Action Span
Oct 26 to Dec 10

Sked for
Nov 20 in
Kauai

Time Extension

SPECIAL PERMIT
Petition Received 5/13/77
Maps 5/13/77 — 6/27/77
Action Span
Action Date 6/13/77
Recordation 8/3/77 amy

SP71-118 - CONCRETE INDUSTRIES (HONOKOWAI)

HANNIBAL TAVARES
Mayor

CHRISTOPHER L. HART
Planning Director
RALPH N. MASUDA
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

SEP 28 2 21 PM '87
LAND USE COMMISSION
STATE OF HAWAII

September 21, 1987

Ms. Esther Ueda
Executive Officer
State Land Use Commission
Room 104, Old Federal Building
335 Merchant Street
Honolulu, HI 96813

Dear Ms. Ueda:

Re: Request for Extension of Land Use Commission Special Use Permit to Operate a Concrete Batching Plant at Honokowai, Maui, TMK 4-4-01:2 (por.) and 4-4-03:1 (por.).

At its regular meeting of August 18, 1987, the Maui Planning Commission reviewed the above request, and after due deliberation, voted to grant the subject Special Use Permit extension, with the following conditions:

1. That said permit shall be valid for a period of five (5) years from the date of the granting of this extension and may be subject to further extensions upon timely application and favorable review by the Maui Planning Commission.

2. That an executed license agreement between the applicant and the landowners shall be submitted to the Planning Department for review.

3. That full compliance with Condition No. 1 of the Department of Public Works in their memorandum dated August 10, 1987 and attached hereto as Exhibit A shall be rendered.

4. That the applicant meet with the Department of Water Supply as outlined in their letter dated August 10, 1987 and attached hereto as Exhibit B.

5. That full compliance with all previous approvals shall be rendered.

6. That full compliance with all other State and County requirements shall be rendered.

Attached for your reference are copies of the following:

1. Applicant's request letter dated July 13, 1987
2. Director's Report dated August 18, 1987
3. Minutes of the August 18, 1987 meeting.

Should further clarification be necessary, please contact either myself or Mr. Clayton Yoshida of our office at 244-7735.

Very truly yours,

CHRISTOPHER L. HART
Planning Director

encl.
CY:sc
cc: C. Yoshida

Erasable Bond
25% COTTON FIBER

HANNIBAL TAVARES
Mayor

ALVIN K. FUKUNAGA
Director

BRIAN HASHIRO, P.E.
Deputy Director

GEORGE KAYA
Highways Division

FRED ARAKI, P.E.
Engineering Division

EASSIE MILLER, P.E.
Waste Management Division

AARON SHINMOTO, P.E.
Land Use and Codes Administration

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

LAND USE COMMISSION
STATE OF HAWAII
SEP 28 2 22 PM '87

August 10, 1987

MEMO TO: Christopher Hart, Planning Director

FROM: Alvin K. Fukunaga, Director of Public Works
Brian Hashiro
For

SUBJECT: Land Use Commission Special Permit Request For An Extension to Operate a Concrete Batching Plant at TMK: 4-4-01: por 1 and 4-4-03 por 1, Honokowai, Maui.

We are amending our August 5, 1987 memo to read:

1. That the architect and owner is advised that the project is subject to possible flood inundation. As such, any new construction must conform to Ordinance No. 1145, pertaining to flood hazard districts.

2. That the site and access roadway be subdivided per the County's Subdivision.

AS/ad

Exhibit A

RECEIVED
AUG 1 ... 50 ... '8
... ING
COUNTY OF MAUI

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

LAND USE COMMISSION
STATE OF HAWAII
SEP 28 2 22 PM '87

August 10, 1987

Mr. Chris Hart
Planning Director
County of Maui
Wailuku, HI 96793

Subject: SPECIAL PERMIT EXTENSION REQUEST
Operate Concrete Batching Plant at Honokowai
AMERON HC&D, TMK 4-4-01:por. 1 & 4-4-03:por. 1

Dear Mr. Hart:

Please be advised that we would not have any objections if the request for an extension of the Land Use Commission Special Use Permit is approved, provided that such an approval is conditioned upon the applicant meeting with this Department to discuss a possible imposition of requirements in connection with the extension, and the applicant's compliance with such requirements.

Sincerely,

Vince G. Bagoyo, Jr.
Director

tm

"By Water All Things Find Life"

Exhibit B

Post Office Box 86
Puunene, Maui, Hawaii 96784
Telephone (808) 877-5068

Ameron
HC&D MAUI

JUL
COUNTY OF MAUI

July 13, 1987

LAND USE COMMISSION
STATE OF HAWAII
SEP 28 2 22 PM '87

Mr. Christopher Hart, Planning Director
County of Maui
Planning Department
200 South High Street
Wailuku, HI 96793

Dear Mr. Hart:

Subject: Request for Extension of Land Use Commission Special Permit to Operate a Concrete Batching Plant at Honokowai, Maui. Tax Map Key 4-4-01: por 2, and 4-4-03: por 1.

It is respectfully requested that Ameron HC&D be granted a two year extension of its Land Use Commission Special Permit (SP71-118) to continue its batch plant operation located at Honokowai, Maui. As part of our request, I would like to make the following comments:

1. Ameron HC&D has operated successfully at this location, servicing the public's needs and providing ready mix concrete from Lahaina to Kapalua.
2. Ameron HC&D has operated with a perfect safety record at this location.
3. Ameron HC&D has not received any complaints since operating out of this location.
4. Natural trees growing along the site perimeter have been watered to visually screen the batch plant from the Honoapiilani Highway.
5. To the best of our knowledge, we have operated in compliance with the conditions as set forth by the Planning Commission and we are in compliance with all other State and County requirements.
6. We are presently in negotiations for a long term lease on the subject property with our landlord (Pioneer Mill Company, Limited).

Consideration and approval of our request for a two-year extension of the present LUC Special Permit for the continued operation of a portable ready mix batch plant at Honokowai will be appreciated.

Sincerely,

L V Beckley

Lawrence V. Beckley
Administrative Manager

CC: Pioneer Mill

Post Office Box 86
Puunene, Maui, Hawaii 96784
Telephone (808) 877-5068

COUNTY OF MAUI

SEP 28 2 22 PM '87

LAND USE COMMISSION
STATE OF HAWAII

Ameron
HC&D MAUI

July 13, 1987 (Revised August 7, 1987)

Mr. Christopher Hart, Planning Director
County of Maui
Planning Department
200 South High Street
Wailuku, HI 96793

Dear Mr. Hart:

Subject: Request for Extension of Land Use Commission Special Permit to Operate a Concrete Batching Plant at Honokowai, Maui. Tax Map Key 4-4-01: por 2, and 4-4-03: por 1.

It is respectfully requested that Ameron HC&D be granted a five year extension of its Land Use Commission Special Permit (SP71-118) to continue its batch plant operation located at Honokowai, Maui. As part of our request, I would like to make the following comments:

1. Ameron HC&D has operated successfully at this location, servicing the public's needs and providing ready mix concrete from Lahaina to Kapalua.
2. Ameron HC&D has operated with a perfect safety record at this location.
3. Ameron HC&D has not received any complaints since operating out of this location.
4. Natural trees growing along the site perimeter have been watered to visually screen the batch plant from the Honoapiilani Highway.
5. To the best of our knowledge, we have operated in compliance with the conditions as set forth by the Planning Commission and we are in compliance with all other State and County requirements.
6. We are presently in negotiations for a five year lease on the subject property with our landlord (Pioneer Mill Company, Limited).

Consideration and approval of our request for a five-year extension of the present LUC Special Permit for the continued operation of a portable ready mix batch plant at Honokowai will be appreciated.

Sincerely,

L V Beckley

Lawrence V. Beckley
Administrative Manager

CC: Pioneer Mill

LAND USE COMMISSION
STATE OF HAWAII
SEP 28 2 22 PM '87

August 18, 1987

DIRECTOR'S REPORT

TO: Maui Planning Commission

FROM: Planning Department

SUBJECT: Land Use Commission Special Use Permit Extension Request by Ameron HC&D to continue to Operate a Concrete Batching Plant at TMK 4-4-01:2 (por.) and 4-4-03:1 (por.), Honokowai, Maui.

A. APPLICANT'S REQUEST

The applicant is requesting a five-year extension of its Land Use Commission Special Use Permit to continue to operate its concrete batching plant at Honokowai, Maui. A five-year extension is requested because that is the remaining term of Ameron's current lease with Pioneer Mill.

B. BACKGROUND INFORMATION

1. The batching operation is located 1,000 feet mauka of Honoapiilani Highway adjacent to the Lahaina Sewage Treatment Plant and Honokowai Stream. (Exhibit 1)

2. The original permit was approved by the State Land Use Commission on December 17, 1971 and effective until July 1, 1973. July 1, 1971 was the initial effective date of the Special Use Permit.

   One year extensions were granted in 1973, 1984, 1975, 1976, and 1977. A two-year extension was granted in 1978. A five-year extension was granted in 1980, a two-year extension was granted on July 23, 1985 by the Maui Planning Commission. (Exhibit 2)

C. PROJECT REVIEW

The applicant's request was sent to the following agencies for their review and comments:

1. Department of Public Works - Memo dated August 10, 1987 (Exhibit 3).

2. Department of Water Supply - Letter dated August 10, 1987 (Exhibit 4).

3. Department of Health - Letter dated August 3, 1987 (Exhibit 5).

4. Maui Fire Department -

D. ANALYSIS

1. The applicant states that the plant has operated with a perfect safety record and that there has been no complaints regarding the plant's operation.

2. The Department of Health has no objections to the subject application. The applicant is required to comply with all applicable rules and requirements of the Health Department. (Exhibit 5)

3. The Department of Public Works advises that:

   a. any new construction must conform to the flood hazard district ordinance.

   b. that the site and access roadway be subdivided per the County's subdivision ordinance.

4. The Department of Water Supply advises that it would have no objections to the request provided that the applicant meet with the Water Department to discuss a possible imposition of requirements in connection with the extension and compliance with such requirements. (Exhibit 4)

5. Based on the preceding information, it is apparent that the continued operation of the batching plant would not create substantial adverse impacts on the surrounding area. For this reason, the Planning Department has no objections to the request of an extension.

E. RECOMMENDATION

The Planning Department hereby recommends approval of the request of said Land Use Commission Special Use Permit subject to the following conditions:

1. That said permit shall be valid for a period of five (5) years from the date of the granting of this extension and may be subject to further extensions upon timely application and favorable review by the Maui Planning Commission.

2. That an excuted lease agreement between the applicant and the landowners shall be submitted to the Planning Department for review.

3. That full compliance with the requirements of the Department of Public Works in their memo dated August 10, 1987 shall be rendered.

4. That the applicant meet with the Department of Water Supply as outlined in their letter dated August 10, 1987.

5. That full compliance with all previous approvals shall be rendered. .

6. That full compliance with all other State and County requirements shall be rendered.

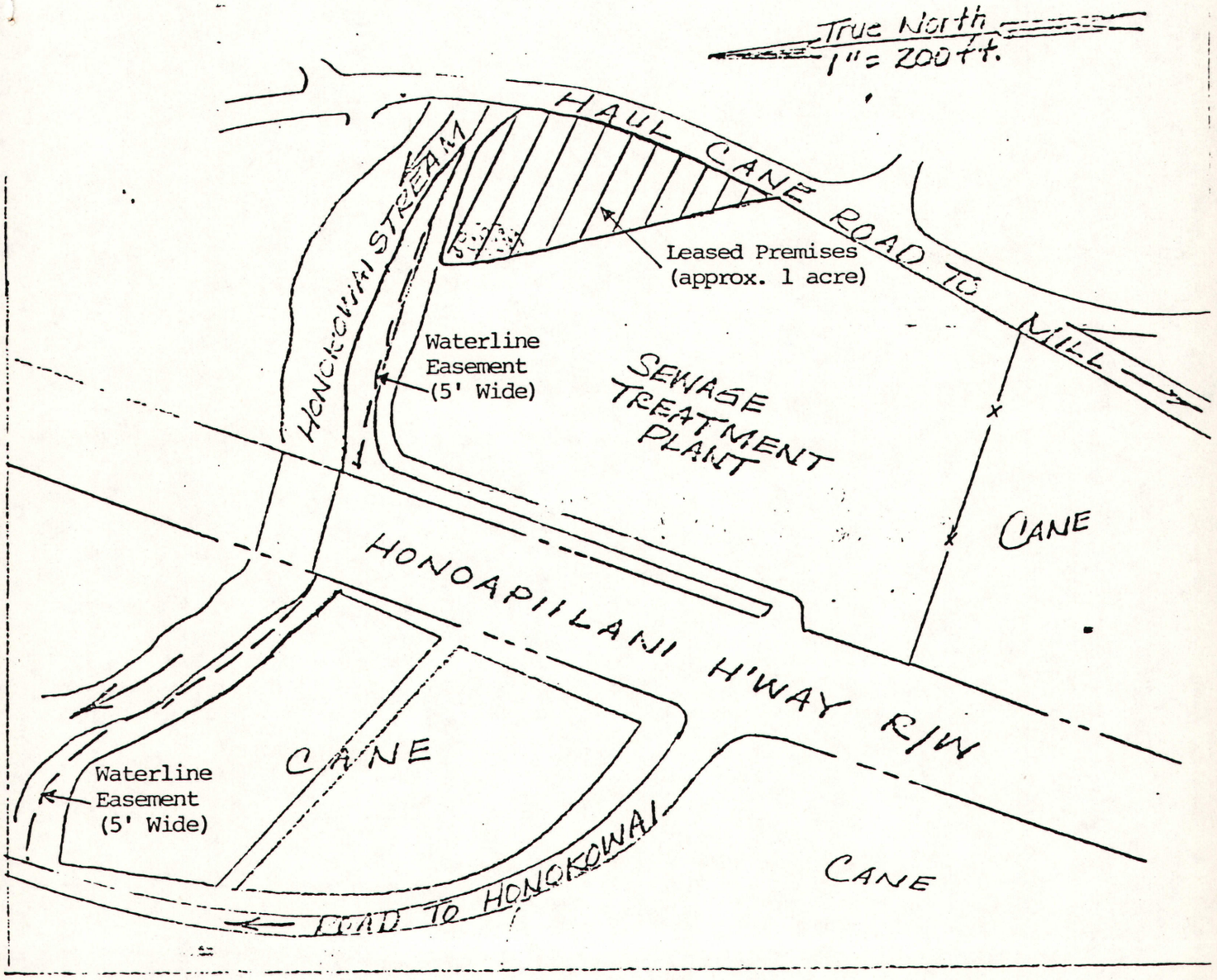


EXHIBIT "A"

Exhibit 1

MAUI PLANNING COMMISSION
Zadoc Brown, Chairman
Victoria Chung, Vice-Chairman
Toshi Ansai
Joseph Felipe
Joseph J. Franco
David T. Fukuda
Lois Z. Haling
Roy Suda
Joseph C. Ventura
Ralph Hayashi, Ex-Officio
Vince Bagoyo, Jr., Ex-Officio

HANNIBAL TAVARES
Mayor

TOSH ISHIKAWA
Planning Director

RALPH N. MASUDA
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

July 24, 1985

Mr. Lawrence V. Beckley
Administrative Manager
Ameron HC&D
P.O. Box 86
Puunene, HI 96784

Dear Mr. Beckley:

Re: Two-year extension of a Land Use Commission Special Use Permit for the existing concrete batching plant at TMKs 4-4-01: portion of parcel 2 and 4-4-03: portion of parcel 1, Honokowai, Lahaina, Maui.

At its regular meeting of July 23, 1985, the Maui Planning Commission reviewed the above request, and after due deliberation, voted to grant the subject Special Use Permit extension, with the following conditions:

1. That said permit shall be valid for a period of two (2) years from the date of the granting of this extension and may be subject to further extension upon timely application and favorable review by the Maui Planning Commission.

