

Action Span
Oct 21 - Dec 5

Skid for
Nov 20 in Kawai

Extension Request
Nov 9 '76

SP71-117 - BOISE CASCADE RECREATION
COMMUNITIES GROUP (WAIKOLA)

November 12, 1976

MR. WALT SOUTHWARD
Office of Public Affairs
Waikoloa
280 Makaala Street
Hilo, Hawaii 96720

Dear Mr. Southward:

The original of the attached letter is on file in the office of the Hawaii Planning Department, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk

Encls.

November 12, 1976

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on November 9, 1976, the Land Use Commission voted to approve a five-year extension on the Special Permit granted to Boise Cascade Recreation Communities Group (now known as Boise Cascade Realty Group) (SP71-117) to allow the continuance of quarry operations and allied uses on 309 acres of land situated within the State Agricultural District at Waikoloa, South Kohala, Hawaii, TMK 6-8-01: por.5; subject to the conditions imposed by the Hawaii County Planning Commission and subject further to all conditions stipulated in the granting of the original Special Permit. In addition, the petitioner shall comply with all applicable Department of Health regulations. Should the stated conditions not be met, the Special Permit shall be deemed null and void.

A copy of the staff memorandum is enclosed for your information.

Very truly yours,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.

cc: Boise Cascade Recr. Communities Group (Waikoloa)
Department of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Planning & Economic Development
Office of Environmental Quality Control

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

SP71-117 - BOISE CASCADE

REQUEST FOR EXTENSION OF TIME

ITEM _____

DATE November 9, 1976

PLACE Kauai Public Library

TIME 8:30 a.m.

Lihue, Kauai

NAME	YES	NO	ABSTAIN	ABSENT
WHITESELL, CAROL	✓			
MACHADO, COLETTE	✓			
OURA, MITSUO				
DUKE, CHARLES	✓			
MIYASATO, SHINSEI	✓			
SAKAHASHI, STANLEY	✓			
CARRAS, JAMES	✓			
YANAI, EDWARD				
TANGEN, EDDIE	✓			

Comments:

I move that we approve a five-year extension on SP71-117, subject to the conditions imposed by the Hawaii County Planning Commission and subject further to all conditions stipulated in the granting of the original Special Permit. In addition, the petitioner shall comply with all applicable Department of Health regulations. Should the stated conditions not be met, the Special Permit shall be deemed null and void.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kauai Public Library
Lihue, Kauai

November 9, 1976 - 8:30 a.m.

Approved
DEC 21 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Colette Machado
Shinsei Miyasato
Carol Whitesell

COMMISSIONERS ABSENT: Mitsuo Oura
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Michael Marsh, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

All persons planning to testify during today's proceedings were duly sworn in by the Chairman.

ACTION

APPLICATION BY JOSEPH GONSALVES (SP76-242) TO ALLOW CONSTRUCTION OF A SECOND DWELLING IN THE RURAL DISTRICT AT OMAO HOMESTEADS, KAUAI

Chairman Tangen noted that action on the subject Special Permit had been deferred from the meeting of July 30, 1976. He called on Mr. Greg Kamm of the Kauai Planning Department to report on developments in the matter since the deferral.

Mr. Kamm, representing Mr. Gonsalves, submitted as follows:

1. Mr. Gonsalves had approached the Department of Land and Natural Resources to request permission to purchase a remnant piece of State land abutting his property which, when consolidated with his parcel, will bring it up to the required one-acre minimum to construct two dwellings within the Rural District.
2. If the Commission will not grant the Special Permit as requested, would it be willing to approve the Special Permit on the condition that the Special Permit will become effective only upon receipt of a firm commitment

Officer communicate with the City Planning Commission for a clarification of condition No. 1.

Commissioner Duke moved to approve the Special Permit, subject to the conditions imposed by the City Planning Commission and upon verification of condition No. 1 by the City Planning Commission. The motion was seconded by Commissioner Carras and unanimously carried.

✓ SP71-117 - BOISE CASCADE RECREATION COMMUNITIES GROUP
REQUEST FOR EXTENSION OF EXPIRATION DATE FOR A PERIOD OF FIVE YEARS
TO DECEMBER 17, 1981

The location of the subject parcel was pointed out by the Executive Officer. In response to a question raised by Commissioner Whitesell, Mr. Furutani explained that the conditions imposed in the granting of the original petition related to noise and dust problems.

Commissioner Carras moved that the extension request be approved, subject to the conditions imposed by the Hawaii Planning Commission. The motion was seconded by Commissioner Duke and unanimously passed.

ADOPTION OF MINUTES

Upon motion by Commissioner Duke, seconded by Commissioner Carras, the minutes of September 24, 1976 were adopted as circulated.

MEETING SCHEDULE

Mr. Furutani advised that the next Commission meeting was scheduled for November 22, 1976.

There were no objections from the Commission to Mr. Furutani's request that Mr. Benjamin Matsubara be appointed as the hearing officer to conduct the Commission hearings on the proposed amendments to the Rules and Regulations.

Other future meeting dates were also discussed.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission November 9, 1976
8:30 a.m.

FROM: Staff

SUBJECT: Extension of Time Condition
SP71-117 Boise Cascade Recreation Communities Group

The above Special Permit was approved by the Land Use Commission on December 17, 1971 and allowed the petitioner, Boise Cascade Recreation Communities Group (now known as Boise Cascade Realty Group) to establish a quarry and allied uses on 309 acres of land in the Agricultural District at Waikoloa, South Kohala, Hawaii.

One of the conditions of approval of the Special Permit was that it shall expire within five years from the date of approval by the Land Use Commission. By letter dated August 2, 1976, Mr. Walt Southward, petitioner's Manager of Public Affairs, has requested that the expiration date of December 17, 1976 be extended for a period of five years to December 17, 1981.

In support of the extension request, Mr. Southward indicates that:

"Nearly all of the materials quarried from this site are used in road building and manufacturing concrete, with the exception of some material that will be used for golf course cover material. The rock quarried consists primarily of aa lava and basalt (blue rock).

"The materials quarried at the makai site are a better quality rock than that found in the mauka quarry located near Waikoloa Village.

"Another factor in the need for a quarry at the makai location is the five mile distance between the two quarries, over a road that is a steep climb from about 150 feet elevation to 900 feet elevation. Standard industry estimates indicate that the cost of hauling quarried material is at least 20 cents per ton mile; thus the excess cost for each 20-ton truck load of material quarried and transported from the mauka quarry to the lower area would be \$20.

"For major road work, this additional cost of transportation would be a substantial amount.

"The makai quarry provided much of the base course and all of the AC paving for the Queen Kaahumanu Highway, and is expected to provide all of the material for the Waikoloa Beach Resort.

"The quarry continues to play a very important part in the operations of Waikoloa, and with the anticipated development of the Waikoloa Beach Resort, will continue to be of importance to us.

"All of the conditions established by the Planning Commission at its meeting of October 14, 1971, and adopted by the Land Use Commission, are being adhered to."

For the Commission's information, there are two other quarries within the Waikoloa development. The Pu'u Hina'i Quarry is at a cinder cone of the same name. This quarry provides a heavily burnt 'a'a and ash material which is used as a form of topsoil for nursery and landscaping operations. It also provides the cover material for the petitioner's sanitary landfill. The other site has been identified as the Village Quarry and provides basically a blue rock aggregate which is used for road construction and base course material. The petitioner presently uses material from this quarry site for the construction of driveways, paved areas and road repairs and expects to use it in the future for road construction in the remaining urban classified area of Waikoloa Village. The Village quarry has also been the source of base course for the County for road maintenance in the area. At this quarry there is a screening plant, rock crusher, scales and AC and concrete batching plants.

These two quarry sites were established by Special Permit 70-85, approved by the State Land Use Commission on December 11, 1970. A 5-year time extension until December 11, 1980, on the Special Permit for these two quarries and related uses was granted by the State Land Use Commission on December 23, 1975.

At its meeting on September 30, 1976, the Hawaii County Planning Commission voted to approve a five year extension based on the following considerations:

"That the subject quarry site is a necessary and integral part of the petitioner's overall development. The material obtained from the site is used to meet various construction needs. The subject quarry provides quality 'a'a and basalt (blue rock) which is used as base course and subbase material for road construction as well as for manufacturing concrete and for golf course cover material. These materials are essential for the improvements which must be made by the petitioner.

"The petitioner's development is an ongoing project, and the need for the quarry operation and allied uses allowed by the Special Permit will continue for sometime into the future. The petitioner has made substantial improvements to date in the form of water, sewer, electricity, telephone service, roads, etc. Other amenities (including an 18-hole golf course, a clubhouse and restaurant, tennis courts, a swimming pool, equestrian center, condominium units and a general store) have been developed. It is also expected that the petitioner will proceed with the development of the makai resort area in the near future. The quarrying operations have been essential in the development of improvements and amenities there and will continue to be essential for further improvements, particularly in the makai area of the project.

"In addition, it is determined that approval of the continuation of the quarrying operations and allied uses will contribute to the petitioner's compliance with the intent, purpose and requirements of land use changes which were previously approved. The continuance of these operations and allied uses will have minimal adverse effects on public health and welfare.

"It is further recommended that approval of the extension request be subject to all conditions stipulated in the granting of the original Special Permit. In addition, the petitioner shall comply with all applicable Department of Health regulations.

"Should the stated conditions not be met, the Special Permit shall be deemed null and void."

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

October 25, 1976

MR. WALT SOUTHWARD
Office of Public Affairs
Waikoloa
280 Makaala Street
Hilo, Hawaii 96720

Dear Mr. Southward:

Enclosed is a Notice of Land Use Commission meeting and
the Agenda for the Meeting.

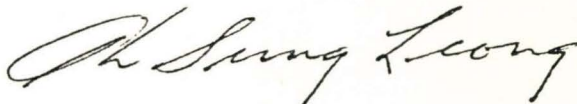
Please note that petition SP71-117 Boise Cascade

Request for Extension of Time

will be acted on at that time.

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

Very truly yours,



AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

November 9, 1976 - 8:30 a.m.
Kauai Public Library
Lihue, Kauai

A G E N D A

I. HEARING

1. A76-417 - Can Corporation

To reclassify 10.7 acres from Agricultural to Urban at Kilauea, Kauai for residential use. The property abuts the southeast boundary of the Kilauea Urban District.

II. ACTION ON SPECIAL PERMITS

1. SP76-242 - Joseph Gonsalves

Special Permit to allow construction of a second dwelling on a parcel containing 0.942 acres situated in the Rural District at Omao Homesteads, Kauai.

(Action was deferred from July 30, 1976)

2. SP76-250 - Our Lady of Mt. Carmel Church

Special Permit to construct a new pavilion for church use and related functions on 3.97 acres in the Agricultural District at Waikane, Oahu. The property lies on the mauka side of Kam Highway approximately 1 mile north of Waiahole Road.

III. MISCELLANEOUS

- ✓ 1. Request for Extension of Time on SP71-117 - Boise Cascade
- 2. Adoption of Minutes
- 3. Meeting Schedule

* A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS. 10/25/76

1. All Islands 2. Kauai 3. Oahu 4. Hawaii



COUNTY OF
HAWAII

LAND USE COMMISSION
STATE OF HAWAII
OCT 14 10 42 AM '76
PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

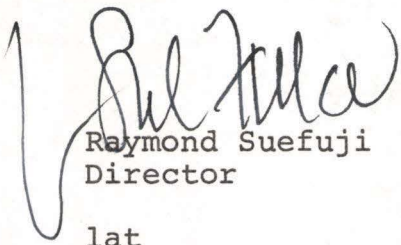
October 12, 1976

Mr. Ah Sung Leong
Acting Executive Officer
State Land Use Commission
190 S. King St., Suite 1795
Honolulu, HI 96813

Re: Extension of time Condition
Special Permit No. 71-117
Boise Cascade Realty Group
Tax Map Key 6-8-01:5 (por.)

✓ Enclosed is a copy of the Planning Commission's September 30, 1976 minutes for the above request. Please substitute this copy for the one sent earlier with our letter of October 1, 1976.

We apologize for the inadvertent error and hope that this did not inconvenience you unduly.


Raymond Suefuji
Director

lat

Enclosure

LAND USE COMMISSION
STATE OF HAWAII

OCT 14 10 42 AM '76

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
September 30, 1976

The Planning Commission met in regular session at 2:06 p.m. in the County Councilroom, County Building, with Chairman Sterling presiding.

