

Active

Aug 4 - Sept 8

Aug 24

SP72-131/Hisao & Matsue Fujii

(Olowalu)

Land Panel To Meet In Kona

KAILUA-Kona — State Land Use commissioners will meet here in the Discovery Room of the Kona Hilton Aug. 24 to take action on a special permit relating to a proposed Kailua Fire Station, to conduct a public hearing on a proposed 16-unit elderly housing complex in Kainaliu and another on Gentry Hawaiian Associates proposed 314-acre residential development at Kukuau, South Hilo.

Gentry Hawaiian Associates, with headquarters in Kailua, on Oahu, plans a 314-acre subdivision in South Hilo and has requested a boundary change application from agricultural to urban district.

Gentry vice president Joe Ramia was unavailable for comment this morning.

Kailua's proposed public safety building will include a complete fire station and a police substation. It will be located on Palani Road just mauka of the telephone switching station on a three-acre site.

A. O. Clissold of the National Board of Fire Underwriters objected to the proposed site during a Planning Commission meeting in Waimea April 27. In a letter to Planning Director Raymond Suefuji, he said the station should be located in the Kailua Bay area so as to be closer to the "high value district."

"With the expansion plans of Keaou Bay being a reality in

a very few years," his letter said, "another station will no doubt have to be located in this area."

Battalion Commander Donald Thompson, however, said the older business and residential structures in Kailua Village proper were in greater danger from fire than the hotels and apartments which are new and built of more fire resistant materials.

Also on the agenda for action is a rezoning request from C. Brewer to reclassify 1.25 acres of land at Punaluu. Brewer bought the land from Matsuhei Okuna March 1.

During the public hearing June 2 in Kona, Edward Crook, vice president of Administration, Inc., Brewer's development subsidiary, told commissioners that the land was a conservation island surrounded by urban zoning and that it is needed as part of Brewer's \$22 million construction project now under way.

The subject parcel is located near Punaluu Fishpond and will be used for parking and buildings.

Plans call for the Punaluu Restaurant to be opened by Nov. 1 with hotel, residence and shopping facilities to follow.

Agnes P. Smith has requested rezoning for 1.5 acres in Kainaliu where the Salvation Army plans a 16-unit elderly housing facility. Richard

Dennison of the Salvation Army advisory board told the Planning Commission in May that the facilities would include a kitchen, dining area and recreation areas.

"We are thinking of the elderly Filipinos of Kona, the retired cane-field workers," he said. The Department of Social Services will maintain individuals at the home for \$50 per month, he said.

A gardening area and chicken pens will be provided, according to Dennison. When asked if there would be fighting cocks, he laughed and an-

swered: "Just chickens."

Herbert T. Matsunaga's petition to reclassify 40 acres in Waiakea Homesteads, South Hilo, is due for action at the meeting.

During the public hearing, the staff report said he plans to sell 10,000-foot lots and house-and-lot packages priced slightly below the market value for quick sales.

County Planners recommended approval of the petition and incremental zoning based upon performance of housing construction requirements.

Also on the agenda for action

is a special permit request by Misao and Matsue Fujii to construct a single-family residence at Olowalo, Maui.

Deputy Fire Chief Takeguchi would be about 70 by 70 feet or 4,900 square feet with a 10 by 50

foot space for the police substation including a holding cell.

About 10 firemen will man the operation with a pumper truck, a tanker and a four-wheel drive vehicle. Takeguchi said that a rescue boat and team would be provided if possible.

August 30, 1972

Mr. and Mrs. Hisao Fujii
RR 1, Box 820
Lahaina, Maui Hi 96761

Dear Mr. and Mrs. Fujii:

The original of the attached letter approving your special permit request (SP72-131) to construct a two-story single family dwelling to adjoin the rear of an existing store on approximately 21,896 square feet of land described as Tax Map Key 4-8-03: portions of parcels 31 and 37 at Olowalu, Maui, subject to the conditions set forth by the Maui Planning Commission and the additional conditions stipulated by the Land Use Commission, is on file in the office of the Planning Department, County of Maui, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

August 30, 1972

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on August 24, 1972, the Land Use Commission voted to approve a special permit to Hisao and Matsue Fujii (SP72-131) to construct a two-story single family dwelling to adjoin the rear of an existing store on approximately 21,896 square feet of land described as Tax Map Key 4-8-03: portions of parcels 31 and 37 at Olowalu, Maui, subject to the conditions set forth by the Maui Planning Commission and the additional conditions stipulated by the Land Use Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Mr. & Mrs. H. Fujii
Maui Dist. Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Branch, Dept. of Tax.
Property Assessment Div., Dept. of Tax.