2. That full compliance with conditions of all previous approvals shall be rendered.

3. That an executed lease agreement between the applicant and the landowners shall be submitted to the Planning Department for review.

4. That full compliance with all other State and County requirements shall be rendered.

A copy of the Staff Report dated July 23, 1985, is enclosed for your reference.

Exhibit 2

Should further clarification be necessary, please contact our office.

Very truly yours,

TOSHIO ISHIKAWA
Planning Director

BM:wc

encl.

cc: Land Use Commission
B. Medeiros

HANNIBAL TAVARES
Mayor

ALVIN K. FUKUNAGA
Director

BRIAN HASHIRO, P.E.
Deputy Director

GEORGE KAYA
Highways Division

FRED ARAKI, P.E.
Engineering Division

EASSIE MILLER, P.E.
Waste Management Division

AARON SHINMOTO, P.E.
Land Use and Codes Administration

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

August 10, 1987

MEMO TO: Christopher Hart, Planning Director

F R O M: Alvin K. Fukunaga, Director of Public Works
For Brian Hashiro

SUBJECT: Land Use Commission Special Permit Request For An Extension to Operate a Concrete Batching Plant at TMK: 4-4-01: por 1 and 4-4-03 por 1, Honokowai, Maui.

We are amending our August 5, 1987 memo to read:

1. That the architect and owner is advised that the project is subject to possible flood inundation. As such, any new construction must conform to Ordinance No. 1145, pertaining to flood hazard districts.

2. That the site and access roadway be subdivided per the County's Subdivision.

AS/ad

Exhibit 3

RECEIVED
AUG 1 ... 50 ... '8
...NG
COUNTY OF MAUI

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

August 10, 1987

Mr. Chris Hart
Planning Director
County of Maui
Wailuku, HI 96793

Subject: SPECIAL PERMIT EXTENSION REQUEST
Operate Concrete Batching Plant at Honokowai
AMERON HC&D, TMK 4-4-01:por. 1 & 4-4-03:por. 1

Dear Mr. Hart:

Please be advised that we would not have any objections if the request for an extension of the Land Use Commission Special Use Permit is approved, provided that such an approval is conditioned upon the applicant meeting with this Department to discuss a possible imposition of requirements in connection with the extension, and the applicant's compliance with such requirements.

Sincerely,

Vince G. Bagoyo, Jr.
Director

tm

"By Water All Things Find Life"

Exhibit 4

John Waihee
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
STATE OFFICE BUILDING
WAILUKU, MAUI, HAWAII 96793

John C. Lewin, M.D.
DIRECTOR OF HEALTH

PAUL E. HOFFMAN, M.D., M.P.H.
DISTRICT HEALTH SERVICES ADMINISTRATOR (M.D.)

August 3, 1987

Mr. Christopher L. Hart
Planning Director
Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

Subject: EXTENSION REQUEST OF LAND USE COMMISSION SPECIAL PERMIT TO OPERATE A CONCRETE BATCHING PLANT AT HONOKOWAI, MAUI

Thank you for the opportunity to review and comment on the subject Special Permit.

The Department of Health has no objections to the subject application. Upon granting of said permit, the applicant is required to comply with all applicable rules and requirements of the Health Department

Sincerely,

PAUL E. HOFFMAN, M.D., M.P.H.
District Health Services
Administrator (M.D.)

Exhibit 5

SEP 28 2 22 PM '87
LAND USE COMMISSION
STATE OF HAWAII

Mr. Fukuda: Is it 80 feet?

Mr. Ohta: I think it's 80 ft. for two, no, 80 feet for one and 70 feet for two patients.

Mr. Ansai: Mr. Sato.

Mr. Sato: The Planning Commission approved for one year, this was last April, that has been expired? This application is like a new request?

Mr. Ohta: That's right.

Mr. Sato: So, it's not an extension?

Mr. Ohta: No, it isn't.

Mr. Sato: For that reason, this is only for one year.

Mr. Ansai: Any other questions? I"d like to ask the applicant to please come to the mic.

Mrs. Lorenzo, are you familiar with this conditions that has been placed on this report?

Mrs. Lorenzo: Yes.

Mr. Ansai: We have a question that is been asked by one of the commissioners.

Commissioner Sakaida, you may have the floor.

Mr. Sakaida: You know this...well, I do care for these people who go to care homes. Lot of them don't have friends or family. I know in Molokai I notice that a lot of these care people are very unfortunate people. What I'm trying to tell you is give plenty of love to them because they are the unfortunate people.

Give them plenty, plenty of love. I know it's hard work to take care of these kind of people. I just want to see that you really give them alot of love, take care of them so that you have a happy group. Thank you.

Mr. Ansai: Have you gone over these conditions, Mrs. Lorenzo? Do you understand them?

Mrs. Lorenzo: Yes.

Mr. Ansai: You're willing to comply with them, agree with them and do what it says?

Mrs. Lorenzo: Yes.

Mr. Ansai: Thank you Mrs. Lorenzo. Thank you Mr. Ohta.

It was moved by Mr. Sato, seconded by Mr. Sakaida and unanimously

VOTED: to approve the request for a County Use Permit to operate a carehome.

Mr. Ansai: It has been requested that we put item 5 to the end of the calendar. We've talked this matter over with Mr. Hall and he has reluctently agreed to it. We'll try to finish the next two items as soon as we can.

4. MR. LAWRENCE BUCKLEY, requesting a time extension to an approved Land Use Commission Special Use Permit to operate a concrete batching plant at Honokawai, Maui TMK 4-4-01: por. of 2 and 4-4-03: por. of 1 (C. Yoshida)

Mr. Yoshida presented the report to the Commission.

Mr. Ansai: Any questions from the Commissioners?

Mr. Buckley: We have been out there since 1971. The portion of the parcel that we're on is not located at the same area that Maui Concrete is on. Maui Concrete's area as I understand has been condemned for the relining of the Honokawai stream.

Mr. Hart: Did you talk to someone at the Public Works Dept. at all?

Mr. Buckley: Well, we did, but their answer is that they want to be fair to both parties on the permit. That's why they inserted that condition in here.

Mr. Hart: Are you on the same parcel?

Mr. Buckley: It's the same tax key.

Mr. Ansai; Same tax key, but are part of the area...these two are two different areas.

Mr. Buckley: Right.

Mr. Ansai: What you are asking for, your five year extension on your special use permit is for your land only? Your piece only?

Mr. Buckley: Our piece only.

Mr. Sato: May I ask a question of the Director. My understanding is that, correct me if I'm wrong, but I understand that all parcels of land that are being leased, by all means have to be subdivided.

Mr. Hart: That's correct. Yes.

Mr. Sato: The other method is that without going through a subdivision if you're licensed.

Mr. Hart: That came into effect, the subdivision ordinance was originally adopted in 1970 but it was amended back in 1975. I'm pretty sure that portion...a lease actually is really a conveyance of title or use of land, therefore, it does require a subdivision.

We can try to talk this over with Public Works Dept. Your instrument is a lease, not a license, not a land license is it?

Mr. Buckley: No, its a lease.

Mr. Ansai: This enhances the situation. Mr. Franco.

Mr. Franco: I don't think it should be tied in with Maui Concrete. They have to move out by December of this year.They're negotiating for a new site with AmFac.

Mr. Ansai: I think you're right, it shouldn't be tied in with Maui Concrete and I don't think that it is tied in. Are we correct? Yours is altogether seperate?

Mr. Buckley: This is a separate area.

Mr. Hart: When Maui Concrete comes in, they'll probably have to subdivide. If they lease another part of that same tax key, for instance, they'll probably be in that same situation and will have to subdivide.

Mr. Buckley: That may happen, I don't know.

Mr. Ansai: There seems like there some confusion here in that Maui Concrete is still operating and they have the permit to operate. I can't see how the Public Works Dept. can say that your lease is over, or rather that they're going to rescind the lease. Is that it?

Mr. Franco: No, the County condemned the portion, part of the portion that Maui Concrete is using now. They can't operate there no more. December they have to move out.

Mr. Hart: Is that part of widening Honokawai Stream?

Mr. Franco. That's right.

Mr. Buckley: I understand that they would have to relocate their batch plant.

Mr. Ansai: Alright, if that's the case, since yours is a distinct and seperate matter, lets act on this and take care of the other issue when it comes before us.

Mr. Fukuda: In acting on this, we're giving the applicant the latitude to work it out with the Dept. of Public Works to... rather the requirement of subdividing will be necessary or not.

Mr. Hart: I think that would be fair. I kind of feel that they've have the lease since 1971, I realize that they're asking for an extension, but I think that it is something that the Dept. of Public Works wants to enforce. It's up to them to enforce it. You could negotiate it with them. Maybe it would be appropriate not to make it a condition of this recommendation.

Mr. Buckley: I would be willing to accept that.

It was moved by Mr. Franco, seconded by Mr. Sakaida and unanimously

VOTED: to approve the time extension on the Land Use Commission Special Use Permit.

Mr. Ansai: Now comes the issue #5 as listed on the agenda, but it was suggested that we put this at the end of the calendar, so I'd like to again mention that we have taken this matter up with Mr. Hall, and he agreed so... the next two items are going to be short items, so I thought we'd finish them then we can take all evening on this other issue.

E. OLD BUSINESS:

1. Land Use Commission Special Use Permit application by Mr. Philip E. Mulligan, to operate a hardware store with lumber supplies, reactivate an existing gas station and construct a warehouse within the State Rural District at Kula, Maui, TMK 2-3-62:3

Mr. Yoshida presented the Department's recommendation.

Mr. Ansai: Any questions on Mr. Yoshida's report? Mr. Mulligan, are you in accord with the conditions set forth?

Mr. Mulligan: Everything is in order.

It was moved by Mr. Sakaida, seconded by Ms. Jio and unanimously

VOTED: to approve the LUC Special Use Permit

2. Environmental Assessment/Determination for a Community Plan Amendment requested by Mr. Satoru Shishido, President, Tropical Products Packing Company, Inc., from Business/commercial to Light Industrial for property located at Haiku, Maui, TMK 2-7-19:48

Mr. Ohta presented a status report.

Mr. Ansai: Any questions from the commissioners?

Mrs. Jio: Has the applicant corrected all the violations?

It was moved by Ms. Jio, seconded by Mr. Sakaida and unanimously

VOTED: to differ this matter for 60 days

E. 3. Report on other Light Industrial Zoning approval in the Haiku area by the Planning Commission as requested by Commissioner Fukuda.

Mr. Hart: That has already been covered in the report by Mr. Shishido. Is that adequate?

Mr. Ansai: The report was made at the request of Mr. Fukuda. Has the information supplied you adequate enough?

Mr. Fukuda: Yes,thank you.

Mr. Ansai: This matter has been taken care of. Before we go to the last item on the agenda, I'd like to declare a 5-minute recess.

D. 5. Hearing Panel Report in the matter of a contested case on a Land Use Commission Special Use Permit Application by Mr. B. Martin Luna on behalf of Haleakala Ranch Company, for a relay mirror experiment and R & T Communications Facility within the State Agricultual District at Kihei, Maui, TMK 2-2-02: por. of 42.

Transcript of the above hearing is on file with the Department of Planning.

There being no further business before the Commission, the Vice Chairman adjourned the meeting at 4:55 P.M.

Respectfully submitted,

T. Momi Maglente

Record of Attendance

Commissioners:
T. Ansai, Vice Chairman
J. Franco
D. Fukuda
R. Jio
R. Love
S. Sakaida
T. Sato

Excused:
J. Ventura
J. Felipe

Others:
F. Rolfing (attended D-5 portion only)

LUC SP 71-118

MAUI PLANNING COMMISSION
Zadoc Brown, Chairman
Victoria Chung, Vice-Chairman
Toshi Ansai
Joseph Felipe
Joseph J. Franco
David T. Fukuda
Lois Z. Haling
Roy Suda
Joseph C. Ventura
Ralph Hayashi, Ex-Officio
Vince Bagoyo, Jr., Ex-Officio

HANNIBAL TAVARES
Mayor

TOSH ISHIKAWA
Planning Director

RALPH N. MASUDA
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

July 24, 1985

LAND USE COMMISSION
STATE OF HAWAII
JUL 26 10 40 AM '85

Mr. Lawrence V. Beckley
Administrative Manager
Ameron HC&D
P.O. Box 86
Puunene, HI 96784

Dear Mr. Beckley:

Re: Two-year extension of a Land Use Commission Special Use Permit for the existing concrete batching plant at TMKs 4-4-01: portion of parcel 2 and 4-4-03: portion of parcel 1, Honokowai, Lahaina, Maui.

At its regular meeting of July 23, 1985, the Maui Planning Commission reviewed the above request, and after due deliberation, voted to grant the subject Special Use Permit extension, with the following conditions:

1. That said permit shall be valid for a period of two (2) years from the date of the granting of this extension and may be subject to further extension upon timely application and favorable review by the Maui Planning Commission.

2. That full compliance with conditions of all previous approvals shall be rendered.

3. That an executed lease agreement between the applicant and the landowners shall be submitted to the Planning Department for review.

4. That full compliance with all other State and County requirements shall be rendered.

A copy of the Staff Report dated July 23, 1985, is enclosed for your reference.

Should further clarification be necessary, please contact our office.

Very truly yours,

TOSHIO ISHIKAWA
Planning Director

BM:wc

encl.

cc: Land Use Commission
B. Medeiros

LAND USE COMMISSION
STATE OF HAWAII
JUL 26 10 40 AM '85

STAFF REPORT July 23, 1985

TO: Maui Planning Commission

FROM: Planning Department Staff

SUBJECT: Request by LAWRENCE V. BECKLEY representing AMERON HC&D for a two-year extension of a Land Use Commission Special Use Permit for the existing concrete batching plant at TMKs 4-4-01: portion of parcel 2 and 4-4-03: portion of parcel 1, Honokowai, Lahaina, Maui.

A. BACKGROUND INFORMATION

1. The batching operation is located 1,000 feet mauka of Honoapiilani Highway adjacent to the Lahaina Sewage Treatment Plant and Honokowai Stream. The Special Use Permit for the operation of the batching plant was initially granted on December 17, 1971 and has been granted extensions on a timely basis since that date. The most recent extension technically expired on June 5, 1985, however, the applicant's request was received on May 21, 1985, prior to the permit's expiration.

2. A site inspection of the batching plant indicates that the company has complied with the conditions of initial permit and subsequent extensions. Further, the applicant states that the plant has operated with a perfect safety record and that there has been no complaints regarding the plant's operation. The landowner, Pioneer Mill Company, in a letter from R. T. Vorfeld, President and Manager, has indicated that the company is willing to grant an extension to the current lease for the subject property.

3. Based on the preceding information, it is apparent that the continued operation of the batching would not create substantial adverse impacts on the surrounding area. For this reason, the Planning Department has no objections to the request for an extension.

B. RECOMMENDATION

The Planning Department hereby recommends approval of the request for an extension of said Land Use Commission Special Use Permit subject to the following conditions:

1. That said permit shall be valid for a period of two (2) years from the date of the granting of this extension and may be subject to further extension upon timely application and favorable review by the Maui Planning Commission.

2. That full compliance with conditions of all previous approvals shall be rendered.

3. That an executed lease agreement between the applicant and the landowners shall be submitted to the Planning Department for review.

4. That full compliance with all other State and County requirements shall be rendered.

April 25, 1980

Mr. Toshio Ishikawa
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Ishikawa:

Subject: SP71-118 - Concrete Industries
(Time Extension)

This is to advise you that the subject time extension request will not require action by the Land Use Commission. Pursuant to Act 221, SLH, 1979, approval by the Land Use Commission is not required for those Special Permits which involve land areas 15 acres or less in size. This applies equally to amendments to existing permits and requests for time extension. The action taken by the Maui Planning Commission regarding this matter may therefore be considered final.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk

PLANNING COMMISSION
Patrick Kawano, Chairman
Marvin Romme, Vice Chairman
Mary Cabuslay
Charles Ota
Rogelio Tacdol
Wesley Wong
Harlow Wright
Wayne Uemae, Ex-Officio
Tatsumi Imada, Ex-Officio

LAND USE COMMISSION
STATE OF HAWAII
APR 16 10 12 AM '80

Hannibal Tavares
Elmer F. Cravalho
Mayor

Tosh Ishikawa
Planning Director
Christopher Hart
Yoshikazu "Zuke" Matsui
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

April 14, 1980

Mr. Gordon Furutani
Executive Officer
Land Use Commission
Suite 1795, Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Re: Special Permit Extension (SP71-118) -- Ameron HC&D Maui, TMK 4-4-01:por. 2 and 4-4-03:por. 1.