PRESENT: Leon K. Sterling, Jr.
Scott Asai
Arthur W. Martin
William F. Mielcke
Haruo Murakami
Charles Sakamoto, Jr.

ABSENT: Lorraine Jitchaku

Raymond H. Suefuji, Planning Director (afternoon session)
Sidney M. Fuke, Dep. Plann. Direc. (afternoon & evening session)
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

Clifford Lum, Corporation Counsel
David Murakami, representing Ex-officio Member Edward Harada
Quirino Antonio, representing Ex-officio Member Akira Fujimoto

and about 14 people in attendance at 2:00 p.m. and about 9 people at 7:00 p.m.

PRELIMINARY HEARING
VARIANCE
EMILY HARDEN
WAIAMEA, SOUTH KOHALA

Variance request to allow the creation of a 40,095 square foot lot in lieu of the required 1-acre (43,560 square feet) as stipulated within the Agricultural 1-acre (A-1a) zoned district.

The property involved is located along the northwest side or Kawaihae side of Laelae Road, Waimea Homesteads, South Kohala, TMK: 6-5-02:57.

Staff presented background information on file with recommendation for a public hearing.

Representative Donald Murray had no comments to the staff report. He stated that the applicant had no objections to revising the lot arrangements as discussed in the Kona meeting.

Mr. Sakamoto moved for a public hearing; seconded by Mr. Asai; carried.

LAND USE COMMISSION
SPECIAL PERMIT
TIME EXTENSION
✓ BOISE CASCADE REALTY GROUP
WAIKOLOA, SOUTH KOHALA

Time extension request to Special Permit No. 71-117 granted by the State Land Use Commission on December 17, 1971. The Special Permit allowed the operation of a quarry, including allied uses such as a portable screening plant, rock crusher, and scales until December 17, 1976.

The quarry site, consisting of 309 acres, is located mauka of the Queen Kaahumanu Highway and along the Waikoloa Road, Waikoloa, South Kohala, TMK: 6-8-01: portion of 5.

Staff presented background information with recommendation for a five-year extension to allow the continuance of quarry operations and allied uses, based on the findings and with conditions, on file.

Representative Walt Southward corrected his statement made at the Kona meeting regarding the visibility of the quarry site. His observation after the previous meeting revealed that the quarry can be seen while heading towards Kona although there is a fairly high wall.

Mr. Mielcke moved to approve the time extension according to the staff recommendation; seconded by Mr. Asai; carried.

VARIANCE
TIME EXTENSION
COUNTY PUBLIC WORKS granted by
(ELIJAH MALUO, JR.)
WAIAKEA, SOUTH HILO

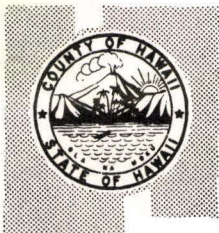
Time extension request from a condition of approval as stipulated in Variance Permit No. 434 granted by the Planning Commission on March 6, 1975. The variance was to allow the creation of a 9,000 square foot lot in lieu of the minimum 10,000 square foot requirement as stipulated

within the Single Family Residential - 10,000 square foot (RS-10) zoned district. The property involved is located at the northern corner of Kanoelehua Avenue and Kekuanaoa Street, Waiakea Houselots, South Hilo, TMK: 2-2-35:64.

Staff presented background information with recommendation for a time extension until March 6, 1977 for the reasons given and placed on file.

Representative Ted Sugai of the Department of Public Works, Bureau of Plans and Survey, stated that the County is making improvements at the intersection of Kekuanaoa and Kanoelehua in conjunction with the State Highway's project along Kanoelehua. The improvements at the intersection, including traffic signal lights, would eliminate the present bottleneck to the new airport. It

7497



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

OCT 8 11 44 AM '76

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

October 1, 1976

Mr. Ah Sung Leong
Acting Executive Officer
State Land Use Commission
190 S. King St., Suite 1795
Honolulu, HI 96813

Re: Extension of Time Condition
Special Permit No. 71-117
Boise Cascade Realty Group
Tax Map Key 6-8-01:5 (por.)

The Planning Commission at its meeting of September 30, 1976 considered the above request for an extension of the time condition stipulated in the special permit granted by the State Land Use Commission on December 17, 1971. The special permit allowed the operation of a quarry, including allied uses such as a portable screening plant, rock crusher, and scales until December 17, 1976. The quarry site, consisting of 309 acres, is located mauka of the Queen Kaahumanu Highway and along the Waikoloa Road, Waikoloa, South Kohala, Hawaii.

The Commission voted to recommend a five-year extension to Special Permit 71-117 to allow the continuance of quarry operations and allied uses based on the following considerations:

"That the subject quarry site is a necessary and integral part of the petitioner's overall development. The material obtained from the site is used to meet various construction needs. The subject quarry provides quality 'a'a and basalt (blue rock) which is used as base course and subbase material for road construction as well as for manufacturing concrete and for golf course cover material. These materials are essential for the improvements which must be made by the petitioner.

The petitioner's development is an ongoing project, and the need for the quarry operation and allied uses allowed by the Special Permit will continue for sometime into the future. The petitioner has made substantial improvements to date in the

Mr. Ah Sung Leong

Page 2

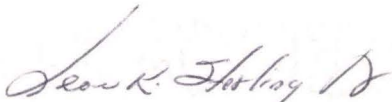
October 1, 1976

form of water, sewer, electricity, telephone service, roads, etc. Other amenities (including an 18-hole golf course, a clubhouse and restaurant, tennis courts, a swimming pool, equestrian center, condominium units and a general store) have been developed. It is also expected that the petitioner will proceed with the development of the makai resort area in the near future. The quarrying operations have been essential in the development of improvements and amenities there and will continue to be essential for further improvements, particularly in the makai area of the project.

In addition, it is determined that approval of the continuation of the quarrying operations and allied uses will contribute to the petitioner's compliance with the intent, purpose and requirements of land use changes which were previously approved. The continuance of these operations and allied uses will have minimal adverse effects on public health and welfare.

It is further recommended that approval of the extension request be subject to all conditions stipulated in the granting of the original Special Permit. In addition, the petitioner shall comply with all applicable Department of Health regulations.

Should the stated conditions not be met, the Special Permit shall be deemed null and void."



Leon K. Sterling, Jr.
Chairman, Planning Commission

lat

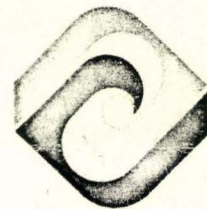
cc Walt Southward
Land Use Division, DPED

OCT 8 11 44 AM '76

LIST OF EXHIBITS - BOISE CASCADE REALTY GROUP

- A. Applicant's letter (8/2/76)
- B. Departmental acknowledgment letter (8/6/76)
- C. Letter to applicant requesting additional information (9/3/76)
- D. Applicant's letter (9/3/76)
- E. Letter to applicant (9/7/76)
- F. Letter to applicant (9/14/76)
- G. Minutes (9/16/76)
- H. Letter to applicant (9/17/76)
- I. Staff background
- J. Staff recommendation
- K. Minutes (9/30/76)

Office of Public Affairs
280 Makaala St.
Hilo, Hawaii 96720
808/935-3364



Waikoloa
on the Kohala Coast

2 August 1976

Mr. Raymond Suefuji, Director
Hawaii County Planning Dept.
25 Aupuni Street
Hilo, Hawaii 96720

RE: State Land Use Commission SP 71-117
Makai Quarry, Waikoloa

The referenced special permit, for the operation of a quarry at Waikoloa, will expire on December 17, 1976.

The quarry continues to play a very important part in the operations of Waikoloa, and with the anticipated development of the Waikoloa Beach Resort, will continue to be of importance to us.

We therefore respectfully request a five year extension of the special permit.

All of the conditions established by the Planning Commission at its meeting of October 14, 1971, and adopted by the Land Use Commission, are being adhered to.

In the event we can provide further information in this matter, or in the event any of your staff personnel or the members of the commission wish to make an on-site investigation of the quarry, please contact me.

Sincerely,

Walt Southward
Manager of Public Affairs

WS/lc

cc: Land Use Commission
Jim Lium
Claude Jenkins
Will Sanburn

EXHIBIT A

August 6, 1976

Mr. Walt Southward
Office of Public Affairs
Waikoloa
280 Makaala Street
Hilo, HI 96720

Re: Time Extension Request
Makai Quarry, Waikoloa (SP71-117)
TMK: 6-8-01:Por 05

This is to acknowledge receipt of your letter of August 2, requesting a five-year extension to continue operation of the makai quarry site and its related uses at Waikoloa, South Kohala. The original approval was granted by the State Land Use Commission on December 17, 1971.

Your request will be forwarded to the Hawaii County Planning Commission for discussion. You will be informed as to the time and place of the Commission meeting as soon as they have been determined. Should the Commission recommend favorable consideration on your request, the matter will be forwarded to the State Land Use Commission for its final action.

Should you have any questions in the meantime, please feel free to contact Norman Hayashi or Ilima Piianaia of this office.



RAYMOND SUEFUJI
Director

NH:rfd

cc: SLUC

EXHIBIT B

AUG 9 1976

September 3, 1976

Mr. Walt Southward
Office of Public Affairs, Waikoloa
280 Makaala Street
Hilo, HI 96720

Re: Time Extension Request
Makai Quarry, Waikoloa, SP 71-117
TMK: 6-8-01:Portion of 05

In reviewing your request for a five-year time extension for the subject Special Permit, we have found that further information relative to the reason for the extension would be helpful. Specifically, could you please explain in writing what type of material is provided by the makai quarry and if there are any differences between this quarry and the mauka one for which the Planning Commission recently granted a time extension to the Use Permit.

Any additional information you could provide relative to the subject request would be helpful in our evaluation. We would appreciate receiving the above information by September 13, 1976. In the meantime, please contact Norman Hayashi or Ilima Piianaia if you have any questions.


RAYMOND SUEFUJI
Director

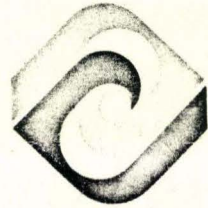
IP:rfd

cc: State Land Use Commission

EXHIBIT C

SEP 7 1976

Office of Public Affairs
280 Makaala St.
Hilo, Hawaii 96720
808/935-3364



Waikoloa
on the Kohala Coast

3 September 1976

Mr. Raymond Suefuji, Planning Director
County of Hawaii
25 Aupuni Street
Hilo, Hawaii

Re: Extension request, SP 71-117
Makai Quarry, Waikoloa

In line with the verbal request by Ilima Piianaia of your staff for additional information in this matter, the quarry in question provides a base course material and a sub-base material for road construction.

Nearly all of the materials quarried from this site are used in road building and manufacturing concrete, with the exception of some material that will be used for golf course cover material. The rock quarried consists primarily of aa lava and basalt (blue rock).

The materials quarried at the makai site are a better quality rock than that found in the mauka quarry located near Waikoloa Village.

Another factor in the need for a quarry at the makai location is the five mile distance between the two quarries, over a road that is a steep climb from about 150 feet elevation to 900 feet elevation. Standard industry estimates indicate that the cost of hauling quarried material is at least 20 cents per ton mile; thus the excess cost for each 20-ton truck load of material quarried and transported from the mauka quarry to the lower area would be \$20.

For major road work, this additional cost of transportation would be a substantial amount.

The makai quarry provided much of the base course and all of the AC paving for the Queen Kaahumanu Highway, and is expected to provide all of the material for the Waikoloa Beach Resort.

If you need any additional information, or if any of your staff members or your commissioners wish to visit the site, please contact me.

Sincerely,

Walt Southward
Manager of Public Affairs

WS/lc

EXHIBIT D

September 7, 1976

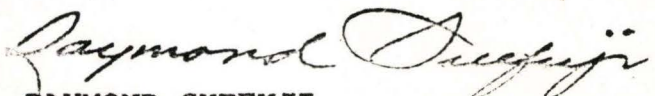
Mr. Walt Southward
Office of Public Affairs, Waikoloa
280 Makaala Street
Hilo, HI 96720

Re: Notice of Preliminary Hearing
Time Extension Request
Makai Quarry, SP71-117
TMK: 6-8-01:Portion of 5

Your application for a time extension for the subject special permit will be discussed on Thursday, September 16, 1976 by the Planning Commission, beginning at 2 p.m. The meeting will be held at the Sgt. Yano Memorial Hall, Captain Cook, South Kona, Hawaii.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the agenda is enclosed for your information.