SITE

TRUE NORTH
1/2 1,000'

Beq. of Prop. F.30(B)
End of Prop. F.A.P. 30(A)

ROAD

Obed Nahooika & wf. Aimee 1/4
26 0.11 Ac.

Hisao Fujii & wf
Matsue 11,969 &
37 T/E

Hisao Fujii & wf. Matsue -T/E
38 9927 &

34 State of Hawaii
0.535 Ac.

State of Hawaii - 0.046 Ac.

Pioneer Mill Company Ltd.
108.766 Acs.

Breakwater Wharf

State of Hawaii
4

L.C. Aw. 6728:2

L.C. Aw. 8817:1

L.C. Aw. 5952:1

27 Mary
28 John
29 Pioneer
30 John

TMK 4-8-03

L.C. Aw. 6573
L.C. Aw. 10128:3
L.C. Aw. 5829-F:2
L.C. Aw. 5113
L.C. Aw. 1742:1
L.C. Aw. 6058:2
L.C. Aw. 10128:4
L.C. Aw. 5829-E:3
L.C. Aw. 10128:5

PLAT

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP72-131 - HISAO & MATSUE FUJII DATE August 24, 1972

PLACE Kona Hilton Hotel TIME 1:30 p.m.
Kona, Hawaii

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

Comments:

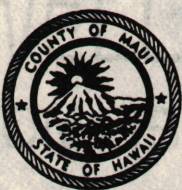
I move for approval as recommended by staff.

3298

RECEIVED

AUG 24 1972

State of Hawaii
LAND USE COMMISSION



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

August 22, 1972

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

Dear Mr. Fujimoto:

Subject: Special Application Permit - SP72-131 - Hisao & Matsue Fujii

The Department of Water Supply has reviewed the application for special permit to construct a single family residence at Olowalu, Maui, Tax Map Key 4-8-03:31 and we are forwarding the following comments for your information and use:

1. The Department of Water Supply does not have a water system in the area.
2. Any water system to serve the proposed residence would have to be a private water system. As such, the Department of Water Supply would have no jurisdiction over the water system.

Should you require additional information, please feel free to contact us.

Sincerely,

Carl Kaiama, Director

TI/LJ/ao

cc: Engr. Div.

"By Water All Things Find Life"

Approved 10/20/72
8-24-72

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
August 24, 1972 - 1:30 p.m.

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

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Gordan Furutani, Planner
Benjamin Matsubara, Deputy Attorney Gen.
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

The minutes of the meetings of July 20, 1972 and April 7, 1972 were approved as circulated.

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

HEARING

PETITION BY AGNES P. SMITH (A72-323) TO RECLASSIFY 1.5 ACRES FROM AGRICULTURAL TO URBAN AT KAINALIU, NORTH KONA, HAWAII

Mr. Gordan Furutani, staff planner, presented the staff report relative to this petition (see copy on file).

In response to questions raised by the Commissioners, Mr. Furutani elaborated that 16 units were initially planned for construction, with an expansion of 10 units contemplated for the future on the northern end of the property.

August 24, 1972

The special permit application was unanimously approved as recommended by staff, upon the motion by Commissioner Napier which was seconded by Vice Chairman Tangen.

✓ APPLICATION BY HISAO AND MATSUE FUJII (SP72-130) TO CONSTRUCT A SINGLE-FAMILY RESIDENCE AT OLOWALU, MAUI

It was recommended by staff that subject special permit be approved subject to the County's three stipulations, plus the additional conditions imposed by the Land Use Commission in the staff report (see copy of report on file).

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi and unanimously passed.

