

July 14 - Aug 28
July 16

SP71-105 - DEPT. OF ACCTG. & GEN. SERV. (Maui)

X 11
221

Eagle-It
Type-Erase
25% COTTON FIBER

July 19, 1971

Mr. KeNam Kim
State Comptroller
Department of Accounting
& General Services
465 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kim:

The original of the attached letter approving the special permit requests by the Department of Accounting & General Services (SP71-105 & SP71-106) to construct an administration building and classrooms at Lahainaluna High School on an 86.8-acre parcel on TMK 4-6-10: 12, at Lahaina, Maui, and to construct a library building at Molokai High School on a 14.4-acre parcel on TMK 5-2-15: 46, at Hoolehua, Molokai, is on file in the office of the Maui County Planning Department, Kahului, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure

July 19, 1971

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on July 16, 1971, the Land Use Commission voted to approve two (2) special permits to the Department of Accounting & General Services (SP71-105 & SP71-106) to construct an administration building and classrooms at Lahainaluna High School on an 86.8-acre parcel on TMK 4-6-10: 12, at Lahaina, Maui, and to construct a library building at Molokai High School on a 14.4-acre parcel on TMK 5-2-15: 46, at Hoolehua, Molokai, respectively, subject to the conditions set forth by the Maui County Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Staff Report

cc: KeNam Kim, State Comptroller
Maui Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

July 16, 1971 - 10 a.m.

Kahului Library
Kahului, Maui

APPROVED
SEP 2 1971

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

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

ADOPTION OF MINUTES

Upon Commissioner Tangen's motion, seconded by Commissioner Sakahashi, the minutes of the May 21, 1971, meeting were approved as circulated.

HEARINGS

PETITION BY HANA RANCH, INC. (A71-293) TO RECLASSIFY APPROXIMATELY 39.5 ACRES FROM AGRICULTURAL TO URBAN AND 20 ACRES FROM URBAN TO AGRICULTURAL AT HANA, MAUI

Mr. Leong, staff planner, read the staff report (see copy on file).

Mr. Howard Nakamura, Planning Director, Maui County Planning Department, recommended that the 20 acres adjoining the existing Urban District be rezoned to Urban, as this is the area for which a demonstrated need for housing exists, and such rezoning would be a logical expansion to the Urban District.

July 16, 1971

✓ SPECIAL PERMIT APPLICATION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (SP71-105) TO ALLOW CONSTRUCTION OF ADMINISTRATION BUILDING AND CLASSROOMS AT LAHAINALUNA HIGH SCHOOL, LAHAINALUNA, MAUI & SPECIAL PERMIT APPLICATION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (SP71-106) TO ALLOW CONSTRUCTION OF LIBRARY BUILDING AT MOLOKAI HIGH SCHOOL, HOOLEHUA, MOLOKAI

Commissioner Kido moved that the two special permit applications by the Department of Accounting & General Services be consolidated, seconded by Commissioner Sakahashi and unanimously carried.

Mr. Leong, staff planner, read the staff report recommending approval of both special permits as conditioned by the County of Maui (see staff report on file).

Commissioner Napier moved that staff recommendation be approved, seconded by Commissioner Tangen, and the motion was unanimously carried.

PETITION BY LAND USE COMMISSION (A71-277) TO RECLASSIFY APPROXIMATELY 800 ACRES FROM AGRICULTURAL TO URBAN AT WAIAKEA HOMESTEADS, HILO, HAWAII

Commissioner Wung excused himself from the proceedings on this matter due to a conflict of interest.

The Executive Officer read the staff memorandum recommending that only a 410-acre portion of the subject area be rezoned to the Urban District to provide for urban needs in the Hilo area and that during the 1974 boundary review, the Camp 6 Urban District be considered for reclassification to the Agricultural District by the Land Use Commission, since a significant portion of the area is in agricultural use (see staff memorandum on file).

Mr. Fujimoto advised that after the writing of the staff memorandum, three letters were received from property owners in the area favoring an Urban designation--Yet Chew Chun, et al; Ed Araujo; Mrs. Jennie Wung; and a letter opposing the reclassification from Mrs. Irene A. Wung.

Mr. Hong informed that according to Opinion No. 35 issued by the Ethics Commission, Commissioner Wung could appear before the Commission as a private individual, since he had

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-105 - DAGS (Maui)
SP71-106 - DAGS (Molokai) DATE July 16, 1971
PLACE Kahului Libarry TIME 10 a.m.
Kahului, Maui

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

NA
S

COMMENTS: Approve as recommended by staff

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-105 - DAGS (Maui)
SP71-106 - DAGS (Molokai)

DATE July 16, 1971

PLACE Kahului Library
Kahului, Maui

TIME 10 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
MARK, SHELLEY	✓			
NAPIER, ALEXANDER	✓			
<i>m</i> KIDO, SUNAO	✓			
YAMAMURA, TANJI	✓			
TANGEN, EDDIE	✓			
<i>s</i> SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
INABA, GORO	✓			

COMMENTS: *Consolidation*

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

July 16, 1971
10 a.m.

STAFF REPORT

SP71-105 - DEPT. OF ACCOUNTING & GENERAL SERVICES (Maui)
SP71-106 - DEPT. OF ACCOUNTING & GENERAL SERVICES (Molokai)

Subject to the Land Use Commission's concurrence, the staff recommends that action on SP71-105 and SP71-106 be consolidated as provided for under Section 1.16, Consolidation, of the Commission's Rules and Regulations. It is noted that both special permits relate to school facility expansion in the Agricultural District in Maui County with identical substantiating reasons submitted by the petitioner. In addition, the Maui County Planning Commission has listed a set of conditions applicable to both special permits.

The special permits were initiated by the Department of Accounting & General Services, State of Hawaii, and publicly heard by the Maui Planning Commission on June 1, 1971, in Wailuku, Maui.

Special permit 71-105 relates to the construction of an administration building and a classroom building in the Agricultural District at Lahainaluna High School, Lahaina, Maui. The 86.8-acre parcel of land is situated approximately 2 miles mauka of Lahaina town and identified by Tax Map Key 4-6-10: 12.

7-13-71 Sent copy to petitioner

The development proposal is situated within the existing Lahainaluna High School building complex. The surrounding area is characterized by the ^{KANAHU}~~Kahana~~ Stream to the north and cane lands to the west, south, and east. The mean annual rainfall ranges between 15 to 25 inches, and the elevation is approximately 600 feet above sea level.

Special permit 71-106 concerns the construction of a library ^{6,800 ft} building in the Agricultural District at Molokai High and Intermediate School, Hoolehua, Molokai. The 14.4-acre parcel of land is situated approximately 3,000 feet northwest of the Kualapuu Urban District and at the junction of Lihi Pali and Farrington Avenues. The subject property is identified as parcel 46, Tax Map Key 5-2-15. The proposed library site is located within the existing Molokai High and Intermediate School building complex. Basic utilities are therefore readily available. The surrounding area is characterized by low density residential development to the west and pineapple fields to the north, east, and south. The mean annual rainfall ranges between 30 to 40 inches, and the elevation is approximately 600 feet above sea level.

In support of both special permits, the petitioner states that approval of the requests:

1. Will enable us to maintain the construction schedule.

2. Is not contrary to the intent of the Land Use Law, in that the best interests of the people are served (a public facility serving the educational needs of the community).
3. Will not adversely affect surrounding property in terms of economic, social, and environmental factors.
4. Will not unreasonably burden public agencies to provide additional:
 - a. Off-site streets and access
 - b. Load on the sewer system
 - c. Water demands
 - d. Drainage facilities
 - e. School improvements (required on-site improvements, e.g., parking stall)
 - f. Police protection
 - g. Fire protection
5. Will not substantially alter or change the essential character of the land and the present use. The proposed facilities will be an integral part of the present use.
6. It is in conformance with the County General Plan and with the Department of Education's intent to

retain the existing school site, to up-grade the existing facilities, and to expand the site for future enrollment increases.