RAYMOND SUEFUJI
Director

rfd
Enclosure

cc: State Land Use Commission

EXHIBIT E

SEP 7 1976

September 14, 1976

Mr. Walt Southward, Manager
Office of Public Affairs, Waikoloa
280 Makaala Street
Hilo, Hawaii 96720

Re: Extension Request
Special Permit 71-117
Makai Quarry, Waikoloa

This is to acknowledge receipt of your letter dated September 3, 1976, with additional information regarding the subject request. Your promptness in fulfilling our request is appreciated.

for *Sidney M. Aube*
Raymond Suefuji
Director

IP:lgv

EXHIBIT F

SEP 14 1976

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
September 16, 1976

The Planning Commission met in regular session at 2:10 p.m. in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona with Chairman Sterling presiding.

PRESENT:	Leon K. Sterling, Jr.	ABSENT:	Lorraine Jitchaku
	Scott Asai		Akira Fujimoto, Ex-officio Member
	Arthur W. Martin		
	William F. Mielcke		
	Haruo Murakami		
	Charles Sakamoto, Jr.		

Raymond H. Suefuji, Planning Director
Norman K. Hayashi, Planner
ILima A. Piianaia, Planner

Clifford Lum, Corporation Counsel
David Murakami, representing Ex-officio Member Edward Harada

and about 11 people in attendance at 2:00 p.m. and one person at 7:00 p.m.

Staff presented background information on file with recommendation for a public hearing. Staff pointed out the feasibility of providing the front lot with the 40,095 square foot area and the rear lot with the 43,561 square foot area because the easement area of 2,769 square feet would further reduce the size of the rear lot.

Representative Donald Murray of Murray, Smith & Associates stated that the applicant has no objections to switching the lot sizes. He mentioned that although the adjacent parcel is zoned RS-10, the applicant desires a fairly large lot, therefore, she had elected to apply for a variance rather than a zone change.

Mr. Murakami moved for a public hearing; seconded by Mr. Sakamoto; carried.

LAND USE COMMISSION
SPECIAL PERMIT NO. 71-117
✓ BOISE CASCADE REALTY GROUP
WAIKOLOA, SOUTH KOHALA

Time extension request to Special Permit No. 71-117 granted by the State Land Use Commission on December 17, 1971. The Special Permit allowed the operation of a quarry, including allied uses such as a portable screening plant, rock crusher, and scales until December 17, 1976. The quarry site, consisting of 309 acres, is located mauka of the Queen Kaahumanu Highway and along the Waikoloa Road, Waikoloa, South Kohala, TMK: 6-8-01:portion of 5.

Staff presented background information with recommendation for a five-year extension to allow the continuance of quarry operations and allied uses, based on the findings and with conditions, on file.

Representative Walt Southward stated that he had no further comments to offer on the staff report. He pointed out the location of the quarry on the drawing and stated that it is situated about 3/4 mile from Queen Kaahumanu Highway. He indicated that at the present time, the quarry use is very light; but when the work in the resort area begins, it would be in operation five days a week.

Mr. Mielcke moved to send a favorable recommendation to the SLUC for a five-year extension for the reasons and with the conditions as outlined by the staff; seconded by Mr. Asai; carried unanimously.

TIME EXTENSION
VARIANCE PERMIT NO. 434
COUNTY DEPT. OF PUBLIC WORKS
(ELIJAH MALUO, JR.)
WAIAKEA, SOUTH HILO

Time extension request from a condition of approval as stipulated in Variance Permit No. 434 granted by the Planning Commission on March 6, 1975. The variance was to allow the creation of a 9,000 square foot lot in lieu of the minimum 10,000 square foot requirement as stipulated

within the Single Family Residential - 10,000 square foot (RS-10) zoned district. The property involved is located at the northern corner of Kanoelehua Avenue and Kekuanaoa Street, Waiakea Houselots, South Hilo, TMK: 2-2-35:64.

Staff presented background information with recommendation for a time extension until March 6, 1977.

Representative Ted Sugai, Real Estate Officer of the Department of Public Works, Bureau of Plans and Survey, stated that the acquisition of the 10-foot strip along Kekuanaoa Street would also include the necessary radius curve on Kanoelehua. Additional 10-foot strip on the mauka side of Kekuanaoa Street will also be acquired from the State for the widening of that street, according to the representative.

Mr. Murakami moved to approved the time extension according to the staff recommendation; seconded by Mr. Asai; carried.

September 17, 1976

Mr. Walt Southward, Manager
Ofc. of Public Affairs, Waikoloa
280 Makaala Street
Hilo, HI 96720

Re: Extension of time Condition
Special Permit No. 71-117
Boise Cascade Realty Group
Tax Map Key 6-8-01:5 (por.)

The Planning Commission at its meeting of September 16, 1976 considered the above request for a time extension to Special Permit No. 71-117 granted by the State Land Use Commission on December 17, 1971. The Special Permit allowed the operation of a quarry, including allied uses until December 17, 1976. The quarry site, consisting of 309 acres, is located at Waikoloa, South Kohala, Hawaii. The Commission then voted to recommend to the State Land Use Commission a five-year extension to allow the continuance of quarry operations and allied uses.

We learned today that certain provisions of the Sunshine Law had not been fully complied with. Chapter 92-7, HRS, requires, in part, that the agenda be filed with the County Clerk's office at least seventy-two hours before the meeting; additionally, the law requires that a copy of the agenda be mailed to the press. Because of an oversight, those activities were not done.

The law further notes that any final action taken in violation of the Sunshine Law shall be voidable upon proof of willful violation. We contend that there has not been a willful violation of the law; it was an inadvertent oversight on our part. Thus, the meeting could probably be left to stand.

Nonetheless, after discussing this matter with our Corporation Counsel, Planning Commission Chairman, and the Mayor; the Mayor encouraged the Commission to reschedule another meeting to fulfill the "spirit" of the Sunshine Law. The Mayor further noted that because the agenda was not filed with the County Clerk's office and the press did not have a copy, the public may not have had a

EXHIBIT H

SEP 20 1976

Mr. Walt Southward
Page 2
September 17, 1976

reasonable opportunity to provide its comments to the Commission. More so, such a meeting would be needed to eliminate even the appearance of having a secret meeting.

As such, we would like to apologize for this inconvenience, but beg your understanding of this matter.

Please be informed, therefore, that the Planning Commission will hold its meeting concerning your request on Thursday, September 30, 1976 in the Councilroom, County Building, South Hilo, Hawaii and is scheduled to begin at 2:00 p.m.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the agenda is enclosed for your information.



Raymond Suefuji
Director

SF:lat

Enclosure

cc ✓ State Land Use Commission
✓ Land Use Division, DPED

TIME EXTENSION: BOISE CASACADE REALTY GROUP - SP 71-117

Boise Cascade Realty Group, formerly known as Boise Cascade Recreation Communities Group, has submitted a request for a 5-year time extension of Special Permit 71-117. Special Permit 71-117 was granted by the State Land Use Commission on December 17, 1971 and allowed the operation of a quarry and allied uses such as a portable screening plant, rock crusher and scales within the State Land Use Agricultural District. The subject quarry site consists of 309 acres and is located mauka of the Queen Ka'ahumanu Highway and along Waikoloa Road in Waikoloa, South Kohala (TMK: 6-8-01:por 5). It is approximately one (1) mile east of the Anaeho'omalu Urban District and 3-1/2 miles west of the Waikoloa Urban District.

One of the conditions of approval of the Special Permit was that it shall expire within 5 years from the date of approval by the State Land Use Commission. The petitioner is requesting that the expiration date of December 17, 1976 be extended to December 17, 1981. In the original Special Permit application, the petitioner had requested a 10-year permit.

In support of the subject request, the petitioner has stated the following:

"...The quarry in question provides a base course material and a subbase material for road construction.

↙ "Nearly all of the materials quarried from this site are used in road building and manufacturing concrete, with the exception of some material that will be used for golf course cover material. The rock quarried consists primarily of aa lava and basalt (blue rock).

EXHIBIT I

"The materials quarried at the makai site are a better quality rock than that found in the mauka quarry located near Waikoloa Village.

"Another factor in the need for a quarry at the makai location is the five mile distance between the two quarries, over a road that is a steep climb from about 150 feet elevation to 900 feet elevation. Standard industry estimates indicate that the cost of hauling quarried material is at least 20 cents per ton mile; thus the excess cost for each 20-ton truck load of material quarried and transported from the mauka quarry to the lower area would be \$20.

"For major road work, this additional cost of transportation would be a substantial amount.

"The makai quarry provided much of the base course and all of the AC paving for the Queen Kaahumanu Highway, and is expected to provide all of the material for the Waikoloa Beach Resort.

"The quarry continues to play a very important part in the operations of Waikoloa, and with the anticipated development of the Waikoloa Beach Resort, will continue to be of importance to us.

"All of the conditions established by the Planning Commission at its meeting of October 14, 1971, and adopted by the Land Use Commission, are being adhered to."

For the Commission's information, there are two other quarries within the Waikoloa development. The Pu'u Hina'i Quarry is at a cinder cone of the same name. This quarry provides a heavily burnt 'a'a and ash material which is used as a form of topsoil for nursery and landscaping operations. It also provides the cover material for the petitioner's sanitary landfill. The other site has been identified as the Village Quarry and provides basically a blue rock aggregate which is used for road construction and base course material. The petitioner presently uses material from this quarry site for the construction of driveways, paved areas and road repairs and expects to use it in the future for road construction in the remaining urban classified area of Waikoloa Village. The Village quarry has also been the source of base course for the County for road maintenance in the area. At this quarry there is a screening plant, rock crusher, scales and AC and concrete batching plants.

These two quarry sites were established by Special Permit 70-85, approved by the State Land Use Commission on December 11, 1970. A 5-year time extension until December 11, 1980, on the Special Permit for these two quarries and related uses was granted by the State Land Use Commission on December 23, 1975, as recommended by this Planning Commission.

RECOMMENDATION: BOISE CASCADE REALTY GROUP - TIME EXTENSION

It is recommended that the request for a five-year extension to Special Permit 71-117 to allow the continuance of quarry operations and allied uses be given a favorable recommendation, based on the following considerations:

That the subject quarry site is a necessary and integral part of the petitioner's overall development. The material obtained from the site is used to meet various construction needs. The subject quarry provides quality 'a'a and basalt (blue rock) which is used as base course and subbase material for road construction as well as for manufacturing concrete and for golf course cover material. These materials are essential for the improvements which must be made by the petitioner.

The petitioner's development is an ongoing project, and the need for the quarry operation and allied uses allowed by the Special Permit will continue for sometime into the future. The petitioner has made substantial improvements to date in the form of water, sewer, electricity, telephone service, roads, etc. Other amenities including an 18-hole golf course, a clubhouse and restaurant, tennis courts, a swimming pool, equestrian center, condominium units and a general store have been developed. It is also expected that the petitioner will proceed with the development of the makai resort area in

EXHIBIT J

the near future. The quarrying operations have been essential in the development of improvements and amenities there and will continue to be essential for further improvements, particularly in the makai area of the project.

In addition, it is determined that approval of the continuation of the quarrying operations and allied uses will contribute to the petitioner's compliance with the intent, purpose and requirements of land use changes which were previously approved. The continuance of these operations and allied uses will have minimal adverse effects on public health and welfare.

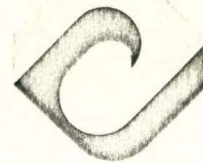
It is further recommended that approval of the extension request be subject to all conditions stipulated in the granting of the original Special Permit. In addition, the petitioner shall comply with all applicable Department of Health regulations.

Should the stated conditions not be met, the Special Permit shall be deemed null and void.

Office of Public Affairs
280 Makaala St.
Hilo, Hawaii 96720
808/935-3364

LAND USE COMMISSION
STATE OF HAWAII

AUG 3 1 51 PM '76



Waikoloa
on the Kohala Coast

2 August 1976

Mr. Raymond Suefuji, Director
Hawaii County Planning Dept.
25 Aupuni Street
Hilo, Hawaii 96720

RE: State Land Use Commission SP 71-117
Makai Quarry, Waikoloa

The referenced special permit, for the operation of a quarry at Waikoloa, will expire on December 17, 1976.