MISCELLANEOUS

PUAHALA COMPANY

Mr. Daniel Case, attorney representing both the Pacific Basin Co. and Friendly Isle, Inc., offered the following background data relative to this petition:

1. Friendly Isle, Inc. was formed a little over a year ago by the stockholders of Pacific Basin Co. to provide sufficient funds to pay off debts of Pacific Basin Co., and to permit other stockholders to purchase equity which that company held in the Puaahala lands.
2. Mr. Case is President of Friendly Isle, Inc. strictly as an attorney accommodating a client.
3. Stockholders of Friendly Isle, Inc. are strictly those stockholders of the Pacific Basin group and do not have the ability to develop by themselves.
4. It is hoped that all of the time and expenses invested in the Puaahala lands, i.e. lands, studies, engagement of consultant, site work, etc., could be capitalized on by a responsible developer.

STATE OF HAWAII
LAND USE COMMISSION

Kona Hilton Hotel
Kailua, Kona, Hawaii

August 24, 1972
1:30 p.m.

STAFF REPORT

SP72-131 - HISAO AND MATSUE FUJII

The Maui Planning Commission has transmitted the records and proceedings of a special permit application by Hisao and Matsue Fujii requesting permission to construct a two story single family dwelling to adjoin the rear of an existing store situated within the Agricultural District at Olowalu, Maui. The property contains a total of 21,896 square feet and includes both parcels 31 and 37 of TMK 4-8-03.

In support of his request, the petitioner states that there is a: "Need for living unit for manager's residence as area is located at a distance from other population centers."

The proposed two story dwelling will be attached to the rear of the existing commercial structure and will contain a total of 1,654 square feet of living space. The building pad will be 794 square feet in area and will measure 22' x 36' in dimension.

The property under consideration fronts the mauka side of Honoapiilani Highway leading to Lahaina. Lahaina lies 6 miles to the north, while Wailuku is approximately 15 miles to the east. A general store, gas station, and a restaurant are

housed in a one-story building containing 5,500 square feet which is situated on the land in question.

Olowalu Village is comprised of about three dozen plantation homes owned by Pioneer Mill and private residences. The general store, gas station, and restaurant are the only commercial establishments serving both the neighborhood residents and commuters between Lahaina and Wailuku. The surrounding areas are extensive cane lands which are almost entirely owned by Pioneer Mill Co., including a strip of Conservation land along the Olowalu shoreline.

The Land Study Bureau designates the site as Urban to reflect the existing land use. Adjacent cane lands are rated "A" or very good for overall agricultural use. The median annual rainfall is approximately 10.7 inches in this area.

County Recommendation

Approval of the special permit was recommended by the Maui County Planning Commission at its meeting on July 11, 1972. The recommendation for approval was contingent upon the following conditions:

- "1. That the proposed residence be used either by the applicants or by persons directly connected with the existing business use (store or restaurant).
- "2. That the water supply for the proposed dwelling be provided by meeting the requirements of Pioneer Mill Co. (water source for Olowalu).

"3. That the applicant meet all other applicable State and County requirements, including setbacks, parking, etc."

With regard to condition #2, it was indicated in the minutes of the June 20, 1972 meeting of the Maui County Planning Commission that Pioneer Mill owns the private water system serving Olowalu Village. At that meeting, a representative of Pioneer Mill indicated that they have no objections as long as the connection is made on the makai side of the existing meter. However, a separate connection to the main line would not be allowed since the water situation is very critical at Olowalu.

In September, 1968, the Land Use Commission granted a special permit to the same petitioner for the establishment of a restaurant-bar facility within a portion of the existing building then used for warehousing purposes. Approval was contingent upon the stipulations that there would be no further expansion of the bar and restaurant or the existing store and that alterations for the restaurant-bar be completed within one year.

Subsequently, in 1969, the petitioner proposed the construction of 9 apartment units above the existing commercial structure under a special permit. However, the request was disapproved by the Maui County Planning Commission. A second

request for apartment use was recently withdrawn by the petitioner.

It is clear that the establishment of a 9 unit apartment development would directly contradict that objective of the Land Use Law dealing with the scatter of urban developments and the resultant need for expensive, yet reduced public services. However, the request now under consideration is not contrary to that objective nor would it adversely affect other properties to any appreciable degree. The request appears reasonable in that this facility is remotely situated from existing urban areas in which the manager's residence can be established. The proposed use would not unreasonably burden public agencies to provide services nor would it substantially alter the character of the land and its present use. Further, the relatively small lot size and the uses now existing on the subject property would preclude any significant agricultural pursuits on the land.