7. It is in line with the Department of Accounting & General Services' intent to petition the Land Use Commission for a boundary change (Agricultural to Urban) in the near future.

County Recommendation

At its meeting on July 6, 1971, the Maui County Planning Commission voted to recommend approval of both special permits based on these findings:

- "1. The proposed uses are not contrary to the objectives of the Land Use Law or Regulations. They would not in any way substantially detract from the preservation or protection of agricultural lands.
- "2. Surrounding properties would in no way be adversely affected.
- "3. No additional burden would be placed on public agencies to provide utilities or services, inasmuch as the areas are already established as educational complexes.
- "4. Unusual conditions have arisen since 1969, in that the Regulations were revised to render school uses within the Agricultural District as non-conforming. However, the present problem should have been foreseen by the Department of Education and the Department of Accounting & General Services, and appropriate steps taken at an earlier date.
- "5. The lands in question are not suited for agricultural use, since a public use (school) has already been

established on the properties. It is not likely that either school would be relocated in the foreseeable future.

"6. The public welfare will best be served by utilizing the lands involved for school purposes."

However, the recommendation to approve the special permits were contingent upon:

1. The proposed constructions be initiated within two years from the date of final approval.
2. That all applicable county requirements, including off-street parking, be met.

The Maui County Planning Commission staff also comments as follows:

"The appropriate state agencies should take immediate steps to find a more permanent solution to future expansion of school complexes within the Agricultural District. Application for a special permit each time new construction is contemplated will be both time-consuming and bothersome for all agencies involved."

The Land Use Commission staff strongly concurs with the above comments regarding a more permanent solution to future expansion of school complexes within the Agricultural Districts rather than through repetitive special permit processes.

On June 16, 1971, a petition to reclassify the lands concerning Molokai High and Intermediate School from an Agricultural to an Urban designation was received by the Land Use Commission; but, no request for boundary change

has been received for the Lahainaluna High School lands as of this date.

These requests for expansion of existing school facilities in Agricultural Districts are more technical in nature in that they do not involve ~~representing~~ major changes ⁱⁿ ~~on~~ existing land uses within the subject areas. The areas in question are already in use for educational purposes and need to be expanded to accommodate the increasing educational needs of the community. The proposed developments would in no way remove lands from agricultural production and in no way adversely affect the surrounding properties.

Based on these findings, together with the findings disclosed by the Maui County Planning staff, it is recommended that these special permits be approved as conditioned by the Maui County Planning Commission.

July 12, 1971

Mr. KeNam Kim
State Comptroller
Department of Accounting
& General Services
465 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kim:

The Land Use Commission next meets at 10 a.m., in the Kahului Library, Kahului, Maui, on July 16, 1971.

At that time the applications by the Department of Accounting & General Services (SP71-105 and SP71-106) to construct an administration building and classrooms at Lahinaluna High School, Lahainaluna, Maui, and to construct a library building at Molokai High School, Hoolehua, Molokai, respectively, 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,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

9685

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Adrian Hussey, Vice-Chairman
Young Whee Chun
Joseph Franco
G. Alan Freeland
Kazuo Kage
George Murashige
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
George Tamura
Thomas Yagi

Howard Nakamura
Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

July 12, 1971

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

RECEIVED

JUL 14 1971

State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

Re: Special Permit Application No. 49
from the State Department of
Accounting & General Services

The Maui Planning Commission, at its meeting of July 6, 1971, voted unanimously to recommend approval of the above request for special permit filed by the State Department of Accounting and General Services to construct an administration building and classroom building at Lahainaluna High School within the State Agricultural District. In taking this action, the Commission adopted the staff report, a copy of which is enclosed. Approval is contingent upon the conditions outlined in the above-mentioned staff report.

Also enclosed for your information are the following:

1. Copy of the application
2. Copy of the Notice of Public Hearing
3. Minutes of the public hearing

Should you have any questions, please contact us at any time.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director

Encls.

cc: Dept. of Accounting and
General Services
Andy Nii
Harold Mizomi

INSTRUCTIONS:

DO NOT WRITE IN THIS SPACE

- 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:

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

- A. Description of Property: (1) Tax Map Key No. 4-6-18:12
(2) Lot Area 86,837 acres (3) Location Lahaina, Maui
- B. Ownership: (1) Owner's name Department of Education, State of Hawaii
(2) Lessee's name Same as (1) (3) Unexpired term NA years
- C. Request: (1) State request briefly and exactly: Construction of
of an administration building and a classroom building in said lot
currently zoned Agricultural in the State Land Use District. The
special permit should be for a two-year period.

RECEIVED

JUL 14 1971

RECEIVED

APR 29 1971

State of Hawaii
LAND USE COMMISSION

DEPT. OF PLANNING
COUNTY OF MAUI

- (2) Reasons justifying granting of request: _____
- a. Will enable us to maintain the construction schedule of _____
beginning construction by early June 1971.
- b. Is not contrary to the intent of the Land Use Law in that _____
the best interest of the people are served (a public facility
serving the educational needs of the community).

(continued on page 2)

- D. Applicant: (1) Name Department of Accounting & General Services,
State of Hawaii
- (2) Address P.O. Box 119, Honolulu 96810 (3) Telephone 548-3050 (Comptroller)
548-7689 (Staff)
- (4) Signature *Kenam Kim*
KENAM KIM, State Comptroller, D.A.G.S.

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 _____

APPLICATION FOR SPECIAL PERMIT
Lahainaluna High School

- c. Will not adversely affect surrounding property in terms of economic, social and environmental factors.
- d. Will not unreasonably burden public agencies to provide additional:

off-site streets and accesses (the facilities are site in the interior of the lot and circulatory roads will be provided);

the sewer system (cesspools will be provided);

water demands (this school has its own non-county source of water adequate to meet the needs of these new facilities);

drainage facilities (only nominal roof runoff that will contribute to the existing surface flow emptying into a gulch);

school improvements (required on-site improvements, e.g., 32 parking stalls required for the 4-classroom building will be constructed as part of the project);

police protection (no special patrols required other than normal or response to an emergency);

fire protection (fire extinguishers will be provided with the buildings).

- e. Will not substantially alter or change the essential character of the land and the present use (the proposed facilities will be an integral part of the present use).
- f. Will make the highest and best use of the land involved for the public welfare in that:

It is in conformance with the County General Plans; it is in conformance with the Department of Education's intent to retain the existing school site and to encompass an educational cluster (K-12) in the near future.

- g. Is in line with our intention to petition for a boundary change (Agricultural to Urban) in the State Land Use District in the near future.

####

RECEIVED

JUL 14 1971

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

State of Hawaii
LAND USE COMMISSION

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, June 1, 1971, 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 provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963:

1. MAALAEA, MAUI
Construction and operation of an electric generation plant together with plant maintenance office, fuel storage tanks and other necessary accessory facilities within the State Agricultural District in the vicinity of Kealia Pond, TMK 3-8-05: Portion of 2.
Applicant: Maui Electric Co., Ltd.
Area: Approximately 30 acres
2. LAHAINA, MAUI
Construction of an administration building and classroom building at the Lahainaluna High School within the State Agricultural District, TMK 4-6-18:12.
Applicant: Department of Accounting and General Services by Kenam Kim, State Comptroller
Area: Approximately 87 acres
3. HOOLEHUA, MOLOKAI
Construction of a library building at Molokai High and Intermediate School within the State Agricultural District, TMK 5-2-15: Parcel 46.
Applicant: Department of Accounting and General Services by Kenam Kim, State Comptroller
Area: Approximately 14.4 acres

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

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
Planning Director

(MN--May 11, 1971)

MAUI PLANNING COMMISSION
PUBLIC HEARING
Tuesday, June 1, 1971

RECEIVED

JUL 14 1971

LAND USE COMMISSION
SPECIAL USE PERMIT

State of Hawaii
LAND USE COMMISSION

The public hearing on the following request for Special Use Permit under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII, 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963, was opened by Chairman Yoshikazu Matsui in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii, on Tuesday, June 1, 1971.

