:

1. Application filed on behalf of Maui Concrete and Aggregates by Meyer M. Ueoka, Attorney at Law.

2. Copy of the Notice of Public Hearing

3. Transcript of the Public Hearing.

4. Letter from Mr. Shinji Soneda, Chief, Environmental Health Division, State Department of Health, regarding the application.

Should you have any questions with regard to this matter, please call upon us at any time.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

Encls.

cc: Meyer M. Ueoka
Shinji Soneda

MEYER M. UEOKA
JOHN T. VAIL
Associates
B. MARTIN LUNA
LAWRENCE N. C. ING
ANDREW S. HARTNETT II

UEOKA & VAIL

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

2121 MAIN STREET
Post Office Box 433
Phone: 244-3761

December 8, 1970

RECEIVED
DEC 9 1970
DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Yoshikazu Matsui, Chairman
and Members of the Maui County
Planning Commission
Kahului, Maui, Hawaii 96732

Re: Special Permit Application

Gentlemen:

Please be advised that the law firm of Ueoka & Vail represents Maui Concrete & Aggregates, a Division of AMELCO Corporation, in the above matter.

Our client respectfully applies for a special permit to erect a concrete batching plant in area designated on the map attached hereto and by reference made a part hereof. The subject property, further identified on the tax map of the Second Taxation Division as TMK 3-6-04-2, is zoned agricultural; however, it is poorly suited for agricultural activity. The proposed plant will be adjacent to the quarry and crushing facilities presently operated by the applicant.

It would also be more desirable to locate such a plant away from other types of industries or a populated area.

We enclose herewith our check of $35.00 along with the formal application filed herein.

Your favorable action will be greatly appreciated.

Very truly yours,

MEYER M. UEOKA

MMU:mas
Encls.
cc L. W. Howard

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____
Notice published _____
Public hearing _____
Recommendation to LUC _____
Action by State LUC _____
County & Appl. notified _____

A. Description of Property: (1) Portion of Tax Map Key No. 3-6-04-2

(2) Lot Area 30,000 sq.ft. (3) Location Waikapu, Maui, Hawaii

B. Ownership: (1) Owner's name Wailuku Sugar Company

(2) Lessee's name Maui Concrete & Aggregates, a division of AMELCO Corporation (3) Unexpired term 4 years

C. Request: (1) State request briefly and exactly: Special permit for erection of concrete batching plant within area classified agricultural district.

(2) Reasons justifying granting of request: The area is poorly suited for agricultural use and will be in the area used for a quarry and crushing plant site. The nearest residence is approximately one mile away. The plant will not be visible to others 20 months out of 24 months when the surrounding sugar cane is growing. The site will be about 1,500 feet from the highway. The close proximity of the proposed plant to the resource location will also reduce truck traffic on the highway.

D. Applicant: (1) Name Maui Concrete & Aggregates, a Division of AMELCO CORPORATION

(2) Address Naska, Kahului, Maui, Hawaii (3) Telephone 877-0426

(4) Signature [signature]
Its Attorney

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

Pondway Ditch

Gr. 1844

Gr. 2960

Gr. 304

Ditch

Pasture

Pasture

Pasture

Ditch

Ditch

Ditch

Ditch

Ditch

Ditch

Reservoir

Pond

Pond

Pond

Honolulu Agents
C. BREWER & CO., LTD.
Honolulu, Hawaii
Cable Address: "BREWER"

MANAGER'S OFFICE

WAILUKU SUGAR COMPANY

WAILUKU, MAUI, HAWAII 96793

December 8, 1970

LETTER NO.
REFERS TO

Mr. Yoshikazu Matsui, Chairman
and Member of the Maui County
Planning Commission
Kahului, Hawaii 96732

Re: Special Permit Application by Maui Concrete & Aggregate

Gentlemen:

This is to confirm that our company approves of the application of Maui Concrete and Aggregate for a special permit to erect and operate a Concrete Batch Plant at their Waikapu Quarry and Crushing Plant Site located on our property, Tax Key No. 3-6-04-2.

Maui Concrete & Aggregate will set up a Concrete Batch Plant within the area covered by our current License Agreement, which agreement runs to January 1, 1975.

Yours truly,

WAILUKU SUGAR COMPANY

C. G. Street, Jr., Manager

cc: Maui Concrete & Aggregate

Maui Concrete & Aggregates
(DIVISION OF AMELCO CORPORATION)
NASKA, KAHULUI, MAUI, HAWAII
MAILING ADDRESS: P.O. BOX 452
KAHULUI, MAUI, HAWAII 96732
TELEPHONE: OFFICE 877-0426 OPERATIONS 877-5353

December 8, 1970

Ueoka & Vail - Attorneys
2121 Main Street
Wailuku, Maui, Hawaii 96793

ATTENTION: MR. MEYER UEOKA

Gentlemen:

This is to authorize your firm, Ueoka & Vail - Attorneys, to represent us, as our Agent, in all matters pertaining to our application for a special permit to erect and operate a Concrete Batch Plant at our Waikapu Quarry and Crushing Plant site, on property included in our current License Agreement with Wailuku Sugar Company.

This authorization includes, but is not limited to, representation to the Planning Commission, County of Maui, and, the Land Use Commission, State of Hawaii.

Respectfully,

L. W. Howard, Jr.

L. W. Howard, Jr., Vice President
MAUI CONCRETE & AGGREGATES, A
Division of AMELCO Corporation

LWH: sk

Maui Concrete & Aggregates

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Barbara Y. Iwaishi being duly sworn deposes and says, that he is Advertising-Traffic of the Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper published in Wailuku, County of Maui, State of Hawaii; that the ordered publication as to NOTICE OF PUBLIC HEARING LUC Special Use Permit

of which the annexed is a true and corrected printed notice, was published 1 times in the MAUI NEWS, aforesaid, commencing on the 17th day of December, 19 70, and ending on the day of , 19 , (both days inclusive), to-wit: on Dec. 17, 1970

and that affiant is not a party to or in any way interested in the above entitled matter.

Barbara Y. Iwaishi

Subscribed and sworn to before me this

17 day of Dec. A. D. 19 70

Notary Public, Second Judicial Circuit, State of Hawaii.

My commission expires August 31, 1971

NOTICE OF PUBLIC HEARING

LUC SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearin to be held by the Maui Planning Commission on Tue day, January 5, 1971, at the Chambers of the Count Council, Wailuku, Maui, at 1:30 p.m. or as soon there after as those interested may be heard to consider th following requests for SPECIAL USE PERMIT unde provisions of SECTION 205-6 OF THE HAWAII RE VISED STATATUTES:

1. VISED STATUTES:
   Expansion of existing non-conforming use at the Heavenly Hana Motel (enclosure of existing lanai) and construction of a single family dwelling to be used as the owner's residence. The proposed location is at the existing Heavenly Hana Motel, on the makai side of Hana Highway in the Wakiu House Lots Subdivision, TMK 1-3-08:17.
   Applicant: Mrs. Alfreda E. Worst by Lawrence N. C. Ing, Attorney
   Area: 2.13 acres
2. WAIKAPU, MAUI
   Construction and operation of a concrete batching plant at the existing Waikapu quarry and crushing plant site located approximately ½ mile west of Honoapiilani Highway on the southerly side of Waikapu Town.
   Applicant: Maui Concrete & Aggregates by Meyer M. Ueoka, Attorney
   Area: 30,000 sq. ft.

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

All testimony regarding the SPECIAL USE PERMITS should be filed in writing to the Planning Department, County of Maui, P. O. Box 1487, Kahului, Maui, Hawaii 96732 before the date of the public hearing, or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By: Howard K. Nakamura
Planning Director

(MN: Dec. 17, 1970)

MAUI PLANNING COMMISSION
PUBLIC HEARING
Tuesday, January 5, 1971

The public hearing on the following requests for SPECIAL USE PERMIT under provisions of Section 98H-6, REVISED LAWS OF HAWAII 1963, was opened by Chairman Yoshikazu Matsui in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii, on Tuesday, January 5, 1971.

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

1. HANA, MAUI
   Expansion of existing non-conforming use at the Heavenly Hana Motel (enclosure of existing lanai) and construction of a single family dwelling to be used as the owner's residence. The proposed location is at the existing Heavenly Hana Motel, on the makai side of Hana Highway in the Wakiu House Lots Subdivision, TMK 1-3-08:17.
   APPLICANT: Mrs. Alfreda E. Worst by
   Lawrence N. C. Ing, Attorney

2. WAIKAPU, MAUI
   Construction and operation of a concrete batching plant at the existing Waikapu quarry and crushing plant site located approximately 1/2 mile west of Honoapiilani Highway on the southerly side of Waikapu Town.
   APPLICANT: Maui Concrete & Aggregates by
   Meyer M. Ueoka, Attorney

The Director read the notice of public hearing, published in the Maui News on December 17, 1970, a copy of which is attached hereto and made a part hereof.

LUC Application No. 43, Mrs. Alfreda Worst

The Director explained the application for Special Permit No. 43 from Mrs. Worst from General Plan Map No. 16. The property in question is located in the Wakiu Houselots Subdivision, on the makai side of Hana Highway and consists of approximately two acres. Mrs. Worst has acquired and is continuing to operate the existing Heavenly Hana Hotel, which is a non-conforming use in the State Rural District. Because of the non-conforming use on the property, the State Land Use Regulation says, "there can be no further construction on it."

Mr. Nakamura further stated: "Mrs. Worst's original request was to build on the property one single-family dwelling for her own use. Our original interpretation was that it would be a permitted use. However, just to be safe, we informed Mr. Ing that he should seek a ruling from the State Land Use Commission. They stated 'Anytime you have a non-conforming use on a parcel, that the entire parcel becomes non-conforming and you cannot build anything further on it, regardless'. Mr. Ing, on that basis, filed his original application for a Special Permit to construct a dwelling for Mrs. Worst on the property. We also had pending from Mrs. Worst to enclose an existing lanai for the purpose of adding additional rooms---not units. One bedroom into two bedrooms.

"This is not permitted so we advised Mr. Ing that this should be included in the application. So request is for special permit to construct one dwelling for Mrs. Worst and to enclose the exisiting lanai to add four additional rooms to the Heavenly Hana Motel. This is an application for LUC Special Permit so final action by the Land Use Commission would be required.

"One other thing that should be mentioned is that the construction on the second part of the request, enclosure of the lanai has been substantially completed by the applicant prior to granting permit.

Mr. Kage: "How did that thing ever get to be a motel?"

Mr. Nakamura: "I'm not sure how it got to be a motel. I know it has been in operation for a considerable time. As far as we can determine, we are satisfied that it was operated as a motel prior to 1964. We didn't really explore much further back than that, other then to satisfy ourselves that it was a legitimate non-conforming or grandfather use. How it came about, I am not sure."

Mr. Freeland: "Within the Wakiu House Lots, as you mentioned and prior to the conception of the Planning Commission. Is that so?"

Mr. Nakamura: "The way the original structure is set up, a symmetrical building with a big living room in the center and two kitchens and four bedrooms and so, it can be rented either for two families or to four families depending on the size. The addition will add or permit...will result in eight bedrooms."

Mr. Matsui: "Now the construction has already started?....and completed?"

Mr. Nakamura: "Yes, I would say 90% complete."

Mr. Matsui: "Was any building permit issued on this project?"

Mr. Nakamura: "No."

Mr. Matsui: "Any notification sent by the Department, not to proceed?"

Mr. Nakamura: "We did write Mrs. Worst a letter when the original application was made that we could not approve the building permit."

Mr. Matsui: "Evidently she ignored this and just proceeded."

Mr. Nakamura: "Apparently."

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

The Chair opened the hearing to the public.

Mr. Lawrence Ing: "My name is Lawrence N. C. Ing, representing Mrs. Worst. We had hoped to have Mrs. Worst here to assist in her presentation. Due to the rain, she called me this morning saying that she was going to come but if the road from Hana was in such a condition that it prevented her from coming that she would not be able to come, and if we can ask for continuance of her communication. I have not heard from her since. I am under the assumption that it is even worst on that side. If we could request the Commission for a continuance in allowing her to make a presentation at your next meeting?"

Mr. Matsui: "You know we have the 15 days before we can take any action."

Mr. Ing: "I think it could be construed to have the public hearing. It could be a continuation of the public hearing."

Mr. Matsui: "Did you have anything to present to the Commission or would you like to do it all at the next meeting?"

Mr. Ing stated that he would prefer to do it at the next meeting.

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair stated that the public hearing would be continued at the next meeting.

LUC Special Use Permit No. 46. Maui Concrete & Aggregates

The Director explained that the parcel is in the State Agricultural District and according to the Land Use Regulations the quarrying operation is a permitted use but any other uses are not permitted...He continued: "A year and a half ago we had one application here filed by Mr. Norman Saito to establish a concrete batching plant on the site. Therefore, this also requires a special permit from the County and Land Use Commission. That is the essence of the application before the Commission."

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

The Chair opened the hearing to the public.

Mr. Meyer Ueoka: "Chairman and members, I am Meyer M. Ueoka and I represent Maui Concrete and Aggregates. I would like to introduce some of those who are connected with this firm. Mr. Erling Wick, Mr. Louis Howard, Mr. Tanaka & Mr. Shimabukuro, operations superintendent. I have distributed a memo to members of the Commission. I would like to read it into the minutes."

Mr. Ueoka then proceeded to read his application, a copy of which is attached hereto and made a part hereof.

Mr. Ueoka continued: "There are two things I would like to point out: 1) If the rocks, which are so plentiful are removed, by crushing and batching then it would be consistent with agricultural use. Some day this particular parcel would become more acceptable for agricultural use. I am sure Wailuku Sugar Co. may want to plant sugar cane, so we believe that it is consistent with the whole idea of trying to fall within the intended use and that is Agricultural use. The other important thing is traffic has become very heavy and rather than having these trucks running from Waikapu Town to Naska, where main operation is located, the rocks can be batched immediately to the sites. It would save one trip and remove the traffic from the road. In the interest of safety too, this is very desirable. Insofar as the attachment is concerned, we showed the island of Maui and also the approximate location of the site. On page 5 a picture of what the plant would look like."

"Another thing I would like to point out, the new highway from Maalaea to Kihei will be constructed very shortly and the Maui Concrete would be providing the rocks for this....."

Mr. Matsui: "Are there any questions?"

Mr. Franco: "They will still operate the Naska batching plant?"

Mr. Ueoka: "Yes, they will still continue to operate the batching plant. It will be primarily used to take care of the State Highway and perhaps supply down Lahaina area and Kihei."

Mr. Matsui: "The land is presently idle?"

Mr. Tanaka: "There is no sugar cane. We used it as pasture."

Mr. Matsui: "For what additional acreage you are talking about?"

Mr. Ueoka: "It was about one hundred acres, within the area. Right adjacent to the Maui Asphalt Plant."

Mr. Howard: "We have a five acre parcel which we have all the structures on and some 100 acres all from which we take the rocks. This is within the five acre parcel which was designated for structures."

Mr. Ueoka: "I would like to point out very little, if any dust will come out from this operation. If there is any dust, the trade is such that it will go towards the mountain. I know there is lot of concern."

Mr. Matsui: "At the present time, you have a dust pollution there and are trying to add to your dust pollution. Is anything taking place to correct the pollution there?"

Mr. Ueoka: "Attempts have been made and will continue to be made by use of water."

Mr. Howard: "...as far as the concrete batching plant is concerned, it will be housed so that the aggregate, once it gets into the belt will not churn up dust, and the profile of this operation will be no higher than the existing structures in the quarry site."