The Maui Planning Commission, at its April 8, 1980 meeting, voted unanimously to approve a request by Mr. Lawrence Beckley on behalf of Ameron HC&D Maui for extension of a Land Use Commission Special Permit to continue concrete batching operations at Honokowai, Lahaina, Maui.

Approval of the request was granted with the following conditions:

1. That the permit shall be valid for a period of five (5) years to June 5, 1985, subject to further extension upon a timely application and favorable review by the Planning Commission.

2. That all conditions, except for construction performance and time limit conditions of previous approvals, all prior conditions shall apply to the subject batching operation.

3. That an executed lease agreement between the applicant and land owner shall be submitted to the Planning Department.

4. That all other State and County requirements shall be met.

Based on a prior time extension approval, as indicated in your June 23, 1977 communication, approval of this request by the Land Use Commission is required inasmuch as the extension request is beyond the June 5, 1981 limit.

Should there be any questions please contact me or Mr. Jeff Chang at any time.

Very truly yours,

TOSHIO ISHIKAWA
Planning Director

cc: Ameron HC&D Maui
LUCA
Jeff Chang

April 8, 1980

Post Office Box 86
Puunene, Maui, Hawaii 96784
Telephone (808) 877-5068

RECEIVED
MAR 3 2 18 PM '80
DEPT. OF PLANNING
COUNTY OF MAUI

Ameron
HC&D MAUI

February 28, 1980

County of Maui Planning Department
200 South High Street
Wailuku, Hawaii 96793

ATTENTION: Mr. Toshio Ishikawa
Planning Director

SUBJECT: Request for Extension of LUC Special Permit to Operate a Concrete Batching Plant at Honokowai, Maui (TMK 4-4-01:par. 2 and 4-4-03: par.1)

Dear Mr. Ishikawa:

It is respectfully requested that Ameron HC&D be granted an extension of its present LUC Special Permit (SP 71-118) to continue its batch plant operation which is located at Honokowai up through the period of June 5, 1985. This represents an extension of five (5) years to coincide with our lease arrangements with Pioneer Mill Company, Ltd.

As a part of our request, I would like to make the following comments:

1. Ameron HC&D has operated successfully at this location, servicing the public needs in providing ready mixed concrete from Lahaina to Kapalua areas.

2. Ameron HC&D has operated with a perfect safety record at this location.

3. To the best of my knowledge, we have operated in compliance with the qualifications set by the Commission.

4. Trees have been watered to visually screen the batching plant from the highway.

5. Pioneer Mill Company, Ltd. has indicated that they are in favor of renewing our lease for a five-year period. A letter from Pioneer Mill Company, Ltd. is enclosed.

Ameron
HC&D

Consideration and approval by the Commission of our request for a five (5) year extension of the present LUC permit for operation of this concrete portable batching plant at Honokowai will be very much appreciated.

Sincerely,

L V Beckley

Lawrence V. Beckley
Administrative Manager

LVB:jb

cc: Mr. R. T. Vorfeld, President & Manager, Pioneer Mill
Mr. E. F. Folks, President, Ameron HC&D

Encl. 1 (letter from Pioneer Mill to renew lease)

PIONEER MILL COMPANY, LIMITED

Growers of sugar cane and producers of raw sugar

P. O. Box 727
Lahaina, Hawaii 96761

RECEIVED
APR 3 2 37 PM '80
DEPT. OF PLANNING
COUNTY OF MAUI

April 3, 1980

County of Maui
Planning Department
200 South High Street
Wailuku, Maui, Hawaii 96793

Attention: Mr. Toshio Ishikawa
Planning Director

Subject: Ameron HC&D Request for a Five-Year Extension of LUC Special Permit to Operate a Concrete Batching Plant at Honokowai, Maui, Tax Map Key 4-4-01:2 and Tax Map Key 4-4-03:1

Dear Mr. Ishikawa:

We have made a firm commitment to Ameron HC&D to lease them the property at the Honokowai Batching Plant (TMK 4-4-01:2 and TMK 4-4-03:1) for a period of 5 years commencing on June 5, 1980 and ending on June 5, 1985.

Details of the new lease agreement are being worked on by our legal staff.

Sincerely,

PIONEER MILL COMPANY, LIMITED

R. T. Vorfeld

R. T. Vorfeld
President and Manager

RTV:ms



STAFF REPORT April 8, 1980

TO: Maui Planning Commission
FROM: Planning Department Staff

SUBJECT: Land Use Commission Special Permit Extension

APPLICANT: MR. LAWRENCE V. BECKLEY, Administrative Manager, on behalf of AMERON HC&D MAUI.

LOCATION: Honokowai, Maui
TMK: 4-4-01:portion of 2 and 4-4-03:portion of 1
AREA: 1.0 acre
ZONING: State Agriculture District

REQUEST: The applicant requests approval of a Land Use Commission Special Permit extension to continue concrete batching operations at Honokowai, Maui.

COMMENTS:

1. The subject operation is located approximately 1,000 feet mauka of Honoapiilani Highway adjacent to the Lahaina Sewage Treatment Plant and Honokowai Stream. The Special Permit to operate the batch plant was initially granted on December 17, 1971 and has been granted annual extensions since then. Inasmuch as the current extension expires on June 5, 1980, the applicant hereby requests another extension for a period of five (5) years to coincide with a proposed 5-year lease with the owners of the land, Pioneer Mill Co., Ltd.

2. A site inspection of the batch plant during operating hours indicates that the company has complied with the conditions of the initial permit and subsequent extensions. Further, the applicant reports that the company has operated with a perfect safety record at this location since initial approval. Furthermore, the company has operated successfully at Honokowai in providing ready mixed concrete to the public from Lahaina to Kapalua.

3. Based on the preceding information and the fact that the department has not received any complaints on the operation, staff has no objections to the request for a five year extension. Continued operation of the facility, we feel, would not create any adverse impacts on the surrounding area.

4. As provided for in a prior extension approval, Land Use Commission approval of the proposed extension will be required if the Planning Commission grants an extension beyond June 5, 1981.

RECOMMENDATION

Staff recommends approval of the subject LUC Special Permit extension with the following conditions:

1. That the permit shall be valid for a period of five (5) years to June 5, 1985, subject to further extension upon a timely application and favorable review by the Planning Commission.

2. That all conditions, except for construction performance and time limit conditions of previous approvals, all prior conditions shall apply to the subject batching operation.

3. That an executed lease agreement between the applicant and land owner shall be submitted to the Planning Department.

4. That all other State and County requirements shall be met.

May 10, 1978

Mr. Toshio Ishikawa
Planning Director
Maui Planning Department
200 South High Street
Wailuku, Maui 96793

Dear Mr. Ishikawa:

Thank you for advising us of the Maui County Planning Commission's action to extend the time condition on SP71-118 - Ameron HC&D Maui from June 5, 1978 to June 5, 1980. This letter will also acknowledge the fact that this action does not require further review and approval by the Land Use Commission.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy

EAGLE-A
TYPE-ERASE
25% COTTON FIBER USA

3743

PLANNING COMMISSION
Shiro Hokama, Chairman
Charles Ota, Vice Chairman
Patrick Kawano
Marvin Romme
Harlow Wright
Rojelio Tacdol
Wesley Wong
Wayne Uemae, Ex-officio
Tatsumi Imada, Ex-Officio

Elmer Cravalho
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

May 4, 1978

LAND USE COMMISSION
STATE OF HAWAII
MAY 10 11 00 AM '78

Mr. Gordon Furutani
Executive Officer
Land Use Commission
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Special Permit Extension (SP71-118) -
Ameron HC&D Maui

The Maui Planning Commission, at its May 2, 1978, meeting, voted unanimously to approve a request by Mr. Thomas S. Bastis of Ameron HC&D Maui for extension of a special permit to continue concrete batching operations at Honokowai, Maui (TMK 4-4-01:por. 2 and 4-4-03:por. 1.

Approval of the request was granted with the following conditions:

1. That the permit be extended for a period of two years to June 5, 1980, subject to further extension upon a favorable review by the Planning Commission.

2. That the access road improvements be completed prior to the final completion of the sewage treatment plant.

3. That all other conditions be maintained.

4. That all other State and County requirements be met.

Based on the current time condition of the existing special permit extension, as noted in your June 23, 1977 letter to the Planning Commission, further review and approval by the Land Use Commission is not required.

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

Very truly yours,

TOSHIO ISHIKAWA
Planning Director

Encl.

cc: LUCA
Mr. Bastis - Ameron

Post Office Box 86
Puunene, Maui, Hawaii 96784
Telephone (808) 877-5068

Ameron
HC&D MAUI

RECEIVED
APR 20 10 18 AM '78
DEPT. OF PLANNING
COUNTY OF MAUI

LAND USE COMMISSION
STATE OF HAWAII
MAY 10 11 00 AM '78

April 18, 1978

County of Maui Planning Department
200 South High Street
Wailuku, Maui, Hawaii 96793

ATTN.: Mr. T. Ishikawa, Planning Director

RE: Request for extension of LUC Special Permit to operate a concrete batching plant at Honokowai, Maui, Hawaii.

Dear Mr. Ishikawa:

It is respectfully requested that Ameron HC&D be granted an extension of its present LUC Special Permit to continue its batch plant operation which is located at Honokowai, up through the period of June 5, 1979. This represents an extension of a one (1) year period.

As a part of our request, I would like to make the following comments:

1. Ameron HC&D has operated successfully at this location with no complaints from the public or land owners since the plant started in mid 1972.

2. Ameron HC&D has operated with a perfect safety record at this location.

3. To the best of my knowledge, we have operated in compliance with the qualifications set by the Commission. We have added rainbird sprinklers to keep stockpiles damp, thereby eliminating blow off and, rather than oil treat the access road, we put in permanent paving.

4. Trees have been planted to visually screen the batching plant from the highway.

5. Pioneer Mill has agreed already to renew our lease.

Consideration and approval by the Commission of our request for one (1) year extension of the present LUC permit for operation of this concrete batching plant at Honokowai will be very much appreciated.

Sincerely,

Thomas E. Bastis
Manager

TEB:ks

cc: Wm. Garvie Hall, Pioneer Mill
Larry Beckley, Ameron HC&D

May 2, 1978

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff

SUBJECT: LUC Special Permit

Applicant: Mr. Thomas Bastis, Manager, Ameron HC&D Maui
Location: Honokowai, Maui
TMK: 4-4-01: por. 2 and 4-4-03: por. 1
Area: 1.0 acre
Zoning: State Agriculture District
Request: The applicant requests extension of a LUC Special Permit to continue concrete batching operations at the subject location

COMMENTS

1. The subject operation is located approximately 1000 feet mauka of Honoapiilani Highway in the vicinity of the Lahaina Sewage Treatment Plant and Honokowai Stream. The operation was initially granted on December 1971 and has been granted yearly extensions since then. Inasmuch as the special permit expires on June 5, 1978, the applicant hereby requests another extension for one year to June 5, 1979. The landowner, Pioneer Mill, has agreed to renew the land lease.

2. A site inspection of the plant during operating hours indicates that the company has complied with previous conditions except for the paving of the access road which is incomplete due to present construction of the Lahaina sewage treatment plant. Applicant, however reports that the plant has been operated safely without any complaints since initiation of the batching operation in 1972.

3. Staff has not received any complaints on the batching operations and therefore, has no objections to the request. We would recommend, however, that the Commission consider granting a two year extension in light of the company's safe and favorable operation of the batch plant.

RECOMMENDATION

Staff recommends approval of the subject LUC special permit extension with the following conditions:

1. That the permit be extended for a period of two years to June 5, 1980, subject to further extension upon a favorable review by the Planning Commission.

2. That the access road improvements be completed prior to the final completion of the sewage treatment plant.

3. That all other conditions be maintained.

4. That all other State and County requirements be met.

June 23, 1977

Mr. T. E. Bastis
Manager
Ameron HC&D
P. O. Box 86
Puunene, Maui 96786

Dear Mr. Bastis:

The original of the attached letter is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.

25% CUTTON
EXCELERASE
by
FOX RIVER

June 23, 1977

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Tosh Ishikawa, Planning Director

Gentlemen:

At its meeting on June 13, 1977, the Land Use Commission voted to approve a time extension request by Ameron HC&D (formerly Concrete Industries-Maui) to continue the operation of a concrete batching plant on approximately one (1) acre of land situated within the State Land Use Agricultural District at Honokowai, Lahaina, Maui, Tax Map Key 4-4-1: portion of 2, and 4-4-3: portion of 1.

Approval of this Special Permit is subject to the conditions which had been imposed on the original special permit and the additional conditions imposed on May 10, 1977 by the Maui County Planning Commission and as amended by the Land Use Commission as follows:

Condition 1. That the Special Permit be granted to June 5, 1978, subject to further extension upon a favorable review and approval by the Planning Commission; however, any time extension request granted by the Planning Commission beyond June 5, 1981 will be subject to the approval of the Land Use Commission.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.
cc: Ameron HC&D
Department of Taxation, Maui
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
Division of Land Management, DLNR

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Senate Conference Room No. 6
2nd Floor, State Capitol
Honolulu, Hawaii

Approved
October 13, 1977

June 13, 1977 - 10:30 a.m.

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

COMMISSIONER ABSENT: Colette Machado

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

Cassie Uyekubo, Court Reporter

ACTION

SP71-118 - AMERON HC&D
SPECIAL PERMIT TO ALLOW A TIME EXTENSION TO CONTINUE OPERATION OF A CONCRETE BATCHING PLANT AT HONOKOWAI, LAHAINA, MAUI

Mr. Gordan Furutani identified the parcel and described the surrounding uses, and read the conditions imposed by the County Planning Department in recommending approval of the extension request.

It was the consensus of the Commission that any further extension request of the Special Permit for a period not to exceed June 5, 1981 could be handled at the County level; however any extension beyond June 5, 1981 will be subject to the review of the Land Use Commission.

It was moved by Commissioner Duke to approve the extension request, subject to all of the conditions imposed by the Maui Planning Commission, and that any extension request beyond June 5, 1981 be subject also to the approval of the Land Use Commission. The motion was seconded by Commissioner Whitesell and unanimously carried.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-118 - AMERON HC&D

DATE June 13, 1977

PLACE Senate Conf. Rm. No. 6
2nd Floor, State Capitol
Honolulu, Hawaii

TIME 10:30 a.m.

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

Comments: I move that we grant a time extension to continue the operation of a concrete batching plant, subject to the conditions which had been imposed on the original Special Permit and the additional conditions imposed on May 10, 1977 by the Maui County Planning Commission and as amended by the Land Use Commission. Any time extension beyond June 5, 1981 will be subject to the approval of the Land Use Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission June 13, 1977

FROM: Staff 10:30 a.m.

SUBJECT: Extension of Time Condition - SP71-118 Ameron HC&D (formerly Concrete Industries-Maui)

The petitioner, Ameron HC&D (formerly doing business as Concrete Industries Maui), is requesting a time extension of SP71-118 to continue operation of a concrete batching plant on approximately one (1) acre of land situated within the State Land Use Agricultural District at Honokowai, Lahaina, Maui, Tax Map Key 4-4-1: portion of 2, and 4-4-3: portion of 1.

The subject property is located approximately 1,100 feet mauka of the Honoapiilani Highway in the vicinity of Honokowai Stream. It is bounded by the Honokowai Stream to the north, cane land to the south and west, and a cane haul road to the east (mauka). The Kaanapali Resort area is located approximately three fourths mile south of the subject parcel and the Honokowai residential area approximately 1,000 feet north of the property.

