

Action

Apr 10 to May 25

Skid to
April 21

In Haiku Area

LUC Denies Rezoning Request

A request by Ernest G Louis, of Haiku, for a change in zoning—from agricultural to urban of 7.3 acres of property at Pauwela—was denied last Friday, when the State Land Use Commission met in Kahului.

Denial of the Louis request was in conformance with the recommendation of the Maui Planning Commission which—during a meeting on February 8—voted unanimously to recommend denial of the petition.

Reviewing the matter, the LUC staff found that:

"1. The petitioner (Louis) has failed to substantiate the need for more Urban lands at Pauwela;

"2. Adequate lands presently exist within the abutting Pauwela Urban District to accommodate foreseeable urban needs; and

"3. There are no significant changes in development trends supporting the future growth potential of the Pauwela area."

Prior to voting on the item, the LUC was advised by realtor Chris Mamiya (representing Louis) that Arisumi Brothers, Inc., contractors, has expressed interest by letter in "taking all of the houselots for developing a project that would offer 20 houses and lots (with a minimum of 7,500 square feet each) at a sale price of between \$26,000 and \$30,000.

"If a husband and wife are both working," Mamiya said, "they don't qualify, by income, for the Paia low cost housing project. We're not competing with the Paia project, but are trying to meet a void."

Petitioner Louis said: "I think, personally, this is an excellent place for house lots. When we purchased this property a few years ago, it was zoned urban."

According to the LUC staff report, the property was originally designated within the Urban District in August 1964. However, in August 1969, LUC

consultants for the comprehensive five-year boundary review recommended, and the Commission approved, the reclassification of approximately 87 acres at Haiku (including the Louis property) from an Urban to an Agricultural designation.

Three other action items considered at Friday's meeting were approved by the Commission in concurrence with the recommendations of the Maui County Planning Commission. These include:

1—A request by Hale Mahaolu and the County of Maui for a change in zoning, from agricultural to urban, of 19.6 acres at Kaunakakai, Molokai.

A housing project (under the FHA 235 subsidized mortgage program for low and moderate income families) is proposed on the property, with the house and lot parcels estimated to sell in the \$26,000 to \$31,000 price range.

Robert Yokoyama, secretary of the Hale Mahaolu Corporation, explained to the Commission that the "lack of skilled craftsmen" on Molokai would result in these price ranges because "per diem (for importation of skilled workers) will raise the rates."

2—A request by the Department of Accounting & General Services for a change in zoning, from agricultural and rural to urban, of 60.5 acres at Kula.

According to the LUC staff

findings, the reclassification would allow the petitioner "to construct the proposed Quarterway House and continue with future expansion and renovation of the Kula Sanatorium and Hospital complex as the need arises."

3—A request by Maui Hardwoods, Inc. for a special permit to establish a kiln drying and wood treating facility on 1.2 acres within the agricultural district at Puunene.

The request was approved subject to conditions set forth by the Maui Planning Commission . . . and "that attractive and adequate screening along Mokulele Highway and Waiko Road shall be provided within one year of the approval of this special permit."

April 24, 1972

Mr. Harley E. Helle, President
Maui Hardwoods, Inc.
P. O. Box 1478
Kahului, Maui 96732

Dear Mr. Helle:

The original of the attached letter approving the special permit request by Maui Hardwoods, Inc. (SP72-127) to establish a kiln drying and wood treating facility on approximately 1.2 acres of land described as portion of Tax Map Key 3-8-5: 01, at Puunene, Maui, subject to the conditions set forth by the Maui County Planning Commission, with the additional stipulations that condition #4 be amended to include approval by the Land Use Commission, and (5) that attractive and adequate screening along Mokulele Highway and Waiko Road shall be provided within one year of the approval of this special permit, is on file in the office of the Maui Planning Commission, Kahului, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

April 24, 1972

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

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on April 21, 1972, the Land Use Commission voted to approve a special permit to Maui Hardwoods, Inc. (SP72-127) to establish a kiln drying and wood treating facility on approximately 1.2 acres of land described as portion of Tax Map Key 3-8-5: 01, at Puunene, Maui, subject to the conditions set forth by the Maui County Planning Commission, with the additional stipulations that condition #4 be amended to include approval by the Land Use Commission, and (5) that attractive and adequate screening along Mokulele Highway and Waiko Road shall be provided within one year of the approval of this special permit.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Mr. Harley E. Helle, President, Maui Hardwoods, Inc.
Maui Dept. of Taxation
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

April 21, 1972
1:30 p.m.

STAFF REPORT

SP72-127 - MAUI HARDWOODS, INC.

A special permit filed by Mr. Harley Helle of Maui Hardwoods, Inc. has been forwarded by the Maui County Planning Commission. The applicant, acting on behalf of Honolulu Wood Treating Company, Ltd., is requesting the establishment of a kiln drying and wood treating operation within the State Land Use Agricultural District at Puunene, Maui.

Maui Hardwoods, Inc. presently maintains a lumber mill on the 9.1 acre site which is situated approximately 1.5 miles south of Puunene at the Waiko Road-Mokulele Highway intersection. The subject of this petition involves a 1.2 acre portion of the 9 acre mill site. The property described as TMK 3-8-05 portion of parcel 1 is owned by Alexander & Baldwin, Inc. and leased to Maui Hardwoods, Inc.

Land Study Bureau rating for the subject property indicates "A" or very good overall suitability for agricultural use. The slope of the land is between 2 and 5 percent, and the rainfall averages 20 inches annually. Water and electricity are available to the site which is entirely surrounded by cane fields.

A special permit similar to the one presently under consideration was granted to Maui Hardwoods, Inc. by the Land Use Commission on August 1, 1969. The reason for this special permit reapplication is explained by Mr. Clint Hallsted, President and General Manager of Honolulu Wood Treating Company, Ltd., in a letter dated January 27, 1972. His letter states in part:

"Evidently the reason for the necessity of reapplication is that we have not complied with condition #3 on which the special permit was granted; namely, that screening and construction be initiated within one year from the date of approval by the Land Use Commission.

"It is unfortunate that we did not start construction immediately as we have been paying lease rental on the property since January 1, 1970. Our intention was to build promptly, and we placed a treating cylinder on the property on October 10, 1969. As it turned out, construction fell off to the point where it was not economically feasible to build at that time. Our Honolulu and Hilo plants were suffering from the slump in housing and other buildings made of wood. Housing and low-rise construction have now picked up to where we believe the operation of this plant on Maui is economically feasible. We had planned to start construction in the last half of 1961 but due to the shipping strike, we were unable to get some of the equipment. We now have this, we have our plans down, and we are ready to start construction."

1971
drawn

It was further reported that the plant will initially hire 5 to 10 people and ultimately could hire 50 to 75. In addition, Mr. Hallsted stated that they plan to construct a fence along the highway and plant a hedge on the north side of the site as soon as feasible after construction is completed.