Therefore, based on the above findings that the petitioner essentially meets the Commission's guidelines for the determination of an "unusual and reasonable" use, the staff recommends that the special permit be approved subject to the County's three stipulations plus the following conditions:

4. That construction be initiated within one year of approval by the Land Use Commission.

5. That no further urban type uses be allowed on the property under consideration, nor shall any existing use be expanded or enlarged.
6. That under no circumstances shall any part of the proposed structure be used for rental or for any other purpose than that represented in the petition.
7. That violation of any of the above conditions would be cause for the revocation of this special permit.

Panel Weighs Hilo Subdivision, Elderly Housing

8-25-74 H. Tribune Herald

KAILUA-Kona — State Land Use Commissioners met here at the Kona Hilton Thursday to conduct public hearings on a 314-acre Hilo County Club Estates subdivision and on a proposed Salvation Army elderly housing complex in Kainaliu, North Kona.

A 15-day waiting period is required by law for the submission of additional testimony, and the Commission will reconvene within 90 days to reach a decision on the two applications for district designation boundary amendments.

Paul Tajima, consultant to Gentry Hawaiiana Associates, told commissioners that the concept of cluster housing in "super blocks" would reduce the lineal street footage by 30 to 40 per cent, shorten utility lines and bring the townhouse units within the reach of families who earn \$12,000 annually.

Previously subdivided into individual lots with detached houses to sell within the \$40,000 range, the cluster unit economics will reduce the cost of the lowest priced unit to \$33,000.

The five-year development plan includes 950 housing units including 350 detached units, 300 units in cluster housing and 300 townhouse apartments, will sell for \$33,000 to \$47,000.

Commissioners were called upon to approve the zoning change from agricultural to urban, rather than the developmental concepts.

An elderly housing unit is planned for a 1.56-acre parcel, currently zoned agricultural, near the present Salvation Army Thrift Shop in Kainaliu. Mrs. Agnes P. Smith, the owner, will lease the property to the Salvation Army Corps for the 16-unit development.

Apartments will be about 165 square feet in size with a proposed communal kitchen and recreation room. Future plans include the building of ten more units at the site.

Rentals will be from \$50 to \$80 per month, according to Major Maximo Cabrerros.

Commissioners took action on four requests including approval of a special permit for Hisao and Matsue Fujii to construct a single family dwelling at Olowalu, Maui.

C. Brewer and Company, Ltd., also received an okay for reclassification of a 1.25-acre parcel, recently purchased from Matsuhei Okuna, zoned for conservation and located in the Ninole-Punaluu urban district where Brewer plans restaurant, resort and commercial developments.

Kailua-Kona's new fire station, to be located on Palani Road above the Hawaiian Telephone switching station, also got the commissioner's nod. Owned by Liliuokalani Trust, the County is in the process of acquiring the site, a three-acre parcel, for a 10-man fire fighting crew and a police sub-station.

The remainder of the parcel will be kept in reserve for future police department expansion and other public service facilities.

Herbert T. Matsunaga got an okay for rezoning for 40 acres in Waiakea Homesteads, South Hilo, where he will subdivide the parcel into 10,000 foot lots, pending County approval.

A previous request to rezone 790 acres of the Waiakea area was not approved at an earlier meeting due to "substantial resistance by the agricultural interests" in the area. But testimony revealed that landowners who previously objected, are in favor of the 40-acre subdivision.

Hawaii County Planning Commission recommended the proposal.

August 10, 1972

Mr. and Mrs. Hisao Fujii
RR 1, Box 820
Lahaina, Hawaii 96761

Dear Mr. and Mrs. Fujii:

The Land Use Commission next meets on August 24, 1972, at 1:30 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii.

At that time your application (SP72-131) to construct a single-family residence at Olowalu, 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

August 10, 1972

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP72-131 - Hisao & Matsue Fujii
(Olowalu, Maui)


Please be advised that a special permit application has been filed with the Land Use Commission to construct a single-family residence on land described as Tax Map Key 4-8-03: 31, located within the Agricultural District at Olowalu, Maui. The Maui County Planning Commission approved this request on July 11, 1972.