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

APPLICATION NO. 49
LAHAINA, MAUI

Construction of an administration building and classroom building at the Lahainaluna High School within the State Agricultural District, TMK 4-6-18:12.

Applicant: Department of Accounting and General Services by
Kenam Kim, State Comptroller

Area: Approximately 87 acres

APPLICATION NO. 50
HOOLEHUA, MOLOKAI

Construction of a building at Molokai High and Intermediate School within the State Agricultural District, TMK 5-2-15: Parcel 46

Applicant: Department of Accounting and General Services by Kenam
Kim, State Comptroller

Area: Approximately 14.4 acres

LAHAINALUNA HIGH SCHOOL - APPLICATION NO. 49

The Director read the notice of public hearing published in the Maui News on May 11, 1971, a copy is attached hereto and made a part hereof.

The Director explained that the original State LUC Regulations adopted in 1964 permitted school use in Agricultural Districts. Therefore, Lahaina and Molokai High were permitted uses. In 1969 the regulations of the State Land Use Commission were amended and schools as a permitted use were eliminated from the Agricultural District, thereby making all schools in that district non-conforming uses and all expansion would require approval of the State Land Use Commission.

Mr. Nakamura continued: "The request for Lahainaluna High School is for classroom building. The existing principals office and the adjoining small building would be demolished and new buildings constructed. Staff doesn't see any particular problem on this request."

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

The Chair opened the hearing to the public.

No one spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed this portion of the public hearing.

MOLOKAI HIGH SCHOOL - APPLICATION NO. 50

Mr. Nakamura: "The Molokai request is very similar in that it is an addition to Molokai High. This is for construction of a library facility at Molokai High. Most of you are generally familiar with the location of Molokai High School. (Showed the location from the map). The main consideration was visitor parking and we find that plans do conform to our ordinance."

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. Kage: "Is it (Library) going to be let out to public use?"

Mr. Edward Matsuoka: (DAGS) "This is a school library. Generally, the policy is that it is opened during school hours. It is not opened at night."

Mr. Nakamura questioned the future use of the existing building.

Mr. Matsuoka: "That is to be converted to classroom."

Mr. Nakamura: "What's the overall proposal of DAGS to eliminate coming in for Special Permits in Agricultural Districts. Are you going to initiate an application to put the lands into Urban District?"

Mr. Matsuoka: "The process has been started. I am not sure when it is going to be presented. This was the fastest means that we could get right now."

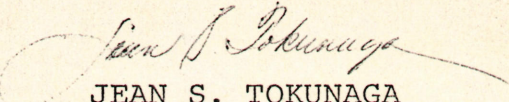
Mr. Nakamura: "Both Lahaina and Molokai, you intend to start this fiscal year?"

Mr. Matsuoka: "During the summer."

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.


JEAN S. TOKUNAGA
Private Secretary

RECORD OF ATTENDANCE

Present:	Y. Matsui	Others:	H. Nakamura
	J. Franco		C. Hart
	G. Murashige		A. Baxa
	Y.W. Chun		E. Matsuoka
	K. Kage		60 people
	C. Kaiama		
	J. Fernandez		
Excused:	G. A. Freeland		
	A. Hussey		

RECEIVED

JUL 14 1971

State of Hawaii
LAND USE COMMISSION

TO: Maui Planning Commission

FROM: Staff

SUBJECT: LUC Special Permit Application #49 from State Department of Accounting and General Services (Lahainaluna High School)

LUC Special Permit Application #50 from State Department of Accounting and General Services (Molokai High and Intermediate School)

The above requests filed by the Department of Accounting and General Services, State of Hawaii, to permit additional construction within existing school complexes presently located in the State Agricultural District are basically similar. The requests for special permit are more technical in nature in order to satisfy the requirements of the Land Use Regulations, rather than representing major use requests.

When the original LUC Regulations were promulgated in 1964, schools were a permitted use within the Agricultural District. However, this was changed during the 1969 LUC review of boundaries and regulations, and all schools presently located within Agricultural Districts exist as non-conforming uses. According to the Land Use Regulations, a non-conforming use "shall not be expanded or increased in intensity of use". Thus, to permit the additional construction (an administration building and classrooms at Lahainaluna; a library building at Molokai High and Intermediate), a special permit is required.

Public hearings were held on both requests on June 1, 1971. There was no testimony against the granting of either request.

In accordance with the criteria established for granting special permit applications, the staff finds as follows:

- (1) The proposed uses are not contrary to the objectives of the Land Use Law or Regulations. They would not in any way substantially detract from the preservation or protection of agricultural lands.
- (2) Surrounding properties would in no way be adversely affected.
- (3) No additional burden would be placed on public agencies to provide utilities or services, inasmuch as the areas are already established as educational complexes.
- (4) Unusual conditions have arisen since 1969, in that the Regulations were revised to render school uses within the Agricultural District as non-conforming. However, the present problem should have been foreseen by the Department of Education and the Department of Accounting and General Services, and appropriate steps taken at an earlier date.
- (5) The lands in question are not suited for agricultural use, since a public use (school) has already been established on the properties. It is not likely that either school would be relocated in the foreseeable future.
- (6) The public welfare will best be served by utilizing the lands involved for school purposes.

Staff Report - 2
Maui Planning Commission

Therefore, the staff recommends approval of both requests.

It is further recommended that approval be contingent upon:

(1) The proposed constructions being initiated within two years from the date of final approval.

(2) That all applicable County requirements, including off-street parking, be met.

The appropriate State agencies should also take immediate steps to find a more permanent solution to future expansion of school complexes within the Agricultural District. Application for special permit each time new construction is contemplated will be both time-consuming and bothersome for all agencies involved.

- 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:

Appl. & received	4/29/71
Notice published	5/11/71
Public hearing	6/1/71
Recommendation to LUC	_____
Action by State LUC	_____
County & Appl. notified	_____

- A. Description of Property: (1) Tax Map Key No. 4-6-18:12
 (2) Lot Area 86.837 acres (3) Location Lahaina, Maui
- B. Ownership: (1) Owner's name Department of Education, State of Hawaii
 (2) Lessee's name Same as (1) (3) Unexpired term NA years
- C. Request: (1) State request briefly and exactly: Construction of
of an administration building and a classroom building in said lot
currently zoned Agricultural in the State Land Use District. The
special permit should be for a two-year period.

RECEIVED
APR 29 1971

DEPT. OF PLANNING
COUNTY OF MAUI

- (2) Reasons justifying granting of request: _____
 a. Will enable us to maintain the construction schedule of
beginning construction by early June 1971.
 b. Is not contrary to the intent of the Land Use Law in that
the best interest of the people are served (a public facility
serving the educational needs of the community).

(continued on page 2)

- D. Applicant: (1) Name Department of Accounting & General Services,
State of Hawaii
 (2) Address P.O. Box 119, Honolulu 96810 (3) Telephone 548-3050 (Comptroller)
548-7689 (Staff)
 (4) Signature *Kenam Kim*
KENAM KIM, State Comptroller, D.A.G.S.