The quarry continues to play a very important part in the operations of Waikoloa, and with the anticipated development of the Waikoloa Beach Resort, will continue to be of importance to us.

We therefore respectfully request a five year extension of the special permit.

All of the conditions established by the Planning Commission at its meeting of October 14, 1971, and adopted by the Land Use Commission, are being adhered to.

In the event we can provide further information in this matter, or in the event any of your staff personnel or the members of the commission wish to make an on-site investigation of the quarry, please contact me.

Sincerely,

Walt Southward
Manager of Public Affairs

WS/lc

cc: Land Use Commission
Jim Lium
Claude Jenkins
Will Sanburn

December 20, 1971

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on December 17, 1971, the Land Use Commission voted to approve a special permit request by Boise Cascade Recreation Communities Group (SP71-117) to operate a quarry, including allied uses such as a portable screening plant, rock crusher, and scales at Waikoloa, South Kohala, Hawaii, identifiable by Tax Map Key 6-8-01: portion of 5, subject to the conditions, as amended, imposed by the Hawaii Planning Commission (see map attached).

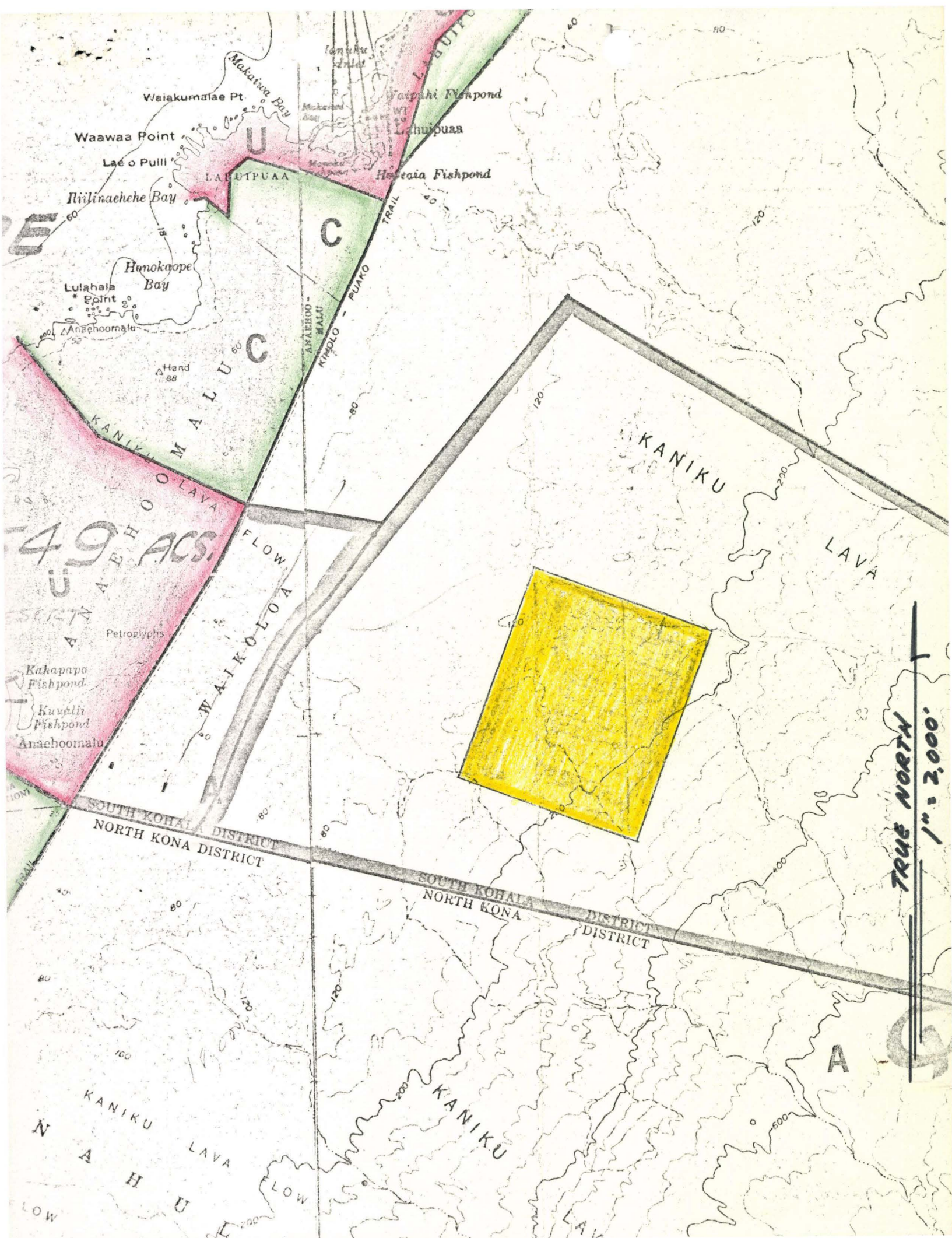
A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

cc: D. W. Korth, Jr.
Hawaii District Office, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation - *Also Tax map -*
Real Property Tax Assessor, Dept. of Taxation



49 ACS.

TRUE NORTH
1" = 2,000'

December 20, 1971

Mr. D. W. Korth, Jr.
Construction Manager, Waikoloa
Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Korth:

The original of the attached letter approving the special permit request by Boise Cascade Recreation Communities Group (SP71-117) to operate a quarry, including allied uses such as a portable screening plant, rock crusher, and scales at Waikoloa, South Kohala, Hawaii, identifiable by Tax Map Key 6-8-01: 5, (por.), is on file in the office of the Hawaii Planning Commission, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Lecture Hall, Kailua High School
Kailua, Oahu

December 17, 1971 - 2:00 p.m.

APPROVED
FEB 5 1972

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

Commissioner Absent: Eddie Tangen, Vice Chairman

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

Chairman Inaba swore in persons wishing to testify during today's proceedings.

ACTION

✓ SPECIAL PERMIT APPLICATION BY BOISE CASCADE RECREATION COMMUNITIES GROUP (SP71-117) TO OPERATE QUARRY, INCLUDING ALLIED USES AT WAIKOLOA, SOUTH KOHALA, HAWAII

Mr. Ah Sung Leong, staff planner, presented the staff memo recommending approval of the special permit, based on staff's findings, subject to the four conditions established by the Hawaii County Planning Commission, and subject also to the fifth condition which was reconsidered and deleted by the Hawaii County Planning Commission (see copy of report on file).

Mr. Leong described the subject property on the district map.

December 17, 1971

Mr. Walt Southward, Manager of Public Affairs for Boise Cascade, commended the staff for its comprehensive summary of petitioner's request. However, he requested that the Land Use Commission concur with the Hawaii County Planning Commission's recommendation that condition #5 be deleted, since it would be mutually advantageous for the petitioner as well as its neighboring industrial establishments, if petitioner were allowed the flexibility of selling quarry material removed from the subject site. He added that Boise Cascade did not anticipate going into the quarry business but the availability of quarry material may help to lower the operation cost for some adjacent industry.

In response to questions raised by staff and the Commissioners, Mr. Southward advised that initially 100% of the material will be used by the petitioner, and that there were presently two quarries located in the general area.

Commissioner Sakahashi moved that the special permit be approved with the deletion of condition #5 restricting the sale of quarry material, subject to the conditions imposed by the Hawaii County Planning Commission. The motion was seconded by Commissioner Kido and unanimously carried.

SPECIAL PERMIT APPLICATION BY CONCRETE INDUSTRIES (SP71-118)
TO OPERATE A PORTABLE CONCRETE BATCHING PLANT AT HONOKOWAI,
MAUI

Mr. Fujimoto, Executive Officer, read the staff report recommending approval of this request subject to the conditions imposed by the Maui County Planning Commission, as amended, and with the further conditions imposed by the Land Use Commission (see copy of report on file).

Mr. Fujimoto confirmed that a copy of the letter from the State Department of Transportation concurring with the suitable access to the Honoapiilani Highway was on file in the records.

In response to a point raised by Commissioner Kido, Mr. Fujimoto advised that petitioner had indicated that water would be obtained from the County water system, but in the event this is not feasible, he will resolve the matter with Amfac who are the owners of the property.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-117 - BOISE CASCADE DATE December 17, 1971
RECREATION COMMUNITIES GROUP
PLACE Kailua High School TIME 2:00 p.m.
Kailua, Oahu

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

Comments:

Planning Commission Recommendation

I move that we approve this special permit with the conditions imposed by the County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

Kailua High School
Kailua, Oahu

December 17, 1971
2:00 p.m.

STAFF REPORT

SP71-117 - BOISE CASCADE RECREATION COMMUNITIES GROUP

A special permit to allow the operation of a quarry, including allied uses such as a portable screening plant, rock crusher, and scales within the State Land Use Agricultural District has been requested by Boise Cascade Recreation Communities Group. The subject site comprises approximately 309 acres and is located at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-01: 5. *← PORTION OF -
JMC 12/20/71*

The applicant has submitted maps and metes and bounds which specifically identify the area in question.

The applicant states that there exists a need for crushed aggregate for various construction needs within the Waikoloa project. Some of the construction projects which will utilize the quarry material include roads, a golf course, curbs and gutters, drainage structures, water storage tanks, encasements for ducts and other structures such as bridges.

The applicant has submitted the following in support of his special permit request:

1. The subject area has been designated as a desirable site for quarrying clinker material by Ahsing, Mills and Associates, Soil Consultants.

2. Boise Cascade intends to remove aggregates for construction on an "as needed" basis.
3. At the end of quarrying operations, a grading plan will be done, the natural contours will be restored and the site will be made to appear as natural open space.
4. The request will not be materially detrimental to public health, safety, and general welfare, nor will it be injurious to property rights relating to the adjacent property owners because:
 - a. The nearest property owner is approximately $\frac{1}{2}$ to 1 mile from the subject site.
 - b. Lava flows occur extensively throughout the proposed site indicating minimum dust problem.
 - c. No urban population exists within 7 miles of the site.
5. The denial of this special permit would result in practical difficulties and unnecessary hardship because Boise Cascade would then have to import processed aggregate from an existing quarry located approximately 6 miles away.

Two quarry sites already exist on the Waikoloa project site. The makai site #1 is a cinder quarry; and, the lower site #2 consists of a blue rock aggregate source, crusher plant, repair shop, and an A.C. ^{asphalt} and concrete batching plant.

The proposed quarry site (referred to as site #3 on map) is presently vacant and characterized by extensive lava lands. The Anaehoomalu Urban District is about a mile west of the subject area, and the Waikoloa Urban District is approximately 3½ miles to the east. The access road to the Anaehoomalu Urban District runs along the northern boundary of the subject area.

The Land Study Bureau classification shows that the parent material of the subject area consists of aa and pahoe-hoe with sharp aa clinkers, contains no soil material, is unsuited for machine tillage, contains slopes ranging from 0 to 20 percent, and is very poorly suited for overall agricultural use. The mean annual rainfall ranges from 15 to 20 inches, and the elevation is about 200 feet above sea level. The prevailing winds are from the ocean blowing inland in a westerly or northwesterly direction.

At its October 14, 1971 meeting, the Hawaii County Planning Commission recommended approval of this special permit based on the following findings:

- "1. That the desired use would not adversely affect surrounding property. The proposed use may be looked upon as being of a temporary nature, and highly desirable for the development of the entire project.
- "2. That such use would not unreasonably burden public agencies to provide additional services.

- "3. That the proposed use will not substantially alter or change the essential character of the land and the present use.
- "4. That the proposed use will make the highest and best use of the land involved for the public welfare. The quarry operation and allied uses will be of great benefit and convenience to the development of the Waikoloa project."

The approval was subject to the following conditions:

- "1. That all State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of the operation, 24 hours a day.
- "2. That the applicant shall take every precaution not to create any inconvenience from noise and dust problems during the operation.
- "3. That the operation be confined within the metes and bounds descriptions as submitted.
- "4. That this permit shall expire within 5 years from the date of approval by the State Land Use Commission should the agency approve this request. If, at the end of 5 years, the applicant reapplies for the special permit and is denied, or if the applicant fails to reapply for the special permit, then all temporary support facilities, along with equipment, will be removed. A grading plan will then be done and the natural contours will be restored. At the end of quarrying operations, the site shall appear as natural open space and not as a scar on the landscape.
- "5. The materials removed from the subject site shall be restricted to use within their own development."