To justify this request, the petitioner states:

"Honolulu Wood Treating Company specializes in servicing the drying and processing requirements of many manufacturers and dealers and it would then not be necessary for Maui Hardwoods to expend funds for installing these facilities ourselves. It would not be feasible or economical to have these facilities at a location other than at the sawmill site."

County Recommendation

At its meeting of April 4, 1972, the Maui Planning Commission voted to recommend approval of the special permit with the following conditions:

- "1. That all health, safety and building requirements of the County and State be met.
- "2. That proper fencing and landscaping be provided along the boundary of the site to be used for the kiln drying and wood treatment operation.
- "3. That proper precautions be taken to minimize hazards related to the operation of the facilities. The precautions to be taken shall follow the methods proposed in the report "Pollution Control Procedures for Maui Treating Plant" by Dr. D. D. Nicholas.
- "4. That the approval be granted for three (3) years subject to further extension upon favorable review by the Maui Planning Commission."

In addition to review by the County, the subject request was referred to the State Office of Environmental Quality Control for their review and recommendations by the Maui County Planning Department. In reply, the Office of Environmental Quality Control advised that additional information has been

received from the petitioner describing efforts that will be made to minimize environmental hazards. Based on this information, the Office of Environmental Quality Control feels that adequate precautions will be taken to protect the surrounding areas and therefore approves of the applicant's proposed pollution control procedures. These procedures are incorporated in condition #3 of the County's recommendation.

An evaluation of this special permit request indicates that the proposed use is not contrary to the following applicable guidelines established by this Commission in determining an unusual and reasonable use:

1. such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations;
2. that the desired use will not adversely affect surrounding property; and
3. such use will not unreasonably burden public agencies to provide roads and streets, sewers water, drainage, and police and fire protection.

The conditions imposed by the Maui County Planning Commission will adequately deal with concerns over pollution, health, safety, and aesthetics.

Therefore, the staff recommends approval of this request, subject to the conditions set forth by the Maui County Planning Commission with the additional stipulations that condition #4 be amended to include approval by the Land Use Commission and (5) that attractive and adequate screening along Mokulele Highway and Waiko Road shall be provided within 1 year of the approval of this special permit.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kahului Library
Kahului, Maui

APPROVED
JUL 20 1972

April 21, 1972 - 1:30 p.m.

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

Commissioner Absent: Shelley M. Mark

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

Chairman Inaba duly swore in persons who will be
testifying today.

ACTION

PETITION BY HALE MAHAOLU & COUNTY OF MAUI (A71-309) TO
RECLASSIFY 19.6 ACRES FROM AGRICULTURAL TO URBAN AT
KAUNAKAKAI, MOLOKAI

Mr. Tatsuo Fujimoto, Executive Officer, presented the
staff memo recommending approval of the subject petition,
based upon staff's findings (see copy of report on file).
A detailed description of the area under petition was also
offered to orient the Commission to the location and surround-
ing uses.

In response to Chairman Inaba's question, Mr. Robert
T. Yokoyama, Corporation Representative of Hale Mahaolu,
reported that a similar low and moderate income project at

April 21, 1972

property fronted on the Government Road with the balance abutting the Urban District. He concluded that subject property was an ideal site for houselots.

It was moved by Commissioner Kido and seconded by Commissioner Yamamura that the petition be approved. The motion was defeated with the following votes:

Ayes: Commissioners Kido, Yamamura, Chairman Inaba

Nays: Commissioners Napier, Wung, Sakahashi, Vice Chairman Tangen

✓ SPECIAL PERMIT APPLICATION BY MAUI HARDWOODS, INC. (SP72-127)
TO ESTABLISH A KILN AND WOOD TREATING FACILITY AT PUUNENE,
MAUI

A recommendation for approval of the special permit request, subject to the conditions set forth by the Maui County Planning Commission and the additional stipulations by the Land Use Commission, was presented by staff planner Leong (see copy of report on file).

In response to questions raised by Commissioner Kido, Mr. Leong explained that landscaping, as such, had not been the intention of the additional stipulation by the Land Use Commission staff, but rather plant screening of the barbed wire and angle wire fencing fronting the property for aesthetic reasons, to which the petitioner himself had agreed.

Commissioner Yamamura urged Mr. Helle, petitioner, to take advantage of the financial aid that was available to him from the State Soil Conservation Service for the cost of the necessary screening.

Commissioner Napier moved for approval of the special permit request as recommended by staff, which was seconded by Vice Chairman Tangen and passed unanimously.

NEXT MEETING DATE

June 2, 1972 at 10:30 a.m., in Kona, Hawaii was established as the next meeting date of the Land Use Commission.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

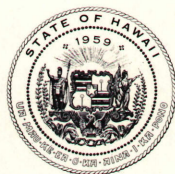
ITEM SP72-127 - MAUI HARDWOODS, IN DATE April 21, 1972

PLACE Kahului Library TIME 1:30 p.m.
Kahului, Maui

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

COMMENTS: Motion to approve as per staff recommendation.

JOHN A. BURNS
GOVERNOR OF HAWAII



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

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

April 17, 1972

RECEIVED

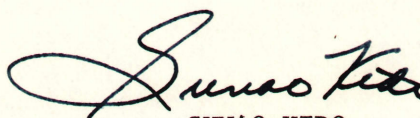
APR 24 1972

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

To: Land Use Commission
From: Sunao Kido, Chairman
Subject: SP 72-127 - Maui Hardwoods, Inc.

Our State Forester, Tom K. Tagawa, has asked that I communicate to you his belief that the installation of a wood drying and treating facility will be advantageous to wood users as well as to the operation of Maui Hardwoods, Inc. because it will increase the efficiency of the operation and help to improve the quality of the products.


SUNAO KIDO

April 13, 1972

Mr. Harley E. Helle, President
Maui Hardwoods, Inc.
P. O. Box 1478
Kahului, Hawaii 96732

Dear Mr. Helle:

The Land Use Commission next meets on April 21, 1972,
at 1:30 p.m., in the Kahului Library, Kahului, Maui.

At that time the application by Maui Hardwoods, Inc.
(SP72-127) to establish a kiln drying and wood treating
facility at Puunene, 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.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

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

April 13, 1972

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP72-127 - Maui Hardwoods, Inc.
(Puunene, Maui)

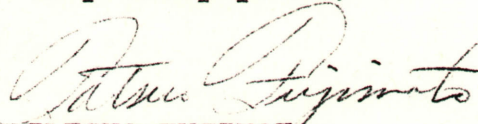
Please be advised that a special permit application has been filed with the Land Use Commission to establish a kiln drying and wood treating facility on 1.2 acres of land. The land is described as portion of Tax Map Key 3-8-5:01 and is located within the Agricultural District at Puunene, Maui. The Maui County Planning Commission approved this request on April 4, 1972.

An action meeting on this application is scheduled for April 21, 1972*.

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

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

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

D R A F T

ASL ✓

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

April 12, 1972

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP72-127 - Maui Hardwoods, Inc.
(Puunene, Maui)

Please be advised that a special permit application has been filed with the Land Use Commission to establish a kiln drying and wood treating facility on 1.2 ^{acres} of land. The land is described as portion of Tax Map Key 3-8-5: 01 and is located within the Agricultural District at Puunene, Maui. The Maui County Planning Commission approved this request on April 4, 1972.