Special Permit 71-118 was granted by the State Land Use Commission on December 17, 1971, subject to the conditions, as amended, imposed by the Maui Planning Commission, and with the further conditions imposed by the State Land Use Commission. One of the conditions of approval stated that:

> "The Special Use Permit shall be for a period of one year from the date of approval by all appropriate governmental agencies; said date to be established by the County Planning Director."

The subject permit has since been granted yearly extensions by the Maui Planning Commission.

In support of his request, the petitioner has in part, stated the following:

> "1. Ameron HC&D has operated successfully at this location with no complaints from the public or land owners since the plant started in mid 1972.
>
> "2. Ameron HC&D has operated with a perfect safety record at this location.

"3. To the best of my knowledge, we have operated in compliance with the qualifications set by the Commission. We have added rainbird sprinklers to keep stockpiles damp, thereby eliminating blow off and, rather than oil treat the access road, we put in permanent paving.

"4. Pioneer Mill has agreed already to renew our lease.

"5. Our name has been changed to Ameron HC&D to more accurately reflect the relationship of our Maui operation with Ameron HC&D. In fact there has been no change in ownership, personnel or facilities of our business.

"Consideration and approval by the Commission of our request for one (1) year extension of the present Land Use Commission permit for operation of this concrete batching plant at Honokowai will be very much appreciated."

On May 10, 1977, the Maui County Planning Commission voted to approve the petitioner's request subject to the following conditions:

"1. That the Special permit be granted to June 5, 1978, subject to further extension upon a favorable review by the Planning Commission.

"2. That the new access road be paved when access is permitted.

"3. That the batching plant site be visually screened from public view from the highway.

"4. That all other State and County requirements be met."

For the Commission's information, the original conditions imposed on this Special Permit included:

1. "That the maximum height of the concrete batching plant not exceed 15 feet.

2. "That clearing of the existing Haole Koa trees be minimized and that the remainder be retained as a buffer.

3. "No permanent improvements be made other than sanitary and utility service facilities.

4. "Dust control program be established.

5. "Excess material, and storage areas be screened from view from Honoapiilani Highway.

6. "The Special Use Permit shall be for a period of one year from the date of approval by all appropriate governmental agencies; said date to be established by the County Planning Director.

7. "That suitable access to the site be obtained from the State Department of Transportation, Highways Division, in order that the Puukolii access road not be used on a permanent basis.

8. "The hours of operation be limited from 6:00 a.m. to 5:00 p.m., Monday through Saturday only.

9. "The operation be in compliance with all State and County regulations governing air and noise pollution, drainage, and safety.

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

May 27, 1977

Mr. Tosh Ishikawa
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96793

Dear Mr. Ishikawa:

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

Please note that petition

SP71-118 Ameron HC&D (formerly Concrete Industries)

will be acted on at that time.

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

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

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

May 27, 1977

Mr. T. E. Bastis
Manager
Ameron HC & D
P. O. Box 86
Puunene, Maui 96786

Dear Mr. Bastis:

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

Please note that petition

SP71-118 Ameron HC&D (formerly Concrete Industries)

will be acted on at that time.

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

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

June 13, 1977 - 10:30 a.m.
Senate Conference Room No. 6
2nd Floor, State Capitol
Honolulu, Hawaii

A G E N D A

I. ACTION

1. SP71-118 - Ameron HC&D (formerly Concrete Industries - Maui)
   To allow a time extension to continue operation of a concrete batching plant on approximately 1 acre of land situated within the State Land Use Agricultural District at Honokowai, Lahaina, Maui.

2. SP75-224 - The Church of Jesus Christ of Latter-Day Saints (formerly HPM Development Corporation)
   To allow an extenstion of the time condition to allow construction of a church within the State Land Use Agricultural District on approximately 7 acres of land situated in North Kona, Hawaii.

3. A76-421 - West Beach Development Corporation
   To reclassify approximately 830 acres in the Agricultural District into the Urban District at Honouliuli, Ewa, Oahu, for hotel, marina, golf course, residential and commercial uses.

II. MISCELLANEOUS

1. Adoption of Minutes

2. Meeting Schedule

5/27/77 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. ALL ISLANDS 2. MAUI 3. HAWAII 4. OAHU

PLANNING COMMISSION
Leo Polo, Jr., Chairman
Shiro Hokama, Vice Chairman
George Murashige
Patrick Kawano
Charles Ota
Marvin Romme
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio

Elmer F. Cravalho
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

LAND USE COMMISSION
STATE OF HAWAII
MAY 13 11 26 AM '77

May 11, 1977

Mr. Gordan Furutani
Executive Director
Land Use Commission
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: LUC Special Permit - Ameron HC&D
(formerly Concrete Industries - Maui)

Please be informed that on May 10, 1977, the Maui Planning Commission unanimously approved a request for extension of a LUC Special Permit to continue operating a concrete batching plant by Ameron HC&D at Honokowai, Maui, TMK 4-4-01: por. 2. Approval was granted with the following conditions:

1. That the special permit be granted to June 5, 1978, subject to further extension upon a favorable review by the Planning Commission.

2. That the new access road be paved when access is permitted.

3. That the batching plant site be visually screened from public view from the highway.

4. That all other State and County requirements be met.

Attached for your information and files are copies of the request and the staff's report. Should there be any questions, please contact Mr. Jeff Chang at any time.

Yours very truly,

TOSH ISHIKAWA
Planning Director

cc Mr. Tom Bastis
cc Land Use & Codes Administration

LAND USE COMMISSION
STATE OF HAWAII
MAY 13 11 26 AM '77

May 10, 1977

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff
SUBJECT: LUC Special Permit

Applicant: Mr. Thomas Bastis for Ameron HC&D (formerly Concrete Industries - Maui)

Location: Honokowai, Maui
Request: The applicant requests extension of a Land Use Commission Special Permit to operate a concrete batching plant at the subject location.

COMMENTS:

1. The subject permit was initially approved on December 17, 1971, and has since been granted yearly extensions by this Commission. Inasmuch as the latest extension expires in June 1977, the applicant therefore requests approval of another extension to expire in June 1978. According to the applicant, Pioneer Mill has agreed to ~~review~~ renew the lease of the land.

2. A site inspection of the plant during operating hours, indicates that the company has complied with previous conditions of the special permit. The applicant states that no complaints have been received and no accidents have occurred since its initiation in 1972. Likewise, staff has not received any complaints of the batching plant operations.

3. With the new highway construction occurring makai of the subject site, the present access road will be abandoned and a new access from the highway has been planned and coordinated with the State. It is our understanding that the new access road will be paved when access is permitted.

RECOMMENDATION

Staff recommends approval of the subject request with the following conditions:

1. That the special permit be granted to June 5, 1978, subject to further extension upon a favorable review by the Planning Commission.

2. That the new access road be paved when access is permitted.

3. That the batching plant site be visually screened from public view from the highway.

4. That all other State and County requirements be met.

LAND USE COMMISSION
STATE OF HAWAII
MAY 13 11 26 AM '77

CONCRETE INDUSTRIES MAUI P.O. Box 86 Puunene, Maui 96784 Telephone 877-5065

RECEIVED
APR 20 1977
DEPT. OF PLANNING
COUNTY OF MAUI

April 15, 1977

County of Maui Planning Department
200 South High Street
Wailuku, Maui, Hawaii 96793

ATTN: Mr. T. Ishikawa, Planning Director

RE: Request for extension of LUC Special Permit to operate a concrete batching plant at Honokowai, Maui, Hawaii.

Dear Mr. Ishikawa:

It is respectfully requested that Ameron HC&D (formerly doing business as Concrete Industries Maui) be granted an extension of its present LUC Special Permit to continue its batch plant operation which is located at Honokowai up through the period of June 5, 1978. This represents an extension of a one (1) year period.

As a part of our request, I would like to make the following comments:

1. Ameron HC&D has operated successfully at this location with no complaints from the public or land owners since the plant started in mid 1972.

2. Ameron HC&D has operated with a perfect safety record at this location.

3. To the best of my knowledge, we have operated in compliance with the qualifications set by the Commission. We have added rainbird sprinklers to keep stockpiles damp, thereby eliminating blow off and, rather than oil treat the access road, we put in permanent paving.

4. Pioneer Mill has agreed already to renew our lease.

5. Our name has been changed to Ameron HC&D to more accurately reflect the relationship of our Maui operation with Ameron HC&D. In fact there has been no change in ownership, personnel or facilities of our business.

Consideration and approval by the Commission of our request for one(1) year extension of the present LUC permit for operation of this concrete batching plant at Honokowai will be very much appreciated.

Sincerely,

Thomas E. Bastis
Manager

TEB:js

cc: Garney Hall, Pioneer Mill
Larry Beckley, Ameron HC&D, Maui

MATERIAL SUBMITTED MAY 13, 1977

RECEIVED
JUL 2 1973
State of Hawaii
LAND USE COMMISSION

June 28, 1973

Mr. T. E. Bastis
Concrete Industries Inc.
P.O. Box 86
Puunene, Maui

Dear Mr. Bastis:

Re: Request for extension of LUC Special Permit to operate a concrete batching plant at Honokowai, Maui.

The Maui Planning Commission at its meeting of June 5, 1973, voted unanimously to approve the above request. The Commission acknowledged that the applicant met all of the conditions required in the initial approval of the LUC Special Permit.

The Maui Planning Commission granted approval of the subject request with the following conditions:

1. That the extension be granted for one (1) year subject to further extension upon a favorable review by the Maui Planning Commission.

2. That the present access road be oil treated to reduce dust.

Please contact our office, should you have any questions.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Land Use Commission

December 20, 1971

Mr. E. D. Cheeley, Manager
Concrete Industries Division
HC&D, Ltd.
P. O. Box 190
Honolulu, Hawaii 96810

Dear Mr. Cheeley:

The original of the attached letter approving the special permit request by Concrete Industries (SP71-118) to operate a concrete batching plant at Honokowai, Lahaina, Maui, identifiable by Tax Map Key 4-4-01: 02 (portion), and 4-4-03: 01 (portion), is on file in the office of the Maui Planning Commission, Kahului, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

December 20, 1971

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on December 17, 1971, the Land Use Commission voted to approve a special permit request by Concrete Industries of Maui, a department of HC&D, Ltd. (SP71-118), to operate a concrete batching plant at Honokowai, Lahaina, Maui, identifiable by Tax Map Key 4-4-01: 02 (portion), and 4-4-03: 01 (portion); subject to the conditions, as amended, imposed by the Maui Planning Commission, and with the further conditions imposed by the Land Use Commission (see map attached).

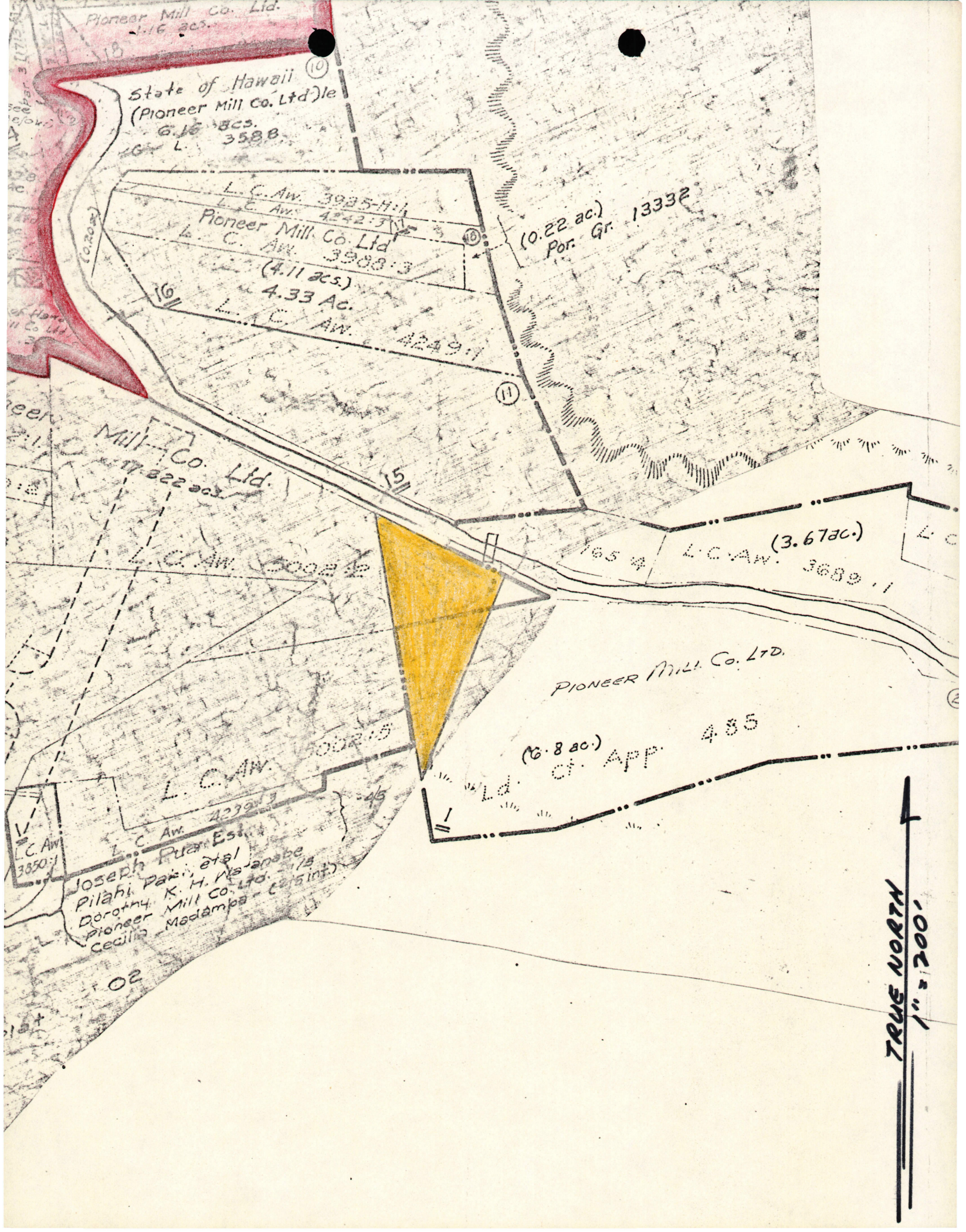
A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

cc: E. D. Cheeley, HC&D
Maui Tax Administrator
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation



Pioneer Mill Co. Ltd.
1.16 acs.
State of Hawaii
(Pioneer Mill Co. Ltd) le
6.16 acs.
L. 3588
L. C. Aw. 3985-H:1
L. C. Aw. 4242:3
Pioneer Mill Co. Ltd
L. C. Aw. 3988:3
(4.11 acs.)
4.33 Ac.
L. C. Aw. 4249:1
(0.22 ac.)
Por. Gr. 13332
Mill Co. Ltd.
L. C. Aw. 5002:2
L. C. Aw. 3689:1
(3.67 ac.)
PIONEER MILL CO. LTD.
(6.8 ac.)
Ld. Ct. App. 485
L. C. Aw. 5002:5
L. C. Aw. 4239:3
L. C. Aw. 3850:1
Joseph Pua Est.
Pilahi Paki, etal
Dorothy K. H. Watanabe
Pioneer Mill Co. Ltd.
Cecilia Madampa
TRUE NORTH
1" = 200'

STATE OF HAWAII
LAND USE COMMISSION

APPROVED
FEB 5 1972

Minutes of Meeting

Lecture Hall, Kailua High School
Kailua, Oahu

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

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.

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.

Mr. E. D. Cheeley of HC&D added that they had been granted permission by the County Department of Water Supply to utilize a 1" line which he felt would be sufficient for the work contemplated. Otherwise, a water trailer will be brought in for temporary water storage.

Commissioner Yamamura moved that the special permit be approved, subject to the conditions imposed by the Maui County Planning Commission and the additional conditions stipulated by the Land Use Commission. The motion was seconded by Commissioner Napier and unanimously passed.