By letter dated November 16, 1971, the Hawaii County

Planning Commission wrote that:

"This is to inform you that the Planning Commission, at its meeting of November 11, 1971 reconsidered the fifth condition imposed on the permit. It was voted to allow

the sale of excavated material and not limit the use to their own development; and with this allowance, it was recommended that an annual check be made by the staff to see that there is a reasonable control on the excavation."

Upon evaluation of this request, staff finds that:

1. The applicant has supplied sufficient information concerning the actual scope and operation of the quarrying and processing activities including a site selection analysis by Ahsing, Mills, and Associates.
2. The quarrying operation would not unreasonably burden public agencies to provide services.
3. The proposed quarry site is remotely situated and will have little, if any, adverse effect on neighboring populated areas.
4. Although the quarry operation and allied uses would somewhat alter the physical character of the land, the applicant has stated that every effort will be made to simulate contours which will appear natural in character to the surrounding area after quarrying operations terminate. The County has also included a condition which assures that a grading plan will be done and natural contours restored.
5. The applicant has stated that according to the Bishop Museum, no historical sites, caves or

burial grounds, etc. are situated on the proposed quarry site.

6. The State Department of Transportation has indicated that tentative design for the Kailua-Kawaihae Coastal Highway will run approximately 1 mile makai of the subject area. The scheduled operation for the highway is sometime in 1976. The tentatively scheduled completion date of the highway, which closely coincides with the termination date of the special permit, alleviates the concern that the quarry operation will be visually distracting from the new highway.

Based on the above findings, staff recommends approval of this request, subject to the 4 conditions established by the Hawaii County Planning Commission. With regard to condition #5 which was reconsidered and deleted by the Hawaii County Planning Commission at its meeting of November 11, 1971, the Land Use Commission staff feels that the restriction is justified and reasonable, and should be imposed for the reason that all of the evidence submitted by the petitioner in substantiation of his request relates to the needs of the Waikoloa project. No evidence has been submitted to justify the use of the quarried material for other projects, nor was there any mention in the application that the material was partly intended for commercial purposes.

RECEIVED

DEC 15 1971

PLANNING COMMISSION

Planning Department
County of Hawaii

November 11, 1971

State of Hawaii
LAND USE COMMISSION

The Planning Commission met in special session at 2:03 p.m., in the Conference Room of the Planning Department, County Building, with Vice Chairman Mauricio Valera, Jr., presiding.

PRESENT: Mauricio Valera, Jr.
Shigeji Kawasaki
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Philip I. Yoshimura
Masayoshi Onuma

ABSENT: O. W. Efurd, Jr.
Clara K. Kahumoku
Masayuki Kai
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Richard Masuda, Public Works

and approximately 25 persons in public attendance

MINUTES

Mr. Veriato moved to approve as circulated the minutes of the special meeting held on October 14, 1971 and the first part (20 pages) of the minutes of the regular meeting held on October 28, 1971 and hold the second part in abeyance. The motion was seconded by Mr. Kawasaki and carried unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
ERNEST LEO MURRAY
KAHUKU, KA'U

Application to allow the construction of a shopping complex, consisting of a post office, yarn shop, staple general store and service station, within the State Land Use Agricultural District, located in the Hawaiian Ocean View

Estates subdivision, Kahuku, Ka'u.

Mr. Veriato requested for staff recommendation;

Staff Planner Onuma recommended approval based on the following findings:

1. Proposed uses are deemed justifiable and desirable because of the great distance from any support facilities for residents in this area.
2. Gradual build up of area (approximately 75 homes) substantiates need.

Recommendation for approval is subject to the following conditions:

1. Proposed development shall conform to all applicable regulations including "Plan Approval."
2. Plan shall substantially follow sketch as submitted with the application.
3. Construction shall begin within one year from the date of approval should the State Land Use Commission grant this permit or special permit shall be deemed null and void.

RECONSIDERATION
LAND USE COMMISSION
SPECIAL PERMIT
BOISE CASCADE RECREATION
COMMUNITIES
WAIKOLOA, SOUTH KOHALA

The Vice Chairman announced that the request by Boise Cascade for reconsideration on the condition imposed in their special permit to operate a quarry at Waikoloa was not taken up for action at the last meeting. He called on the staff for background information.

The Deputy Director stated that on this matter, the Planning Commission approved the special permit to operate a quarry in Waikoloa for the Boise Cascade development. Under this approval, a condition was imposed to restrict use of material within their own development. The letter received from Boise Cascade requested that this be deleted from the condition. They requested for reconsideration of this condition and this is what is before the Commission.

Mr. Veriato inquired as to whether a similar stipulation was imposed on the Signal Properties' request.

The Deputy Director replied that no action was taken on their request.

Staff Planner Onuma explained that in their testimony, the Signal Properties specifically requested that they be allowed to sell from their quarry site for the construction of the coastal highway project.

The Deputy Director pointed out that the Commission concurred with the staff's recommendation that this condition be installed. He mentioned that previously, the Commission approved an earlier special permit to a quarry operation in Waikoloa in the upper area. The staff have since found that they have been using this quarry site, not only for their development, but for outside development. If this is the case, he felt that it is adequate as far as Waikoloa is concerned. He did not see why the Commission should approve two of these. Because the proposed site is in close proximity to the proposed highway, they were required to cover within 5 years, and it was felt that the materials from the site should be utilized only for their development.

Mr. Watt commented that it should be left the way it is unless they can come in with a definite proposal of exactly how many yards they are going to excavate and what they are going to do and how long they are going to be on this project.

Mr. Kawasaki expressed that they would have to determine why the Commission approved the special permit, such as the need of materials in their subdivision. In the case of Signal Properties, he stated that they are asking for a special permit to sell from their quarry.

Mr. Watt added that the bid on the road is let out in that area, so that there is a need; but there is no need in this area yet.

Mr. Kawasaki remarked that if Boise Cascade has come before the Commission asking for a special permit to quarry and sell at the same time, what would they have done in their action.

Mr. Watt expressed concern about too much excavation done near the highway. He mentioned that if there should be more than one quarry in the area and if there is need when the highway construction gets close to their site, he did not see why they cannot apply again.

Messrs. Veriato and Kawasaki brought out that they have specifically stated the need for their own development and not for commercialization.

Mr. Don Korth, Project Construction Manager, stated that they didn't feel it necessary to mention that they might want to have this sold off because there had not been such restrictions in the previous quarry. As mentioned in their letter to the restriction that they had sold some materials from their first quarry for the Mauna Loa highway job in Kona, he indicated that it is expensive to set up a quarry operation; and pointed out that the more material that they can produce, the lower the cost, both in their project and for any other people that would require, such as the developers on their site - the hotel or condominium or individual home owners. He reiterated that if they can produce a large quantity, it would be at a lower cost for them and the others. He mentioned that they are not in business of making money from the quarry.

Mr. Watt queried as to whether they had anything definite in mind.

Mr. Korth stated that they had recently come into agreement with Concrete Rock to handle their present quarry. They had made a change and that they are moving in there now according to him.

Mr. Watt then asked whether he felt the other quarry was inadequately located even though they can sell outside.

Mr. Korth replied that this second quarry is more advantageously located as it is closer to the resort area; and if the new highway comes through, they could satisfy the other end. He stated that this is not an eyesore to the new highway because this is going to be on the far side of the Waikoloa road going down to the resort and that the State is only bringing their highway as far as the developer's road and the construction from there on to Kona won't be for several years. He reiterated that they have a 5 year restriction to operate and that they have to restore to its natural looking condition therefore he felt it won't be an eyesore.

Mr. Watt inquired what type of a quarry it would be and whether they would be digging a hole in the ground or take away a hill.

Mr. Korth stated that they have 300 acres so they will search around for their material that they need. They don't intend to make a hole because it is expensive to restore to natural state. He felt that this quarry would satisfy some of the need of the area when the State highway comes through. It would preclude the necessity of establishing a new quarry and they could make the material available to other people. He mentioned that at the termination of their operation, if they still need for their future use, they could come back for an extension.

Mr. Kawasaki questioned whether their raw material is readily available and enough for their own resort area as well as to developers outside since they are talking about searching around the 300 acres. He thought it would be expensive to be moving around.

Mr. Korth indicated that they know of some spots where it is desirable to start since they made some preliminary investigations and they figured that within that area, they would find what they need. He mentioned that they don't want to go into a wholesale quarry operation; and if they can lower the operation cost for themselves and for others, they will do it. He commented that the chances are they won't use all 300 acres and they can't use it within the 5 years. He mentioned that their resort development comes first; and at any time, there is a need or desire for outside purchasers, it would be sold only with their approval so that it would just be enough to keep their contractors going. It is a sideline; and having an ability to sell outside, they have an opportunity to sell and augment at a lower cost. He brought out that it might be lot more economical for the government to buy from this quarry than to run some 10 to 15 miles to another quarry.

Mr. Watt commented that they might have to limit the yards of materials being taken away if it comes to worse, unless they put there back into shape.

Mr. Kawasaki wondered who would be policing the conditions that will be put on this special permit; and the staff replied the County is responsible.

Mr. Watt asked where can they sell it.

Mr. Korth stated that from the new quarry, it would not be economical to take it to Kona. The only potential would be between their project and the extension of the State Highway which was just let over to Kawaihae. He thought the Signal Oil is getting ready for options in this direction but he did not know what their intent is.

Mr. Watt moved to reconsider the condition imposed on the permit and to allow the sale of excavated material and not limit the use to their own development; and with this allowance, it was recommended that an annual check be made by the staff to see that there is a reasonable control on the excavation. The motion was seconded by Mr. Kawasaki and unanimously adopted.

MEETING SCHEDULE

The next meeting was suggested to be held in Kona on December 10 and that an annual get-together be planned for the evening following the meeting in the afternoon.

ADJOURNMENT

The Vice Chairman adjourned the meeting at 5:30 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

A T T E S T :

Mauricio Valera, Jr.
Vice Chairman
Planning Commission

11/17

11:05

Mr. Southward - 5318181.

December 1, 1971

Mr. D. W. Korth, Jr.
Construction Manager
Waikoloa
Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Korth:

The Land Use Commission next meets at 2 p.m., in the Kailua High School Lecture Hall, 451 Ulumanu Drive, Kailua, Oahu, on December 17, 1971.

At that time the application by Boise Cascade Recreation Communities Group (SP71-117) to allow the operation of a quarry, including allied uses at Waikoloa, South Kohala, Hawaii, will be heard.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

cc: Walt Southward

November 22, 1971

Mr. D. W. Korth, Jr.
Construction Manager
Waikoloa
Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Korth:

Pursuant to your letter request of November 17, 1971, the Land Use Commission, at its meeting on November 20, 1971, granted an extension of time on the application by Boise Cascade Recreation Communities Group (SP71-117) to allow the operation of a quarry, including allied uses at Waikoloa, South Kohala, Hawaii, until the next meeting which is scheduled for December 17, 1971, on Oahu. We will advise you of the exact time and place of this meeting at a later date.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Hawaii Plan. Dept.

Each forwarded

Manager of Public Affairs

Boise Cascade Recreation Com. Group

P.O. Box 151

Hilo, Hawaii

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

State Building
Lihue, Kauai

APPROVED
FEB 5 1972

November 20, 1971 - 10 a.m.

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

Commissioners Absent: Sunao Kido
Shelley Mark

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

Chairman Inaba called the meeting to order, then swore in persons planning to testify at today's meeting.

HEARINGS

PETITION BY SAMUEL Y. & AKINO AOKI (A71-301) TO RECLASSIFY APPROXIMATELY 6.3 ACRES FROM AGRICULTURAL TO RURAL AT WAILUA HOMESTEADS, KAWAIHAU, KAUAI

Mr. Leong, staff planner, read the staff report and presented a detailed description of the area under petition and also of the surrounding areas.

Pursuant to Commissioner Napier's inquiry, Mr. Leong advised that although a farmer dedicates his land for agricultural pursuits, his property valuation is still liable to be increased depending upon the sale price of surrounding properties. Commissioner Tangen added that Representative Richard Kawakami's legislative committee has been reviewing this and related issues of taxation practices.