An action meeting on ~~xxx~~ this application is scheduled for April 21, 1972*.

We would appreciate any written comments for or against this request, or you or your agent may appear at the ~~public~~ 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.

vty,

TF
EO

*See enclosed agenda

RECEIVED

FEB 23 1972

State of Hawaii
LAND USE COMMISSION

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, March 14, 1972, in the Chambers of the Council, County Building, Wailuku, Maui, Hawaii, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following 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:

MOKULELE HIGHWAY, PUUNENE, MAUI

To establish a kiln drying and wood treating operation adjacent to the Maui Hardwoods lumber mill at Puunene, Maui, Hawaii, TMK 3-8-05: Portion of Parcel 1

Applicant: Maui Hardwoods Inc. for Honolulu Wood Treating Company

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

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

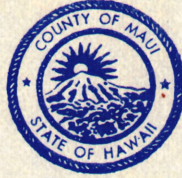
MAUI PLANNING DEPARTMENT
By Robert O. Ohata
County Planning Director

(MN: February 22, 1972)

- cc Public Works
- cc Water Supply
- cc State Highways
- cc Health Department
- cc OEQC (Honolulu)
- cc HC & S
- cc A & B
- cc State LUC
- cc Maui Hardwoods
- cc Honolulu Wood Treating Company
- cc Mayor Cravalho

3148

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



Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Young Whee Chun, 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

April 6, 1972

RECEIVED

APR 10 1972

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

The Maui County Planning Commission at its meeting of April 4, 1972, acted to recommend approval of the special use permit application filed by Mr. Harley Helle of Maui Hardwoods, Inc. acting on behalf of Honolulu Wood Treating Company to establish a kiln drying and wood treating facility at Puunene, Maui.

The Planning Commission recommends approval with the following conditions:

1. That all health, safety and building requirements of the County and State be met.
2. That proper fencing and landscaping be provided along the boundary of the site to be used for the kiln drying and wood treatment operation.
3. That proper precautions be taken to minimize hazards related to the operation of the facilities. The precautions to be taken shall follow the methods proposed in the report "Pollution Control Procedures for Maui Treating Plant" by Dr. D.D. Nicholas.
4. That the approval be granted for three (3) years subject to further extension upon favorable review by the Maui Planning Commission.

In addition to the review of the request by various County Departments, the subject request was referred to the Office of Environmental Quality Control, State of Hawaii for their review and recommendation. The communication from that office is enclosed.

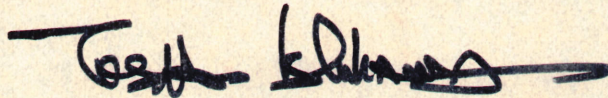
Mr. Tatsuo Fujimoto - 2
April 6, 1972

Also enclosed are the following:

1. Application for Special Use Permit.
2. Public Hearing Notice.
3. Staff Report
4. Transcript of the proceeding.

If you have any questions, please call our office.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Toshio Ishikawa', with a long horizontal flourish extending to the right.

TOSHIO ISHIKAWA
Deputy Director

Encls.

Mr. Helle
Time limit file

INSTRUCTIONS:

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

DO NOT WRITE IN THIS SPACE

RECEIVED

APR 10 1972

State of Hawaii
LAND USE COMMISSION

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

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

APPLICATION FOR SPECIAL PERMIT

Special Permit is hereby requested:

RECEIVED
 FEB 2 1972
 DEPT. OF PLANNING
 COUNTY OF MAUI

A. Description of Property: (1) Tax Map Key No. 3-8-5-01
 (2) Lot Area 1.2 Acres (3) Location Waiko Rd. & Mokulele Hwy. - Puunene, Maui

B. Ownership: (1) Owner's name Alexander & Baldwin, Inc.
 (2) Lessee's name Maui Hardwoods, Inc. (3) Unexpired term 31 years

C. Request: (1) State request briefly and exactly: For Honolulu Wood
Treating Co., Ltd. (to be known as Maui Wood Treating Company) to
establish a kiln drying and wood treating operation on our leased property
to be used by us for drying and processing our lumber and the wood products
of others.

(2) Reasons justifying granting of request: Honolulu Wood Treating Co., Ltd.
specializes in servicing these drying and processing requirements of many
manufacturers and dealers and it would then not be necessary for Maui Hardwoods
to expend funds for installing these facilities ourselves. It would not be feasible
or economical to have these facilities at a location other than at the sawmill
site.

D. Applicant: (1) Name Maui Hardwoods, Inc.
 (2) Address P. O. Box 1478-Kahului, Maui (3) Telephone 877-4901
 (4) Signature Harley E. Helle Pres.

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 _____

WOLMANIZED
FIRE RETARDANT
WATER REPELLENT PENTA
OLYMPIC PRE-STAINED

HONOLULU WOOD TREATING CO., LTD.

847-4661

P. O. BOX 3829 • 2290 ALAHAO PLACE • HONOLULU, HAWAII 96812 • PHONE
CABLE "WOODTREAT"

January 27, 1972

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

Attention: Mr. Howard Nakamura

Re: Special Permit - Maui Hardwoods, Inc. and Honolulu Wood
Treating Co., Ltd. to establish a kiln drying and wood treating
operation at Puunene.

Gentlemen:

We are attaching an application for a special permit to construct a kiln
drying and wood treating plant at the sawmill property operated by Maui
Hardwoods, Inc.

By way of explanation, this is a reapplication since a permit was granted
by the State Land Use Commission at its meeting on August 1, 1969. (A
copy of the Staff Report of this meeting together with a copy of the letter
from Land Use Commission to the Maui Planning Commission is attached
for ready reference.)

Evidently, the reason for the necessity of reapplication is that we have
not complied with condition #3 on which the Special Permit was granted,
namely: "That screening and construction be initiated within one year
from the date of approval by the Land Use Commission."

It is unfortunate that we did not start construction immediately as we have
been paying lease rental on the property since January 1, 1970. Our inten-
tion was to build promptly, and we placed a treating cylinder on the property
on October 10, 1969. As it turned out, construction fell off to the point
where it was not economically feasible to build at that time. Our Honolulu
and Hilo plants were suffering from the slump in housing and other buildings
made of wood. Housing and low-rise construction has now picked up to where
we believe the operation of this plant on Maui is economically feasible. We
had planned to start construction in the last half of 1971 but due to the shipping



Maui Planning Commission
Attention: Mr. Howard Nakamura
Page 2
January 27, 1972

strike, we were unable to get some of the equipment. We now have this, we have our plans drawn, and we are ready to start construction.

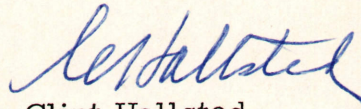
This plant will initially hire from 5 to 10 people and ultimately could hire 50 to 75. We started with 5 people in Honolulu 16 years ago and employment is now over 60 with payroll over \$600,000. Hilo started 4 years ago with 5 people and now employs 17.