An action meeting on this application is scheduled for August 24, 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

Mr. Tatsuo Fujimoto

Page 2

August 15, 1972

✓ SP72-131 Hisao & Matsue Fujii
Olowalu, Maui

Soils in this parcel are alluvial in origin, deep and class A in Overall Productivity Rating with irrigation. The land in this parcel is nearly level.

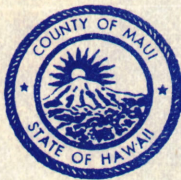
Sincerely yours

Harold L. Baker
Harold L. Baker
Director

TYPE-ERASE
EAGLE-A
COTTON FIBER USA

3279

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

August 2, 1972

RECEIVED

AUG 4 1972

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Request by Mr. & Mrs. Fujii for a Special Use Permit
to construct a single-family residence in Olowalu, Maui

The Maui Planning Commission at its meeting of July 11, 1972,
voted unanimously to recommend approval of the subject request for
Special Use Permit.

A public hearing on the subject request was held on June 20, 1972,
by the Maui Planning Commission and no testimony for or against the
subject request was presented, other than by the applicant.

The Commission's recommendation for approval of the Special Use
Permit request is contingent on the following:

- 1. That the proposed residence be used either by the applicants
or by persons directly connected with the existing business use (store
or restaurant).
- 2. That the water supply for the proposed dwelling be provided
by meeting the requirements of Pioneer Mill Co. (water source for
Olowalu).
- 3. That the applicant meet all other applicable State and County
requirements, including setbacks, parking, etc.

Enclosed for your information and review are the following:

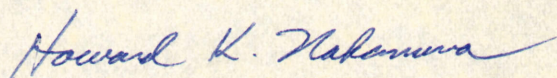
- 1. Copy of application.
- 2. Notice of Public Hearing.
- 3. Transcript of the Public Hearing.

Mr. Tatsuo Fujimoto
Page 2
August 2, 1972

4. Staff report.
5. 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
Planning Director

cc Mr. Fujii

PARC
ERAS
PAT

July 11, 1972

STAFF REPORT

TO: Maui Planning Commission

FROM: Staff

SUBJECT: Request by MR. & MRS. FUJII for a Special Use Permit to construct a single-family residence in Olowalu, Maui.

COMMENTS:

1. The public hearing to consider the subject request was held by the Maui Planning Commission at its meeting of June 20, 1972.
2. No opposition to the request was submitted, either at the hearing, or subsequently to the Department.
3. Pioneer Mill, owners of the water system serving the area, have indicated that they have no objections, provided that no additional connection is made to the main line.

RECOMMENDATION:

The Staff recommends approval of the request, subject to the following conditions:

1. That the proposed residence be used either by the applicants or by persons directly connected with the existing business uses (store or restaurant).
2. That the water supply for the proposed dwelling be provided by meeting the requirements of Pioneer Mill Co. (water source for Olowalu).
3. That the applicant meet all other applicable State and County requirements, including setbacks, parking, etc.

MAUI PLANNING COMMISSION
PUBLIC HEARING
June 20, 1972

RECEIVED

AUG 4 1972

LAND USE COMMISSION
SPECIAL USE PERMIT

State of Hawaii
LAND USE COMMISSION

The public hearing on the following request for Special Use Permit under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII, 1963, was opened by Chairman Yoshikazu Matsui in the Chambers of the Council, County Building, Wailuku, Maui, Hawaii, on Tuesday, June 20, 1972.

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

APPLICATION NO. 59
LOWALU, MAUI

To construct a two story single family dwelling to the rear of the existing Olowalu Store within the State Agricultural District at Olowalu, Maui, TMK 4-8-03:31

Applicant: Lawrence N. C. Ing, Attorney for Mr. & Mrs. Hisao Fujii

The Director read the notice of public hearing published in the Maui News on May 27, 1972, a copy of which is attached hereto and made a part hereof.

Mr. Ishikawa explained the request from the staff report, a copy of which is attached hereto and made a part hereof.

Mr. Freeland: You know, mauka of the proposed site, access from the rear, is there access available?

Mr. Ishikawa: The access will be the canehaul road.

Mr. Matsui: Does anyone live there now?

Mr. Ishikawa: There is no structure now. I might want to mention too that we did receive a communication from the Water Board that they are not involved and have no comment. Also I would like to point out to the Commission that Pioneer Mill was contacted about this request.