LAND USE COMMISSION - MINUTES OF MEETING

November 20, 1971

Page 4

Mr. Nishimoto then went on to explain the "service road concept". This concept will afford a more orderly and logical development of the larger lots in the area in addition to providing a limited access to Kuamoo Road. Mr. Nishimoto noted that the Kauai Planning Commission concurred with the Department of Transportation's recommendation and discussed this concept with the property owners in the area. A majority of the property owners consented to the proposed concept provided that Urban zoning for the subject 7.7 acres could be obtained.

Regarding Commissioner Yamamura's inquiry relative to ownership of the road which is being proposed as a service road, Mr. Nishimoto commented that ordinarily, property owners dedicate such roads to the County. These roads are accepted by the County provided they meet the County's standards.

Chairman Inaba announced that the petitioner had 15 days in which to submit further evidence and that the Commission will take action on this petition 45 to 90 days from this date. Thereafter, the hearing was closed.

✓ SPECIAL PERMIT APPLICATION BY BOISE CASCADE RECREATION COMMUNITIES GROUP (SP71-117) TO ALLOW OPERATION OF A QUARRY, INCLUDING ALLIED USES AT WAIKOLOA, SOUTH KOHALA, HAWAII

Mr. Fujimoto acknowledged receipt of a letter dated November 17, 1971, addressed to Chairman Inaba from Mr. D. W. Korth, Jr. by reading it into the record. In his letter, Mr. Korth stated, "We respectfully request deferment of the above item (SP71-117), which is scheduled for hearing on November 20 at Lihue, Kauai. We request that the subject be taken up at the following meeting of your commission."

At this time Commissioner Tangen moved that the request for deferral be granted and seconded by Commissioner Sakahashi.

The Commissioners were polled as follows:

Ayes: Commissioners Napier, Yamamura, Tangen, Sakahashi, Wung, and Inaba.

Absent: Commissioners Kido and Mark.

The motion for approval of the deferral request was carried.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-117 - BOISE CASCADE RECREATION DATE November 20, 1971
COMMUNITIES GROUP

PLACE State Building TIME 1:30 p.m.
Lihue, Kauai

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

Comments: *Approve request for deferral.*



COUNTY OF
HAWAII

2938

PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

November 16, 1971

RECEIVED

NOV 19 1971

State of Hawaii
LAND USE COMMISSION

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

Re: Special Permit Application of Boise Cascade Recreation
Communities, Tax Map Key 6-8-01:5 (Quarry Site)

Please refer to our recommendations of the above application
which was rendered on our decision meeting of October 14, 1971.

This is to inform you that the Planning Commission at its
meeting of November 11, 1971 reconsidered the fifth condition
imposed on the permit. It was voted to allow the sale of exca-
vated material and not limit the use to their own development;
and with this allowance, it was recommended that an annual check
be made by the staff to see that there is a reasonable control
on the excavation.

Mauricio Valera, Jr.
Vice Chairman
For
O. W. Efurd, Jr.
Chairman

lat

cc D. W. Korth, Jr.
Walt Southward



2896

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

November 16, 1971

RECEIVED

NOV 17 1971

State of Hawaii
LAND USE COMMISSION

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

Re: Special Permit Application, SP71-117 - Boise Cascade Recreation
Communities Group (Waikoloa, Hawaii)

We have no objection to this request.


Akira Fujimoto
Manager

WHS

... Water brings progress...

2901



Waikoloa

Waikoloa

Suite 1801, Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813
808 / 531-8181

November 17, 1971

RECEIVED

NOV 17 1971

State of Hawaii
LAND USE COMMISSION

Mr. Goro Inaba, Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Sir:

RE: SP 71-117, To Allow the Operation of a Quarry at Waikoloa,
South Kohala

We respectfully request deferrment of the above item, which
is scheduled for hearing on November 20 at Lihue, Kauai.

We request that the subject be taken up at the following
meeting of your commission.

Sincerely,

D.W. Korth Jr.
D. W. Korth, Jr.
Construction Manager

CC: Will Sanburn
Walt Southward

DWK:ld



RECEIVED

NOV 15 1971

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

October 28, 1971

The Planning Commission met in regular session at 2:09 p.m., in the Cafetorium of the Konawaena High and Intermediate School, Kealahou, Kona, with Chairman O. W. Efurd, Jr., presiding.

PRESENT: O. W. Efurd, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Philip I. Yoshimura
Masayoshi Onuma

ABSENT: Masayuki Kai
Mauricio Valera, Jr.
Skippy T. Yasutake
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

David Murakami, Public Works

and approximately 30 persons in public attendance

The Chairman welcomed the public in attendance and explained that the Commissioners have been going out to the districts from time to time. He then introduced the Commission members and the staff.

MINUTES

The minutes of the special meeting held on October 14, 1971 was held in abeyance and the action deferred until the next meeting to give the members an opportunity to review on a motion by Mr. Veriato, seconded by Mrs. Kahumoku and carried.

REPORT

The Chairman read the following two letters:

1. Request by Boise Cascade for reconsideration on the condition imposed in their special permit to operate a quarry at Waikoloa, South Kohala, which required that "the materials removed from the subject site shall be restricted to use within their own development" and mentioned that there was no such restriction on and earlier special permit for a quarry site in the mauka area of Waikoloa.
2. Objectives of the combined forces (Kona Chamber of Commerce and Kailua Nei) for an updated Plan for the Village of Kailua and the realization of a Special and Historical Zoning District resulting from enabling legislation in the form of a County Ordinance with implementation being the responsibility of the Special Commission created by the Ordinance.

CHANGE IN ZONING
C. BREWER & CO., LTD.
NINOLE-PUNALUU, KA'U

Rezoning of approximately 80.3 acres of land located mauka and makai of the Belt Highway in the Ninole-Punaluu area, Ka'u, from Open

Tribune Herald **Planners Clear Way For Boise Permit**

10-17-71

Hawaii County Planning Commission Thursday recommended that a special permit to operate a quarry at Waikoloa, South Kohala, be granted to Boise Cascade.

Boise Cascade now will ask for final approval from the State Land Use Commission.

In recommending approval, the commission laid down five restrictions. They are:

- Safety measures must be taken;
- Inconvenience due to dust and noise must be kept to the minimum;
- The size of the quarry must be same as stated in the application;
- The special permit will expire in five years and is subject to renewal or review; and

—Materials from the quarry must be used within Waikoloa. The quarry and its accessory facilities will be located in the makai portion of Boise Cascade's 31,000-acre complex.

Walt Southward, Boise Cascade's public affairs director for Waikoloa development, said restriction on the use of quarried materials may cause inconvenience, since, he said, the State might purchase materials to construct the proposed Kailua-Kawaihae Coastal highway.

Southward also pointed out the length of the permit may not be long enough because Boise Cascade may not be able to complete the development at Waikoloa in five years. Boise had requested a ten-year permit.

RECEIVED

NOV 5 1971

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

October 14, 1971

The Planning Commission met in special session at 2:35 p.m., in the Conference Room of the Planning Department, County Building, with Chairman O. W. Efurd, Jr., presiding.

PRESENT: O. W. Efurd
Masayuki Kai
Clara K. Kahumoku
Shigeji Kawasaki
Mauricio Valera, Jr.
Anthony C. Veriato
Skippy T. Yasutake
Ed C. Watt
Philip I. Yoshimura
Masayoshi Onuma

ABSENT: Roy H. Nagata
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Richard Masuda, Public Works
William Sewake, Water Supply

and approximately 20 persons in public attendance

MINUTES

The minutes of the regular meeting held on September 16, 1971 were approved as circulated on a motion by Mrs. Kahumoku, seconded by Mr. Kai and carried.

REPORT

The Chairman announced that he had one item of interest to the members. This was a correspondence from the County Clerk stating that the action of the Hawaii County Council at its meeting of October 6 had approved and recommended passage of Bill 825 on first reading, which is the General Plan amendment.

LAND USE COMMISSION
SPECIAL PERMIT
BOISE CASCADE RECREATION
COMMUNITIES GROUP
WAIKOLOA, SOUTH KOHALA

Application to allow the operation of a quarry, including allied uses such as a portable screening plant, rock crusher and scales in Waikoloa, South Kohala.

Mr. Watt requested for staff recommendation.

Staff Planner Onuma stated that the staff evaluation of this request under the special permit guidelines as established by the State Land Use district regulations found that this application is in conformance with such based on the following findings:

1. That the desired use would not adversely affect surrounding property. The proposed use may be looked upon as being of a temporary nature, and highly desirable for the development of the entire project.
2. That such use would not unreasonably burden public agencies to provide additional services.

3. That the proposed use will not substantially alter or change the essential character of the land and the present use.
4. That the proposed use will make the highest and best use of the land involved for the public welfare. The quarry operation and allied uses will be of great benefit and convenience to the development of the Waikoloa project.

The staff recommended approval of the special permit request with the following amendment and conditions:

1. That all State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of the operation, 24 hours a day.
2. That the applicant shall take every precaution not to create any inconvenience from noise and dust problems during the operation.
3. That the operation be confined within the metes and bounds descriptions as submitted.
4. That this permit shall expire within 5 years from the date of approval by the State Land Use Commission should the agency approve this request. If, at the end of 5 years, the applicant reapplies for the special permit and is denied, or if the applicant fails to reapply for the special permit, then all temporary support facilities, along with the equipment, shall be removed. A grading plan will then be done and the natural contours shall be restored. At the end of quarrying operations, the site shall appear as ^anatural open space, and not as a scar on the landscape.
5. The materials removed from the subject site shall be restricted to use within their own development.

The Chairman called on the representative for comments as far as compliance with the restrictions.

Mr. Walt Southward, Manager of Public Affairs for Boise Cascade, stated that he sees no extreme problem except ^{for} the fifth provision which restricts removal of materials from the site other than for use within the development. He mentioned that the State is in the process of calling for bids for the highways from the Hapuna area to a point indicated on the map. They have not been approached nor have approached them, but should they want to buy materials from their quarry operator for use on that highway, he thought it would be of great convenience to the State and it would mean that they wouldn't have to haul materials from Kona. He expressed that this is a very spur-of-the-moment because they haven't researched nor asked whether they want to buy and they are not sure whether their demands wouldn't be so great that they wouldn't be able to sell. He stated that if the State would like to use these materials, it could mean that they would have to come back and ask for that exception from the restriction. He didn't think that they are going into quarry operation and he didn't think that is an overly necessary requirement. However, he agreed to abide by the Commission. Other than that, he pointed out that they did ask for a 10-year permit and the recommendation was for 5 years. He felt that they could possibly get a renewal at the end of 5 years as they envisioned at least 10 years to develop the makai area.

Mr. Watt directed a question to the staff asking whether they would be will^{ing} to amend that to include for public use.

The Deputy Director believed that this is a condition which the staff felt should be incorporated within this special permit at this time because a quarry site for the construction of State highways will be permitted as an accessory use. He didn't foresee any need for Boise Cascade to provide quarrying for the State highway at this time. He mentioned that there will be requests for other quarry sites also. He cited that the Signal Properties might be asking for it in the near future.

Mr. Watt so moved to recommend approval to the Land Use Commission based on the stipulations outlined by the staff. The motion was seconded by Mr. Kawasaki and adopted unanimously.

STREET NAMES
WAIAKEA, SOUTH HILO
South Hilo, as follows:

Consideration of street names for roadways within La Hikina Subdivision, situated in Waiakea Homesteads, 1st Series, Waiakea,

- "Likeke Street" - Richard
- "Makalani Street" - meaning heavenly view
- "Kipa Street" - meaning to visit

It was moved by Mr. Veriato, seconded by Mr. Valera and unanimously passed that the names be approved.

STREET NAMES
KAUMANA, SOUTH HILO

Consideration of street names for roadways within Grant Subdivision, situated in Kaumana, South Hilo as follows:

- "Honi Place" - meaning a kiss
- "Mokihana Street" - meaning a small tree
- "Manu Place" - meaning a bird
- "Olena Street" - meaning a native plant

Mr. Kai moved to approve the street names as suggested. The motion was seconded by Mr. Yasutake and unanimously adopted.

STREET NAMES
WAIAKEA, SOUTH HILO

Approval of street names for roadways within Mohouli Subdivision, situated in Waiakea, South Hilo, as follows:

- "A'api Place" - meaning curved
- "Hilina Street" - meaning trust
- "Hoopuni Street" - meaning surround
- "Hoopuni Way" - " "
- "Iloko Street" - meaning inside
- "Ka'ana Place" - meaning to share
- "Kumukoa Street" - (extension of existing street)
- "Li'i Place" - meaning little

The Deputy Director called attention to the existing Amakihi Street name which is being recommended for the renaming to Kumukoa Street because in actuality it is an extension to the existing Kumukoa Street on the Puna side of Mohouli Street.