Our plan is to construct a fence along the highway per attached plan immediately and to plant a hedge on the north side of our site as quickly as feasible after construction is completed.

It is hoped that this reapplication may be processed as soon as possible.

Very truly yours,

HONOLULU WOOD TREATING CO., LTD.



Clint Hallsted
President and General Manager

CH:cv

Attachments

pc: State Land Use Commission
Maui Hardwoods, Inc.

RECEIVED AUG 29 1969

August 4, 1969

Maui Planning Commission →
P. O. Box 1487
Kahului, Maui, Hawaii 96732 -

RECEIVED
FEB 2 1972

DEPT. OF PLANNING
COUNTY OF MAUI

Gentlemen:

At its meeting on August 1, 1969, the Land Use Commission voted to approve the grant of a special permit to Maui Hardwoods, Inc. to allow the Honolulu Wood Treating Company to establish a kiln drying and wood treating operation at Puunene, Maui, identifiable by Tax Map Key 3-8-05 portion of parcel 1 subject to the conditions set forth by the Land Use Commission in its staff report.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

cc: Dept. of Taxation
Maui Hardwoods, Inc.
Honolulu Wood Treating Co.

548-3074

Maui Wood

JOHN A. BURNS
GOVERNOR



CHAIRMAN
MYRON B. THOMPSON

VICE CHAIRMAN
C. E. S. BURNS

GORO INABA
SHIRO NISHIMURA
ROBERT G. WENKAM
LESLIE E. L. WUNG

STATE OF HAWAII
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII 96813

JAMES P. FERRY, EX-OFFICIO
LAND AND NATURAL RESOURCES

SHELLEY M. MARK, EX-OFFICIO
PLANNING AND ECONOMIC DEVELOPMENT

July 30, 1969

MEMORANDUM

TO: Petitioner
FROM: Ramon Duran, Executive Officer

RECEIVED
FEB 2 1972
DEPT. OF PLANNING
COUNTY OF MAUI

The attached staff report will be presented at the Land Use Commission meeting relative to your special permit application.

Please do not discuss the contents of this report with any member of this Commission, or with any media (such as newspapers) that might cause the information to come before the Commissioners prior to the meeting.

Staff reports are furnished to the petitioners only for their information in advance of the meeting.

Handwritten notes and signatures at the bottom of the page, including a signature that appears to be 'Ramon Duran'.

STATE OF HAWAII
LAND USE COMMISSION
STATE CAPITOL
HONOLULU, HAWAII

MEMORANDUM

TO: Land Use Commission
FROM: Ramon Duran, Executive Officer
SUBJECT: Land Use Commission Meeting Agenda

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DEPT. OF PLANNING
COUNTY OF MAUI

MEETING DATE: August 1, 1969 - 3 p.m.
Kahului Library
Kahului, Maui

HEARING:

1. A69-215 - Frank Munoz & Donald H. Tokunaga (1,250 acres from Agricultural and Rural to Urban at Kula, Makawao, Maui)

ACTION:

1. SP69-64 - Maui Hardwoods, Inc. (Construct and operate a wood treating plant at Puunene, Maui)

MISCELLANEOUS:

1. Letters

STATE OF HAWAII
LAND USE COMMISSION

531-6254

Kahului Library
Kahului, Maui

August 1, 1969
3 p.m.

STAFF REPORT

SP69-64 - MAUI HARDWOODS, INC.

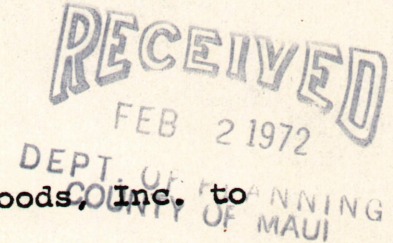
A Special Permit application by Maui Hardwoods, Inc. to allow the Honolulu Wood Treating Company to establish a kiln drying and wood treating operation within the State's Agricultural District at Puunene, Maui, has been forwarded by the Maui Planning Commission.

Maui Hardwoods presently maintains a lumber mill on a 9.1-acre site situated approximately 1.5 miles south of Puunene at the Waiko Road-Mokulele Highway intersection. The subject of this petition involves a 1.2 acre portion of the 9 acre mill site. The land is leased for 35 years from Alexander & Baldwin, Inc. and is described as TMK 3-8-05 portion of parcel 1.

Land Study Bureau rating of the subject property indicates "A" or very good overall suitability for agricultural use. The slope of land is between 2-5 percent, and the rainfall averages 20 inches annually. Water and electricity are available to the site which is entirely surrounded by cane fields.

To justify their request, the petitioners state:

"Honolulu Wood Treating Company specializes in servicing these drying and processing requirements of many manufacturers and dealers and it would then not be necessary for Maui Hardwoods to expend funds



for installing these facilities ourselves. It would not be feasible or economical to have these facilities at a location other than at the sawmill site."

County Recommendation

At its meeting on July 8, 1969, the Maui Planning Commission voted unanimously to recommend approval of the Special Permit since "the location is desirable and in conformance with the General Plan of Maui".

Analysis

The staff is not convinced that the reasons submitted by the petitioners justify approval of the Special Permit. However, an evaluation of the proposed use indicates that it is not contrary to the following applicable guidelines established by this Commission in determining an unusual and reasonable use:

1. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations,
2. that the desired use would not adversely affect surrounding property, and
3. such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.

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DEPT. OF PLANNING
COUNTY OF MAUI

4. That the proposed use will make the highest and best use of the land involved for the public welfare.

It can therefore be concluded that the proposed use is unusual and reasonable in an Agricultural District in the proposed location.

Therefore, the staff concurs with the Maui County Planning Commission in recommending approval of this petition. It is further recommended that approval of the Special Permit be conditioned upon the following:

1. The operation shall comply with all health, safety, and building requirements of the County and the State.
2. That proper, adequate, and attractive screening of the proposed operation from the highway be provided. This may be achieved by hedge plantings, solid fencing, or a combination of both and should preferably front both Mokulele Highway and Waiko Road to screen the lumberyard as well.
3. That screening and construction be initiated within one year from the date of approval by the Land Use Commission.

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FEB 2 1972

DEPT. OF PLANNING
COUNTY OF MAUI

RECEIVED

APR 10 1972

State of Hawaii
LAND USE COMMISSION

STAFF REPORT

March 14, 1972

TO: Maui Planning Commission

FROM: Planning Staff

SUBJECT: Request by MR. HARLEY E. HELLE, PRESIDENT, MAUI HARDWOODS, INC. on behalf of Honolulu Wood Treating Co., Ltd. to establish a kiln drying and wood treating operation at Puunene.

LOCATION:

TMK 3-8-5:01 (portion of)
on the Haleakala side of Mokulele Highway at the junction of
Waiko Road & Mokulele Highway.