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

Reasons: _____

RECEIVED
JUL 9 1971

State of Hawaii
LAND USE COMMISSION

- F. State Land Use Commission's action: _____ Date: _____
- G. Copies to: State LUC _____ Supervisors _____ Applicant _____ Owner & Lessee _____

APPLICATION FOR SPECIAL PERMIT
Lahainaluna High School

- c. Will not adversely affect surrounding property in terms of economic, social and environmental factors.
- d. Will not unreasonably burden public agencies to provide additional:

off-site streets and accesses (the facilities are site in the interior of the lot and circulatory roads will be provided);

the sewer system (cesspools will be provided);

water demands (this school has its own non-county source of water adequate to meet the needs of these new facilities);

drainage facilities (only nominal roof runoff that will contribute to the existing surface flow emptying into a gulch);

school improvements (required on-site improvements, e.g., 32 parking stalls required for the 4-classroom building will be constructed as part of the project);

police protection (no special patrols required other than normal or response to an emergency);

fire protection (fire extinguishers will be provided with the buildings).

- e. Will not substantially alter or change the essential character of the land and the present use (the proposed facilities will be an integral part of the present use).
- f. Will make the highest and best use of the land involved for the public welfare in that:

It is in conformance with the County General Plans; it is in conformance with the Department of Education's intent to retain the existing school site and to encompass an educational cluster (K-12) in the near future.

- g. Is in line with our intention to petition for a boundary change (Agricultural to Urban) in the State Land Use District in the near future.

####

MAUI PLANNING COMMISSION
PUBLIC HEARING
Tuesday, June 1, 1971

LAND USE COMMISSION
SPECIAL USE PERMIT

RECEIVED

JUL 8 1971

State of Hawaii
LAND USE COMMISSION

The public hearing on the following request for Special Use Permit under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII, 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963, was opened by Chairman Yoshikazu Matsui in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii, on Tuesday, June 1, 1971.

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

✓ APPLICATION NO. 49

LAHAINA, MAUI

Construction of an administration building and classroom building at the Lahainaluna High School within the State Agricultural District, TMK 4-6-18:12.

Applicant: Department of Accounting and General Services by
Kenam Kim, State Comptroller

Area: Approximately 87 acres

APPLICATION NO. 50

HOOLEHUA, MOLOKAI

Construction of a building at Molokai High and Intermediate School within the State Agricultural District, TMK 5-2-15: Parcel 46

Applicant: Department of Accounting and General Services by Kenam Kim, State Comptroller

Area: Approximately 14.4 acres

LAHAINALUNA HIGH SCHOOL - APPLICATION NO. 49

The Director read the notice of public hearing published in the Maui News on May 11, 1971, a copy is attached hereto and made a part hereof.

The Director explained that the original State LUC Regulations adopted in 1964 permitted school use in Agricultural Districts. Therefore, Lahaina and Molokai High were permitted uses. In 1969 the regulations of the State Land Use Commission were amended and schools as a permitted use were eliminated from the Agricultural District, thereby making all schools in that district non-conforming uses and all expansion would require approval of the State Land Use Commission.

Mr. Nakamura continued: "The request for Lahainaluna High School is for classroom building. The existing principals office and the adjoining small building would be demolished and new buildings constructed. Staff doesn't see any particular problem on this request."

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

The Chair opened the hearing to the public.

No one spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed this portion of the public hearing.

MOLOKAI HIGH SCHOOL - APPLICATION NO. 50

Mr. Nakamura: "The Molokai request is very similar in that it is an addition to Molokai High. This is for construction of a library facility at Molokai High. Most of you are generally familiar with the location of Molokai High School. (Showed the location from the map). The main consideration was visitor parking and we find that plans do conform to our ordinance."

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. Kage: "Is it (Library) going to be let out to public use?"

Mr. Edward Matsuoka: (DAGS) "This is a school library. Generally, the policy is that it is opened during school hours. It is not opened at night."

Mr. Nakamura questioned the future use of the existing building.

Mr. Matsuoka: "That is to be converted to classroom."

Mr. Nakamura: "What's the overall proposal of DAGS to eliminate coming in for Special Permits in Agricultural Districts. Are you going to initiate an application to put the lands into Urban District?"

Mr. Matsuoka: "The process has been started. I am not sure when it is going to be presented. This was the fastest means that we could get right now."

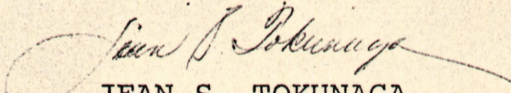
Mr. Nakamura: "Both Lahaina and Molokai, you intend to start this fiscal year?"

Mr. Matsuoka: "During the summer."

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.


JEAN S. TOKUNAGA
Private Secretary

RECORD OF ATTENDANCE

Present:	Y. Matsui	Others:	H. Nakamura
	J. Franco		C. Hart
	G. Murashige		A. Baxa
	Y.W. Chun		E. Matsuoka
	K. Kage		60 people
	C. Kaiama		
	J. Fernandez		
Excused:	G. A. Freeland		
	A. Hussey		

RECEIVED

JUL 8 1971

TO: Maui Planning Commission

FROM: Staff

State of Hawaii
LAND USE COMMISSION

SUBJECT: ✓ LUC Special Permit Application #49 from State Department of Accounting and General Services (Lahainaluna High School)

LUC Special Permit Application #50 from State Department of Accounting and General Services (Molokai High and Intermediate School)

The above requests filed by the Department of Accounting and General Services, State of Hawaii, to permit additional construction within existing school complexes presently located in the State Agricultural District are basically similar. The requests for special permit are more technical in nature in order to satisfy the requirements of the Land Use Regulations, rather than representing major use requests.

When the original LUC Regulations were promulgated in 1964, schools were a permitted use within the Agricultural District. However, this was changed during the 1969 LUC review of boundaries and regulations, and all schools presently located within Agricultural Districts exist as non-conforming uses. According to the Land Use Regulations, a non-conforming use "shall not be expanded or increased in intensity of use". Thus, to permit the additional construction (an administration building and classrooms at Lahainaluna; a library building at Molokai High and Intermediate), a special permit is required.

Public hearings were held on both requests on June 1, 1971. There was no testimony against the granting of either request.

In accordance with the criteria established for granting special permit applications, the staff finds as follows:

(1) The proposed uses are not contrary to the objectives of the Land Use Law or Regulations. They would not in any way substantially detract from the preservation or protection of agricultural lands.

(2) Surrounding properties would in no way be adversely affected.

(3) No additional burden would be placed on public agencies to provide utilities or services, inasmuch as the areas are already established as educational complexes.

(4) Unusual conditions have arisen since 1969, in that the Regulations were revised to render school uses within the Agricultural District as non-conforming. However, the present problem should have been foreseen by the Department of Education and the Department of Accounting and General Services, and appropriate steps taken at an earlier date.

(5) The lands in question are not suited for agricultural use, since a public use (school) has already been established on the properties. It is not likely that either school would be relocated in the foreseeable future.

(6) The public welfare will best be served by utilizing the lands involved for school purposes.

Staff Report - 2
Maui Planning Commission

Therefore, the staff recommends approval of both requests.

It is further recommended that approval be contingent upon:

(1) The proposed constructions being initiated within two years from the date of final approval.

(2) That all applicable County requirements, including off-street parking, be met.

The appropriate State agencies should also take immediate steps to find a more permanent solution to future expansion of school complexes within the Agricultural District. Application for special permit each time new construction is contemplated will be both time-consuming and bothersome for all agencies involved.