It was moved by Mrs. Kahumoku, seconded by Mr. Veriato and carried that the names be approved.

November 11, 1971

Mr. D. W. Korth, Jr.
P. O. Box 537
Kamuela, Hawaii 96743

Dear Mr. Korth:

The Land Use Commission next meets at 10 a.m., in State Conference Rooms A and B, State Building, 3060 Iiwa Street, Lihue, Kauai, on November 20, 1971.

At that time the application by Boise Cascade Recreation Communities Group (SP71-117) to allow the operation of a quarry, including allied uses at Waikoloa, South Kohala, Hawaii, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

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

November 11, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-117 - Boise Cascade Recreation Communities Group
(Waikoloa, Hawaii)

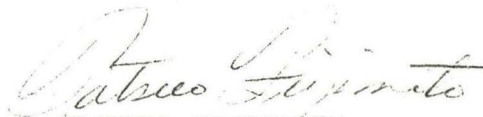
Please be advised that a special permit application has been filed with the Land Use Commission to allow the operation of a quarry, including allied uses on parcel 5 of Tax Map Key 6-8-01. This property is generally located within the Agricultural District at Waikoloa, South Kohala, Hawaii. The Hawaii County Planning Commission approved this request on October 14, 1971.

An action meeting on this application is scheduled for November 20, 1971*.

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,



TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

ALL ISLANDS - Mailing List for Agenda & Form Letter

Harold Hostetler
The Honolulu Advertiser
P. O. Box 3110
Honolulu 96802

Jerry Tune
Honolulu Star Bulletin
P. O. Box 3350
Honolulu

Ken Kashiwahara
KGMB
1534 Kapiolani Blvd.
Honolulu 96814

Byron Baker
KHVH
1290 Ala Moana Blvd.
Honolulu 96814

K. C. Dennis
News Director
K-POI
1701 Ala Wai Blvd.
Honolulu 96815

Life of the Land
899 Waimanu St.
Honolulu 96814

Environment Group-Hawaii
P. O. Box 1618
Honolulu 96806

The Outdoor Circle
200 North Vineyard Blvd.
Honolulu 96817

George M. Sheets, President
Conservation Council for Hawaii
1536 St. Louis Dr.
Honolulu 96816

Mrs. Bob Hargreaves, President
The Outdoor Circle
350 Dune Circle
Kailua, Hawaii 96734
(Windward matters only)

Ellwood L. Bartz
Board of Water Supply
P. O. Box 3410
Honolulu 96801

Dr. Fujio Matsuda, Director
Dept. of Transportation
869 Punchbowl Street
Honolulu 96813

Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
Dept. of Social Services & Housing
1002 North School St.
Honolulu 96817

Office of Environmental Qty. Control
Rm. 442
State Capitol

Dr. Harold L. Baker, Director
Land Study Bureau
University of Hawaii
2065 South King St.
Honolulu 96814

James Edington
Facilities & Auxiliary Services Branch
Dept. of Education
Liliuokalani Bldg.
Honolulu 96813

Honorable George Ariyoshi
Lieutenant Governor
State of Hawaii
State Capitol
Honolulu 96813

Don Horio
Office of the Governor
State Capitol
Honolulu 96813

Ramon Duran
Deputy Director
Dept. of Parks & Recreation
City & County of Honolulu
1455 Beretania St.
Honolulu 96814

HAWAII - Mailing List for Agenda & Form Letter

Robin Covers
News Director
Hawaii 8-50
P. O. Box 1497
Hilo, Hawaii 96720

Editor
Hawaii Tribune Herald
Hilo, Hawaii 96720

Bill Benham
Hawaii Tribune Herald
P. O. Box 826
Kealahou, Hawaii 96750

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

Paul Nishimura
General Manager
West Hawaii Today
P. O. Box 761
Kealahou, Hawaii 96750

Hawaii Island Chamber of Commerce
~~Box 635~~ 94 Waianuenue
Hilo, ~~Kailua, Kona~~ Hawaii 96720

Kona Chamber of Commerce
Box 635
Kailua, Kona Hawaii 96740

Board of Water Supply
County of Hawaii
25 Aupuni St.
Hilo, Hawaii 96720

Tax Office
75 Aupuni St.
Hilo, Hawaii 96720

John Farias, Director
Economic Development
Hilo, Hawaii 96720

Don Reeser
Hawaii Representative
Sierra Club
P. O. Box 65
Hawaii Volcanoes National Park, Hawaii

Alan Tyler, Chairman
Kona Citizens Planning Council
R. R. 1, Box 125
Captain Cook, Hawaii

Carlton Sloan
Kona Conservation Group
Kailua, Kona, Hawaii 96740

Leslie E. L. Wung
1584 Kilauea Ave.
Hilo, Hawaii 96720

Goro Inaba
Holualoa
Kona, Hawaii

Mrs. Joseph E. Shepard
Kona Branch President
The Outdoor Circle
Box 700
Kailua, Kona, Hawaii 96740
(Kona matters only)

x *Takeshi Kudo*
Executive Director
Kona Farmers Cooperative
Captain Cook, Hawaii 96704
(Kona matters only)

Guido Giacometti
Kamehameha Development Co.
33 South King St.
Room 401 A
Honolulu 96813

Senator Stanley Hara
John Ushijima
Richard H. Henson
Rep. Yoshiko Takemura

RECEIVED

OCT 14 1971

PLANNING COMMISSION

Planning Department
County of Hawaii

September 16, 1971

State of Hawaii
LAND USE COMMISSION

The Planning Commission met in regular session at 1:33 p.m., in the Conference Room of the Planning Department, County Building, with Chairman O. W. Efurd, Jr., presiding.

PRESENT: O. W. Efurd
Masayuki Kai
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Mauricio Valera, Jr.
Ed C. Watt
Raymond H. Suefuji
Masayoshi Onuma
Glenn T. Miyao
Sidney M. Fuke

ABSENT: Anthony C. Veriato
Skippy T. Yasutake
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Richard Masuda, Public Works
William Sewake

and approximately 35 persons in public attendance

MINUTES

The minutes of the special meeting held on August 12, 1971 were approved as circulated on a motion by Mrs. Kahumoku, seconded by Mr. Valera and carried.

REPORT

The Chairman reported that he had several letters which were received but some of those relate to the items on the agenda, so ^{therefore} he deferred reading those until it came up on the agenda. However, he read one letter from the Boise Cascade as follows:

"At the present time, Boise Cascade has pending before your commission three matters, including a special permit, a use permit and rezoning.

"With that in mind, we would like to invite the commission to make a field inspection of Waikoloa, in order that we might more thoroughly acquaint you with our plans.

"It might also be a good time to update the commission members on the progress at Waikoloa.

"I am sure that any date or time that you and the other commissioners select would be agreeable to us.

"Please let us hear from you at your convenience."

/s/ WALT

Walt Southward, Manager of Public Affairs

Letter from W. L. Ford:

"To Whom It May Concern:

"I have no objection to Miss Carol Brice putting an addition as requested, to her residence at 5 Hina Street."

As stated by the applicant, there is a 10 foot high retaining wall with an additional 4 foot wire fence on the rear property line. Approximately 10 feet in front of the dwelling is an abrupt terrace with a drop of about 45 degrees.

The adjacent dwelling to the rear of the subject property is set back over 20 feet from the rear property line and it is over 20 feet higher in elevation than the Brice's property.

Since there were no further question to the staff, the Chairman called for the applicant or its representative to make further presentation.

Miss Brice stated that due to the problems of the terrace of small lots and the rear boundary being 10 foot long and the terrace and the wall bounding in the front makes addition to the present building practically impossible in any other location.

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

PUBLIC HEARING

The meeting was recessed at 3:45 p.m. to conduct a public hearing on the application of Boise Cascade Recreation Communities Group for a special permit.

The meeting was reconvened at 4:00 p.m.

LAND USE COMMISSION
SPECIAL PERMIT
BOISE CASCADE RECREATION
COMMUNITIES GROUP
WAIKOLOA, SOUTH KOHALA

Special permit application to allow the operation of a quarry, including allied uses such as a portable screening plant, rock crusher and scales in Waikoloa, South Kohala.

The action was deferred to a later meeting in October because the State Land Use Commission's regulation prohibits decision on such a petition earlier than 15 days after the public hearing.

PRELIMINARY HEARING
USE PERMIT
ALBERT CORREA, JR.
KAUMANA, SOUTH HILO

Application for a use permit to allow construction of sixty-seven fly pens within a "Single Family Residential - 10,000 square foot" minimum lot size zoned district.

The Chairman called for staff background.

Staff Planner Miyao reported that the property, on which the pens are proposed to be constructed, is a 13,495 square foot flag lot with access

COUNTY OF HAWAII
PLANNING COMMISSION

RECEIVED

OCT 21 1971

State of Hawaii
LAND USE COMMISSION

SPECIAL PERMIT

Applicant Boise Cascade Recreation Com-
munities Group
Date of Public Hearing September 16, 1971
Date of Decision October 14, 1971
Meeting Place Plann. Dept's Conf. Rm, Cty.
Date Decision and Findings Forwarded Bldg.
to LUC

SP 71-117

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

The subject site is part of the 31,000 acre development situated within the State Land Use Agricultural District located at Waikoloa, S. Kohala, Hawaii, TMK 6-8-01; for the following purpose(s);

To allow the operation of a quarry site, including allied uses such as a portable screening plant, rock crusher and scales on an area of approximately 309 acres.

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

1. That the desired use would not adversely affect surrounding property. The proposed use may be looked upon as being of a temporary nature, and highly desirable for the development of the entire project.
2. That such use would not unreasonably burden public agencies to provide additional services.
3. That the proposed use will not substantially alter or change the essential character of the land and the present use.
4. That the proposed use will make the highest and best use of the land involved for the public welfare. The quarry operation and allied uses will be of great benefit and convenience to the development of the Waikoloa project.

subject to the following conditions:

1. That all State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of the operation, 24 hours a day.
2. That the applicant shall take every precaution not to create any inconvenience from noise and dust problems during the operation.
3. That the operation be confined within the metes and bounds descriptions as submitted.
4. That this permit shall expire within 5 years from the date of approval by the State Land Use Commission should the agency approve this request. If, at the end of 5 years, the applicant reapplies for the special permit and is denied, or if the applicant fails to reapply for the special permit, then all temporary support facilities, along with equipment, will be removed. A grading plan will then be done and the natural contours will be restored. At the end of quarrying operations, the site shall appear as natural open space, and not as a scar on the landscape.
5. The materials removed from the subject site shall be restricted to use within their own development.

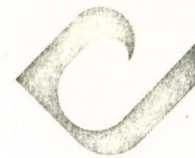
cc D. W. Korth, Jr.
Walt Southward

(Signed)

Chairman, Planning Commission

Waikoloa

P. O. Box 537
Kamuela, Hawaii 96743
808 / 885-7381



Waikoloa

RECEIVED

COUNTY PLANNING

Date: JUL 14 '71

File No.:

JULY 8, 1971

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

In accordance with the provisions of Section 98H-6 of State Legislature's Act 205, we hereby make an application for a Special Permit to operate a quarry site, including allied uses such as a portable screening plant, rock crusher and scales, as described in attached Exhibits A through C.

It is requested that the Special Permit be effective from the date of approval until August 1, 1981.

A filing fee of \$100.00 is enclosed.

If further information is desired, please do not hesitate to call upon me.

Very truly yours,

D.W. Korth, Jr.
Acting Construction Manager

DWK:ts



COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at WAIKOLOA, SOUTH KOHALA in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose. A quarry site, including allied uses such as a portable screening plant, rock crusher and scales.