Mr. Matsui: "In other words you are looking into your present solution?"

Mr. Howard: "We are correcting it. The water that Mr. Ueoka talks about is watering..."

Mr. Matsui: "We don't want to add anything to your dust pollution."

Mr. Howard: "I can assure you that this will not add to your dust problem. If dust problems exist we will take steps to minimize."

Mr. Nakamura: "Mr. Ueoka or Mr. Howard, your submittal refers to modern attachments to cover the bins. Is this an improvement over what you have over at Naska? What do you mean by modern attachments?"

Mr. Howard: "The plant is modern. The one at Naska has construction over it to assist in dust control. It is more readily easily controlled in terms of dust."

"The cement is elevated by bucket elevators..."

Mr. Nakamura: "Where will the cement be stored?"

Mr. Howard: "If you have a sketch, the cement site is shown on both sketches The cement is blown in the top and stored horizontally..."

Mr. Nakamura: "What about your sand?"

Mr. Howard: "We would have to transport it. Sand is a very small portion of the concrete mix. Sand that we are presently using is coming from the Naska area..."

Mr. Nakamura: "About how many trips would that involve?"

Mr. Howard: "Between five and six round trips a day to Naska and perhaps three of those returning with sand. We still have rocks going to Lahaina, but between those two points five to six loads of rocks and approximately three loads of sand."

Mr. Nakamura: "The sand will be stored opened?"

Mr. Howard: "Yes, it will be stored in four piles in a semi-circle..."

Mr. Matsui: "Is this batching plant bigger than the one in Naska?"

Mr. Howard: "It is slightly larger, but it is different in that the plant has a cement silo in the plant..."

Mr. Matsui: "Do you have a batching plant in Lahaina? Then all the Lahaina projects will be from that?"

Mr. Howard: "It will still serve those jobs that are presently in Lahaina. The concrete plant in Naska will be reduced in activity because of the proximity of this."

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed the public hearing and informed the applicants that the matter would be taken under advisement. The LUC law says that no action shall be taken within 15 days.

Respectfully submitted,

JEAN S. TOKUNAGA
Private Secretary

RECORD OF ATTENDANCE

Present:	Y. Matsui	Others:	H. Nakamura
	A. Hussey		C. Hart
	K. Kage		M. Ueoka
	G. Murashige		L. Ing
	G. A. Freeland		L. Howard
	J. Franco		E. P. Wick
	J. Fernandez		Jean Johnson
			R. Johnson
Excused:	C. Kaiama		

JOHN A. BURNS
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS, JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO:
EH-AS

January 26, 1971

RECEIVED
JAN 27 1971
DEPT. OF PLANNING
COUNTY OF MAUI

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

Dear Mr. Nakamura:

A brief survey of the present operation and facilities of the Maui Concrete and Aggregates was conducted during a study of the proposed construction of a concrete batching plant at Waikapu, Maui.

According to the staff report of the survey, the following was observed:

1. The existing facility conforms to the Maui Air Pollution Regulations.

2. The proposed concrete batching plant can be operated under the provisions of the Air Pollution Control Regulations, providing the following control measures are undertaken.

   a. Install a bag house filter at the cement silo exhaust vent to prevent cement from being discharged into the atmosphere during loading operations.

   b. All road and vehicular paths watered during use.

   c. Enclose area where aggregates drop from end of conveyors to hoppers.

3. We recommend that the conditional use permit be approved with the assurance that the above mentioned conditions be planned into the operation.

Sincerely,

SHINJI SONEDA, Chief,
Environmental Health Division

BEFORE THE PLANNING COMMISSION

COUNTY OF MAUI

In the Matter of Application	)
	)
of	)
	)
MAUI CONCRETE & AGGREGATES,	)
a Division of AMELCO Corporation,	)
For Special Permit,	)
Land Use Commission,	)
State of Hawaii.	)
	)

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioner.

TABLE OF CONTENTS

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7.	Petitioner's Application	Exhibit A

BACKGROUND OF PETITIONER

In 1950, upon discovering that there was no ready-mix operation on Maui, Erling P. Wick and Charlie Nichols, with $20,000.00 cash, began their own company. By purchasing three second-hand trucks and a second-hand batch plant, Nix Ready-Mix, the forerunner of Maui Concrete & Aggregates, was started.

By 1953, Nix Ready-Mix began to go into the block business portion of the concrete industry. Today it is a tribute to this company and others in the field that an estimated 80% of the homes built on this island are of block construction.

While the company was in its growing-pain stages in 1956, Wick bought out Nichols. Later in early 1967, Maui Concrete & Aggregates, the successor to Nix Ready-Mix, merged with Amelco Corporation, a diversified corporation, and became a division of that company.

Today Maui Concrete & Aggregates can proudly say that it has grown along with Maui and added greatly to its resources. It employs some 56 plus people, with 13 of them stationed at the Waikapu quarry site, and grosses over one million dollars in business a year, with equipment valued at over one and a half million dollars. E. P. Wick, its founder, now sits on the Board of Directors of Amelco.

PETITIONER'S PROPOSED PLANT

MAUI CONCRETE & AGGREGATES, a Division of AMELCO Corporation, has petitioned the County of Maui and the State of Hawaii for a special permit to construct a concrete batching plant in an area presently zoned for agricultural use. The plant would require an area of about 30,000 square feet.

The proposed site is situate approximately one mile south of Waikapu Town at the existing Waikapu quarry and crushing plant site. The plant is proposed to be erected within the present quarry area and in the area adjacent to the asphalt batching plant operated by Maui Asphalt, Inc. The site will be approximately 1,500 feet mauka of Honoapiilani Highway.

The present land classification by the Land Study Bureau is "E" or very poor for agricultural productivity. This is probably because of the great abundance of rock in the area. Therefore, the use of the area for the proposed plant would not do violence to the concept of preserving for agricultural use the parcels of land best suited for such.

The present utilities are adequate and available for service upon proper application made. The electric and water lines are already serving the existing operations. Telephone service can be brought in and the wires placed underground from the highway to the site.

Economically, this area would also be the best location insofar as there would be just a short distance in the transportation of materials to the plant. This would also lessen the

traffic on the highways because of its central location on the island and the reduced travel from the quarry to the petitioner's Naska, Kahului baseyard.

It would also be more desirous to locate such noxious industries as a concrete batching plant in the midst of a cane field rather than in a built-up industrial zone.

The plant itself would be about 58 feet in height. It will be erected against the backdrop of a bank 21 feet high. The growing sugarcane which borders the site can be expected to shield the plant for the large majority of the time. However, even in the sugarcane harvest season, the keawe trees presently growing on the northern boundary of the area would screen the view from the Waikapu direction.

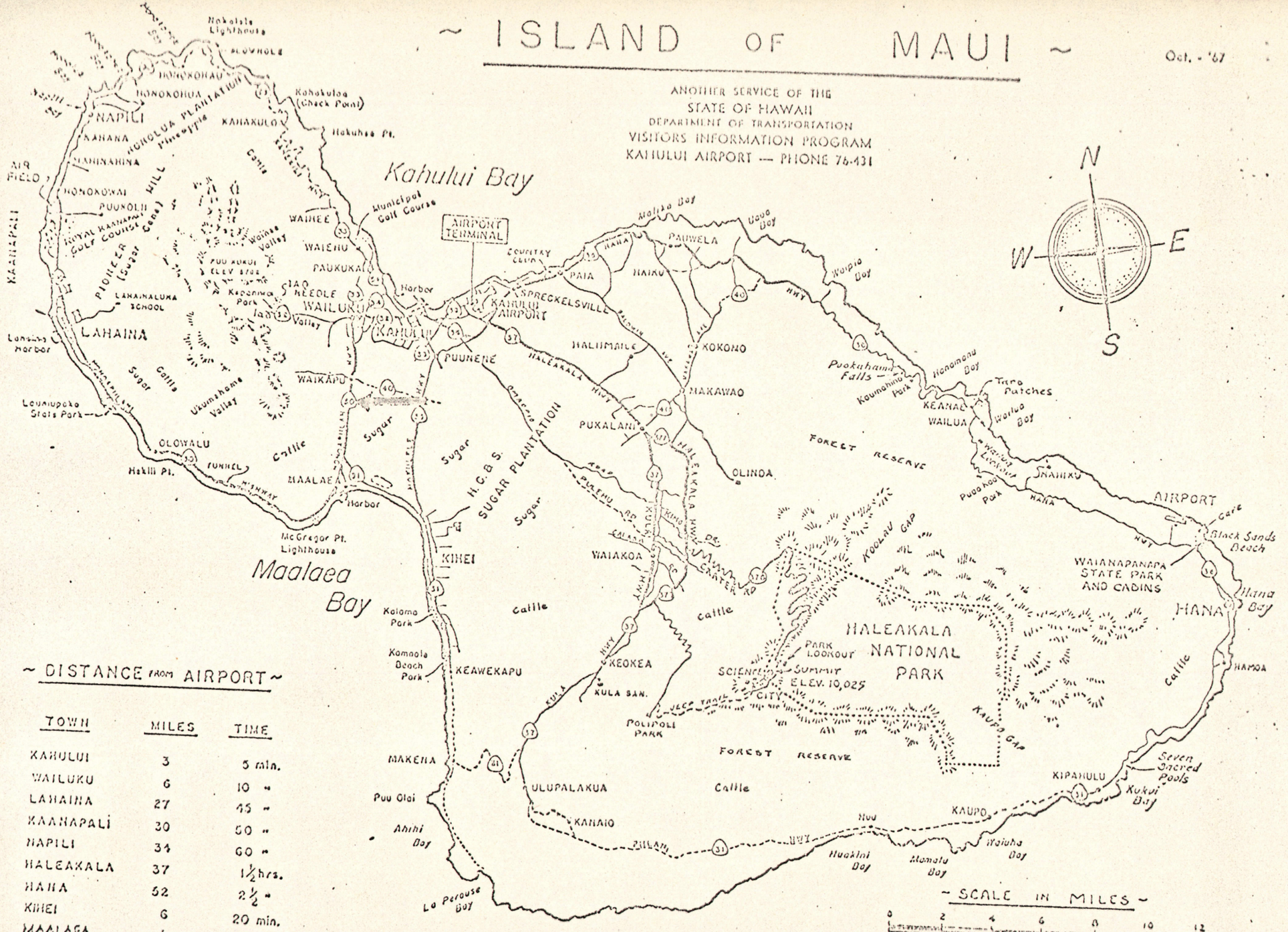
In the actual operation of the proposed concrete batching plant, there would be no odor nor smoke. Modern attachments to cover the bins would cause all dust to be contained and dropped back into the bins, thereby having virtually a dust-free operation. The petitioner would also be required to conform to all State and Federal pollution standards.

In view of all of the above, we respectfully submit that such a proposed use of the site as the proposed concrete batching plant would (1) not be contrary to the objectives of the County of Maui and State of Hawaii planning laws and regulations, (2) not adversely affect the surrounding property, (3) be on land not suited for agricultural use, (4) not alter the character of the surrounding area and (5) be making the highest and best use of the land involved.

~ ISLAND OF MAUI ~

Oct. - '67

ANOTHER SERVICE OF THE
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
VISITORS INFORMATION PROGRAM
KAHULUI AIRPORT — PHONE 76-431



~ DISTANCE FROM AIRPORT ~

TOWN	MILES	TIME
KAHULUI	3	5 min.
WAILUKU	6	10 "
LAHAINA	27	45 "
KAANAPALI	30	50 "
NAPILI	34	60 "
HALEAKALA	37	1½ hrs.
HANA	52	2½ "
KIHEI	6	20 min.
MAALAEA	6	20 min.

~ SCALE IN MILES ~

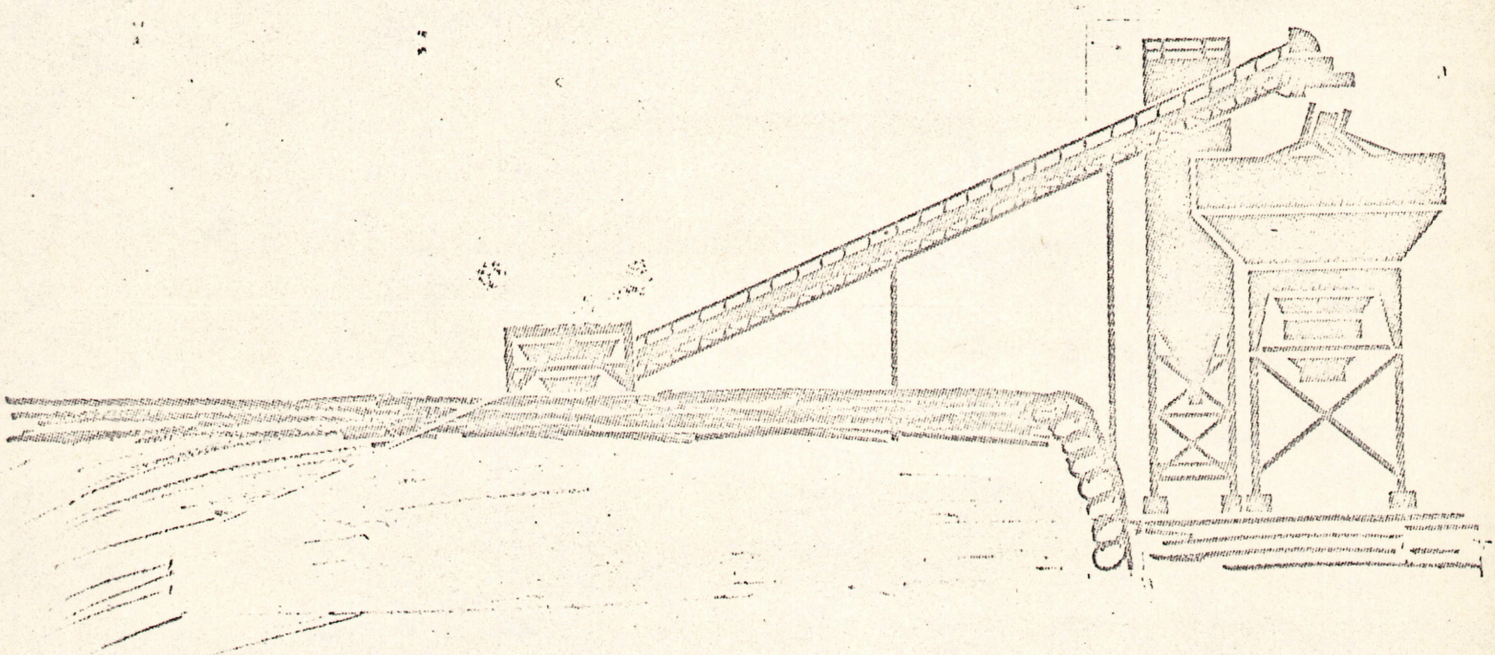
0 2 4 6 8 10 12



PROPOSED SITE
FOR
CONCRETE BATCHING PLANT

SCALE: 1" = 1000' (APPROX.)