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

RECEIVED

JUL 8 1971

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, June 1, 1971, 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 provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963:

1. MAALAEA, MAUI

Construction and operation of an electric generation plant together with plant maintenance office, fuel storage tanks and other necessary accessory facilities within the State Agricultural District in the vicinity of Kealia Pond, TMK 3-8-05: Portion of 2.

Applicant: Maui Electric Co., Ltd.

Area: Approximately 30 acres

2. LAHAINA, MAUI

Construction of an administration building and classroom building at the Lahainaluna High School within the State Agricultural District, TMK 4-6-18:12

Applicant: Department of Accounting and General Services by Kenam Kim, State Comptroller

Area: Approximately 87 acres

3. HOOLEHUA, MOLOKAI

Construction of a library building at Molokai High and Intermediate School within the State Agricultural District, TMK 5-2-15: Parcel 46.

Applicant: Department of Accounting and General Services by Kenam Kim, State Comptroller

Area: Approximately 14.4 acres

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

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
Planning Director

(MN--May 11, 1971)

OLD FOOTBALL FIELD

POULTRY FARM

CEMETERY

MASTER PLAN
MUSIC BLDG SITE

ADMIN. BLDG.
(UNDER CONSTRUCTION)

ART & HOME EC. BLDG. (UNDER CONSTRUCTION)

OUTDOOR COURTS

CAFETERIUM

GYMNASIUM

HALE PAI

BOARDERS' FIELD

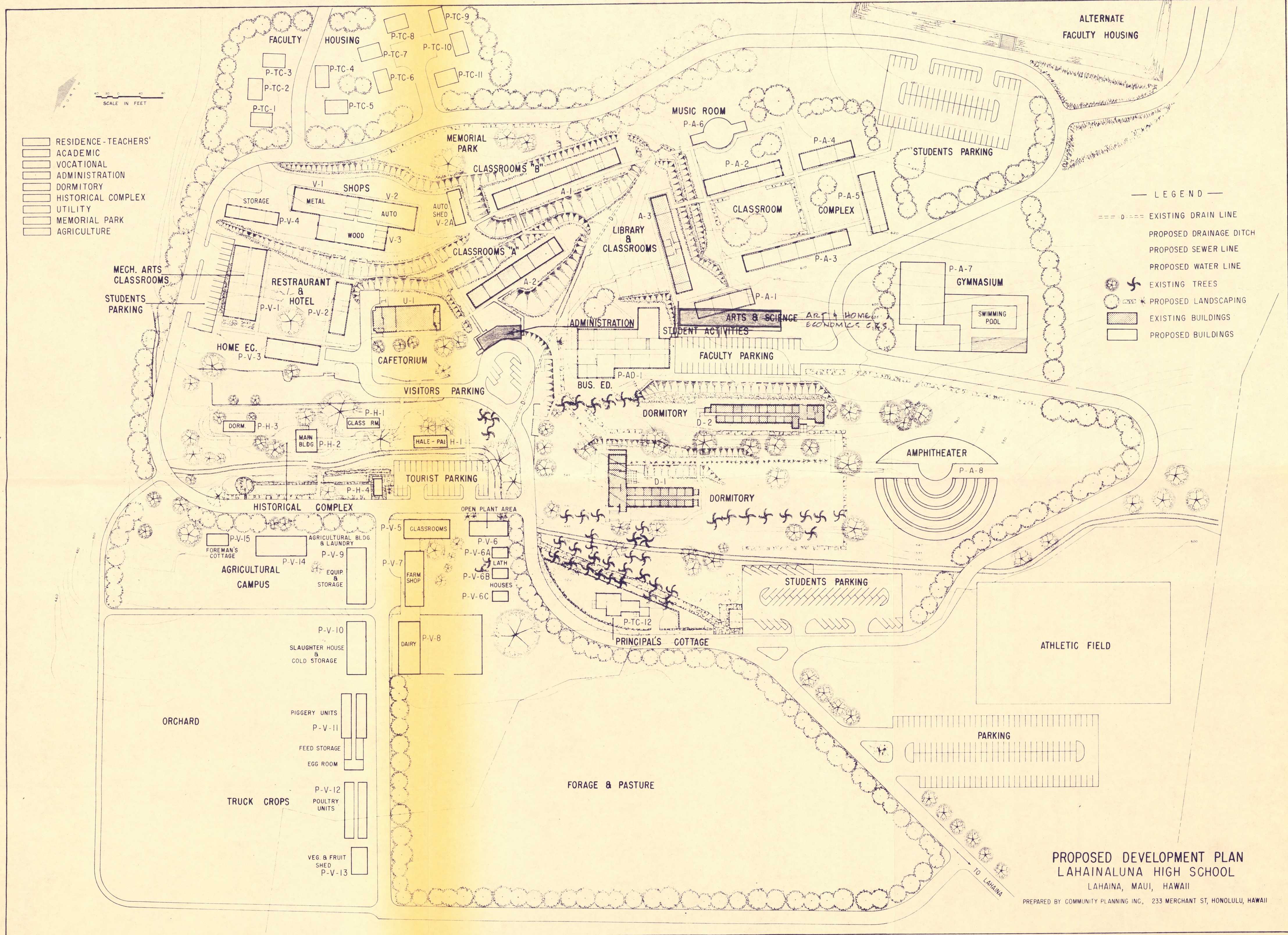
SCALE IN FEET
0 40 80

- BUILDING CODE
- A - ACADEMIC
 - V - VOCATIONAL
 - AD - ADMINISTRATION
 - D - DORMITORY
 - R - RESIDENCE-TEACHERS
 - H - HISTORICAL
 - U - UTILITY
- W— WATER LINE
—V— WATER VALVE