AREA: 1.2 ac

ZONING: State Agriculture

COMMENTS:

1. The subject property is located on the Haleakala side of Mokulele Highway and is surrounded by sugar cane field.
2. The subject property is leased to Maui Hardwoods by Alexander & Baldwin (31 years remaining on lease).
3. The subject property (1.2 ac) is a portion of the 9.1 acre site used by Maui Hardwoods, Inc. as a lumber mill.
4. Honolulu Wood Treating, Inc. proposes to establish a kiln drying and wood treating operation to meet drying and processing requirements of lumber manufacturers and dealers.

The wood treating process will involve the use of toxic chemicals with treatment applied through a vacuum process in a pressurized chamber.

5. A special use permit application was previously filed and granted approval by the State Land Use Commission on August 1, 1969. The Land Use Commission approved the request with several conditions.
6. The present request for a special use permit has been filed because the applicant failed to meet one of the conditions stipulated in the August, 1969 action of the Land Use Commission. Namely, "That screening and construction be initiated within one year from date of approval by the Land Use Commission".

April 4, 1972

STAFF REPORT

TO: Maui Planning Commission

FROM: Staff

SUBJECT: Request by MR. HARLEY E. HELLE, of Maui Hardwoods, Inc. on behalf of Honolulu Wood Treating Co., Ltd., to establish a kiln drying and wood treating facility at Puunene, Maui.

LOCATION:

TMK 3-8-5:01 (portion of)
on the Haleakala side of Mokulele Highway at the junction
of Waiko Road & Mokulele Highway.

COMMENTS:

1. The subject request was presented at the public hearing of the Maui Planning Commission on March 14, 1972.
2. A communication from the Office of Environmental Quality Control regarding the subject request was received by the Planning Department on March 20, 1972. The communication indicates that adequate precautions shall be taken to minimize the environmental hazards in the operation of the wood treatment facility, and that the office of Environmental Quality Control approves of the pollution control procedures of the applicant. (copy of communication attached)

RECOMMENDATION

The staff recommends approval of the request with the following conditions:

1. That all health, safety and building requirements of the County and State be met.
2. That proper fencing and landscaping be provided along the boundary of the site to be used for the kiln drying and wood treatment operation.
3. That proper precautions be taken to minimize hazards related to the operation of the facilities. The precautions to be taken shall follow the methods proposed in the report "Pollution Control Procedures for Maui Treating Plant" by Dr. D. D. Nicholas.
4. That the approval be granted for three (3) years subject to further extension upon favorable review by the Maui Planning Commission.

MAUI PLANNING COMMISSION
PUBLIC HEARING
March 14, 1972

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 on Tuesday, March 14, 1972, in the Chambers of the Council, County of Maui, Wailuku, Maui, Hawaii.

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

MOKULELE HIGHWAY, PUUNENE, MAUI

To establish a kiln drying & wood treating operation adjacent to the Maui Hardwoods lumber mill at Puunene, Maui, Hawaii, TMK 3-8-05:Portion of Parcel 1.

Applicant: Maui Hardwoods Inc. for Honolulu Wood Treating Company

The Director read the notice of public hearing published in the Maui News on February 22, 1972, a copy is attached hereto and made a part hereof.

The application and letter signed by Mr. Hallsted was circulated and recorded as being read.

The Director also reported that the request was also referred to the Office of Environmental Quality Control and a reply should be forthcoming.

A letter regarding the application was received from the Water Department (dated Feb. 23, 1972), a copy is attached hereto and made a part hereof.

Mr. Clint Hallsted: "I just want to say on that latter part, regarding water use, we have conferred with Maui Hardwoods. There is a two inch line now and we anticipate no more water requirements for that and as I understand this information has been passed along to the Water Supply. This application was made 2 1/2 years ago. We got a permit at that time and it was to be executed within a year's period. Because of economic conditions, we didn't go ahead with the plans...we were ready to go ahead once economic picture cleared."

Mr. Kage: "How are you going to take care of the drainage. Not of the surface water, but drainage of the material you are going to use for treatment?"

Mr. Hallsted indicated that they will be recycling the water and there won't be anything going into the drainage ditch.

Mr. Matsui: "This solution is with water?"

Mr. Hallsted: "Yes, it is with water."

Mr. Kaiama questioned whether the applicant was aware that there may be pollution to the water system itself.

Mr. Hallsted: "Yes, we surely are. Our plants in Hilo and Honolulu... we watch it very carefully."

Mr. Nakamura: "Is it primarily going to be servicing Maui Hardwoods?"

Mr. Hallsted: "It is a separate business, both Maui Hardwoods and the other lumber people here and contractors."

It was suggested that the applicant work with the Office of Environmental Quality Control.

Mr. Hallsted: "We have already been there. We discussed and I submitted a plan to them covering all the points mentioned. We have not heard from them, but we have complied to what they want."

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed the hearing.

Respectfully submitted,

JEAN A. UEMAE
Private Secretary

RECORD OF ATTENDANCE

Present: Y. Matsui
G. Murashige
K. Kage
M. Kimura
J. Franco
A. Hussey
S. Goshi
C. Kaiama
G. A. Freeland

Others: H. Nakamura
Frank Doyle
Robert McCabe
Chris Hart
Owen Miyamoto
Haruto Tanabe
Clint Hallsted
Colin Cameron
Birney Jarvis
Jim Bell
Oren Wilson
T. Ross
L. Skillings & students

JOHN A. BURNS
GOVERNOR



RICHARD E. MARLAND, Ph.D.
INTERIM DIRECTOR

TELEPHONE NO.
548-6915

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR
STATE CAPITOL BUILDING
ROOM 436
HONOLULU, HAWAII 96813

RECEIVED
MAR 20 1972

DEPT. OF PLANNING
COUNTY OF MAUI

March 16, 1972

MEMORANDUM

To: Mr. Howard Nakamura, Planning Director
County of Maui

From: Dr. Marvin T. Miura *M.T. Miura*
Environmental Scientist

Subject: Kiln Drying and Wood Treatment Operation
Puunene, Maui

This is in regards to your letter of February 7, 1972, dealing with the kiln drying and wood treatment operations in Puunene, Maui. Our Office has reviewed the project and has had additional information prepared by the Honolulu Wood Treatment Co. (A copy of this information is attached with this letter.)

The additional information describes the efforts that will be made to minimize environmental hazards. Based upon this information, we feel that adequate precautions shall be taken to protect the surrounding areas. Therefore, we approve the contents of this paper.

We appreciate the opportunity to review this permit.


Enclosure

WOLMANIZED
FIRE RETARDANT
WATER REPELLENT PENTA
OLYMPIC PRE-STAINED



HONOLULU WOOD TREATING CO., LTD.

847-4661

P. O. BOX 3829 • 2290 ALAHAO PLACE • HONOLULU, HAWAII 96812 • PHONE 
CABLE "WOODTREAT"

February 29, 1972

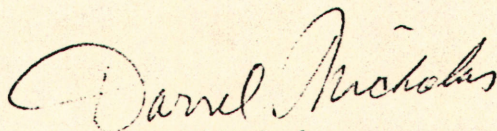
Dr. Marvin T. Miura, Environmental Scientist
Office of Environmental Quality Control
State Capitol Building, Room 436
Honolulu, HI 96813

Dear Dr. Miura:

I am enclosing a brief outline of our proposed pollution control procedures for the new treating plant in Maui. I trust you will find these satisfactory.