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII



View of Proposed Concrete Batching Plant

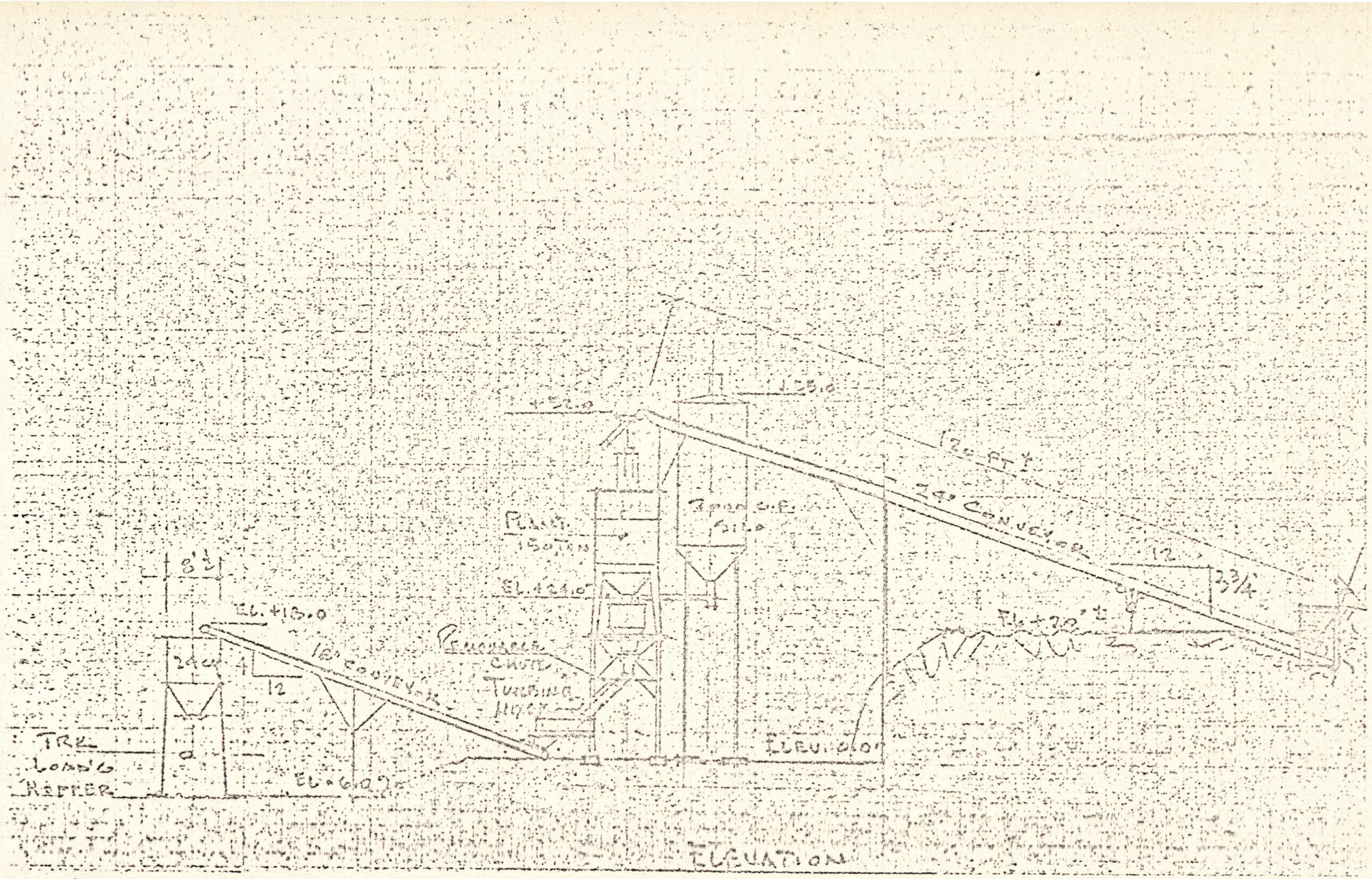


Diagram of Proposed Concrete Batching Plant Operation Flow

December 8, 1970

Mr. Yoshikazu Matsui, Chairman
and Members of the Maui County
Planning Commission
Kahului, Maui, Hawaii 96732

Re: Special Permit Application

Gentlemen:

Please be advised that the law firm of Ueoka & Vail represents Maui Concrete & Aggregates, a Division of AMELCO Corporation, in the above matter.

Our client respectfully applies for a special permit to erect a concrete batching plant in area designated on the map attached hereto and by reference made a part hereof. The subject property, further identified on the tax map of the Second Taxation Division as TMK 3-6-04-2, is zoned agricultural; however, it is poorly suited for agricultural activity. The proposed plant will be adjacent to the quarry and crushing facilities presently operated by the applicant.

It would also be more desirable to locate such a plant away from other types of industries or a populated area.

We enclose herewith our check of $35.00 along with the formal application filed herein.

Your favorable action will be greatly appreciated.

Very truly yours,

MEYER M. UEOKA

MMU:mas
Encls.
cc L. W. Howard

Exhibit A

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

DO NOT WRITE IN THIS SPACE	
Appl. & fee received	
Notice published	
Public hearing	
Recommendation to LUC	
Action by State LUC	
County & Appl. notified	

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

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:-

A. Description of Property: (1) Portion of Tax Map Key No. 3-6-04-2

(2) Lot Area 30,000 sq.ft (3) Location Waikapu, Maui, Hawaii

B. Ownership: (1) Owner's name Wailuku Sugar Company

(2) Lessee's name Maui Concrete & Aggregates, a division of AMELCO Corporation (3) Unexpired term 4 years

C. Request: (1) State request briefly and exactly: Special permit for erection of concrete batching plant within area classified agricultural district.

(2) Reasons justifying granting of request: The area is poorly suited for agricultural use and will be in the area used for a quarry and crushing plant site. The nearest residence is approximately one mile away. The plant will not be visible to others 20 months out of 24 months when the surrounding sugar cane is growing. The site will be about 1,500 feet from the highway. The close proximity of the proposed plant to the resource location will also reduce truck traffic on the highway.

D. Applicant: (1) Name Maui Concrete & Aggregates, a Division of AMELCO CORPORATION

(2) Address Naska, Kahului, Maui, Hawaii (3) Telephone 877-0426

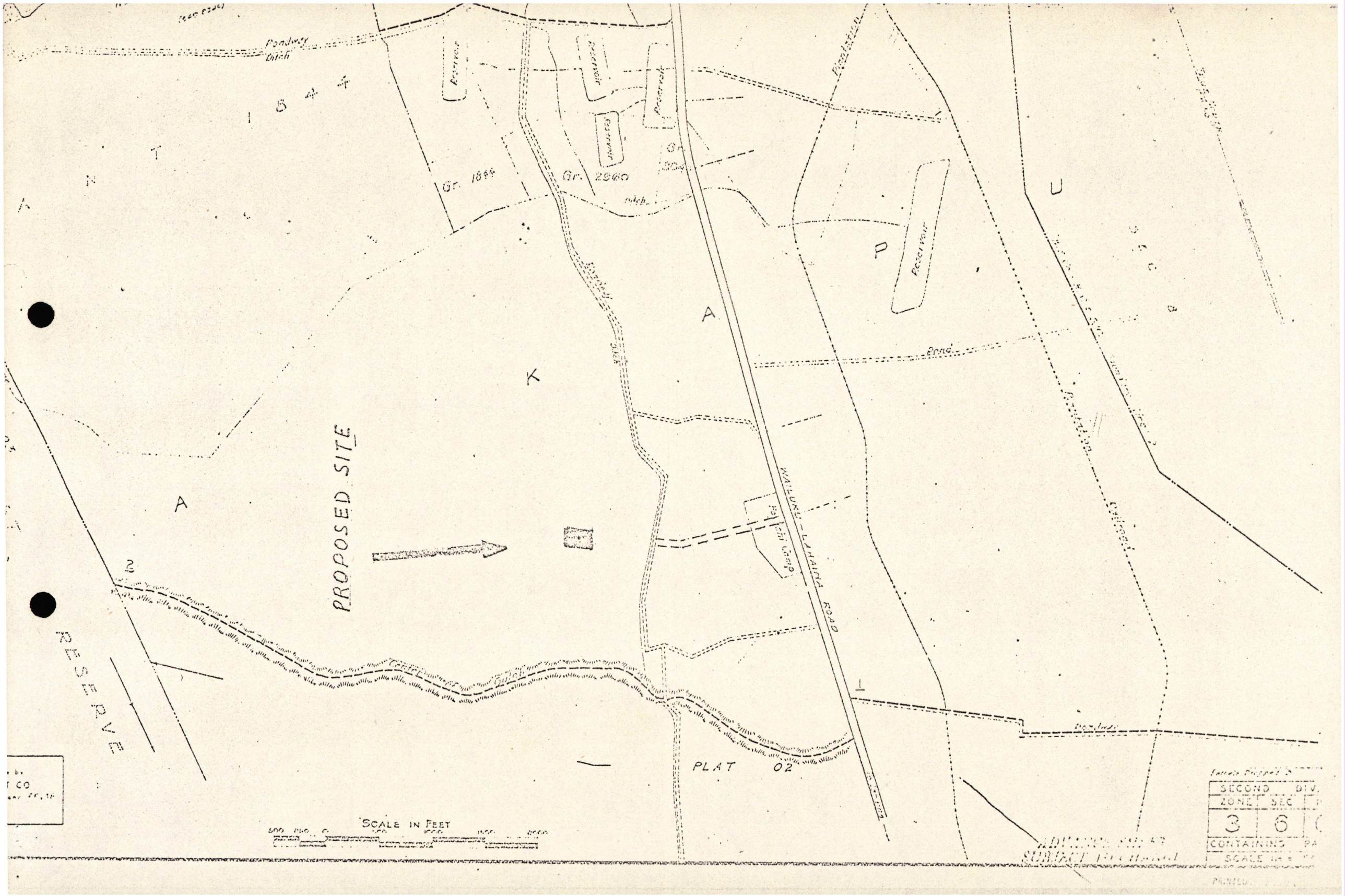
(4) Signature Its Attorney

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



Pondway
Ditch
Reservoir
Reservoir
Reservoir
Reservoir
Reservoir
Gr. 1844
Gr. 2960
Gr. 3040
Ditch
Plantation
Pondway
Ditch
Pond
Plantation
Pondway
Pondway
PROPOSED SITE
WAILUKU - LAHAINA ROAD
Pohoki Camp
Center of Gulch
PLAT 02
RESERVE
SCALE IN FEET
SECOND DIV.
ZONE
SEC
3
6
CONTAINING
SCALE

Maui Concrete & Aggregates
(DIVISION OF AMELCO CORPORATION)
NASKA, KAHULUI, MAUI, HAWAII
MAILING ADDRESS: P.O. BOX 452
KAHULUI, MAUI, HAWAII 96732
TELEPHONE: OFFICE 877-0426 OPERATIONS 877-5353

December 8, 1970

Ueoka & Vail - Attorneys
2121 Main Street
Wailuku, Maui, Hawaii 96793

ATTENTION: MR. MEYER UEOKA

Gentlemen:

This is to authorize your firm, Ueoka & Vail - Attorneys, to represent us, as our Agent, in all matters pertaining to our application for a special permit to erect and operate a Concrete Batch Plant at our Waikapu Quarry and Crushing Plant site, on property included in our current License Agreement with Wailuku Sugar Company.

This authorization includes, but is not limited to, representation to the Planning Commission, County of Maui, and, the Land Use Commission, State of Hawaii.

Respectfully,

L. J. Howard, Jr.

L. W. Howard, Jr., Vice President
MAUI CONCRETE & AGGREGATES, A
Division of AMELCO Corporation

LWH:sk

Honolulu Agents
C. BREWER & CO., LTD.
Honolulu, Hawaii
Cable Address: "BREWER"

MANAGER'S OFFICE

WAILUKU SUGAR COMPANY

WAILUKU, MAUI, HAWAII

LETTER NO.

REFERS TO

December 8, 1970

Mr. Yoshikazu Matsui, Chairman
and Member of the Maui County
Planning Commission
Kahului, Hawaii 96732

Re: Special Permit Application by Maui Concrete & Aggregate

Gentlemen:

This is to confirm that our company approves of the application of Maui Concrete and Aggregate for a special permit to erect and operate a Concrete Batch Plant at their Waikapu Quarry and Crushing Plant Site located on our property, Tax Key No. 3-6-04-2.

Maui Concrete & Aggregate will set up a Concrete Batch Plant within the area covered by our current License Agreement, which agreement runs to January 1, 1975.

Yours truly,

WAILUKU SUGAR COMPANY

C. G. Street, Jr., Manager

cc: Maui Concrete & Aggregate

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

December 14, 1970

Mr. Meyer M. Ueoka
Attorney
2121 Main St.
Wailuku, Hawaii 96793

Dear Mr. Ueoka:

Enclosed is a notice of public hearing and receipt for $35.00. At the time of the public hearing, will you or someone representing you appear at the hearing to explain the request and to answer questions that may be asked by the Commission.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

Encls.

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Maui Planning Commission on Tuesday, January 5, 1971, at the Chambers of the County Council, Wailuku, Maui, 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 provisions of SECTION 205-6 OF THE HAWAII REVISED STATUTES:

1. HANA, MAUI
   Expansion of existing non-conforming use at the Heavenly Hana Motel (enclosure of existing lanai) and construction of a single family dwelling to be used as the owner's residence. The proposed location is at the existing Heavenly Hana Motel, on the makai side of Hana Highway in the Wakiu House Lots Subdivision, TMK 1-3-08:17.
   Applicant: Mrs. Alfreda E. Worst by Lawrence N. C. Ing, Attorney
   Area: 2.13 acres

2. WAIKAPU, MAUI
   Construction and operation of a concrete batching plant at the existing Waikapu quarry and crushing plant site located approximately 1/2 mile west of Honoapiilani Highway on the southerly side of Waikapu Town.
   Applicant: Maui Concrete & Aggregates by Meyer M. Ueoka, Attorney.
   Area: 30,000 sq. ft.

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

All testimony regarding the SPECIAL USE PERMITS should be filed in writing to the Planning Department, County of Maui, P.O. Box 1487, Kahului, Maui, Hawaii 96732 before the date of the public hearing, or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By: Howard K. Nakamura
Planning Director

(MN: December 16, 1970)

cc: Lawrence N. C. Ing
Meyer M. Ueoka
Mayor Cravalho

D R A F T

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Highlands Intermediate School Cafe.
Pearl City, Oahu

February 26, 1971
7 p.m.

STAFF REPORT

SP71-93 - MAUI CONCRETE & AGGREGATES, INC.

A special permit application to construct and operate a concrete batching plant in an area presently zoned Agricultural at Waikapu, Maui, has been filed by Maui Concrete & Aggregates, Inc., a division of Amelco Corporation. The proposed site is situated approximately 1 mile south of Waikapu town at the existing Waikapu quarry and crushing plant site. The plant is proposed to be erected within the present quarry area and in the area adjacent to the asphalt batching plant operated by Maui Asphalt, Inc. A special permit (SP69-66) was issued by the LUC on August 1, 1969, for the present asphalt batching plant operation. The site is approximately 1,500 feet mauka of Honoapiilani Highway. The present land classification by the Land Study Bureau is "E" or very poor for agricultural productivity. The site is presently separated from the highway by an existing cane field cultivated by Wailuku Sugar Company.

The Wailuku Sugar Company recommends the approval of the application located on their property, TMK 3-6-04: 2, covered by the current license agreement which runs

to January 1, 1975. ~~The plant area would require an area of about 30,000 square feet.~~

The electric and water lines are already servicing the existing operation. The present utilities are adequate and available for the proposed operation upon application. ~~Telephone~~ the applicants states service can be connected and the wires placed underground from the highway to the site.