SPECIAL PERMIT APPLICATION BY MAKAHA VALLEY, INC. (SP71-119) TO CONSTRUCT A MICROWAVE TRANSMITTING STATION AND STRUCTURE AT KAHE POINT, NANAKULI, OAHU

Staff report recommending approval of this special permit, subject to the conditions stipulated by the City Planning Commission, was presented by staff planner Mr. Leong (see copy of report on file).

Mr. Leong elaborated that under condition #4, the petitioner would be required to seek the services of a registered landscape architect for the landscaping plan, subject to the approval of the City Planning Director.

Commissioner Napier moved to approve the special permit, subject to the conditions set forth by the City Planning Commission, which was seconded by Commissioner Yamamura and unanimously carried.

HEARING

PETITION BY JOHN C. KOPASZ (A71-305) TO RECLASSIFY 7 ACRES FROM CONSERVATION TO URBAN AT LANIKAI, KOOLAUPOKO, OAHU

The Executive Officer read into the record a letter received from Mr. V. T. Woo, attorney for Mr. John Kopasz, requesting that the petition for a boundary change of approximately 7 acres of land at Lanikai from a Conservation to an Urban District be withdrawn, without prejudice, at this time (see copy of letter on file).

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-118 - CONCRETE INDUSTRIES DATE December 17, 1971

PLACE Kailua High School TIME 2:00 p.m.

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

Comments:

I move that we grant this special permit, subject to the conditions of the Maui County Planning Commission, as amended, and with the further conditions imposed by the LUC staff.

STATE OF HAWAII
LAND USE COMMISSION

Kailua High School
Kailua, Oahu

December 17, 1971
2 p.m.

STAFF REPORT

SP71-118 - CONCRETE INDUSTRIES

A special permit to allow for an operation of a concrete batching plant within the Agricultural District has been requested by Concrete Industries of Maui, a department of HC&D, Ltd. The subject site comprises approximately 1 acre and is located at Honokowai, Lahaina, Maui, portions of TMK 4-4-01: 02 and TMK 4-4-03: 01.

The subject property is located approximately 1,100 feet mauka of Honoapiilani Highway. It is bounded by the Honokowai Stream to the north, cane land to the south and west, and the cane haul road to the east (mauka). Presently, the site is overgrown with Haole Koa.

The Land Study Bureau classification shows that the overall productivity rating is very poor and not suited for machine tillage. The mean annual rainfall is approximately 20 inches.

The Kaanapali Resort area is located more than 1 mile south of the subject parcel and the Honokowai residential area approximately 1,000 feet north of the property.

In support of the special permit request, the applicant states that:

> "In order to economically and expeditiously service construction in this high growth rate area, a batching facility is required. This proposed site would replace the present facility above Kaanapali, and is more desirable because of its remote location from any existing or presently planned development. The low profile plant (maximum height approximately 15') we propose to purchase for this location would be barely, if at all, visible from the highway. We plan to leave a screen of the existing Haole Koa trees between the highway and the plant.
>
> "The operation would have no adverse effects on the surrounding environment. Dust would be controlled by the use of air filters on the bulk cement storage and water spraying of the aggregate stock piles.
>
> "With the exception of utility service and sanitary facilities, no structures or other permanent improvements would be made to the property."

On November 3, 1971, Mr. Merle Swank of Aaron M. Chaney, Inc., representing the International Colony Club condominium, voiced their opposition to this request and recommended a denial until such a time as a new access road is constructed to this area.

Letters dated November 8 and 17, 1971 from Mr. and Mrs. Luis A. Paine were received in opposition to the approval of this request, questioning the applicant's ability to perform on a "no-dust emission, little noise, non-stream polluting, temporary special land use" bases and requested consideration

by the Land Use Commission of this concern over the proposed industrial encroachment into an otherwise pleasant community.

Mr. Carl Kaiama, Director of the Maui County Water Department, commented in his letter of November 15, 1971 that the applicant has not inquired as to the Maui County's water service or availability of County water for its use. Therefore, the Maui County Water Department is assuming that the applicant will be obtaining the necessary supply of water from the Kaanapali Resorts water system which is owned by AMFAC, Inc.

County Recommendation

At its October 19, 1971 meeting, the County of Maui Planning Commission recommended approval of this special permit subject to the following conditions:

"1. That the maximum height of the concrete batching plant not exceed 15 feet;

"2. That clearing of the existing Haole Koa trees be minimized and that the remainder be retained as a buffer;

"3. No permanent improvements be made other than sanitary and utility service facilities;

"4. Dust control program be established;

"5. Excess material, and storage areas be screened from view from Honoapiilani Highway;

"6. The Special Use Permit expire on Dec. 31, 1972, but may be extended upon further review of the situation;

"7. That waste from the batch plant operation not be emptied into Honokowai Stream;

"8. That the applicant take necessary precautions from possible flooding from the Honokowai Stream."

At its November 16, 1971 meeting, the County of Maui Planning Commission voted to amend the conditions for approval of this special permit as follows:

"1. To add a new condition as follows:

'That suitable access to the site be obtained from the State Department of Transportation, Highways Division, in order that the Puukolii access road not be used on a permanent basis.

"2. To amend the condition regarding time limit to read as follows:

'The Special Use Permit shall be for a period of one year from the date of approval by all appropriate governmental agencies; said date to be established by the County Planning Director."

This special permit action, originally scheduled for the November 20, 1971 Land Use Commission meeting, was deferred to the December 17th meeting based on the petitioner's request so that he could comply with the Maui Planning Commission's amended condition concerning obtaining suitable access to the highway from the State Highways Division in order that the Puukolii access road will not be used on a permanent basis.

The petitioner has received concurrence per letter dated November 22, 1971 from the Maui District Engineer of the

State Department of Transportation for a suitable access to the Honoapiilani Highway provided that the following requirements for the approach are met:

"1. Pavement thickness shall be 2½".

"2. Base course thickness shall be 8".

"3. Sub-base course thickness shall be 12".

"4. Approach radii shall be 50'.

"5. Shoulder width shall be 6'."

The staff evaluation of the special permit request as approved and conditioned by the Maui Planning Commission, finds that it substantially meets the guidelines established in the State Land Use District Regulations for determining an "unusual and reasonable" use within the Agricultural District and that the strong stringent conditions as stipulated by the Maui Planning Commission would effectively minimize and control the objectionable aspects of the proposed use.

Therefore, staff recommends approval of this request subject to the conditions imposed by the Maui County Planning Commission as amended and with the further conditions that:

1. The hours of operation be limited from 6:00 a.m. to 5:00 p.m., Monday through Saturday only
2. The operation be in compliance with all State and County regulations governing air and noise pollution, drainage, and safety.

2983

HC&D, LTD. P.O. Box 190, Honolulu, Hawaii 96810 / Telephone 841-0911/ Cable Address: Honcontra

December 9, 1971

RECEIVED
DEC 14 1971
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Department of Planning & Economic Development
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Concrete Industries Application SP71-118

Dear Mr. Fujimoto:

Enclosed is a copy of the letter (HWY M-2.11808) from the Maui District Engineer, State Highways Division, stating that they have no objection to our proposed access to Honoapililani Highway subject to approval of construction plans for the entry way. We naturally agree to their conditions, and upon completion, will submit our proposed construction plans for their approval.

Very truly yours,

E. D. Cheeley, Manager
Concrete Industries Division

Enclosure

JOHN A. BURNS
GOVERNOR

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

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

P.O. Box 700
Wailuku, Hawaii

IN REPLY REFER TO:

HWY-M 2.11808

Nov. 22, 1971

Mr. Richard S.Walker
Manager
Concrete Industries
P. O. Box 86
Puunene, Hawaii 96784

Dear Mr. Walker:

Subject: New Kaanapali Batch Plant Site
Re: Approach from Honoapiilani Highway

We have no objection to the location of the approach except that when the new Honoapiilani Highway is constructed (programmed to begin in late 1972), said approach road will be within an intersection planned for that area and your approach road will have to be relocated.

The requirements for the approach are:

1. Pavement thickness shall be 2-1/2".
2. Base course thickness shall be 8".
3. Subbase course thickness shall be 12".
4. Approach radii shall be 50'.
5. Shoulder width shall be 6'.

Grant D

Please submit your construction plans for our review and approval. A permit must be secured from this office before any work is done.

Very truly yours,

Harris S. Suyama

HARRIS S. SUYAMA
District Engineer, Maui

TO:f

December 1, 1971

Mr. E. D. Cheeley, Manager
Concrete Industries Division
HC&D
P. O. Box 190
Honolulu, Hawaii 96810

Dear Mr. Cheeley:

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 Concrete Industries (SP71-118) to operate a low profile portable concrete batch plant at Honokowai, Maui, 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

November 22, 1971

Mr. E. D. Cheeley, Manager
Concrete Industries Division
HC&D, Ltd.
P. O. Box 190
Honolulu, Hawaii 96810

Dear Mr. Cheeley:

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 Concrete Industries (SP71-118) to operate a low profile portable concrete batch plant at Honokowai, Maui, 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: Maui Plan. Dept.

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

APPROVED
FEB 5 1972

State Building
Lihue, Kauai

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.

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

A letter requesting deferral of action on this matter dated November 17, 1971, from Mr. E. D. Cheeley, Manager, Concrete Industries Division, HC&D, Ltd., was read by the Executive Officer.

Commissioner Yamamura's motion for approval of the request was seconded by Commissioner Napier and carried with the Commissioners voting as follows:

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

Nay: Commissioner Wung.

Absent: Commissioners Kido and Mark.

TENTATIVE SCHEDULE

The Commission decided to conduct its next meetings on December 17, 1971, on Oahu, and January 7, 1971, on Hawaii, respectively.

ADJOURNMENT

Since there was no further business, the meeting was adjourned at 11:30 a.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-118 - CONCRETE INDUSTRIES DATE November 20, 1971

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

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

Comments: Deferral request by petitioner.

2905

HC&D, LTD. P.O. Box 190, Honolulu, Hawaii 96810 / Telephone 841-0911/ Cable Address: Honcontra

November 17, 1971

RECEIVED
NOV 19 1971
State of Hawaii
LAND USE COMMISSION

Land Use Commission
Department of Planning and Economic Development
P. O. Box 2359
Honolulu, Hawaii 96804

Attention: Mr. Tatsuo Fujimoto, Executive Officer

Dear Mr. Fujimoto:

We wish to defer consideration of our application (SP71-118) to operate a concrete batch plant at Honokowai, Maui, from the Commission's meeting of November 20, 1971, to the meeting which we understand will be held in mid December. The reason for this request is so that we can obtain proper rights of access to the highway from the State Highways Division as required in the ammended conditions of the Maui Planning Commission dated November 16, 1971.

Very truly yours,

E. D. Cheeley

E. D. Cheeley, Manager
Concrete Industries Division

cc: Maui Planning Commission
Pioneer Mill
R. S. Walker

7940

Maui Sands
Honokowai, Maui
Hawaii 96761

November 17, 1971

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

RECEIVED
NOV 19 1971
State of Hawaii
LAND USE COMMISSION

Subject: Land Use Commission Meeting, November 20, 1971
Item: SP71-118

Dear Mr. Fujimoto:

Your memorandum concerning the above has just been received.

Mrs. Paine wrote a letter to your Chairman dated November 8, 1971 (copy attached) on the subject which I trust will be considered prior to the scheduled action on Concrete Industries' request for a special permit.

Unfortunately, we will be unable to attend the meeting in Lihui and we trust that Honokowai's interests will be represented at that meeting. Certainly, we all shall be most interested in the action taken by the Commission at that time.

Very truly yours,

Luis A. Paine

attachment

cc Representative Ronald Y. Kondo

Maui Sands
Honokowai, Maui
November 8, 1971

RECEIVED
Nov 10 1971
State of Hawaii
LAND USE COMMISSION

Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Subject: Proposed HC&D Honokowai Cement Batch Plant

Dear Sir:

The Maui press recently carried a news release concerning the transference of the Concrete Industries Division's batch plant from a site above the Kaanapali resort area to Honokowai.

The Maui Planning Commission has taken under advisement HC&D's request to move their plant to a site near Honokowai Stream, approximately 400 yards mauka of Honoapilani Highway. The Deputy Director of the Commission has told us that the proposed plant is to be hidden from the highway and operated on a "no-dust emission, little noise, non-stream polluting, temporary special land use basis." I question their ability to perform on the basis of the foregoing criteria. Observation of the present plant at the Kaanapali area and the performance of the temporary batch plant at the Royal Lahaina (now removed) has indicated the offensive nature of such facilities in a residential or hotel district.

This letter is to express my opposition to the approval of a permit allowing such an operation at Honokowai. On my behalf and the other residents at Honokowai (not "undeveloped" as stated in the press), I request that some other site be sought for the HC&D's cement operation.

Consideration by the Land Use Commission of this concern over the proposed industrial encroachment into an otherwise pleasant community will be appreciated.

Sincerely yours,

Dorothy W. Paine (Mrs. L. A.)

cc Maui's State Senators and Representatives

2897

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Adrian Hussey, Vice-Chairman
Young Whee Chun
Joseph Franco
G. Alan Freeland
Kazuo Kage
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio

Elmer F. Cravalho
Mayor

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

Howard Nakamura
Planning Director

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

November 16, 1971

RECEIVED
NOV 17 1971
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: LUC Special Use Permit Application
Concrete Industries, Honokowai, Maui.

The Maui Planning Commission at its meeting of November 16, 1971, voted unanimously to amend the conditions for approval in connection with the above matter as follows:

1. To add a new condition as follows:

   "That suitable access to the site be obtained from the State Department of Transportation, Highways Division, in order that the Puukolii access road not be used on a permanent basis."

2. To amend the condition regarding time limit to read as follows:

   "The Special Use Permit shall be for a period of one year from the date of approval by all appropriate governmental agencies; said date to be established by the County Planning Director.

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

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Concrete Industries
cc Aaron M. Chaney, Inc.
cc Pioneer Mill

2895

RECEIVED
NOV 17 1971
State of Hawaii
LAND USE COMMISSION

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

November 15, 1971

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

Attention Mr. Tatsuo Fujimoto
Executive Officer

This is in reference to Notification (dated 11/11/71) of Special Permit Application, SP71-118 - Concrete Industries (Honokowai, Maui).

The applicant has not inquired at the Department of Water Supply of the County of Maui for water service or availability of water for their use. Therefore, it is the Department's assumption that the applicant proposes to obtain the necessary supply of water for its use from the Kaanapali Resorts water system which is owned by AMFAC, Inc.

We would appreciate some comment on this matter.

Aloha,

Carl Kaiama

Carl Kaiama
Director of Water Supply

CK/fu

TATE: For your information —

HKN

RECEIVED
NOV 17 1971
State of Hawaii
LAND USE COMMISSION

CONCRETE INDUSTRIES MAUI / P.O. Box 86 / Puunene, Maui 96784 / Telephone 877-5065

November 12, 1971

RECEIVED
NOV 15 1971
DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Harris Suyama
District Engineer
State Division of Highways
Kahului, Hawaii 96732

Dear Mr. Suyama:

Concrete Industries Maui is planning to move its Kaanapali Batch Plant site to a point near Honokowai Stream. Our lessor, Pioneer Mill, desires us to use their existing secondary cane haul road which runs from our proposed site to Honoapiilani Highway. An enclosed copy of an aerial photograph shows the approximate route.

Concrete Industries Maui hereby formally applies for a permit to use this access to Honoapiilani Highway. We intend to pave the area adjacent to the Highway in conformance with State Highway requirements for driveways. The remainder of our road will be improved by the use of a cinder base with an appropriate dust sealer.

The enclosed sketch shows approximately where the access to the Highway is located and some rough detail of our approach where it joins Honoapiilani Highway. We will prepare a more detailed drawing for construction when we learn of your specific requirements.

Your early consideration of our request will be greatly appreciated. Should you have any questions please call me.