Please call if you require additional information.

Sincerely yours,

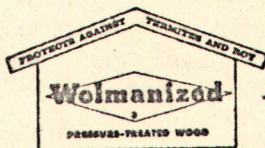


Darrel Nicholas
Vice President
Research & Development

DN:cv

Enclosure

pc: Dr. Jerry Johnson



POLLUTION CONTROL PROCEDURES
FOR MAUI TREATING PLANT

by

Dr. D. D. Nicholas

EQUIPMENT AND PROCEDURES

The basic equipment that will completely control pollution from preservative chemicals is shown in Figure 1. A brief description of the various items is presented below.

DRIP AREA. When a charge is pulled from the cylinder, some preservative solution drips from the lumber. All of this solution will be recovered by providing a sealed asphalt or concrete apron along both sides of the tracks which will drain back to the concrete pit in front of the cylinder. Furthermore, a sealed asphalt or concrete slab drip area will be provided adjacent to the track area for temporary storage of the treated material until dripping ceases. The drip area will be sloped so that it will drain back to the pit (see Figure 1).

PITS. Concrete pits will be constructed at the front and rear of the cylinder (see Figure 1). These pits will be equipped with sump pumps which will transfer waste solution through a sand filter to the mix or storage tank.

STORAGE TANK FOUNDATION. The storage tank will be placed on a concrete slab which has a curb around the periphery to catch any spills that might occur. This slab will drain back to the rear pit and be processed as indicated above.

MIX TANK. The mix tank will be provided with a blower system that will vent back to the tank in order to eliminate air contamination. The mix area will be constructed in such a manner that any spills can be washed into the tank.

SLUDGE DIGESTER. A tank will be provided so that sludge collected from the filter or storage tank can be dissolved with acid and returned to the storage tank.

OPERATIONAL PROCEDURES

In order to avoid pollution problems, proper operational procedures must be followed. These procedures are outlined below.

WASHING DRIP AREA. Water will be provided so that this area can be washed daily in order to eliminate air contamination from dried chemical.

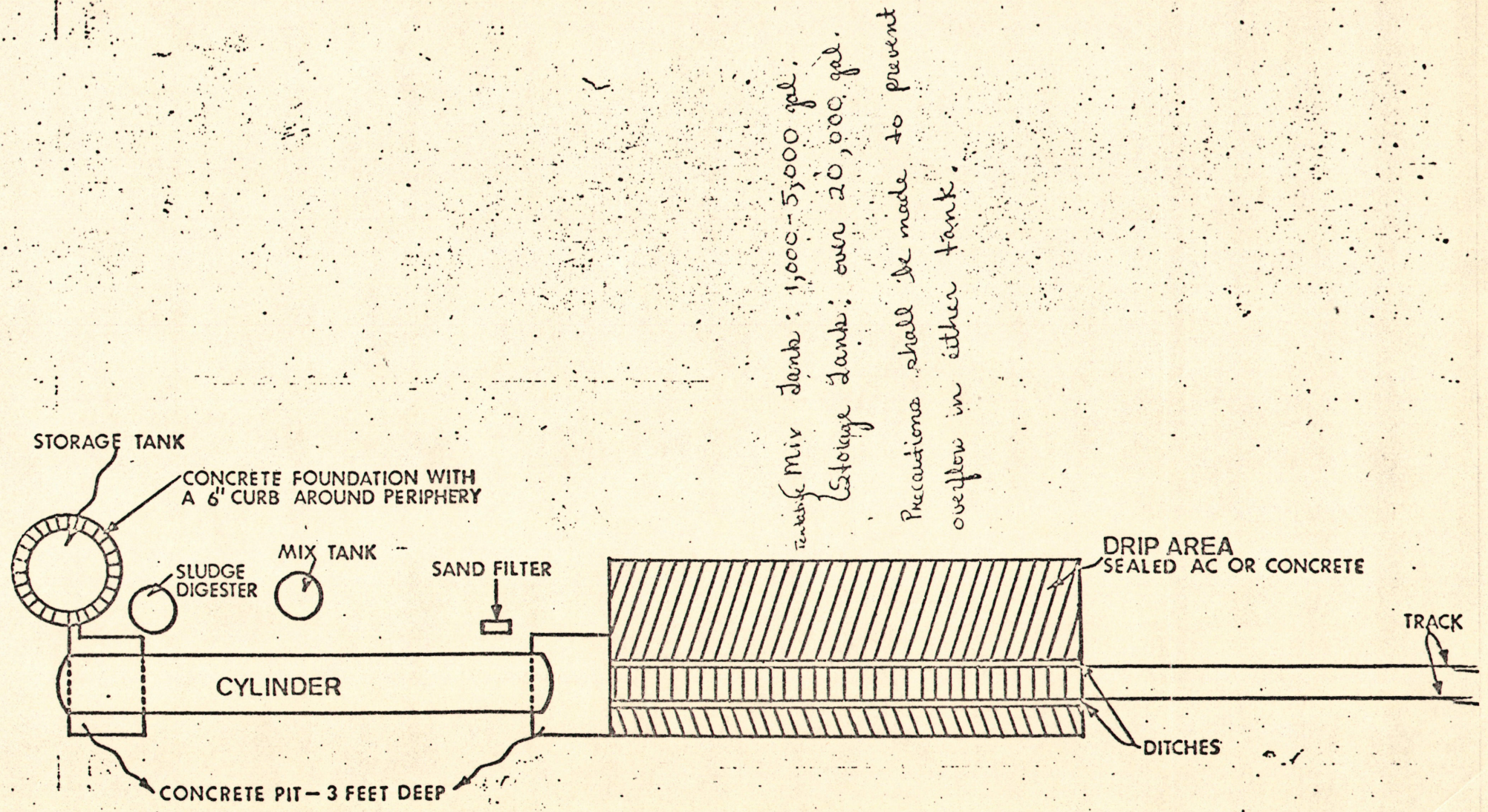
DISPOSAL OF PRESERVATIVE DRUMS. The preservative chemicals will be received in either 5-gallon cans or 55-gallon drums. Since these chemicals are readily water soluble, the containers can be easily washed to remove all contaminants. All wash water will be collected and pumped to the mix tank. The containers can then be disposed of without creating pollution problems.

SAFETY PROCEDURES. The appropriate safety procedures are fully established for handling preservatives and treated products. Rubber gloves, rubber boots, and respirators will be provided and employees will be required to wear these when warranted.

WATER ANALYSIS

Since the plant site is several miles away from Kealia Pond, it is very unlikely that this plant would cause any pollution problems. Nevertheless, the drainage is in this direction so we will obtain samples from this pond and analyze them for copper, chromium, and arsenic. The number of samples required will depend on the variability, but a sufficient number of samples will be analyzed to provide accurate base line data. Following this, samples will be collected and analyzed every 12 months to insure that our plant is not polluting this water.