The site is economically suitable according to the applicants because of the central location of the site and the short distance in the transportation of material to the plant. This would also lessen the traffic on the highways because ~~of~~ its proximity ~~to the~~ will reduced travel distance from the quarry to the petitioners' NASKA, Kahului base yard. The petitioners point out that the proposed location is also desirous because the area is undeveloped and separated from the nearest residence ~~which is a~~ by a distance of one mile ~~away~~ and the highway by cane fields. The plant height is about 85 feet. The plant will be erected against the backdrop of a bank 21 feet high. The growing of sugar cane will shield the plant approximately 20 months out of 24 months. Keawe trees presently growing on the northern boundary would screen the plant from view from the Waikapu area.

The petitioners' report that the concrete batching plant would cause no odor or smoke. Modern ~~air~~ attachments to

cover the bins would cause all dust to be contained and dropped back into the bins, thereby having a virtually dust-free operation. The petitioners would also ~~xxxxxxxxxxxxxx~~ conform to all State and federal pollution standards.

The Maui County Planning Commission, at its meeting of February 2, 1971, voted unanimously to recommend approval of this application contingent upon the following:

"1. That the applicants install a bag house filter at the cement silo exhaust vent to prevent cement from being discharged into the atmosphere during loading operations.

"2. That all road and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.

"3. That the applicants enclose the area where aggregates drop from the end of the conveyors to the hoppers."

Upon field investigation and ~~xxxxx~~ analysis of pertinent information, the staff finds that the request is "unusual and reasonable"; ~~xxx~~ would not be contrary to the objectives of the State Land Use Law and Regulations; would not adversely affect surrounding property nor alter significantly the character of the surrounding area; ~~and~~ would make the highest and best use of the land involved; and since the land is not

intensive
suited for/agricultural use, ~~it is~~ recommended that the special permit application be approved.

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of Application	)
	)
of	)
	)
MAUI CONCRETE & AGGREGATES,	)
a Division of AMELCO Corporation,	)
For Special Permit,	)
Land Use Commission,	)
State of Hawaii.	)
	)
	)

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioner.

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7.	Decision in favor of Petition By County of Maui Planning Commission	7

BACKGROUND OF PETITIONER

In 1950, upon discovering that there was no ready-mix operations on Maui, Erling P. Wick and Charlie Nichols, with $20,000.00 cash, began their own company. By purchasing three second-hand trucks and a second-hand batch plant, Nix Ready-Mix, the forerunner of Maui Concrete & Aggregates, was started.

By 1953, Nix Ready-Mix began to go into the block-business portion of the concrete industry. Today it is a tribute to this company and others in the field that an estimated 80% of the homes built on this island are of block construction.

While the company was in its growing-pain stages in 1956, Wick bought out Nichols. Later in early 1967, Maui Concrete & Aggregates, the successor to Nix Ready-Mix, merged with Amelco Corporation, a diversified corporation, and became a division of that company.

Today Maui Concrete & Aggregates can proudly say that it has grown along with Maui and added greatly to its resources. It employs some 56 plus people, with 13 of them stationed at the Waikapu quarry site, and grosses over one million dollars in business a year, with equipment valued at over one and a half million dollars. E. P. Wick, its founder, now sits on the Board of Directors of Amelco.

PETITIONER'S PROPOSED PLANT

MAUI CONCRETE & AGGREGATES, a Division of AMELCO Corporation, has petitioned the County of Maui and the State of Hawaii for a special permit to construct a concrete batching plant in an area presently zoned for agricultural use. The plant would require an area of about 30,000 square feet.

The proposed site is situate approximately one mile south of Waikapu Town at the existing Waikapu quarry and crushing plant site. The plant is proposed to be erected within the present quarry area and in the area adjacent to the asphalt batching plant operated by Maui Asphalt, Inc. The site will be approximately 1,500 feet mauka of Honoapiilani Highway.

The present land classification by the Land Study Bureau is "E" or very poor for agricultural productivity. This is probably because of the great abundance of rock in the area. Therefore, the use of the area for the proposed plant would not do violence to the concept of preserving for agricultural use the parcels of land best suited for such.

The present utilities are adequate and available for service upon proper application made. The electric and water lines are already serving the existing operations. Telephone service can be brought in and the wires placed underground from the highway to the site.

Economically, this area would also be the best location insofar as there would be just a short distance in the transportation of materials to the plant. This would also lessen the

traffic on the highways because of its central location on the island and the reduced travel from the quarry to the petitioner's Naska, Kahului baseyard.

It would also be more desirous to locate such noxious industries as a concrete batching plant in the midst of a cane field rather than in a built-up industrial zone.

The plant itself would be about 58 feet in height. It will be erected against the backdrop of a bank 21 feet high. The growing sugarcane which borders the site can be expected to shield the plant for the large majority of the time. However, even in the sugarcane harvest season, the keawe trees presently growing on the northern boundary of the area would screen the view from the Waikapu direction.

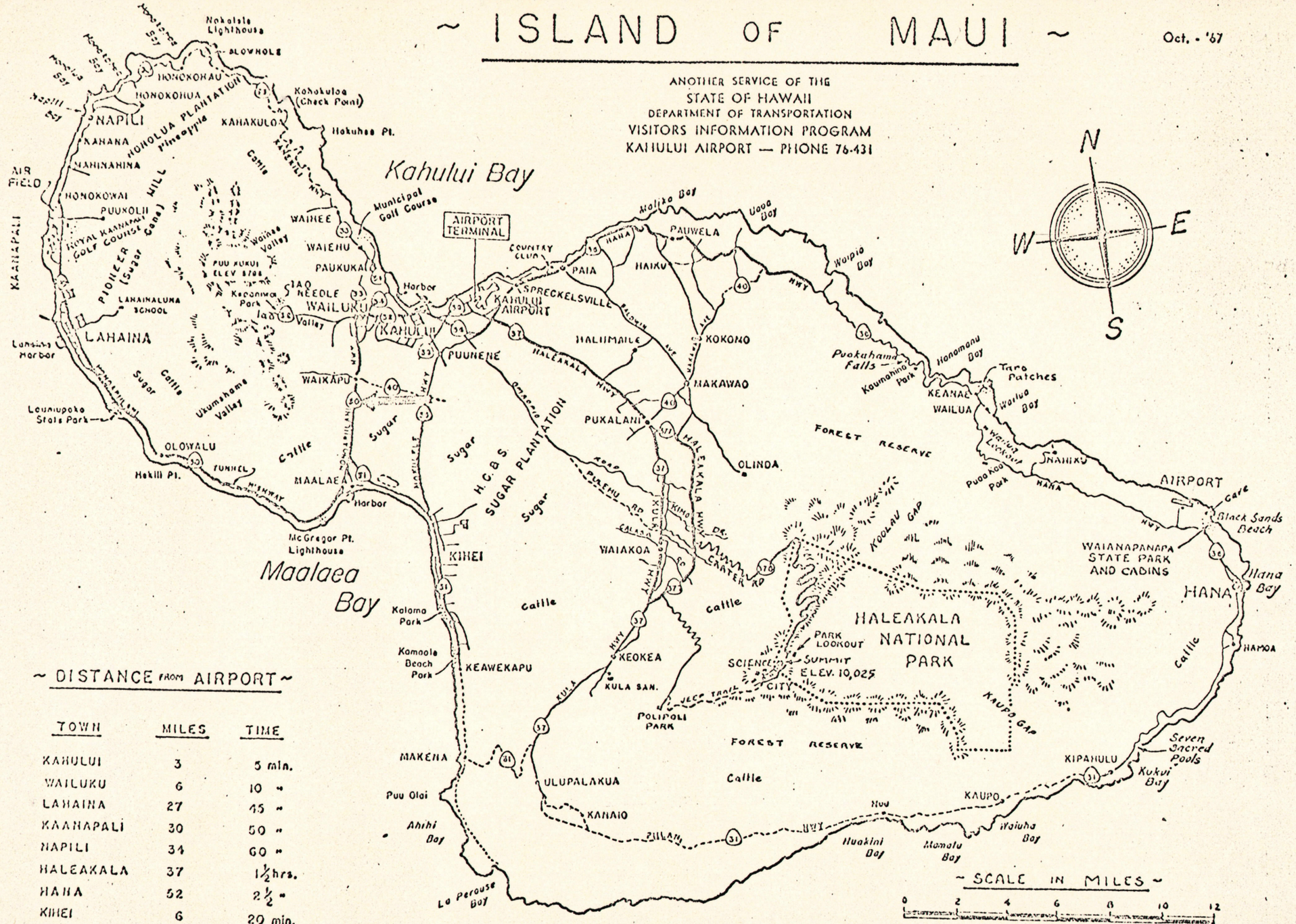
In the actual operation of the proposed concrete batching plant, there would be no odor nor smoke. Modern attachments to cover the bins would cause all dust to be contained and dropped back into the bins, thereby having virtually a dust-free operation. The petitioner would also be required to conform to all State and Federal pollution standards.

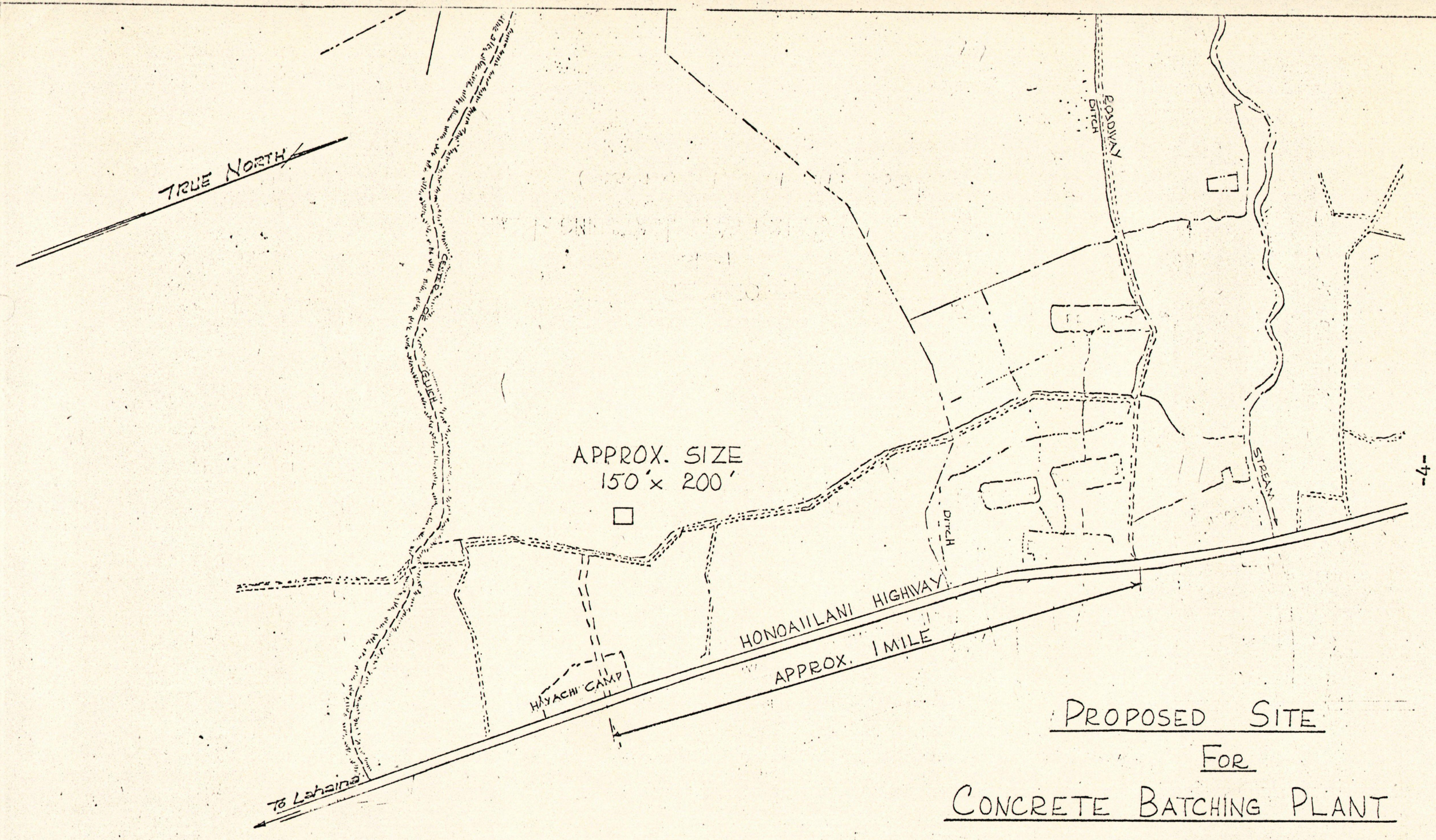
In view of all of the above, we respectfully submit that such a proposed use of the site as the proposed concrete batching plant would (1) not be contrary to the objectives of the County of Maui and State of Hawaii planning laws and regulations, (2) not adversely affect the surrounding property, (3) be on land not suited for agricultural use, (4) not alter the character of the surrounding area and (5) be making the highest and best use of the land involved.

~ ISLAND OF MAUI ~

Oct. - '67

ANOTHER SERVICE OF THE
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
VISITORS INFORMATION PROGRAM
KAHULUI AIRPORT — PHONE 76-431