Very truly yours,

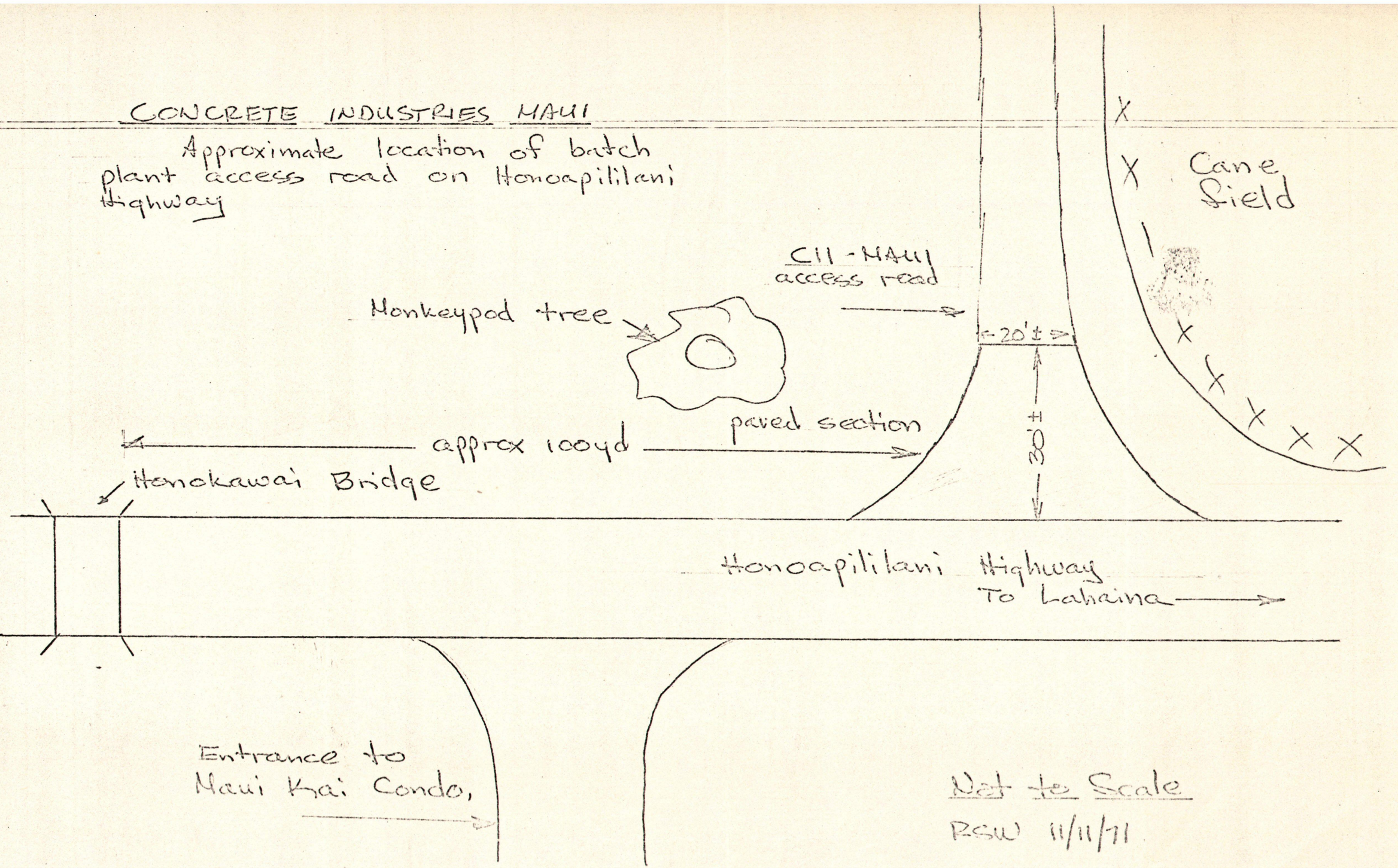
Richard S. Walker
Manager

RSW:mt
cc: E. D. Cheeley, HC&D
J. Greig, Pioneer Mill Co.
Howard Nakamura, Maui Planning Commission

Enclosures

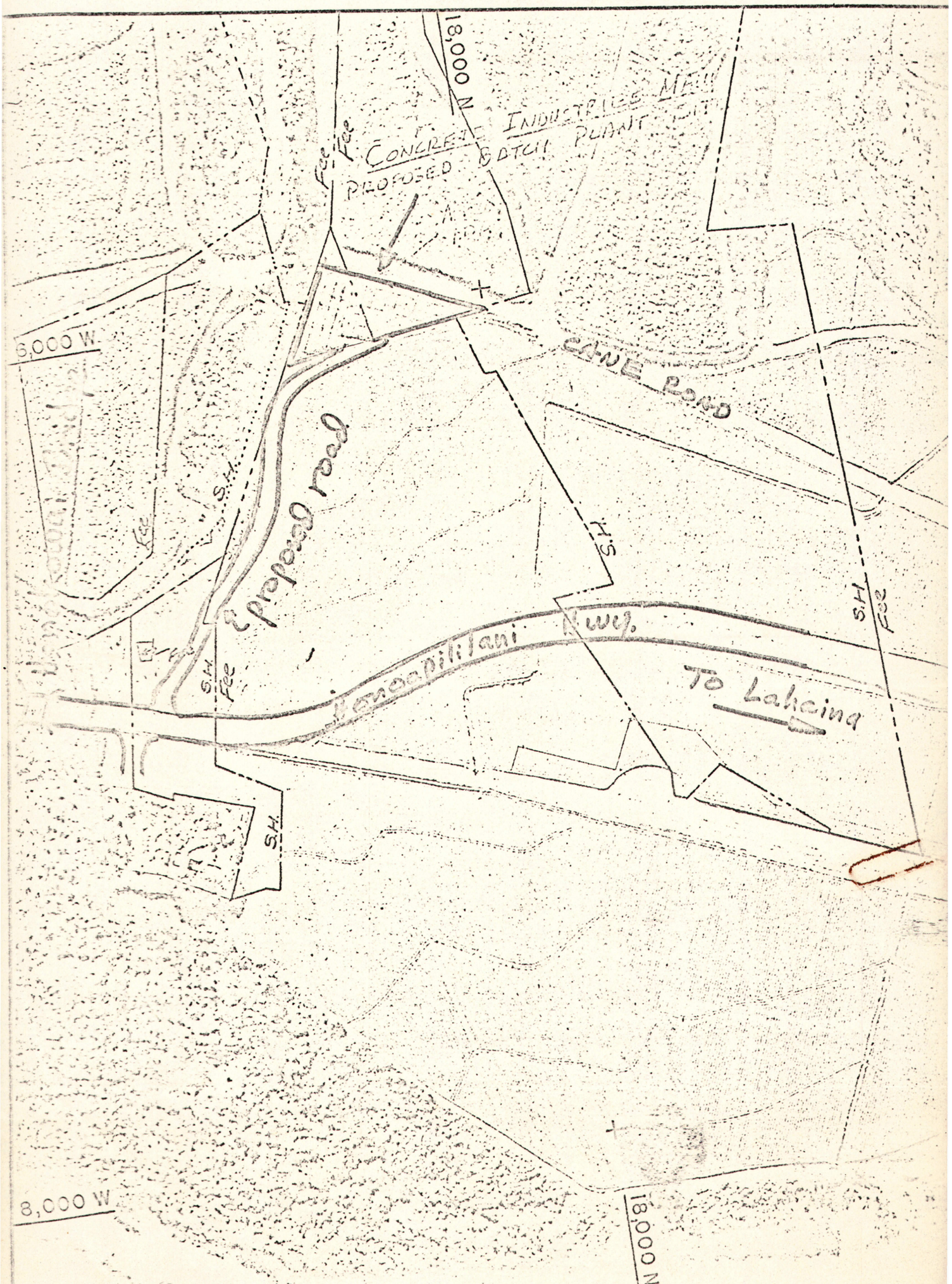
CONCRETE INDUSTRIES MAUI

Approximate location of batch plant access road on Honoapiilani Highway



Not to Scale

RSW 11/11/71



R.M. TOWILL CORPORATION
233 MERCHANT STREET
HONOLULU, HAWAII

CONCRETE INDUSTRIES MAUI
New Batch Plant location

November 11, 1971

Mr. E. D. Cheeley, Manager
Concrete Industries
P. O. Box 86
Puunene, Hawaii 96784

Dear Mr. Cheeley:

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 Concrete Industries (SP71-118) to operate a low profile portable concrete batch plant at Honokowai, Maui, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

Very truly yours,

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

SP71-118 - Concrete Industries
(Honokowai, Maui)

Please be advised that a special permit application has been filed with the Land Use Commission to operate low profile portable concrete batch plant on approximately 1 acre of land described as Tax Map Key 4-4-01: portion of 2 and 4-4-03: portion of 1. This property is generally located within the Agricultural District at Honokowai, Maui. The Maui County Planning Commission approved this request on October 19, 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

TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

2836

aaron m. chaney, inc.
Commercial and Industrial Property Brokerage
Property Management • Residential Sales

November 3, 1971

RECEIVED
NOV 8 1971
State of Hawaii
LAND USE COMMISSION

State Land Use Commission,
State of Hawaii
Wailuku, Maui, Hawaii

Subject: RELOCATION CONCRETE INDUSTRIES MAUI BATCH PLANT

Dear Sirs:

We note in a recent issue of the Lahaina Sun that final approval for the relocation of Concrete Industries Maui batch plant from its present location above Kaanapali to a site near Honokowai Stream is being considered by your Commission.

We are the Managing Agent for International Colony Club condominium, and owners there have expressed concern over this move, since indications are that access to the new location would be via the cane haul road fronting I. C. C.

Inasmuch as I. C. C. is already plagued by the noise and dirt from the cane haul trucks and the railroad, owners of cottages there voiced a strong appeal that relocation of the plant be denied until such a time as a new access road be constructed to that area.

As managing agent for the I. C. C. complex we join the owners in requesting that you give the utmost consideration to such delay.

Very truly yours,
Merle Swank

Merle Swank, Account Manager
Aaron M. Chaney, Inc.,
P. O. Box 756,
Lahaina, Maui, Hawaii 96761

cc: Aaron M. Chaney, Inc., Honolulu

LHC 11-12-71

CONCRETE INDUSTRIES MAUI / P.O. Box 86 / Puunene, Maui 96784 / Telephone 877-5065

November 11, 1971

RECEIVED
NOV 11 1971 (HILO)
DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Howard Nakamura
Planning Director
Maui Planning Commission
P. O. Box 1487
Kahului, Hawaii 96732

Subject: Concrete Industries Proposed Batch Plant
at Honokowai

Dear Mr. Nakamura:

This letter updates and clarifies our plans regarding an access route to our proposed batch plant site.

Mr. James Greig, representative of Pioneer Mill Co., our lessor for the site, has reaffirmed Pioneer Mill's desire for us to use the existing secondary cane haul road running from our plant site and paralleling Honokowai stream to Honoapiilani Highway. The entrance to the Highway is approximately 100 yards Lahaina-side of Honokowai Bridge.

Access to our plant from the intersection next to the Railway Terminal and the International Colony Club would not be used unless natural causes would prevent our using the previously described access.

We are presently making formal application with the State Highway Department for permission to use this access to the Highway. Our present plans are to asphalt pave the shoulders and approach to the highway as necessary to comply with requirements. We intend to improve the remainder of this road by applying cinder base with some sort of dust palliative.

We share your concern about possible dust and noise pollution and will take the steps necessary to control it.

We will keep you informed as our plans develop and become more detailed. Should you have any further questions in this regard, please call me.

Very truly yours,

Richard S. Walker
Manager

cc: E. D. Cheeley, HC&D
J. Greig, Pioneer Mill Co.

2838

Maui Sands
Honokowai, Maui

November 8, 1971

RECEIVED
NOV 10 1971
State of Hawaii
LAND USE COMMISSION

Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Subject: Proposed HC&D Honokowai Cement Batch Plant

Dear Sir:

The Maui press recently carried a news release concerning the transference of the Concrete Industries Division's batch plant from a site above the Kaanapali resort area to Honokowai.

The Maui Planning Commission has taken under advisement HC&D's request to move their plant to a site near Honokowai Stream, approximately 400 yards mauka of Honoapilani Highway. The Deputy Director of the Commission has told us that the proposed plant is to be hidden from the highway and operated on a "no-dust emission, little noise, non-stream polluting, temporary special land use basis." I question their ability to perform on the basis of the foregoing criteria. Observation of the present plant at Kaanapali and the performance of the temporary batch plant at the Royal Lahaina Hotel (now removed) has indicated the offensive nature of such facilities in a residential or hotel district.

This letter is to express my opposition to the approval of a permit allowing such an operation at Honokowai. On my behalf and the other residents at Honokowai (not "undeveloped" as stated in the press), I request that some other site be sought for the HC&D's cement operation.

Consideration by the Land Use Commission of this concern over the proposed industrial encroachment into an otherwise pleasant community will be appreciated.

Sincerely yours,

Dorothy W. Paine

Dorothy W. Paine (Mrs. L. A.)

cc Maui's State Senators and Representatives

2814

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Adrian Hussey, Vice-Chairman
Young Whee Chun
Joseph Franco
G. Alan Freeland
Kazuo Kage
George Murashige
Stanley Goshi, Ex-Officio
Carl Kajiama, Ex-Officio

Elmer F. Cravalho
Mayor

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

Howard Nakamura
Planning Director

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

October 21, 1971

RECEIVED
OCT 26 1971
State of Hawaii
LAND USE COMMISSION

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

SP71-118

Dear Mr. Fujimoto:

The Maui County Planning Commission at its meeting of October 19, 1971, voted unanimously to recommend approval of a request for Special Use Permit filed by Concrete Industries to establish a portable concrete batching plant within the State Agricultural District at Honokowai, Maui. Enclosed for your information and review are the following:

1. Copy of application.

2. Letter of authorization from the present property owner Pioneer Mill Company, Ltd.

3. Notice of Public Hearing.

4. Transcript of the Public Hearing.

5. Staff report. Please note that Condition No. 2 included in the staff's recommendation should be revised as follows:

   2. That clearing of the existing haole koa trees be minimized and that the remainder be retained as a buffer.

6. Map showing the proposed project site.

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

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Concrete Industries, Pioneer Mill, Public Works

INSTRUCTIONS:

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

RECEIVED
OCT 26 1971
State of Hawaii
LAND USE COMMISSION

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

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

SP71-118

DO NOT WRITE IN THIS SPACE

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

A. Description of Property: (1) Tax Map Key No. 4-4-01: Por. 2 and 4-4-03 (P) 1 Sme

(2) Lot Area Approx. 1 acre OK (3) Location Honokowai, Maui

B. Ownership: (1) Owner's name Pioneer Mill Company, Limited

(2) Lessee's name Concrete Industries Maui A Dept. of HC&D, Ltd. (3) Unexpired term 3 years

C. Request: (1) State request briefly and exactly: Request special use permit to operate low profile portable concrete batch plant in agricultural zone for duration of proposed lease with Pioneer Mill Company (3 years) beginning in January 1972.

(2) Reasons justifying granting of request: In order to economically and expeditiously service construction in this high growth rate area, a batching facility is required. This proposed site would replace the present facility above Kaanapali, and is more desirable because of its remote location from any existing or presently planned development. The low profile plant (maximum height approximately 15') we propose to purchase for this location would be barely, if at

Insert "A" Continue on next page

D. Applicant: (1) Name Concrete Industries Maui a Dept. of HC&D, Ltd.

(2) Address P. O. Box 86, Puunene, Maui 96784 (3) Telephone 877-5065

(4) Signature E D Cheeley 841-0911 (Honolulu Off. HC&D)

E. D. Cheeley, Manager
Concrete Industries Division

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

Reasons: _____

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

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

APPLICATION FOR SPECIAL PERMIT

C. (2) continued:

all, visable from the highway. We plan to leave a screen of the existing Haole Koa trees between the highway and the plant.