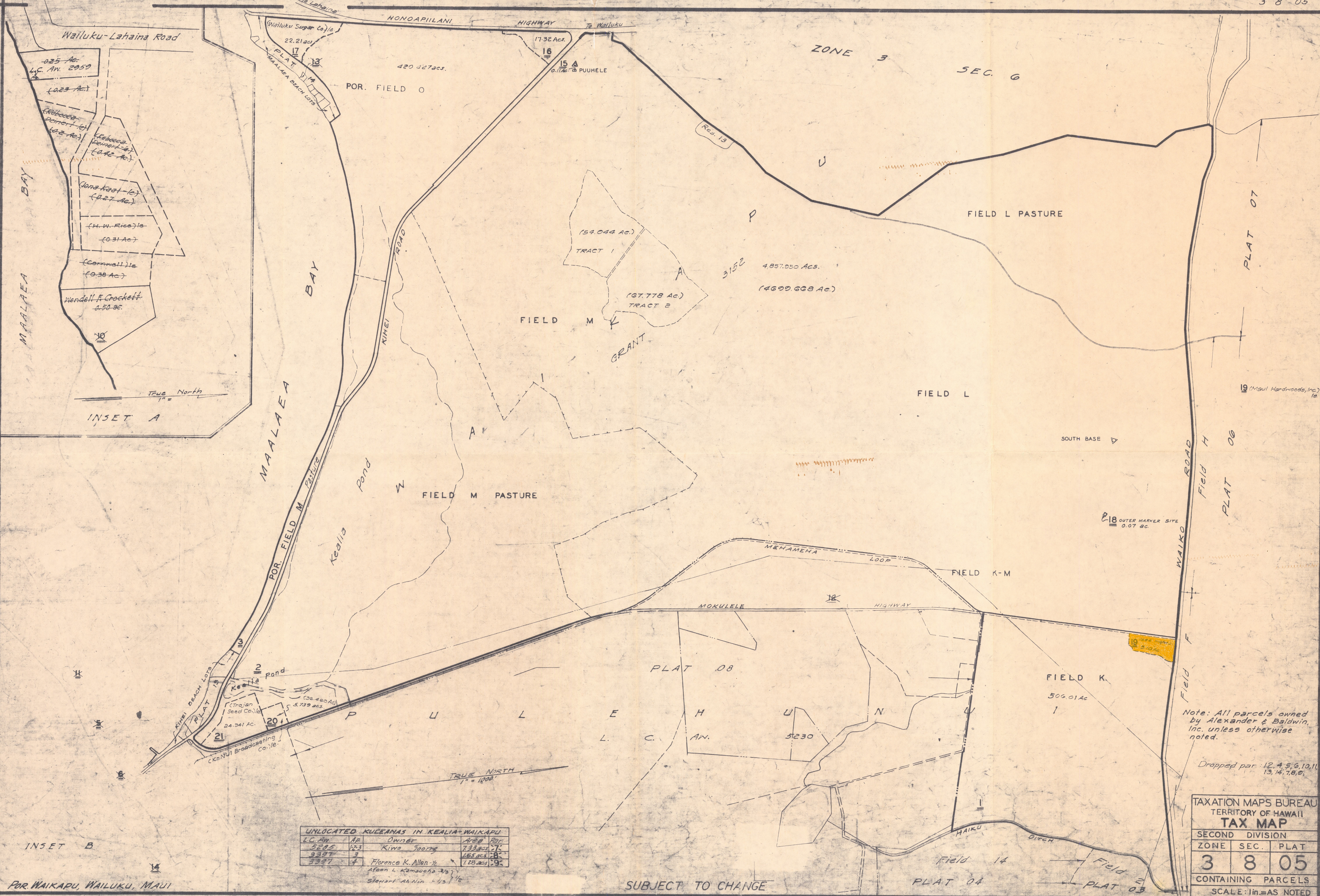
FIG.1 LAYOUT FOR MAUI WOOD TREATING PLANT



Mix Tank: 1,000-5,000 gal.
 Storage Tanks: over 20,000 gal.
 Precautions shall be made to prevent
 overflow in either tank.

1,000-5,000
 20,000

CORRECTED
 DEC 6 1939
 DEC 28 1939
 MAY 7 1940
 MAY 15 1940
 NOV 8 1941
 NOV 30 1941
 NOV 13 1942
 NOV 1942
 DEC 1942
 JAN 25 1943
 MAR 25 1944
 FEB 16 1945
 APR 6 1945
 MAY 9 1945
 JUN 14 1945
 OCT 5 1945
 OCT 10 1945
 SEP 26 1947
 MAR 9 1950
 APR 20 1950
 JAN 17 1951
 APR 25 1951
 MAY 11 1951
 JUN 26 1951
 JUN 28 1951
 APR 19 1952
 APR 19 1952
 SEP 21 1952
 JAN 4 1968
 JUN 28 1968
 JUL 1 1968
 FEB 4 1969



Dwg. No. 134
 By: H.N. May
 Source: H.C. & S. Co. Ltd. (Sug. Pltn. Map)

True North
 INSET A

TRUE NORTH
 1" = 1000'

UNLOCATED RUCEANAS IN KEALIA-WAIKAPU				
L.C. No.	Acres	Owner	Area	Port.
5285	123	Kiwo Soong	7.33	27%
3397	3		1.65	28%
3397	4	Florence K. Allen 1/2	1.28	29%