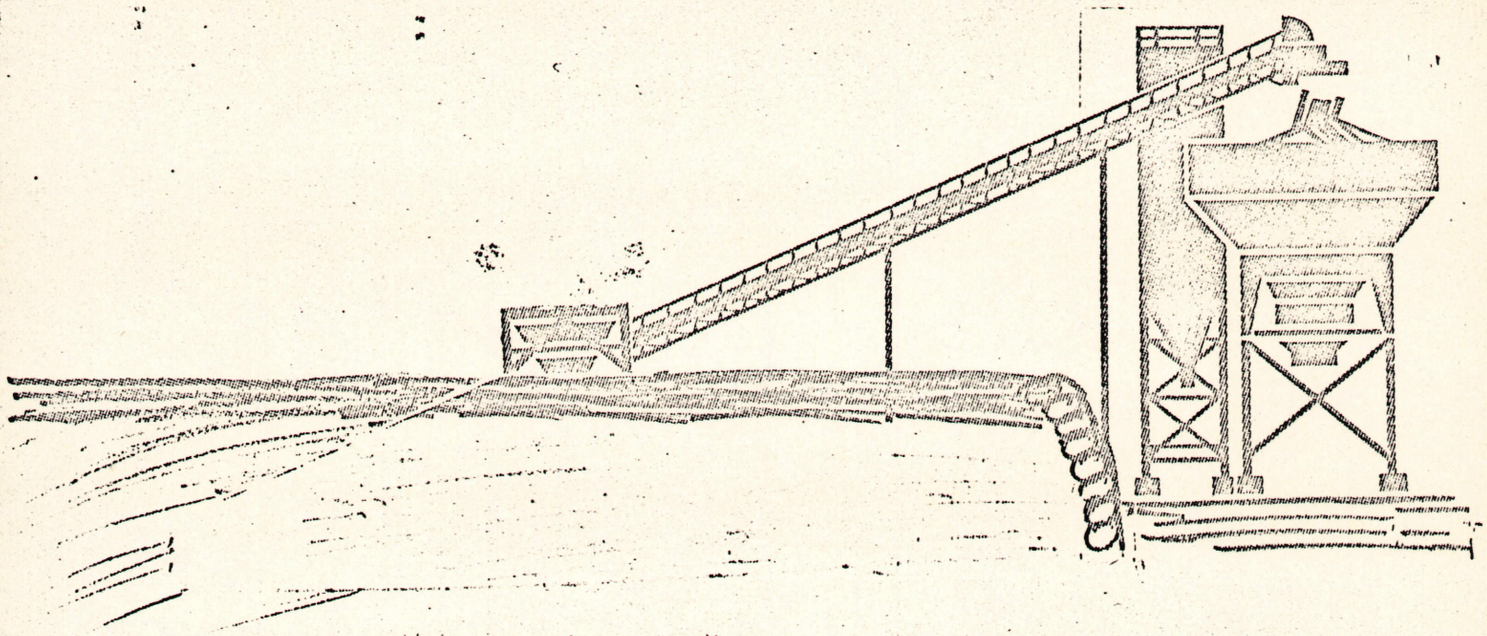

Kahului Bay
Maalaea Bay
AIRPORT TERMINAL
KAHULUI AIRPORT
WAILUKU
KAHULUI
WAILUKU
LAHAINA
KAANAPALI
NAPILI
KAHAKULOA
HONOKOHAU
HONOKOWAI
PUUKOLII
WAINEE
WAIEHU
PAUKUKALO
PAIA
HAIKU
PAUWELA
HALIIMAILE
KOKOMO
MAKAWAO
PUKALANI
OLINDA
KEANAE
WAILUA
HANA
KIHEI
KEAWEKAPU
WAIAKOA
KEOKEA
KULA SAN.
POLIPOLI PARK
MAKENA
ULUPALAKUA
KANAIO
KAUPO
KIPAHULU
HALEAKALA NATIONAL PARK
FOREST RESERVE
SCIENCE CITY
SUMMIT ELEV. 10,025
PARK LOOKOUT
KOOLAU GAP
KAUPO GAP
WAIANAPANAPA STATE PARK AND CABINS
Black Sands Beach
Hana Bay
HAMOA
Seven Sacred Pools
Kukui Bay
Honomanu Bay
Puohokamoa Falls
Kaumahina Park
Tara Patches
Waiulu Bay
Puaa Kaa Park
Nahiku
Huakini Bay
Nuu
Waiohu Bay
Alomalu Bay
Ahihi Bay
La Perouse Bay
Puu Olai
Hokuhaa Pt.
Municipal Golf Course
Waihee Valley
Iao Valley
Kepaniwai Park
Lahainaluna School
Launiupoko State Park
Olowalu
Hekili Pt.
Maalaea
McGregor Pt. Lighthouse
Kalama Park
Kamaole Beach Park
Ukumehame Valley
Honolua Plantation Pineapple
Pioneer (Sugar Cane) Mill
Royal Kaanapali Golf Course
Air Field
Lahaina Harbor
Maalaea Harbor
Nakalele Lighthouse
Blowhole
Kahekuloa (Check Point)
Waiehu Municipal Golf Course
Country Club
Spreckelsville
Baldwin Ave.
Hana Hwy
Haleakala Hwy
Piilani Hwy
Kuihelani Hwy
Kuikahi Dr.
Kula Hwy
Pillani Hwy
Makawao Ave.
Olinda Rd.
Crater Rd.
Pleasant Ave.
Kaahumanu Ave.
Lower Kula Rd.
Jeep Trail
Forest Reserve
Cattle
Sugar
H.C.B.S. Sugar Plantation
Waiehu Golf Course
Puu Kukui Elev. 5788
Honolua Bay
Napili Bay
Honokohau Bay
Kahakuloa Bay
Waihee Bay
Waiehu Bay
Waiehu Golf Course
Waiehu Golf Course
Waiehu Golf Course



PROPOSED SITE FOR CONCRETE BATCHING PLANT

SCALE: 1" = 1000' (APPROX.)

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII



View of Proposed Concrete Batching Plant

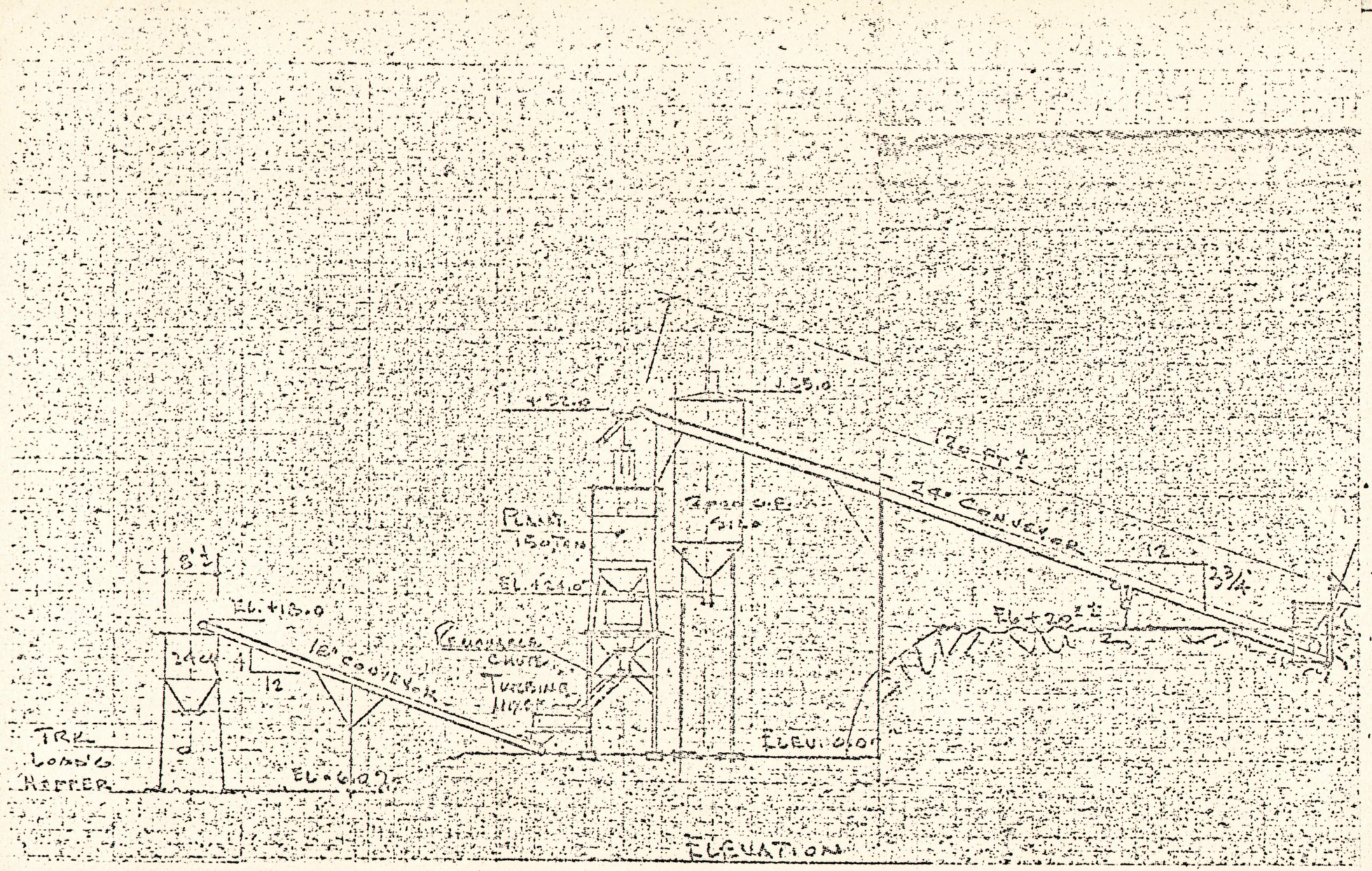


Diagram of Proposed Concrete Batching Plant Operation Flow

February 5, 1971

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

Dear Mr. Duran:

Re: LUC Special Permit Application No. 46
from Maui Concrete & Aggregates, Inc.

The Maui Planning Commission, at its meeting of February 2, 1971, voted unanimously to recommend approval of the above application for special permit filed by Maui Concrete and Aggregates, Inc., to construct and operate a concrete batching plant at their existing quarry and crushing plant site at Waikapu, Maui.

Approval of the above application is contingent upon the following:

1. That the applicants install a bag house filter at the cement silo exhaust vent to prevent cement from being discharged into the atmosphere during loading operations.

2. That all road and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.

3. That the applicants enclose the area where aggregates drop from the end of the conveyors to the hoppers.

In recommending approval, the Commission felt that the proposed use would be compatible with the existing operations in the area, and would not create undesirable effects on adjoining lands.

Transmitted for your review are the following:

1. Application filed on behalf of Maui Concrete and Aggregates by Meyer M. Ueoka, Attorney at Law.

2. Copy of the Notice of Public Hearing

3. Transcript of the Public Hearing.

4. Letter from Mr., Shinji Soneda, Chief, Environmental Health Division, State Department of Health, regarding the application.

Should you have any questions with regard to this matter, please call upon us at any time.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director

Encls.

cc: Meyer M. Ueoka
Shinji Soneda

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of Application	)
	)
of	)
	)
MAUI CONCRETE & AGGREGATES,	)
a Division of AMELCO Corporation,	)
For Special Permit,	)
Land Use Commission,	)
State of Hawaii.	)
	)
	)

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioner.

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The present land classification by the Land Study Bureau is "E" or very poor for agricultural productivity. This is probably because of the great abundance of rock in the area. Therefore, the use of the area for the proposed plant would not do violence to the concept of preserving for agricultural use the parcels of land best suited for such.

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~ ISLAND OF MAUI ~

Oct. - '67

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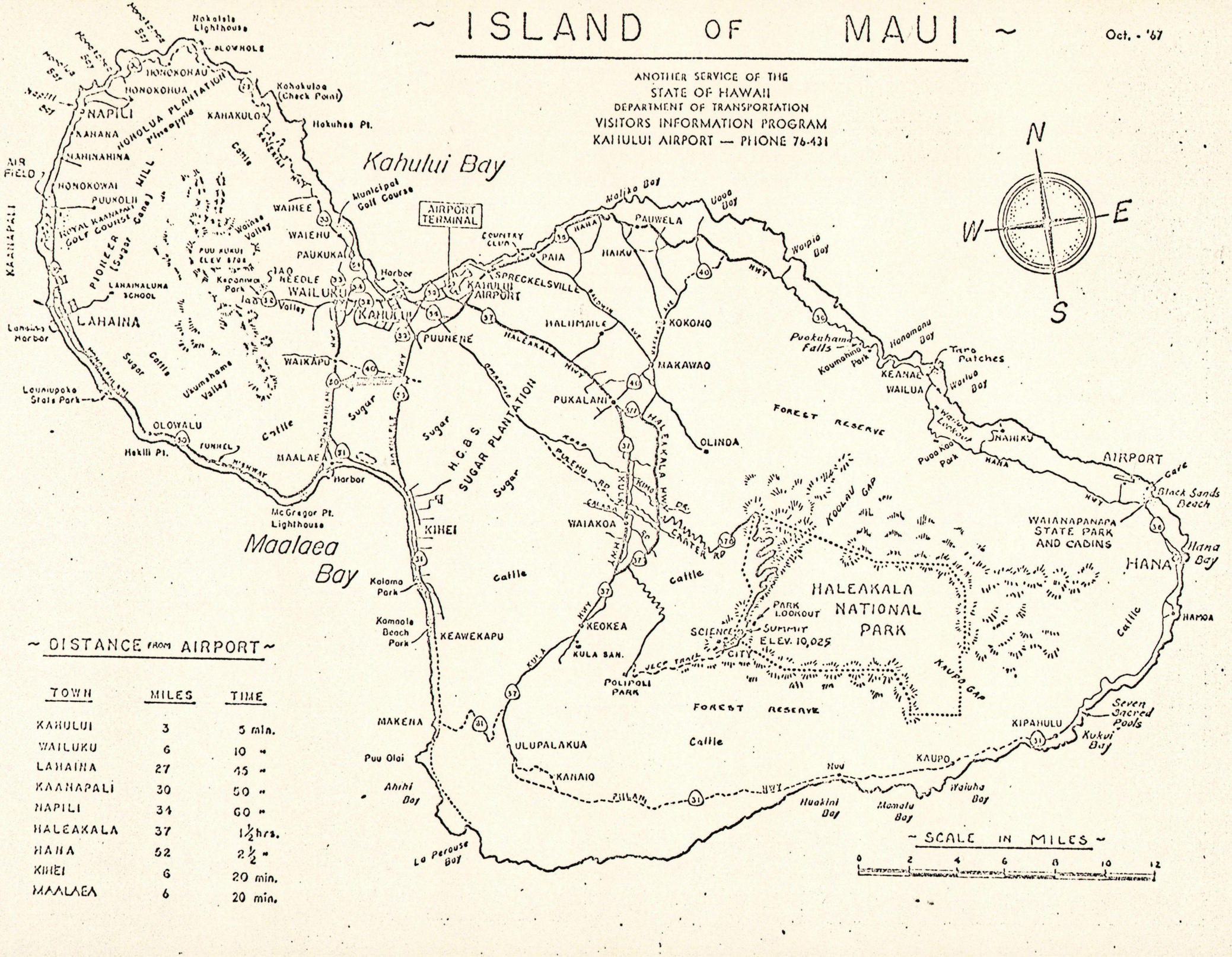
DEPARTMENT OF TRANSPORTATION
VISITORS INFORMATION PROGRAM
KAHULUI AIRPORT — PHONE 76-431



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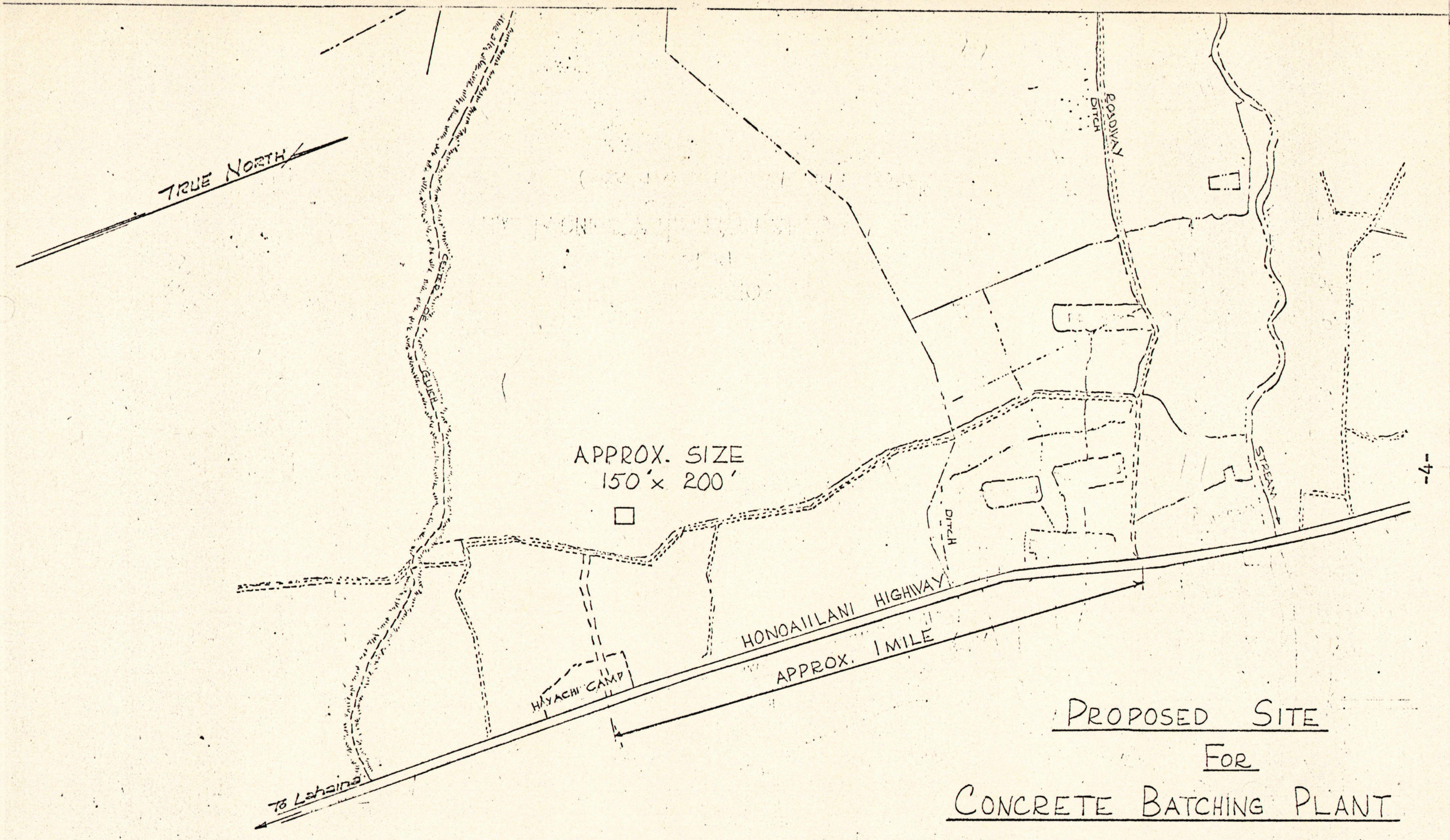
0 2 4 6 8 10 12