The operation would have no adverse effects on the surrounding environment. Dust would be controlled by the use of air filters on the bulk cement storage and water spraying of the aggregate stock piles.

With the exception of utility service and sanitary facilities, no structures or other permanent improvements would be made to the property.

PIONEER MILL COMPANY, LIMITED

Growers of sugar cane and producers of raw sugar

P. O. Box 727
Lahaina, Hawaii 96761

August 17, 1971

RECEIVED
AUG 18 1971
DEPT. OF PLANNING
COUNTY OF MAUI

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

Dear Mr. Nakamura:

We have been contacted by Mr. Emmet D. Cheeley, Manager, Concrete Industries Division, H. C. & D., Limited, regarding the lease of approximately one acre of land along the southerly edge of Honokowai Stream makai of our haul cane road identified by TMK 4-4-01:Por. 2. This parcel presently lies in waste and is of no immediate cane producing value. We propose a Manager's lease of three years, with a year-to-year extension not to exceed a total life term of five years.

By means of this letter, Pioneer authorizes Concrete Industries, Inc. to proceed with a Special Use Permit request and to perform the necessary survey work in conjunction with the planning of their batch plant relocation.

Sincerely,

John W. Siemer
Vice President & Manager

JWS:js

cc: E. D. Cheeley
J. E. Loomis



NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY given of a public hearing to be held by the Maui Planning Commission on Tuesday, September 21, 1971, at the Chambers of the County Council, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

HONOKOWAI, MAUI
Concrete Industries Division by E. D. Cheeley, Manager, requesting approval to establish a concrete batching plant. The proposed location is on the mauka side of Honoapiilani Highway in the vicinity of Honokowai Stream. The parcel is located in the State Agricultural District.
Owner: Pioneer Mill Company, Ltd.
Lot Area: 1.0 ac ±

Sketch showing the general location is on file in the office of the County of Maui Planning Deparment at Naska, Maui, Hawaii, and is open to the public for inspection during office hours.

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

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--August 31, 1971)

cc Mr. E. D. Cheeley
cc Pioneer Mill Co. Ltd.
cc Mayor Cravalho
cc Land Use Commission
cc Public Works
cc Dept. of Health

MAUI PLANNING COMMISSION
PUBLIC HEARING
Tuesday, September 21, 1971

LAND USE COMMISSION
SPECIAL USE PERMIT

The public hearing on the following request for Special Use Permit under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII, 1955, 1961 Supplement, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963, was opened by Chairman Yoshikazu Matsui in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii, on Tuesday, September 21, 1971.

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

APPLICATION NO. 54
Honokowai, Maui
Concrete Industries Division by E. D. Cheeley, Manager, requesting approval to establish a concrete batching plant. The proposed location is on the mauka side of Honoapiilani Highway in the vicinity of Honokowai Stream. The parcel is located in the State Agricultural District.
Owner: Pioneer Mill Company, Ltd.
Lot Area: 1.0 ac ±

Mr. Ishikawa, Deputy Director of Planning, read the Notice of Public hearing published in the Maui News on August 31, 1971, a copy of which is enclosed for your records.

Mr. Ishikawa read the application for Special Permit, a copy of which is attached hereto and made a part hereof.

Mr. Ishikawa proceeded to explain the request. He showed the location of the parcel, which is a triangular shaped lot located in the Agricultural District, surrounded by sugar cane. The parcels, which contains no productive Agricultural crops at this time, is covered with Koa trees. Mr. Ishikawa explained the request from the staff report, a copy of which is attached hereto and made a part hereof.

Mr. Freeland: "I was thinking of the proposed new highway."

Mr. Ishikawa: "I am not too sure of the timing of that alignment."

Mr. Goshi: "The alignment will be just before the S curving."

Mr. Freeland: "In other words, on the mauka side of the new alignment."

Mr. Matsui: "When this bypass road goes through, this batching plant will be visible. When new highway goes in, would it be visible from the highway?"

Mr. Cheeley stated that he felt that the dense Koa trees would serve as a buffer.

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

The Chair opened the hearing to the public.

Mr. Cheeley: "My name is Emmett, Cheeley, HC & D Field boss. As outlined in our application, we feel that this is a much more desirable location in the Kaanapali area. Concrete is a perishable commodity...Also in having this batching plant, it is more economical and we generate less truck traffic on

the highway. We will eliminate some of the traffic on the highway. It would be less in any event. The area is remote and away from the highway. I don't think you will be able to see the plant even with the highway relocated. It is questionable whether you could see the plant. The whole plant is completely portable. With two truck tractors, we can move the plant in a day, with the exception of sanitary facilities which we didn't decide what we will do yet. We feel that this is one of the best locations that could be used for that.

Mr. Matsui: "Did you take into consideration the windage and pollution effect?"

Mr. Cheeley: "We don't think there is going to be any dust pollution. As we have in the past, if there is any new thing to control the dust, by wetting the stock piles that will contain the dust, if there are any new regulations put out by the State on how they are going to measure this, we naturally will comply with anything that they come forth with. We have a portable batching plant facility similar to this in the middle of Waikiki and had only two complaints...we were able to control the dust. I foresee no problems."

Mr. Matsui: "I asked you this question because you are going further up and your hotels sited below. My question was, did you make a study of the windage at the present site?...when the dust blows and wind blows, it will take it to the hotel."

Mr. Cheeley: "There will be very little dust. We did not make a specific study. It has been our experience that dust will not carry."

Mr. Ishikawa: "I had a telephone call asking about the proposal and location and what it might possibly cause in terms of noise. I don't know if he is here in the audience. He was concerned and wanted to know more about it. Are you presently looking for a permanent site in this are?"

Mr. Cheeley: "Yes and no. We have been keeping our eyes opened for a permanent site. We haven't seen anything yet that we thought is feasible. This is an area that is very close to the center of where the activities will be. With this portable batching equipment. We are willing to live with temporary sites and moving from time to time."

Mr. Ishikawa: "Are you trying to use the canehaul road for bulk material or solely dependent on the highway?"

Mr. Cheeley: "...in the past we used their road (Pioneer Mill) as much as we could."

Mr. Matsui: "If you have permission to use them, you can get to this. There is a possibility."

Mr. Cheeley: "There is. This will have to be explored."

Mr. Ishikawa: "Do you normally have a lot of waste from your operation?"

Mr. Cheeley: "There is no waste. At the present time, we have no equipment based there and we have no intention of basing our trucks out there. The trucks are brought back to be washed and cleaned and if there is any waste material, we have a special place for that."

Mr. Freeland: "Is this plant to replace the present batching plant in Kaanapali now?"

Mr. Cheeley: "Yes sir, that will be removed."

Mr. Matsui: "In other words, you will move this to the next site and put up a new plant."

Mr. Cheeley: "We will put up a new plant. The existing is a permanent type not meant to be moved."

Mr. Freeland: "This is something different from the present one?"

Mr. Cheeley: "Yes, sir."

Mr. Goshi: "I would like to point out that this site is makai on the intersection of the canehaul road and Honokowai Stream and where it crosses the existing culvert is inadequate and is known to overflow. I was wondering if the applicant is aware of that."

Mr. Cheeley: "We went out there last year when we had the heavy rain and there was a little bit of overflowing but it didn't appear to be causing any problem."

Mr. Goshi: "In your planning for your site, this should be taken into consideration."

Mr. Cheeley: "Yes, but everything we have in there is off the ground..."

Mr. Jim Greig: "There is an existing road along that stream. We figured on widening that road. We don't want to tie the canehaul road down to specific use."

Mr. Goshi: "Then will that road be paved?"

Mr. Greig: "It will be with cinders."

Mr. Goshi: "The connection should be paved."

Mr. Matsui: "How much or how often are you hauling the aggregates in?"

Mr. Cheeley: "In the past we were doing the hauling ourselves and it was just about four trips a day deal for us. A lot depends on the volume of work..."

Mr. Matsui: "In one day, you feel you are making four loads?"

Mr. Cheeley: "We did in the past."

Mr. Matsui: "That takes care of roughly how many yards?"

Mr. Cheeley: "About 56 yards."

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

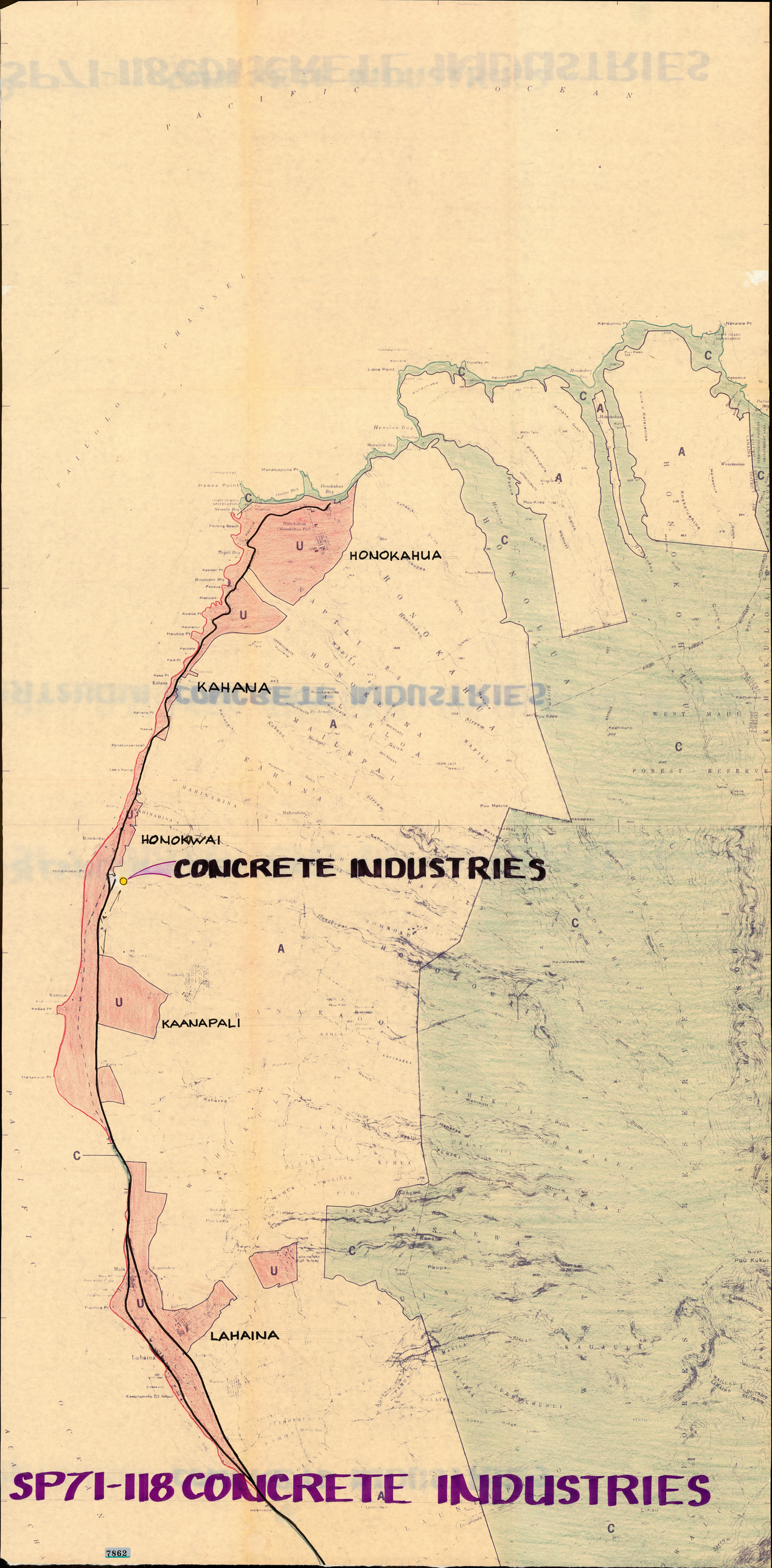
The Chair closed the public hearing and informed the applicant that the matter would be taken under advisement.

Respectfully submitted,

JEAN UEMAE
Private Secretary

RECORD OF ATTENDANCE

Present:	Y. Matsui
	Y. W. Chun
	A. Hussey
	G. A. Freeland
	S. Goshi
Excused:	G. Murashige
	J. Franco
	K. Kage
	C. Kaiama
Others:	T. Ishikawa
	Captain Lily
	Mr. Wookey
	Mr. Metheany
	Mr. Kohne
	Mr. Mizomi
	Mr. Robert Smith
	Mr. Cheeley
	Mr. Jim Greig
	Mr. Henry Ito
	Mr. Johnson
	Mr. McCabe
	Mr. Ross


HONOKAHUA
KAHANA
HONOKOWAI
CONCRETE INDUSTRIES
KAANAPALI
LAHAINA
SP71-118 CONCRETE INDUSTRIES
7862

SP71-118 CONCRETE INDUSTRIES

TRUE NORTH
1" = 200'

Owners of Parcel 79:
Hiromi Omura & wf.
Hanae - J/T

(Peninsula Development Hawaii, Incorporated)le.
"MAUI SANDS II"

(Peninsula Development Hawaii, Inc.)le.
"MAUI SANDS"

Highwater Mark
Dick Y. Wong - 66.97%
Kaanapali Hotel Corp. - 33.03 %

County of Maui
21,152 ±
(9,337 ±)

Section 3 Plat 06

WAILUA

HALE KAI
46,328 ±

Kazuma Kubo & wf. et al

Antone & Annie Peters - J/T
5 & wf.
0.505 Ac.

Lucy N. Furtado
1.740 Ac.
(1.596 Acs.)

R.G.F. Eyington Est.
51,201 ±
4260.6
63,501 ±

Pioneer Mill Co. Ltd.
1.21 acs.

Tadashi Sakamoto & wf. Masayo - T/E
0.509 Ac.
or
21,917 ±

Chris C. Reynolds Trust et al - 76

(Bromstone, Inc. or Donald Lonergan & wf. Virginia M. Mais)

Joseph K. Park

George M. Takemoto & wf. June I. - T/E
2.67 Acs.
(2.24 Acs.)

State of Hawaii
(Pioneer Mill Co. Ltd.) 0.900 Ac.

Pioneer Mill Co. Ltd.
(7.350 Acs.)

Harry Wornberg

(Peninsula Development Hawaii, Inc.)le
1.152 Acs.

State of Hawaii
(Pioneer Mill Co. Ltd.)
0.90 Ac.

EASEMENT "A" (Co. 9.324 Acs.)

HIGHWAY

KAMEEUI PLACE

SEE INSET (HONOKOWAI SUBDN. 1)

Hidemi Ichiki, Jr. wf. Vivian C. - T/E
AW 1.183 acs.

State of Hawaii
(Pioneer Mill Co. Ltd.)
1.53 Acs.

Pioneer Mill Co. Ltd.
1.156 Acs.

State of Hawaii
(Pioneer Mill Co. Ltd.)le
6.16 acs.

Pioneer Mill Co. Ltd.
1.16 acs.

Donald H. Tokunaga, Harry J. Tiedeman, - T/C
11.09 Acs. ±
(9.09 Acs. ±) le

STREAM

HONOKOWAI

pond

Various Owners See TMB 3-7-13-28
0.606 Ac.

Smith J. Kalama Et al
(0.54 ac.)

Pioneer Mill Co. Ltd.
0.048 Ac.

1.4 acs.
(0.86 ac.)

0.542 Ac.

John P. Clarkin & wf. Helen K.
1.717 Ac.
7.573 Acs.

Roadway Exm't. "A" (30 ft. wide)

Jackbilt Industrial Corp.
Resort Realty, Inc.;
Paul Hammatberg &
McLain-Hawaiian, Inc.
5.011 Ac.
(4.893 Ac.)

Pioneer Mill Co. Ltd.
17.650 Acs.
(16.288 Acs.)

Pioneer Mill Co. Ltd.
11.822 acs.

Joseph Park, et al
Pilahi Park, et al
Dorothy K. H. Pa-aoabe
Pioneer Mill Co. Ltd. - T/E
Cecilia Medampe - (1/6 int.)