Description of Property:

See attached - Exhibits "A" and "B"

Petitioner's interest in subject property:

Owner

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

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

See Attached - Exhibit "C"

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

Signature [Signature]
D.W. Korth, Jr. - Actg. Const. M
Address P.O. Box 537, Kamuela, Hawaii
Telephone 885-7381 96743

This space for official use

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

REMARKS:

EXHIBIT "B"

DESCRIPTION OF A PROPOSED

QUARRY SITE

LAND SITUATED AT WAIKOLOA, SOUTH, KOHALA, HAWAII

Being a Portion of Royal Patent 7522

Land Commission Award 8521-B, Apana 1 to G. D. Hueu

Beginning at the northeast corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 6109.16 north and 24815.70 west, said point of beginning being also located on the southerly right of way line of Waikoloa Road, and running by azimuths measured clockwise from true South:

- | | | | | |
|----|------|-----|-----|--|
| 1. | 0° | 27' | 30" | 4,020.00 feet |
| 2. | 90° | 27' | 30" | 3,350.00 feet |
| 3. | 180° | 27' | 30" | 4,020.00 feet |
| 4. | 270° | 27' | 30" | 3,350.00 feet to the point of beginning. |

1/11/71

EXHIBIT "C"QUARRY SITE NO. 3A. HISTORY

In March 1969, the firm of Ahsing, Mills and Associates, Soil Consultants, was retained by Boise Cascade to aid in locating sources of aggregate to be used for road and other construction such as golf courses and water systems. This search showed the desirability of surface quarrying the clinker material located in the area designated under exhibits "A" and "B".

B. INTENT

It is the intent of Boise Cascade to remove aggregate for construction on an "as needed" basis through out the duration of the construction activities.

It is the further intent of Boise Cascade to move on to and to operate portable equipment such as a screening plant, a rock crusher and scales on the designated area.

EXHIBIT "
QUARRY SITE #3

C. SITE WORK

So as to avoid a scar on the landscape, upon completion of aggregate removal from the area, a grading plan will be done with the motive being to simulate contours which will appear natural in character to the surrounding area. At the end of the construction activities, the site will appear as natural open space, blending into the surrounding lava flows.

D. NEED

The need for crushed aggregate is implicit in the construction plans for Waikoloa which has more than 70 miles of paved roads, a second golf course not yet started, thousands of feet of curbs and gutters, large drainage structures, water storage tanks, encasements for ducts and other structures such as bridges.

EXHIBIT "C"
QUARRY SITE #3E. HEALTH, SAFETY AND WELFARE

As shown on Exhibit "A" the nearest property owner is approximately $\frac{1}{2}$ to 1 mile from the southerly portion of the site requested. Lava flows occur extensively through the proposed site indicating a minimum of dust would be raised from the quarrying operation. No urban population exists within several miles of the site.

With the above in mind, it is the applicants opinion that his request is reasonable and proper and will not be materially detrimental to public health, safety, morals and general welfare, nor will it be injurious to property rights relating to adjacent property owners.

F. HARDSHIP

The general plan of the County of Hawaii implies that it is proper to construct a large urban development in Waikoloa lands. To construct such a development, the applicant must utilize materials manufactured from processed aggregates in his development, as described in paragraph D. If the request for a special permit is denied, it would be necessary to import processed aggregate from an existing quarry located approximately 6 miles away.

The applicant claims that the denial of a special permit would result in practical difficulties and unnecessary hardship, inconsistent with the intent and purposes of the county of Hawaii's development ordinances.

24C

PLANNING COMMISSION

Planning Department
County of Hawaii

September 16, 1971

A regularly advertised public hearing, on the application of Boise Cascade Recreation Communities Group, was called to order at 3:45 p.m., in the Conference Room of the Planning Department, County Building, by Chairman O. W. Efurd, Jr.

PRESENT: O. W. Efurd, Jr.
Masayuki Kai
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Mauricio Valera, Jr.
Ed C. Watt
Raymond H. Suefuji
Masayoshi Onuma
Glenn T. Miyao
Sidney M. Fuke

ABSENT: Anthony C. Veriato
Skippy T. Yasutake
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Richard Masuda, Public Works
William Sewake

and approximately 35 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Waikoloa, South Kohala

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Planning Department's Conference Room, County Building, Hilo, Hawaii, State of Hawaii, at 3:45 p.m., September 16, 1971 to consider the application of Boise Cascade Recreation Communities Group, owner, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the operation of a quarry site, including allied uses such as a portable screening plant, rock crusher and scales on an area of approximately 309 acres. The subject area is approximately four miles makai of the Waikoloa Village area, Waikoloa, South Kohala, Hawaii, TMK: 6-8-01:5.

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

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

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
O. W. EFURD, JR., CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: September 5 and 14, 1971)

CHAIRMAN: We shall go to the next item. This is a notice of a public hearing on a special permit, Waikoloa, South Kohala. (The Chairman read the public hearing notice in its entirety.)

The Commissioners will note that this is a public hearing on a special permit, therefore, we cannot take action any earlier than 15 days following this public hearing. So, we will not be acting on this today, but we will be conducting a public hearing.

We will ask the staff to present the background.

STAFF PLANNER ONUMA: Mr. Chairman and Commissioners. Boise Cascade Properties, Inc., is requesting a special permit to operate a quarry site including allied uses such as a portable screening plant, rock crusher and scales.

The subject site is part of the 31,000 acre development located at Waikoloa, South Kohala, Tax Map Key 6-8-01:5. The subject site is zoned "Unplanned" and the State Land Use designation is "Agriculture." The subject site is as described in exhibits A and B.

The applicant states that there exists a need for crushed aggregate for various construction needs within the Waikoloa project. Material will be required for paved roads, a second golf course not yet started, thousands of feet of curbs and gutters, large drainage structures, water storage tanks, encasements for ducts and other structures such as bridges. The applicant requests that the special permit be effective from the date of approval until August 1, 1981.

Land description of the project site is as follows:

Parent material - Aa and pahoehoe
Stoniness - Sharp aa Clinkers in portions
Depth - No soil material
Drainage - Well to excessively drained
Slope - 0 to 20 per cent
Mean annual rainfall - 15 to 300 inches
Machine tillability - Unsuitable

Prevailing winds are from the ocean blowing inland in a westerly or northwesterly direction.

The applicant has submitted the following in support of his request for a special permit:

"A. History. In March 1969, the firm Ahsing, Mills and Associates, Soil Consultants, was retained by Boise Cascade to aid in locating sources of aggregate to be used for road and other construction such as golf courses and water systems. This search showed the desirability of surface quarrying the clinker material located in the area designated under exhibits "A" and "B."

"B. Intent. It is the intent of Boise Cascade to remove aggregate for construction on "as needed" basis throughout the duration of the construction activities.

It is the further intent of Boise Cascade to move on to and to operate portable equipment such as a screening plant, a rock crusher and scales on the designated area.

"C. Site Work. So as to avoid a scar on the landscape, upon completion of aggregate removal from the area, a grading plan will be done with the motive being to stimulate contours which will appear natural in character to the surrounding area. At the end of the construction activities, the site will appear as natural open space, blending into the surrounding lava flows.

"D. Need. The need for crushed aggregate is implicit in the construction plans for Waikoloa which has more than 70 miles of paved roads, a second golf course not yet started, thousands of feet of curbs and gutters, large drainage structures, water storage tanks, encasement for ducts and other structures such as bridges.

"E. Health, Safety and Welfare. As shown on Exhibit "A" the nearest property owner is approximately 1/2 to 1 mile from the southerly portion of the site requested. Lava flows occur extensively through the proposed site indicating a minimum of dust would be raised from the quarrying operation. No urban population exists within several miles of the site.

"With the above in mind, it is the applicant's opinion that his request is reasonable and proper and will not be materially detrimental to public health, safety, morals and general welfare, nor will it be injurious to property rights relating to adjacent property owners.

"F. Hardship. The general plan of the County of Hawaii implies that it is proper to construct a large urban development in Waikoloa land. To construct such a development, the applicant must utilize materials manufactured from processed aggregates in his development, as described in paragraph D. If the request for a special permit is denied, it would be necessary to import processed aggregate from an existing quarry located approximately 6 miles away.

"The applicant claims that the denial of a special permit would result in practical difficulties and unnecessary hardship, inconsistent with the intent and purposes of the County of Hawaii's development ordinances."

EXISTING QUARRY SITES

Two quarry sites already exist on the Waikoloa project site. (They are described in Exhibit A.) The makai site #1 consists of a cinder quarry site. The lower site #2 consists of an aggregate source and crusher, a steel repair shop for heavy equipment maintenance, an A.C. batching plant, and a concrete batching plant.

Special permit for quarry site #2 will remain in effect until December 1975. Upon cessation of quarrying operations, all temporary support facilities will be removed. Grading will be done to restore natural contours, and the area will be seeded with a hydromulcher.

PROPOSED QUARRY SITE

The existing aggregate quarry site #2 appears on the submitted map (Exhibit A) to be approximately 4 miles mauka from the proposed quarry site #3. The proposed site #3 is located approximately one-fourth mile mauka from a portion of the King's Highway within the Waikoloa project.

Thank you.

CHAIRMAN: Thank you for that background. Do the Commissioners have any questions to the staff?

All right, if not, is the representative from Boise Cascade here would like to give testimony?

WALT SOUTHWARD: Yes, Mr. Chairman and members of the Commission. My name is Walt Southward. I have with me a couple of pictures which I will pass on to you. One taken basically from this area (indicated on the drawing) looking toward the ocean and one taken basically from this area looking mauka.

The staff have made a very thorough presentation. We have nothing to add, but we are available to answer questions.

CHAIRMAN: Recalling the plans that you have placed before us when we were rezoning the resort area, there were plans for a sewage treatment plant somewhere. Was that more in the lower area?

SOUTHWARD: That's more, back in this area (indicated on the drawing).

NORMAN DUBBS: I am the Coordinator for Waikoloa Project. The plant is makai of the corridor Walt, in here (indicated on the drawing).

CHAIRMAN: I note also that the proposed State highway passes in close proximity to this area, and this project I think was being rushed up when you were asking for your quarrying operation for 10 years. Did you take this proximity of the quarrying and highway into consideration? Are there any natural features that would hide the quarry from the highway?

SOUTHWARD: I think that the pictures will show pretty much in direct line but there is a little bit of the roadway but also natural features of the type of ash that are present here that makes it particularly good for this quarry site.

DUBBS: This quarry site is hardly for developing a golf course. It is located in a keopuka, it is low, down, it can't be seen over the natural terrain. Because of the very nature of the material, we are planning to quarry from the site. It would be necessary to get a permit. ^{it is a} very spread out area therefore not having deep excavation, and I do not believe that it will appear as a scar. I doubt very much that it can be seen from the State highway although I have no way of knowing as I don't know the elevation of the State highway at that point.

COMMISSIONER KAWASAKI: Does the staff know how close it's going to be to the proposed highway.

STAFF PLANNER ONUMA: Not offhand. The proposed alignment would come just about the extent of the highway here (indicated on the map) that meets the mauka-makai road ^{and} somewhere there would terminate the first phase of their construction.

DUBBS: At the time this map was prepared, this is the future corridor of the highway, this is prior to the establishment of the route (presented the map). If I may sketch on this, the route is below this turn here. It actually came out something like this. It is actually farther from this quarry site than shown.

COMMISSIONER KAWASAKI: It is substantially away from the quarry site?

DUBBS: Yes, it is. That would be quarter of a mile or better.

CHAIRMAN: All right. Any further questions from the Commissioners?

If not, is there anyone else here wishing to give testimony concerning this project? Did you have a question Mr. Cooper? You would like to ask?

ALIKA COOPER: I have a question. What's the elevation? How far away is this from the ocean?

DUBBS: Eighty-five hundred feet according to that. Is it mile and a half? Further than that?

I am sorry I do not know the elevation. Just from memory and visualizing the contours of that area, I would guess in excess of 100 feet.

COOPER: Elevation, and you are how far from the ocean?

DUBBS: A mile and a quarter, probably.

COOPER: Are there any historical sites, cave burials, etc. on that piece of property?

DUBBS: Not according to Bishop Museum in their initial survey.✓

CHAIRMAN: Anyone wishing to give further testimony at this public hearing?

If not then, if there is no further testimony, I would entertain a motion that the public hearing be closed.

COMMISSIONER VALERA: So move.

CHAIRMAN: Is there a second?

COMMISSIONER NAGATA: Second.

CHAIRMAN: Motion is made and seconded that the public hearing be closed. All those in favor, would you signify by saying aye.

COMMISSIONERS: Aye.

CHAIRMAN: Any oppose, would you say no. Motion is carried.

This being a hearing on special permit, there will be no action for 15 days.

The public hearing was adjourned at 4:00 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

O. W. Efurd Jr.

O. W. Efurd, Jr., Chairman
Planning Commission