Afeon L. Kamaoha 297
 Stewart A. Nin 1/2 1/2

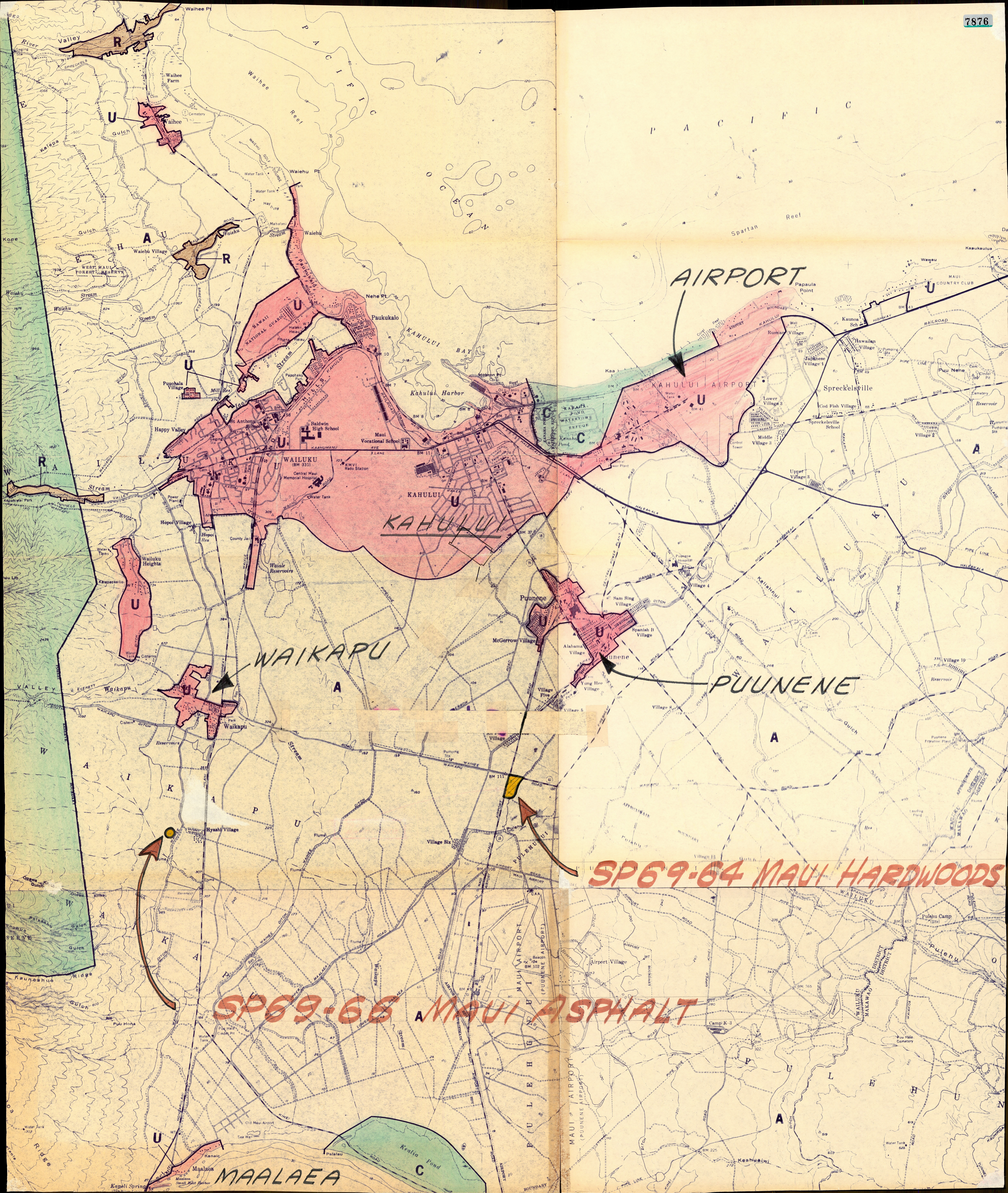
Note: All parcels owned by Alexander & Baldwin, Inc. unless otherwise noted.

Dropped par. 12, 4, 5, 6, 10, 11, 13, 14, 7, 8, 9

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
3	8	05
CONTAINING PARCELS		
SCALE: 1 in. = AS NOTED		

SUBJECT TO CHANGE

7875



AIRPORT

KAHULUI

WAIKAPU

PUUNENE

SP69-68 MAUI ASPHALT

SP69-64 MAUI HARDWOODS

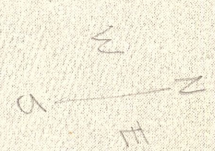
MAALAEA

Scale 1/4" = 200'

1970 Tax Map Key 3-8-05-1

EXHIBIT

PROPOSED SITE (1.2 AC)
(KILN & WOOD TREATING PLANT)



WAIKO ROAD

MOKULELE



9.1 AC
LUMBER MILL SITE

Handwritten notes in blue and red ink:
Clear site for wood treating
Hemlock
Sawmill - Boag
A771
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22,000W



← TO KIHEI

Mokulele Highway 135

MOKULELE HWY.

TO PUUNENE →

Screening Trees or Hedge

Possible Future Treating Cylinders

7' x 65' Cylinder

TREATING CYLINDER

Office & Treating Bldg.
36' x 65'
Boiler Room

OFFICE & TREATING BLDG.

Future Solvent Tanks

Future Storage Tanks

KILN

Dry Kiln
35' x 60'

Existing Building

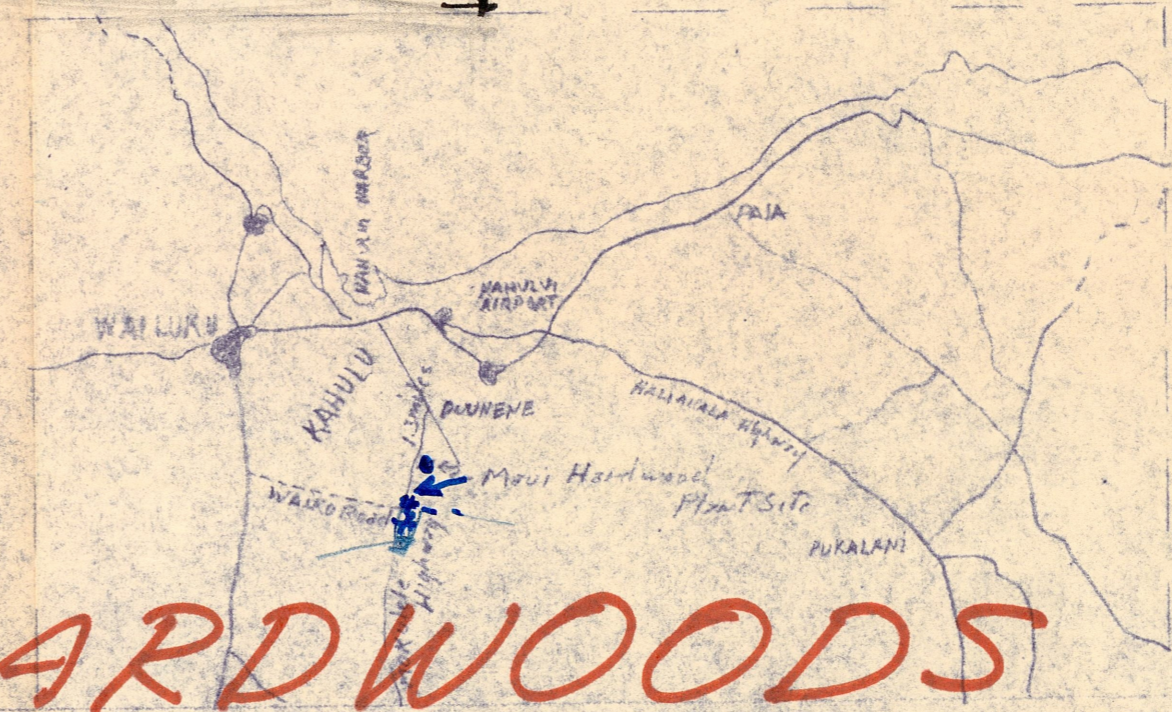
EXISTING BLDG

Maui Hardwood Plant

Future Dry Shed
30' x 100'

SITE PLAN

SP69-64 MAUI HARDWOODS



MAUI WOOD TREATING CO.	
Division of Honolulu Wood Treating Co., LTD.	
General Site Plan Proposed Immediate + Future layout	
Scales: None	Sheet 1 of 1
Drawn by: F.E.B.	Date: July 28, 1969

1" = 20'