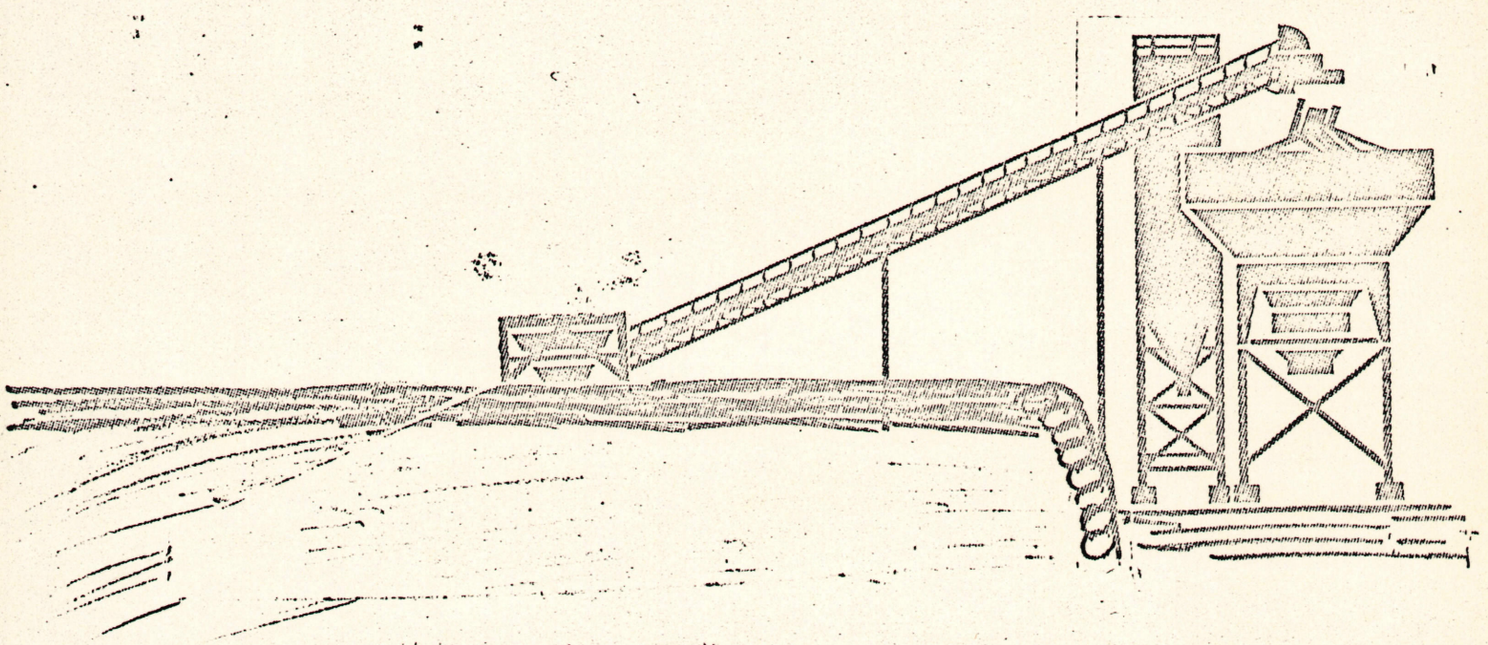


-4-

PROPOSED SITE FOR CONCRETE BATCHING PLANT

SCALE: 1" = 1000' (APPROX.)

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII



View of Proposed Concrete Batching Plant

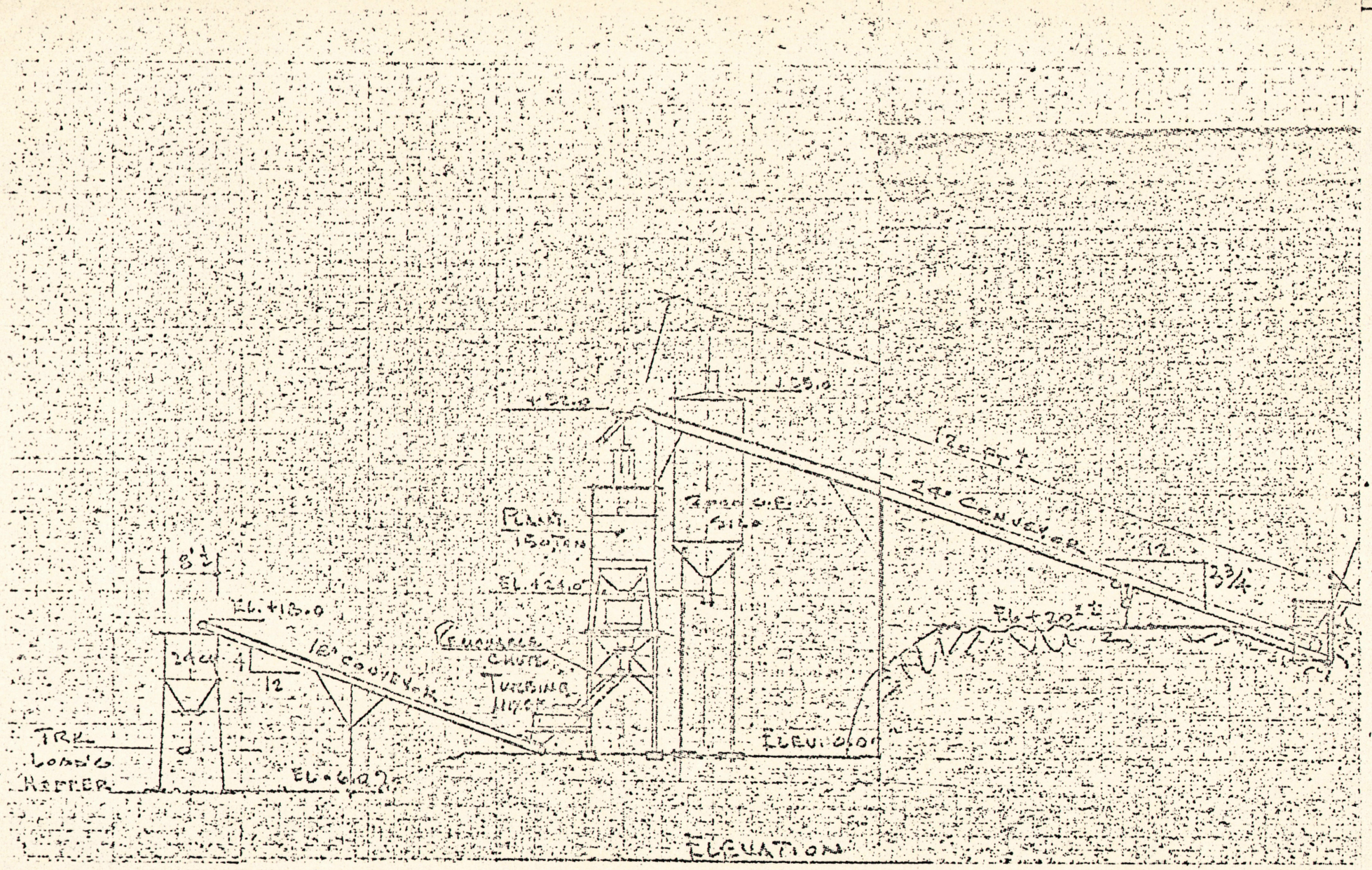


Diagram of Proposed Concrete Batching Plant Operation Flow

February 5, 1971

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

Dear Mr. Duran:

Re: LUC Special Permit Application No. 46
from Maui Concrete & Aggregates, Inc.

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Approval of the above application is contingent upon the following:

1. That the applicants install a bag house filter at the cement silo exhaust vent to prevent cement from being discharged into the atmosphere during loading operations.

2. That all road and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.

3. That the applicants enclose the area where aggregates drop from the end of the conveyors to the hoppers.

In recommending approval, the Commission felt that the proposed use would be compatible with the existing operations in the area, and would not create undesirable effects on adjoining lands.

Transmitted for your review are the following:

1. Application filed on behalf of Maui Concrete and Aggregates by Meyer M. Ueoka, Attorney at Law.

2. Copy of the Notice of Public Hearing

3. Transcript of the Public Hearing.

4. Letter from Mr., Shinji Soneda, Chief, Environmental Health Division, State Department of Health, regarding the application.

Should you have any questions with regard to this matter, please call upon us at any time.

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HOWARD K. NAKAMURA
Planning Director

Encls.

cc: Meyer M. Ueoka
Shinji Soneda

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of Application	)
	)
of	)
	)
MAUI CONCRETE & AGGREGATES,	)
a Division of AMELCO Corporation,	)
For Special Permit,	)
Land Use Commission,	)
State of Hawaii.	)
	)
	)

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioner.

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BACKGROUND OF PETITIONER

In 1950, upon discovering that there was no ready-mix operations on Maui, Erling P. Wick and Charlie Nichols, with $20,000.00 cash, began their own company. By purchasing three second-hand trucks and a second-hand batch plant, Nix Ready-Mix, the forerunner of Maui Concrete & Aggregates, was started.

By 1953, Nix Ready-Mix began to go into the block-business portion of the concrete industry. Today it is a tribute to this company and others in the field that an estimated 80% of the homes built on this island are of block construction.

While the company was in its growing-pain stages in 1956, Wick bought out Nichols. Later in early 1967, Maui Concrete & Aggregates, the successor to Nix Ready-Mix, merged with Amelco Corporation, a diversified corporation, and became a division of that company.

Today Maui Concrete & Aggregates can proudly say that it has grown along with Maui and added greatly to its resources. It employs some 56 plus people, with 13 of them stationed at the Waikapu quarry site, and grosses over one million dollars in business a year, with equipment valued at over one and a half million dollars. E. P. Wick, its founder, now sits on the Board of Directors of Amelco.

PETITIONER'S PROPOSED PLANT

MAUI CONCRETE & AGGREGATES, a Division of AMELCO Corporation, has petitioned the County of Maui and the State of Hawaii for a special permit to construct a concrete batching plant in an area presently zoned for agricultural use. The plant would require an area of about 30,000 square feet.

The proposed site is situate approximately one mile south of Waikapu Town at the existing Waikapu quarry and crushing plant site. The plant is proposed to be erected within the present quarry area and in the area adjacent to the asphalt batching plant operated by Maui Asphalt, Inc. The site will be approximately 1,500 feet mauka of Honoapiilani Highway.

The present land classification by the Land Study Bureau is "E" or very poor for agricultural productivity. This is probably because of the great abundance of rock in the area. Therefore, the use of the area for the proposed plant would not do violence to the concept of preserving for agricultural use the parcels of land best suited for such.

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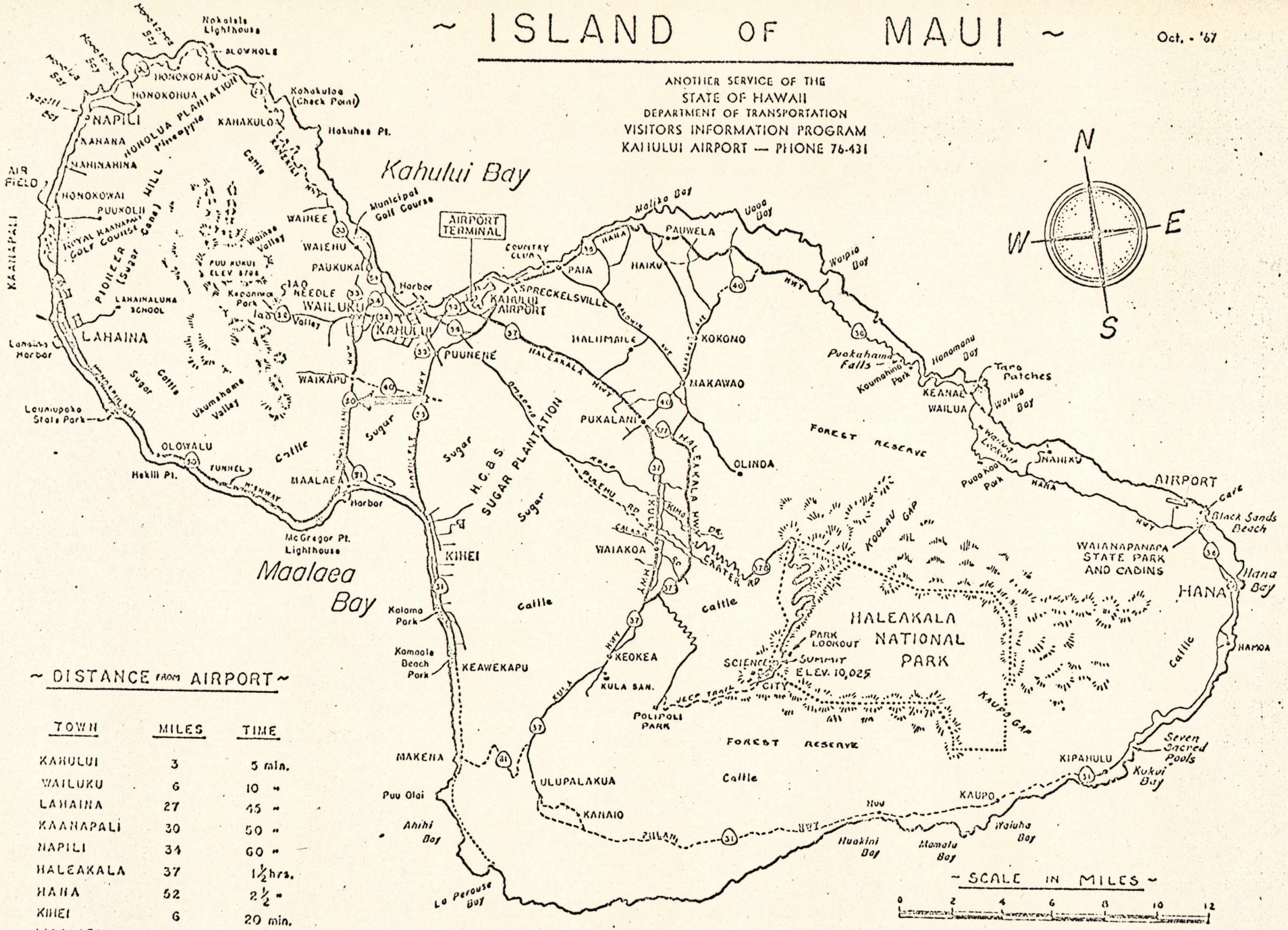