EXISTING CAMPUS PLAN
LAHAINALUNA HIGH SCHOOL
LAHAINA, MAUI, HAWAII

PREPARED BY: COMMUNITY PLANNING INC., 233 MERCHANT ST., HONOLULU, HAWAII

PLATE I



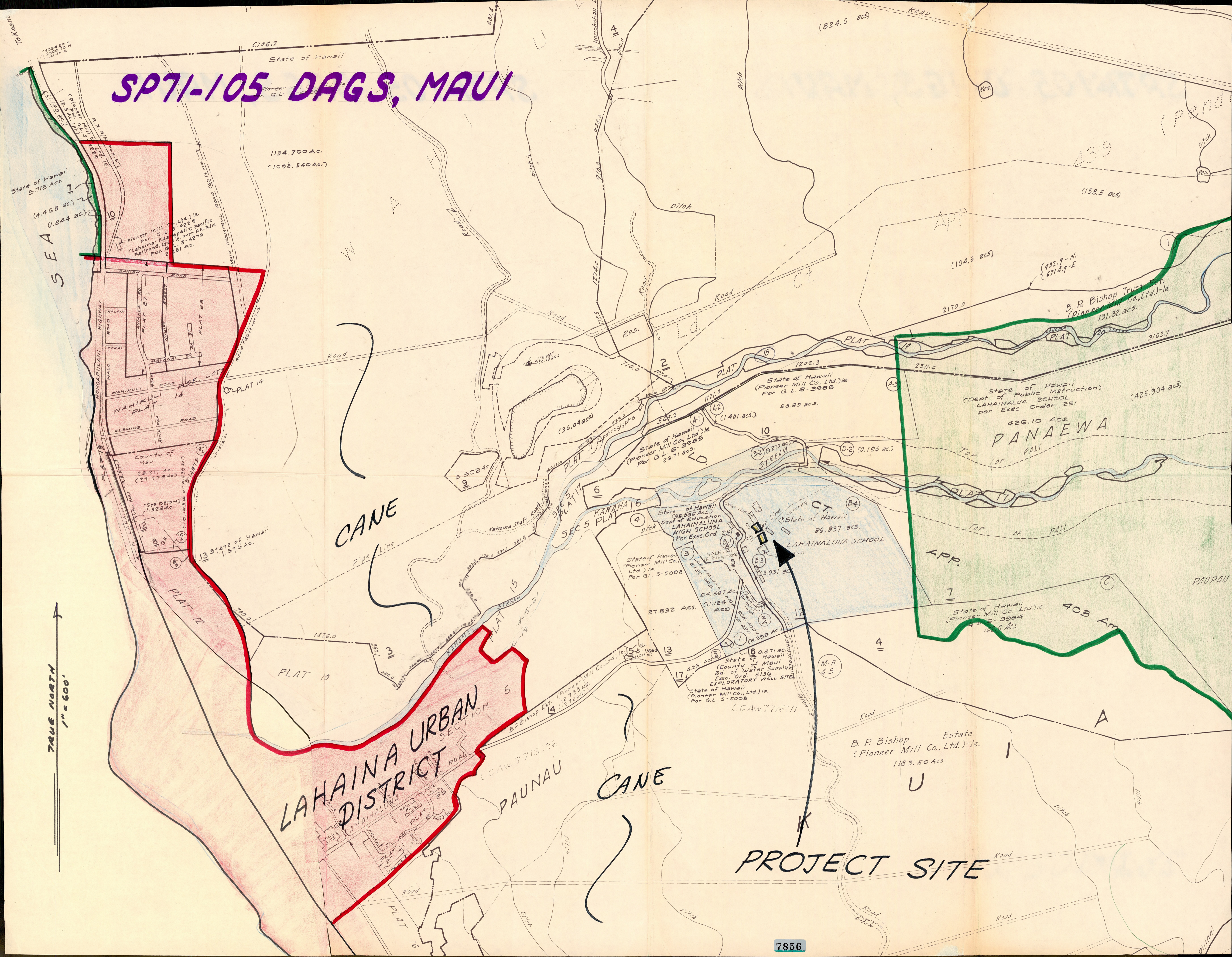
- RESIDENCE - TEACHERS'
- ACADEMIC
- VOCATIONAL
- ADMINISTRATION
- DORMITORY
- HISTORICAL COMPLEX
- UTILITY
- MEMORIAL PARK
- AGRICULTURE

- LEGEND —
- EXISTING DRAIN LINE
 - PROPOSED DRAINAGE DITCH
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - EXISTING TREES
 - PROPOSED LANDSCAPING
 - EXISTING BUILDINGS
 - PROPOSED BUILDINGS

PROPOSED DEVELOPMENT PLAN
LAHAINALUNA HIGH SCHOOL
 LAHAINA, MAUI, HAWAII

PREPARED BY COMMUNITY PLANNING, INC., 233 MERCHANT ST., HONOLULU, HAWAII

SPT71-105 DAGS, MAUI



1134.700 Ac.
(1098.540 Ac.)

CANE

LAHAINA URBAN SECTION
LAHAINA DISTRICT

PAUNAU

CANE

PROJECT SITE

PANAWEA

B. P. Bishop Trust Est.
(Pioneer Mill Co., Ltd.)-le.
131.32 acs.

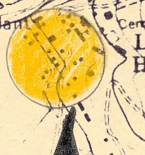
B. P. Bishop Estate
(Pioneer Mill Co., Ltd.)-le.
1183.50 Ac.