Pioneer Mill Co. Ltd.
(3.67 ac.)

PIONEER MILL CO. LTD.
(16.8 ac.)

Ld. Ct. App. 485

Ld. Ct. App. 522

Pioneer Mill Co. Ltd.

Various Owners
0.606 Ac. TMB 3-7-13-28

Various Owners See TMB 3-7-13-28

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:4

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:5

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:1

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:2

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:3

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:6

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:7

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:8

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:9

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:10

Pioneer Mill Co. Ltd.
L.C.Aw. 5002:11

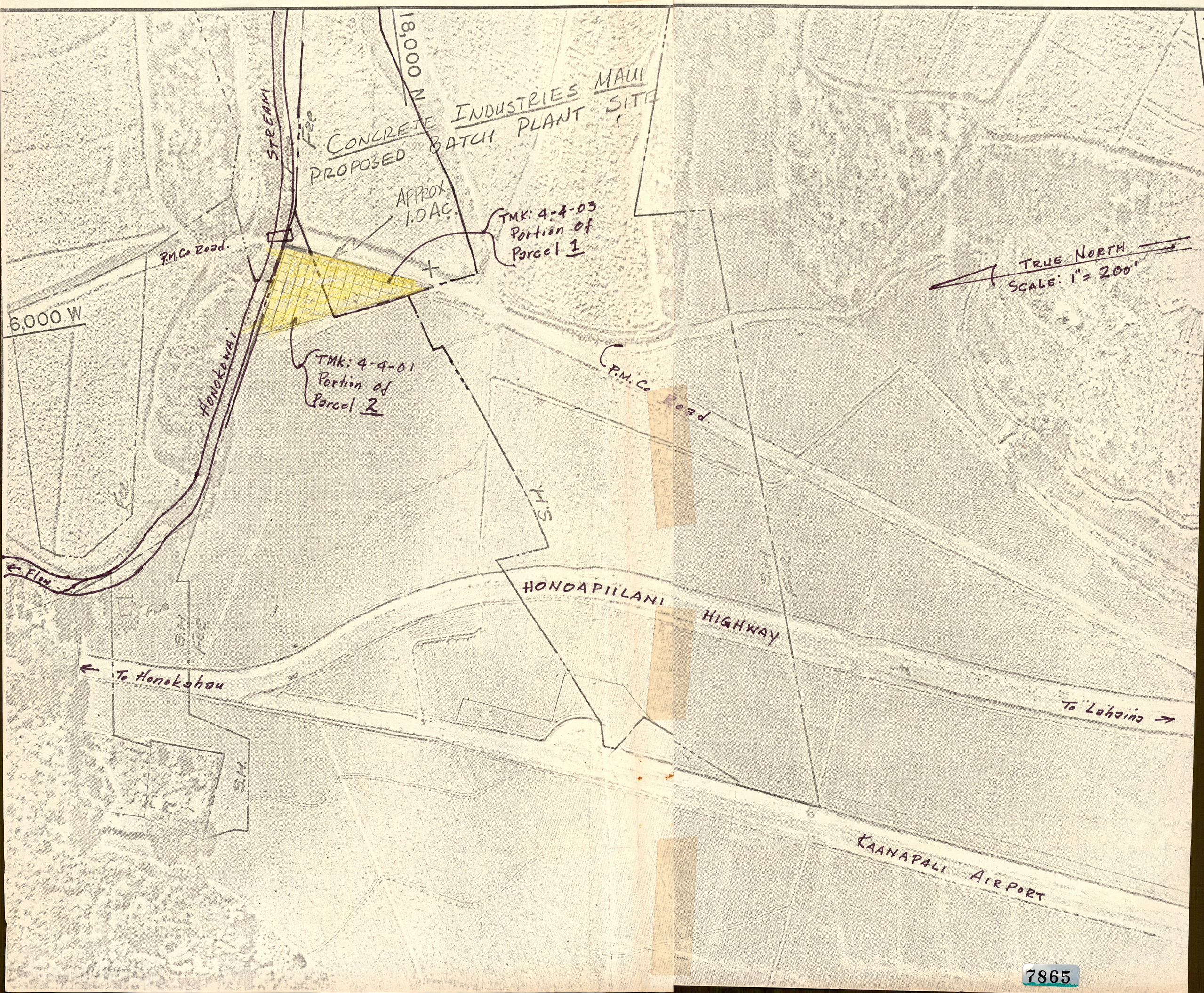
Pioneer Mill Co. Ltd.
L.C.Aw.

7864

10-44-44

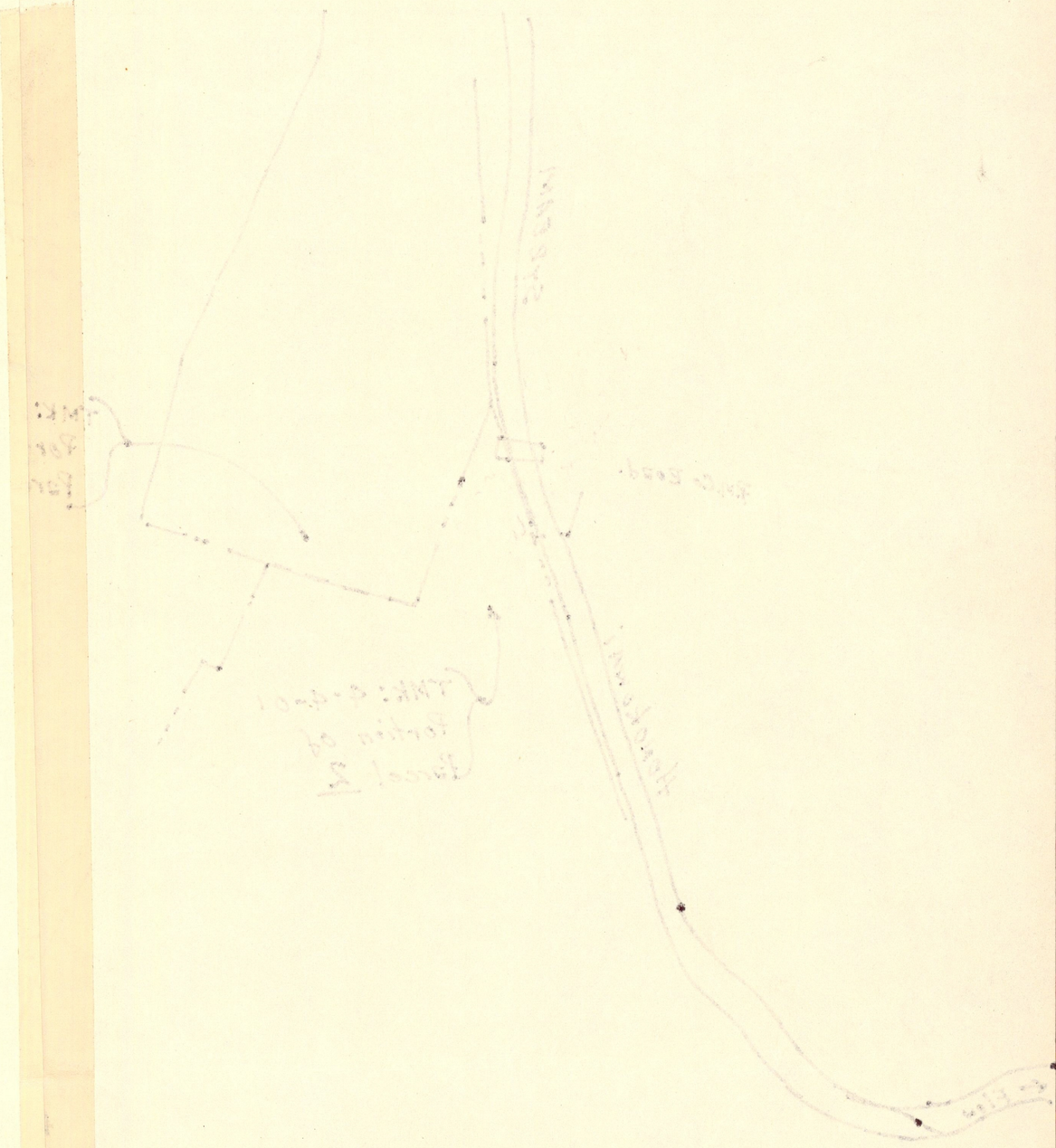
50-44-44

SPAN-118 CONCRETE INDUSTRIES



CONCRETE INDUSTRIES MAUI
PROPOSED BATCH PLANT SITE
18,000 N
STREAM
Fee
APPROX 1.0 AC.
TMK: 4-4-03 Portion of Parcel 1
TMK: 4-4-01 Portion of Parcel 2
P.M. Co Road.
6,000 W
HONOKOWAI
TRUE NORTH
SCALE: 1" = 200'
P.M. Co Road.
S.H.
Flow
HONOAPIILANI HIGHWAY
To Honokahau
To Lahaina
KAANAPALI AIRPORT

7865



RECEIVED
OCT 26 1971
State of Hawaii
LAND USE COMMISSION

7866

October 18, 1971

STAFF REPORT

TO: Maui County Planning Commission

FROM: Planning Staff

SUBJECT: Special Use Permit for Concrete Batch Plant at Honokowai, Maui by Concrete Industries Division, E. D. Cheeley, Manager.

TMK 4-4-01:2 (Portion of)
State Land Use Designation: Agricultural District
County of Maui Zoning: Residential - A-2
Area of site: 1.0 AC ±

COMMENTS:

The proposed site is located on the mauka side of Honoapiilani Highway and on the Lahaina side of Honokowai Stream.

A concrete batching plant is considered as a M-2 Heavy Industry Use and as such should be located in the M-2 Zoning District. However, the fact that:

1) there is no M-2 Zoning District in Honokowai and its immediate area;

2) there is a need for a concrete batching plant to serve the present construction projects in Kaanapali - Honokowai area;

3) the proposed site is about 1,100 feet from Honoapiilani Highway without a direct access to the highway (the site is served by an existing cane hauling road which intersects Honoapiilani Highway about 3/4 mile away);

4) the surrounding area of the proposed site is in Agricultural Use; there are no residences in the immediate area.

RECOMMENDATION:

It is recommended that the Special Use Permit be granted subject to the following conditions:

1) That the maximum height of the concrete batching plant not exceed 15 feet;

2) That ~~the existing~~ Haole Koa trees be retained;

see letter for amendment

3) No permanent improvements be made other than sanitary and utility service facilities;

4) Dust control program be established;

5) Excess material, and storage areas be screened from view from Honoapiilani Highway;

6) The Special Use Permit expire on Dec. 31, 1972, but may be extended upon further review of the situation;

7) That waste from the batch plant operation not be emptied into the Honokowai Stream;

8) That the applicant take necessary precautions from possible flooding from the Honokowai Stream.

CORRECTED
FEB 1 0 1940
FEB 8 1941
APR 15 1941
AUG 7 1941
FEB 7 1942
MAR 20 1942
JAN 25 1943
APR 20 1943
APR 1945
JAN 20 1948
FEB 27 1948
JUN 6 1958
NOV 3 59
NOV 1 1960

MAHINAHINA

Sec. 3 PLAT 06

To Honokowai

State of Hawaii
220.70 ac.
(Pioneer Mill Co. Ltd.)
G.L. 3588

Road

State of Hawaii
292.74 Acs.
(Pioneer Mill Co. Ltd)

County of Maui Honokowai Pipeline Right of Way
G.L. 3588
(276.74 ac)

Pioneer Mill Co. Ltd
(0.63 ac.)
20' Ditch Rt of Way
Gr. 9260 : 2

State of Hawaii
12.85 ac
Pioneer Mill Co. Ltd.)
G.L. 3588

State of Hawaii
(Pioneer Mill Co. Ltd.) le
per G.L. S-3838
Ditch Right-of-Way
2.41 ac.
14

Pioneer Mill Co. Ltd.
10.51 ac.

RESERVOIR SITE
Gr. 9260 : 2
(3.88 ac.)
16

20' Ditch Rt of Way (Gr. 9260)

Reservoir Site
(3.10 ac)
19

5 Pioneer Mill Co. Ltd.
5.10 ac.
Gr. 7844

20.42 ac.
Pioneer Mill Co. Ltd.
M O O M U K U
L.C.Aw. 11216 : 28
17

Pioneer Mill Co. Ltd
1.31 ac.
25

80 Foot Pipe Line Right of Way (CSF-18564)

(16.00 ac.±)

PLAT 05

5 Pioneer Mill Co. Ltd.
4.0 ac
RESERVOIR SITE
Gr. 9260 : 1

18

PLAT 03

10" Pipeline Rt-of-Way

HONOKOWAI VALLEY

State of Hawaii
86.50 ac.
(Pioneer Mill Co. Ltd.)
G.L. 3588

Pioneer Mill Co. Ltd.
4.09 ac.
Ld. Ct. App
485
4

5 State of Hawaii
1.70 ac.
(Pioneer Mill Co. Ltd)
G.L. 3588

Tunnel

State of Hawaii
(Pioneer Mill Co. Ltd.) le.
per G.L. S-3838
Ditch R/W
1.67 ac.
12

20

PLAT 07

State of Hawaii
172.365 ac.
(Pioneer Mill Co. Ltd.)
G.L. 3588

Honokowai Stream

L.C.Aw. 6722 : 3

L.C.Aw. 5005 : 1

Pioneer Mill Co. Ltd.
7.39 ac
Ld. Ct. App
485
5

L.C.Aw. 76 : 3

State of Hawaii
14.75 ac.
(Pioneer Mill Co. Ltd)
G.L. 3588

State of Hawaii
(Pioneer Mill Co. Ltd.) le
per G.L. S-3838
Ditch R/W
0.55 ac
13

PLAT 04

State of Hawaii
G.L. 3588

0.089 ac

4.92 ac
(PM Co Ltd.)
24

3

Road

(6.04 ac)
Gr. 4360

Pioneer Mill Co Ltd
1124.284 Ac.
(1105.188 Ac.)

(10.28 ac.)
L.C.Aw. 5121 : 3

L.C.Aw. 76 : 2

State of Hawaii
8.70 ac
(Pioneer Mill Co. Ltd)
G.L. 3588
4

State of Hawaii
24.3 ac.
(Pioneer Mill Co. Ltd)
G.L. 3588
6

Cemetery

HIGHWAY (Federal Aid Project No. S 3338)

KAANAPALI LOOP LOT
(4.516 Ac.)

Road

Ditch

L.C.Aw. 7715 : 3

Honokohau Ditch

KAANAPALI NORTH DEPOT LOT

Res.

Road

Power Line

Bd. of Home Miss. of the Methodist Church) le
(0.263 ac.)

See Below For Owner
0.132 Ac
21
1

Trioneer Mill Co. Ltd.
(Roman Catholic Church) le
0.609 ac

Amfac Inc.
1.008 Ac.
(Lahaina-Kaanapali Pacific Railroad Inc.) - le.

PUUKOLII CAMP

Territory of Hawaii Leased
(4.0 ac.)
Gr. 4360
22

SPUUKOLII SCHOOL LOT

PLAT 06

Res.

SUBJECT TO CHANGE

21 Bd. of Home Missions & Church Ext. of the Methodist Church.

Por. of KAANAPALI, LAHAINA, MAUI

True North = 500

SECOND DIVISION		
ZONE	SEC.	PLAT
4	4	02

CONTAINING PARCELS

SCALE: 1 in. = 500 ft.

SP71-118 CONCRETE INDUSTRIES PRINTED OCT 26

7867

Dwg. No. 56
By N.A. D.S.C.
Source: Tax Maps Bureau



R.M. TOWILL CORPORATION
233 MERCHANT STREET
HONOLULU, HAWAII

PHOTO MAP
OF PIONEER MILL CO., LTD.
FIELD D-1
MAUI, HAWAII

SCALE 1" = 200'
ORIGIN OF COORD : LAINA
DATE OF PHOTO : 8-6-62

7868