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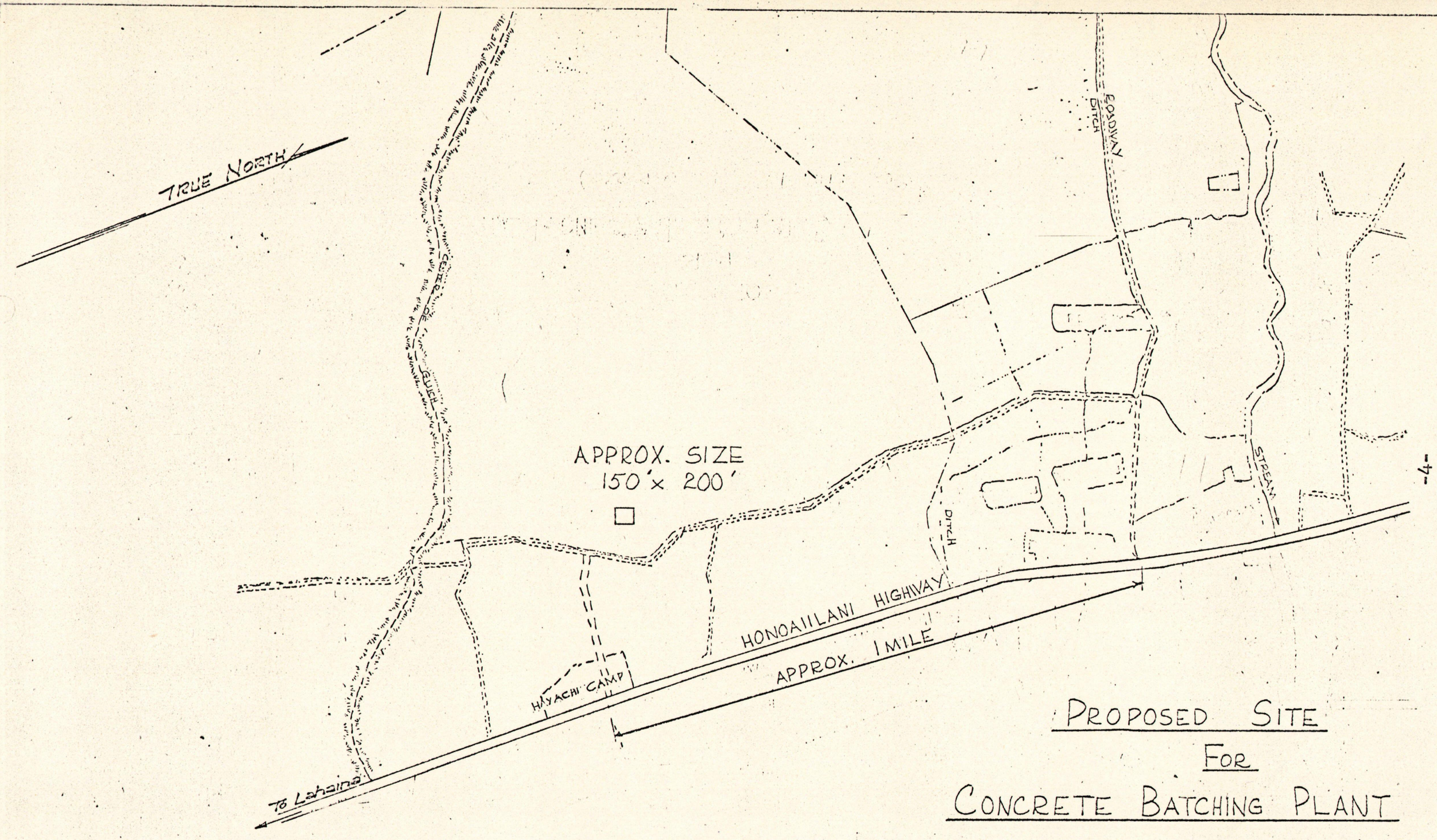

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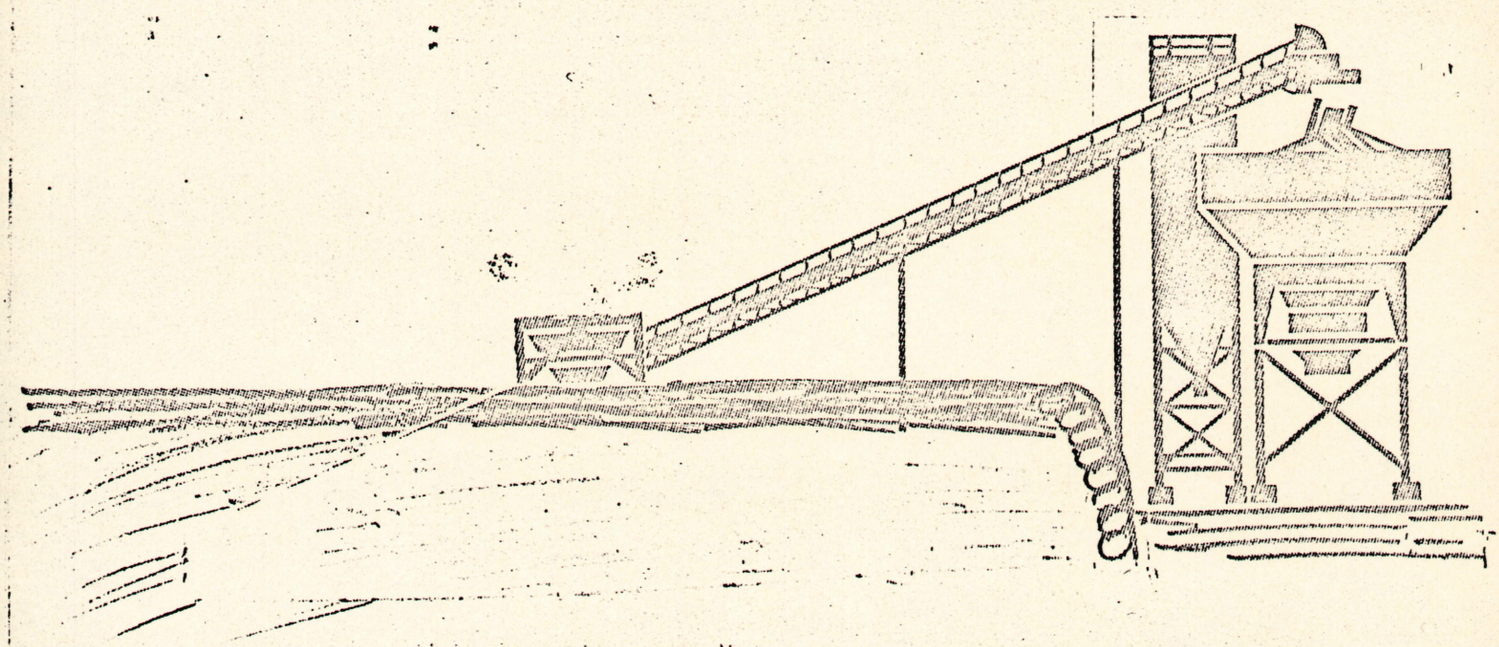

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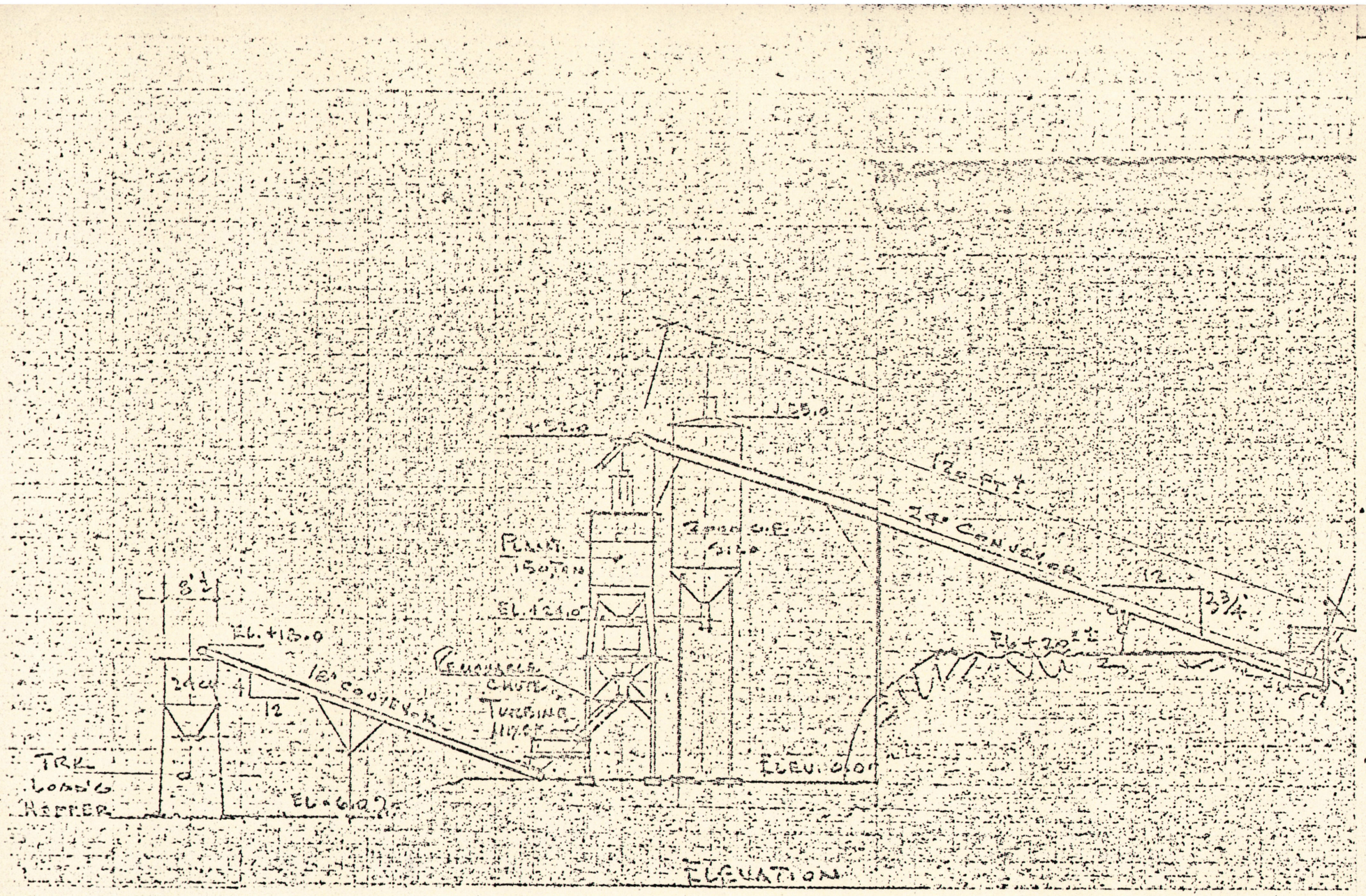

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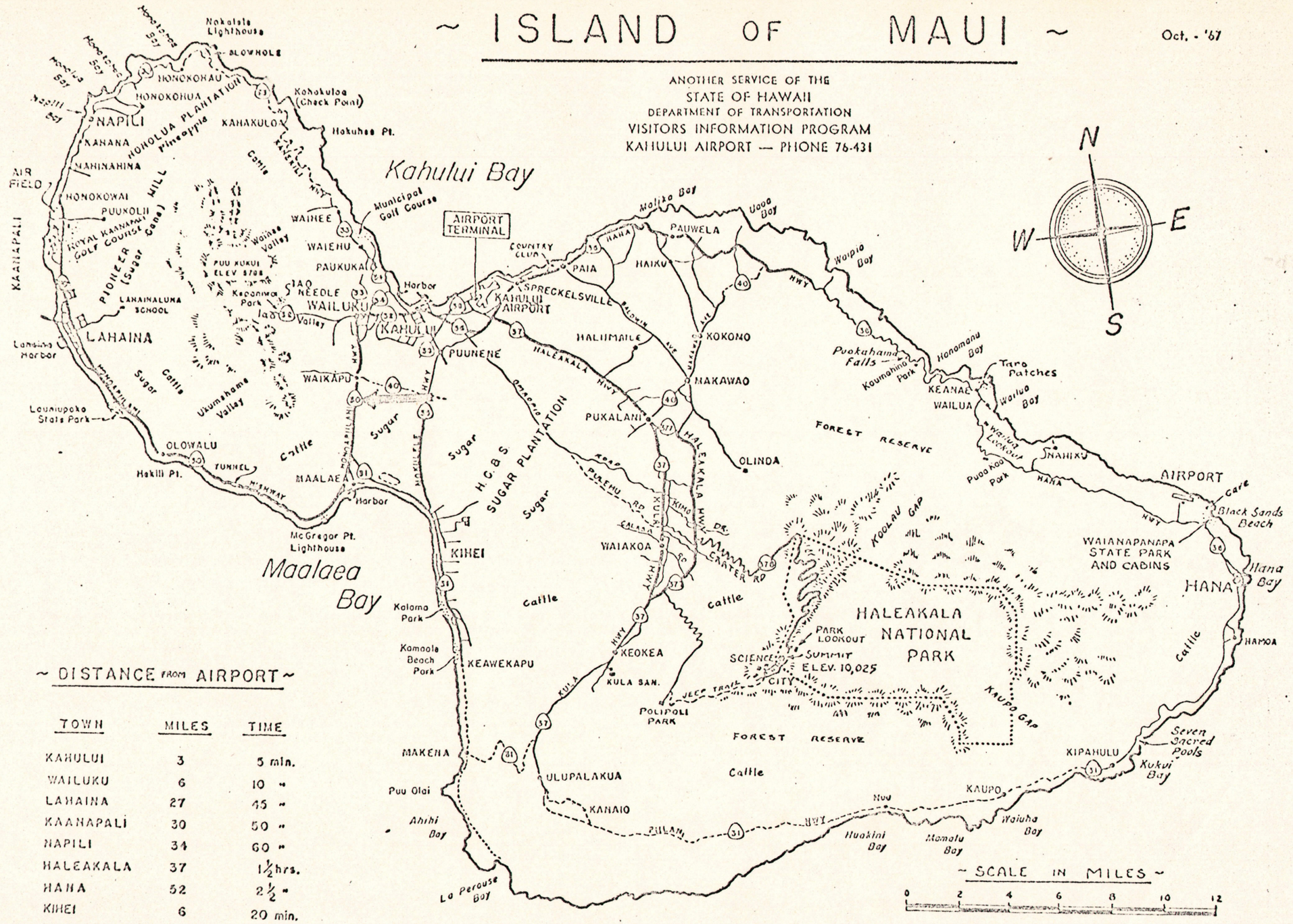