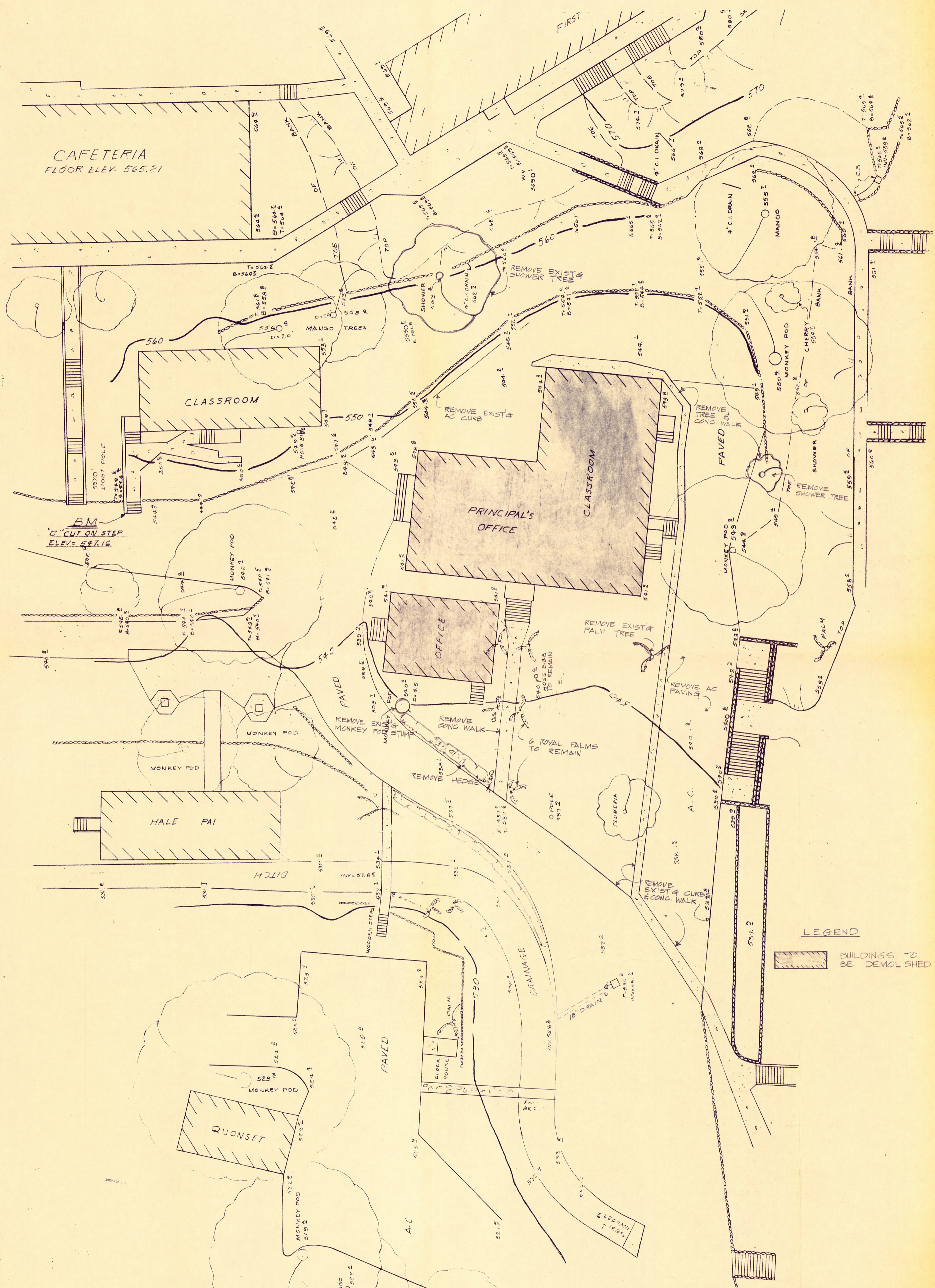
SP71-105 DAGS, MAUI

KAANAPALI

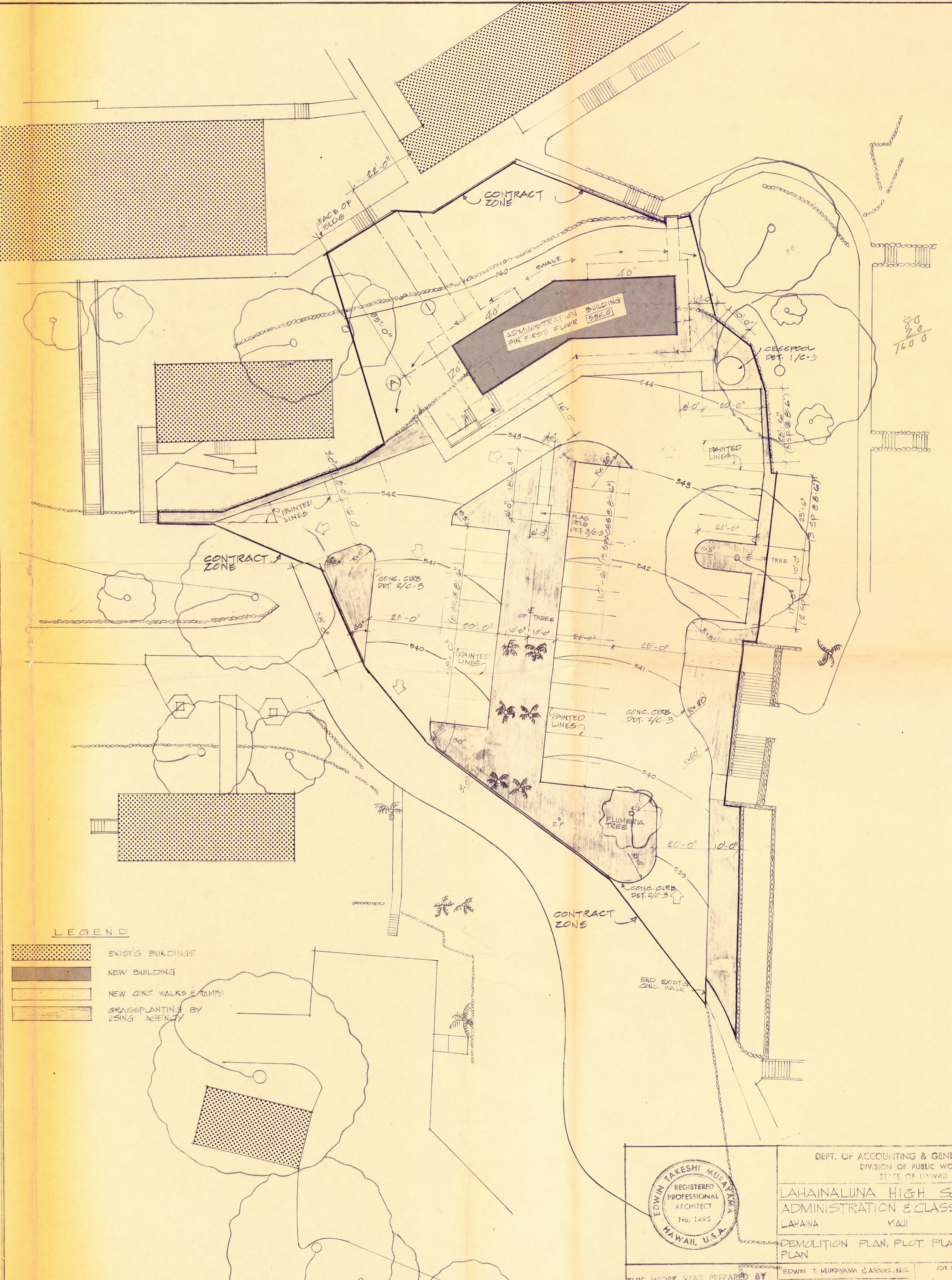
LAHAINA

LAHAINALUNA SCHOOL



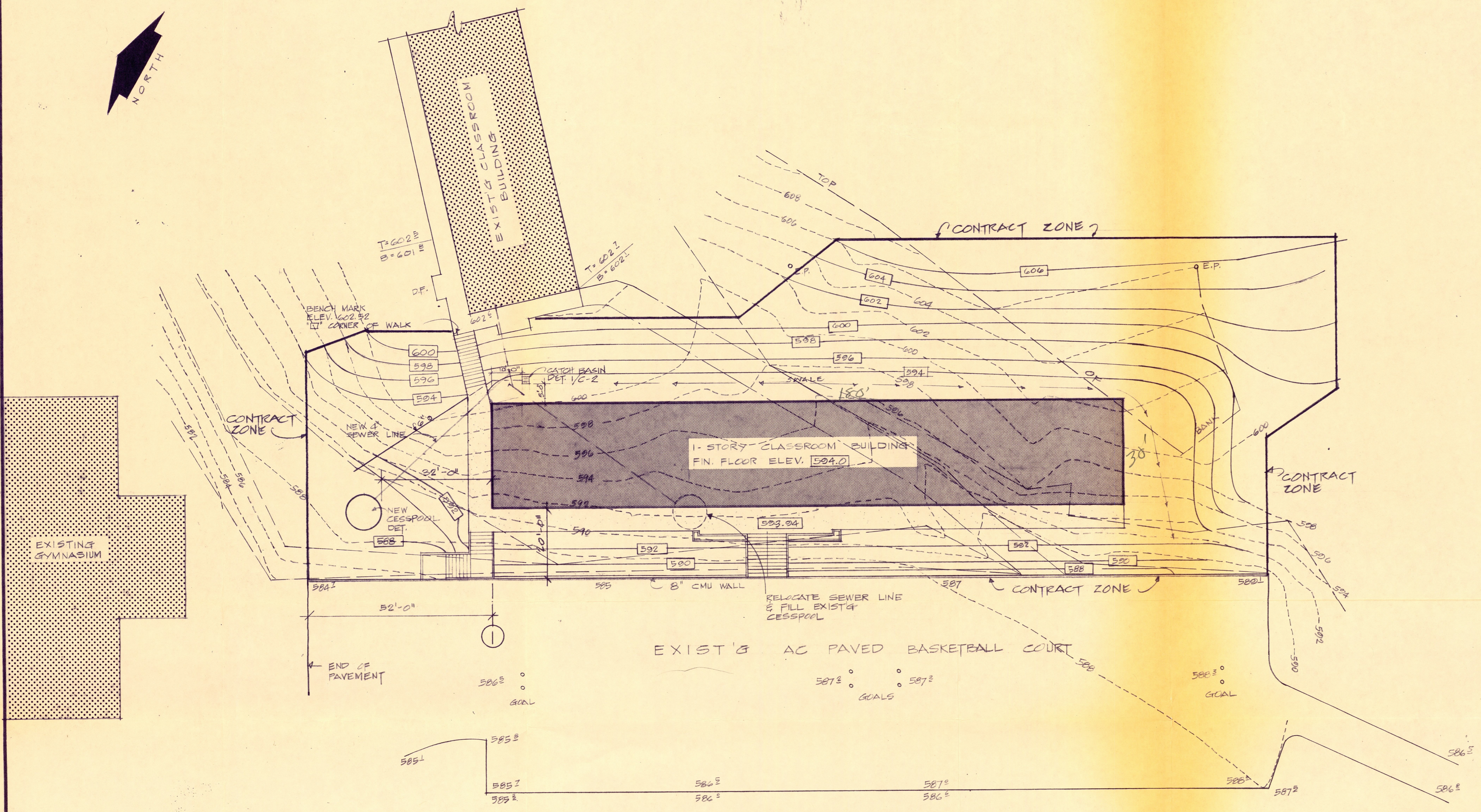


DEMOLITION PLAN
SCALE: 1" = 20'-0"



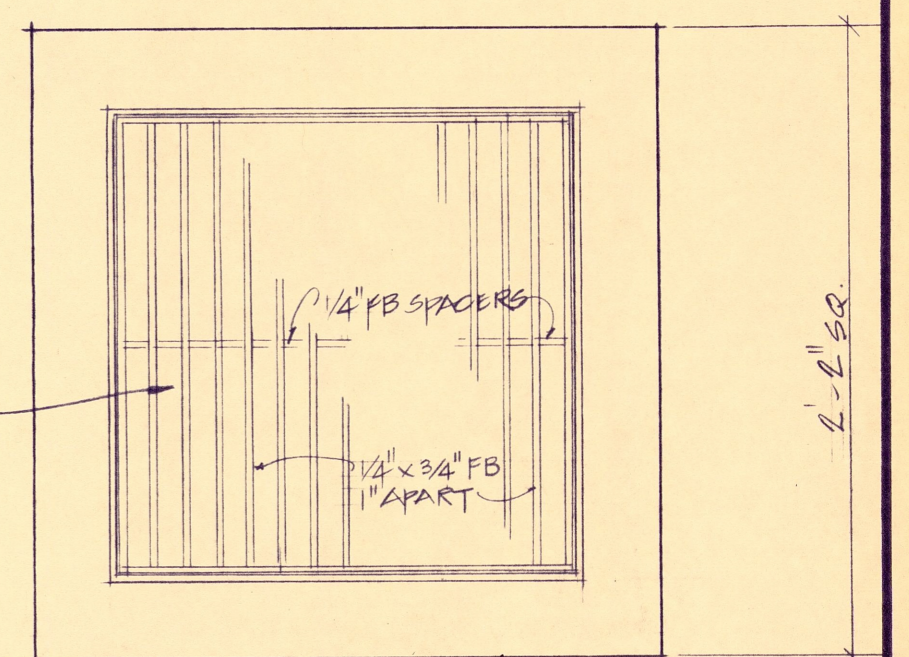
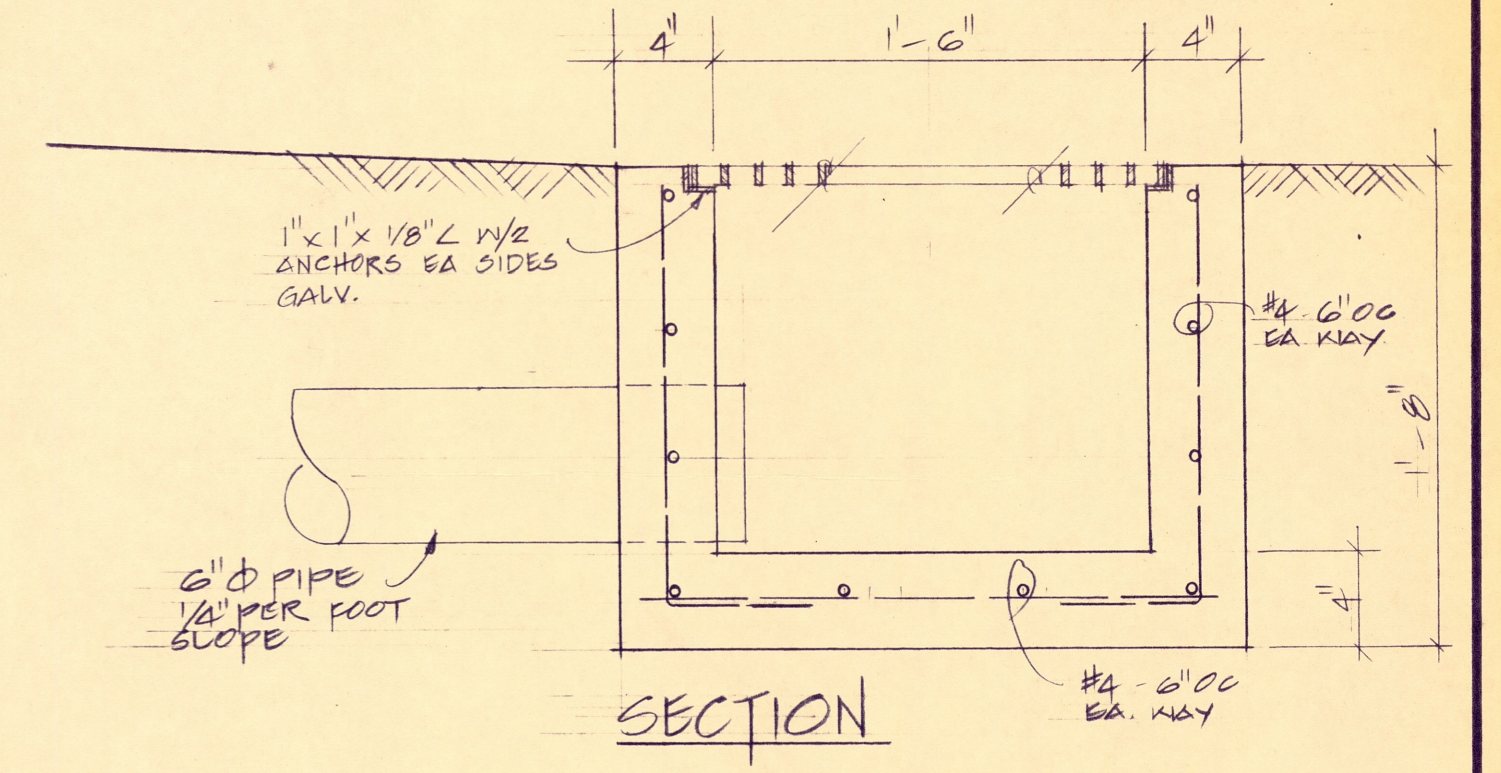
PLOT PLAN & PARKING LAYOUT
SCALE: 1" = 20'-0"

	DEPT. OF ACCOUNTING & GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII	
	LAHAINALUNA HIGH SCHOOL ADMINISTRATION & CLASSROOM BUILDINGS LAHAINA MAUI HAWAII	
DEMOLITION PLAN, PLOT PLAN, PARKING PLAN		
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. <i>Edwin T. Muroyama</i>	EDWIN T. MUROYAMA & ASSOC., INC. DESIGNER BY: E.T.M. DRAWN BY: RHP/AT SCALE: AS NOTED	JOB NO. 05-16-5807.2 CHECKED BY: E.T.M. APPROVED BY: [Signature] DATE: [Blank] DRAWING NO. 2 OF 44



- LEGEND**
- 592 --- EXIST'G GRADE LINES
 - [---] FINISH GRADE LINES
 - [Hatched Box] EXIST'G BUILDING
 - [Solid Box] NEW BUILDING (PROPOSED)
 - [Dotted Box] SIDEWALKS

PLOT PLAN
SCALE: 1" = 20'-0"



PLAN
CATCHBASIN DET.
SCALE 1/2" = 1'-0"

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED: STATE PUBLIC WORKS ENGINEER
DEPT. OF ACCOUNTING & GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII					
LAHAINALUNA HIGH SCHOOL ADMINISTRATION & CLASSROOM BUILDINGS LAHAINA OAHU HAWAII					
CLASSROOM BUILDING - PLOT PLAN MISC DETAILS					
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. <i>Edwin T. Murayama</i>		DESIGNED BY: ETM DRAWN BY: CHP	CHECKED BY: ETM APPROVED BY:	DAOS JOB NO.: 05-16-508 ST. 2 DATE:	DRAWING NO.: 10-2 SHEET: 3 OF 44 SHTS
SCALE: AS NOTED					