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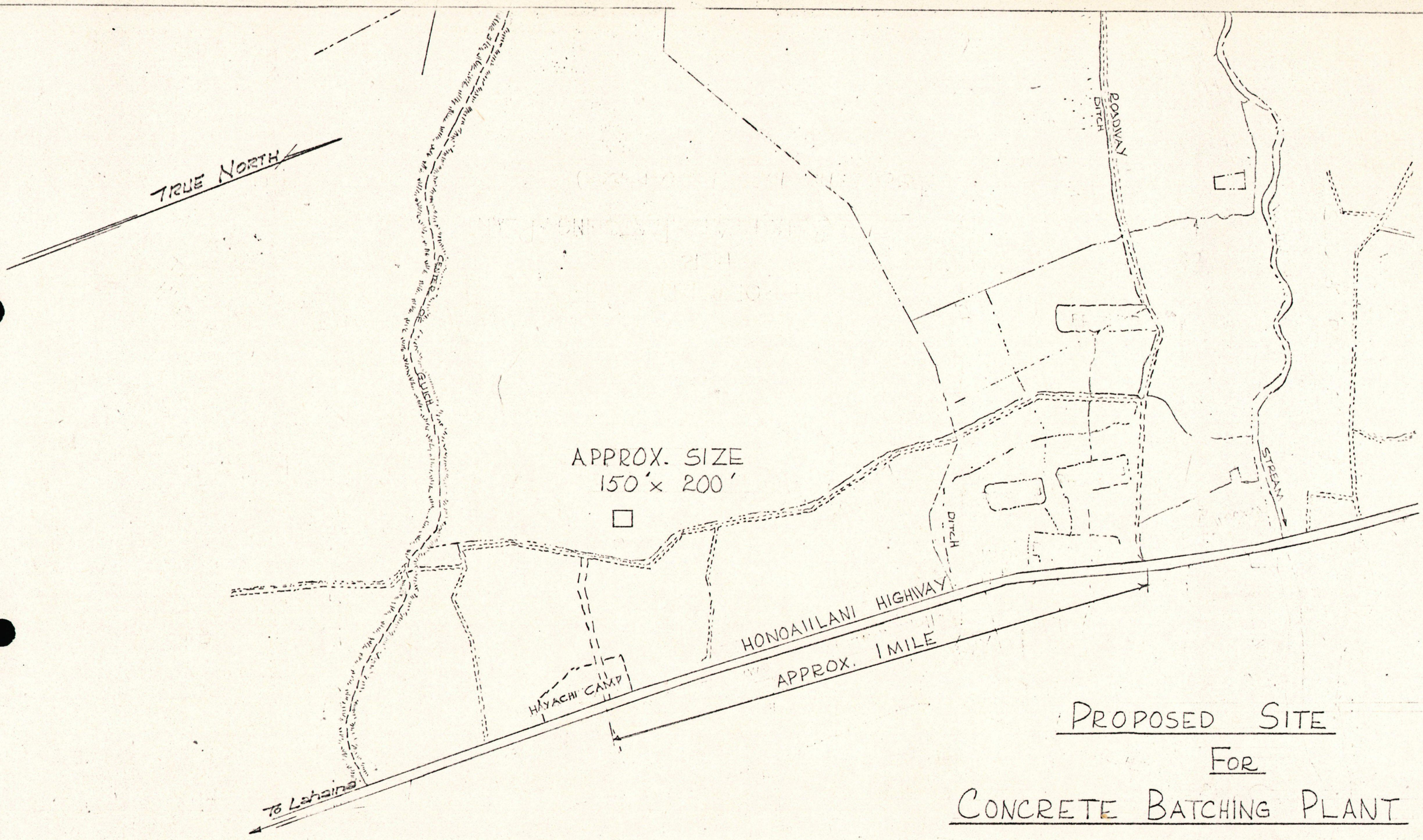

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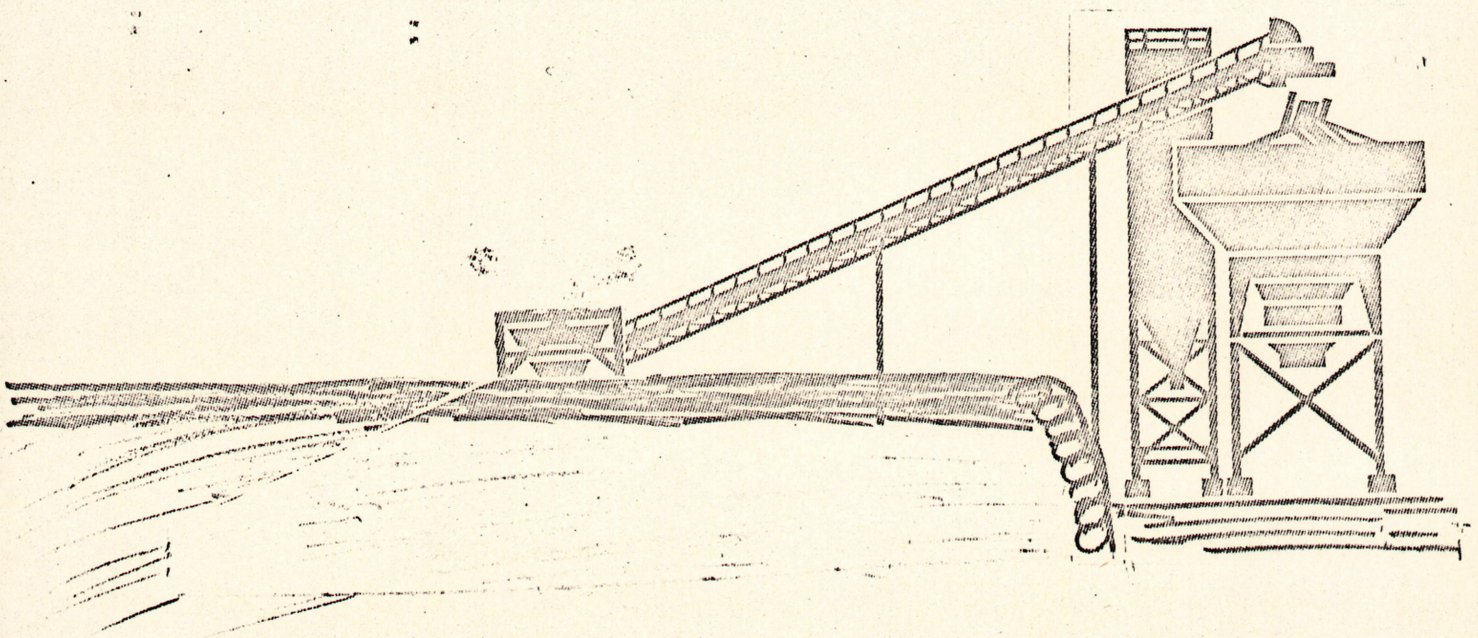

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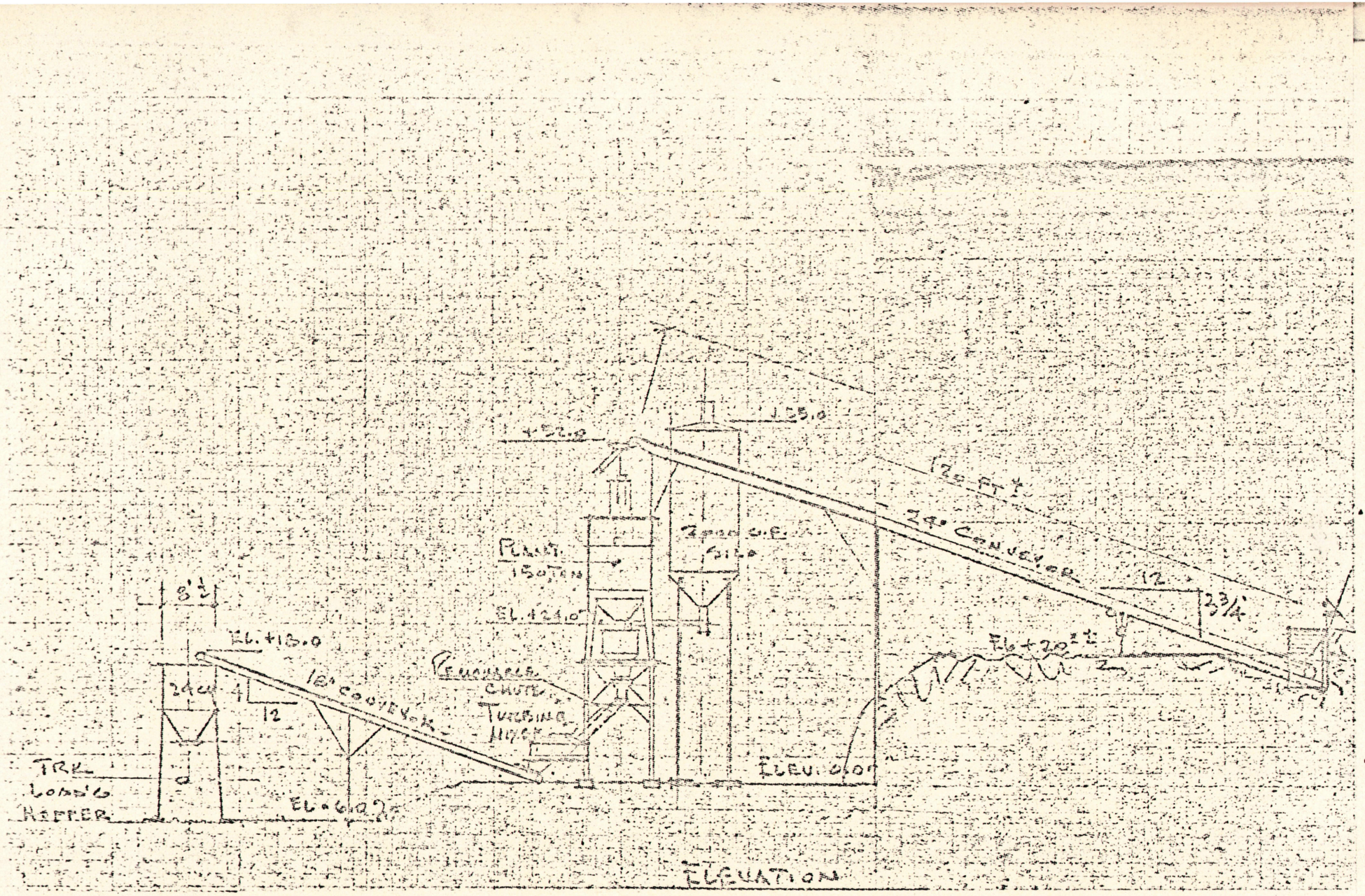

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Planning Director

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Shinji Soneda

SP71-93 MAUI CONCRETE & AGGREGATE, INC.

WAILUKU

KAHULUI

WAIKAPU

KAHULUI BAY

MAALAEA BAY

WEST MAUI FOREST RESERVE

KAHOOLEWA

KAPUKAPUAKEA

PUKALANI

PULEHUNUI

Eke Crater

Mauna Alani

Keahialoa

Puu o Kaupo

Kahoolewa Ridge

Puu Kane

Kinihapai

The Needle

Poohahoahoa

Nakalaloa

Puu Lio Ridge

Kapilau

Hanaula

Springs

Hokuula

Ukumehame Gulch

Polanui

Puu Anu

Hanaulaiki

Puu Kauhaa

Puu Moe

Puu Hona

Puu Luau

Pohakea

Kaunoahua Ridge

Pohakuloa

Papalaua

Papawai Point

Manuohule

McGregor Point

Keanapaanai

Kapoli Spring (The Kings Table)

Kaonohua Gulch

Paleaahu Gulch

Oopwa Kiliko Gulch

Waiehu

Waiehu Village

Waiehu Stream

Waiehu Heights

Puuohala Village

Happy Valley

Hopoi Village

Waiehu Heights

Waikapu

Hyashi Village

Village Six

Puunene

McGerrow Village

Ah Fong Village

Nehe Pt

Hobron Pt

Kahului Harbor

Baldwin High School

Maui Vocational School

St Anthony School

Central Maui Memorial Hospital

KMVI Radio Station

County Jail

Waiale Reservoirs

Maui Airport

Old Maui Airport

Maalaea Small Boat Harbor

Kealia Pond

Kihei

Kihei Pier

Kaipukaihina

Waiakoa Homesteads

Beacon 104 BM 102

Pulehu Gl

Waiahuawi Gl

Olowalu Gl

Waihee Ditch

Hopoi Res

Mill Res

Reservoirs

Water Tanks

Power Plant

Water Tank

Cisterns

Flume

Tunnel

Well

Pump

Reef

Coral Reef

Sea Wall

Coast Guard Com Sta

Pumping Sta

Private Park

Park

Cinder Pit

Rice

Papawai

Waiakoa Gulch

Kaonohua Gulch

Paleaahu Gulch

Oopwa Kiliko Gulch

Kamaalaea Gulch

Kamaomao Gulch

Kamaole Gulch

Kahalaina Gulch

Kamanewai Gulch

Opunana Gulch

Makahuna Gulch

Mokumana Gulch

Papalaua Gulch

Manawaiuwo Gulch

Manawaiinui Gulch

Kealaloa Gulch

Malalowaiaole Gulch

Waihee Ditch

Kahekili Ditch

Waiale Ditch

Hopoi Ditch

Waikapu Ditch

Honoapiilani Highway

Waihee Road

Waikapu Road

Upper Kihei Road

Maalaea Road

Mc Gerrow Road

Kahului Beach Road

Kaahumanu Ave

Main Road

Hana Highway

Maui Airport Road

Airport Boundary

Pipeline

Tunnels

Forest Trail

Lahaina Wailuku Dist

Honokohau Dist

Wailuku Lahaina District

Honokohau Str

Waihee River

North Waihee Stream

South Waihee Stream

Waiehu Stream

Paukukalo Stream

Papohaku Stream

Waikapu Stream

Waiahuawi Stream

Kealia Pond

Maalaea Bay

Kahului Bay

Kahului Harbor

Hobron Pt

Nehe Pt

Paukukalo

Waiehu

Waiehu Village

Hopoi Village

Waikapu

Hyashi Village

Village Six

Puunene

McGerrow Village

Ah Fong Village

Kihei

Maalaea

Kanaio

Palalau

Kaleia

Pulehu

Waiahuawi

Olowalu

Honokohau

Lahaina Wailuku

WAIKAPU

SP71-93 MAUI CONCRETE AGGREGATE, INC.

WAIKAPU CHURCH

SEC. 5 PLAT 04

WAIKAPU

Wailuku

STREAM

Road

Wailuku Sugar Co
6250 Acs.
(621.400 Acs.)

L.C.Aw. 6385:2

Wailuku Sugar Co.
050.16 Ac.
(049.892ac)

L.C.Aw. 3440:2
Plat 05

PLAT 05

PLAT 06

PLAT 05

PLAT 07

Reservoir

Roadway
Ditch

R A N T 1 8 4 4

Gr. 1844

Gr. 2960

Gr. 304

Ditch

Roadway
Ditch

HONOA PILLANI

HIGHWAY

Hayashi Camp

Reservoir

Reservoir

Reservoir

Reservoir

Reservoir

Road

W.S.Co. — A. & B., Inc. Boundary Line

SEC. 8

TRUE NORTH
1"=500'

Forest Reserve Line

PLAT 03

FOREST

MAUI

FOREST

Center of Gulch

Wailuku Sugar Co.
961.3 Acs.±

Wailuku Ditch Road

Kimura Camp

HONOAPILLANI HIGHWAY

Road

Wailuku Sugar Co.
315.0 Acs.
(286.590 Acs.)

Access permitted
for Parcel (3) 6.609 Ac.±
per P.S.F. No. S-0980 (2)

(1.711 Acs.)

7835