Mr. Franco: How many dwellings they supply water to now?

Mr. Ishikawa: I don't know. I think we can ask the representative.

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

The Chair opened the hearing to the public.

Mr. Lawrence Ing: Mr. Chairman and Members of the Maui Planning Commission, our client Mr. Fujii is seated here. Both of us will be available for questioning. I think we have heard a lot on the area so far as this particular parcel of land has made two prior applications with the Commission. I think the Commission has a thorough background and knowledge of the area. I would like to elaborate further. I would like to correct an error on the application in which I stated lot was 9,952. Actually it is 21,896 square feet as shown on the site plan. At the present time there is an access canehaul road to the side of the property, however, we will not propose to use this road. There is adequate space between the present store and the dwelling that Mr. and Mrs. Fujii lives in. They would use that as a lane to get in. Mr. & Mrs. Fujii have run the store, as you know for many years. Mr. Fujii is 59 years old, looking toward retirement. This is why we have come in with this application. They continue to reside in the dwelling they have now. Feeling that Olowalu is quite a ways from Wailuku, whoever manages that store would require a residence. This is the residence we propose to build...We have communicated with Pioneer Mill Company and whatever requirements we would be glad to agree to since it is their water supply.

Mr. Freeland: On the sketch that you submitted, you have the existing street that includes the restaurant.

Mr. Ing: Yes.

Mr. Freeland: I am just trying to orient myself. You proposed to use that as access to the proposed building:

Mr. Ing: That is correct.

Mr. Freeland: The 21,000 square feet, I notice in the diagram here there is some empty space that still remains vacant.

Mr. Ing: Yes.

Mr. Freeland: No structures will be built that would block the cesspool?

Mr. Ing: No structures.

Mr. Greig: ...We sent them a letter voicing our concern about water but approval in the light of the plan, construction of a one, single family unit. We just want to say that water is a very critical problem out there. We have about 35 homes.

Mr. Nakamura: Has this number been increased?

Mr. Greig: It has.

Mr. Nakamura: As the houses become vacant you are knocking them down?

Mr. Greig: For the most part, but system itself is in such a poor shape.

Mr. Freeland: Nevertheless, Pioneer Mill has no objections?

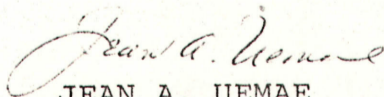
Mr. Greig: We made a point in this letter, as long as they connect makai of the existing meter, no pilikia, but we will not give them another connection.

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 inasmuch as action cannot be taken for 15 days.

Respectfully submitted,



JEAN A. UEMAE
Private Secretary

RECORD OF ATTENDANCE

Present:	Y. Matsui	Others:	H. Nakamura
	G. A. Freeland		T. Ishikawa
	G. Murashige		E. Henry
	J. Franco		R. McCabe
	M. Kimura		T. Ross
	S. Goshi		R. Johnson
			Mr. J. Greig
Excused:	K. Kage		Mr. Ing
	C. Kaiama		Mr. Fujii

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, June 20, 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:

OLOWALU, MAUI

To construct a two story single family dwelling to the rear of the existing Olowalu Store within the State Agricultural District at Olowalu, Maui, TMK 4-8-03:31

Applicant: Lawrence N. C. Ing, Attorney for
Mr. & Mrs. Hisao Fujii

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

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--May 27, 1972)

cc Applicant
cc Pioneer Mill
cc Mayor
cc Public Works
cc Water Supply
cc Fire Dept.
cc State Highway
cc Dept. of Health
cc Mr. Tats Fujimoto

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

SP72-131

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. 4-8-03-31

(2) Lot Area 9,927 sq.ft (3) Location Olowalu Village, Hawaii

B. Ownership: (1) Owner's name Hisao and Matsue Fujii

(2) Lessee's name _____ (3) Unexpired term years.

C. Request: (1) State request briefly and exactly: To construct a

two story single family dwelling adjoining existing business
building in area presently classified as agricultural.

(2) Reasons justifying granting of request: Need for living unit
for manager's residence as area is located at a distance
from other population centers.

D. Applicant: (1) Name Hisao and Matsue Fujii

(2) Address RR 1, Box 820, Lahaina, Hawaii (3) Telephone 661-3774

(4) Signature *Hisao Fujii* *Matsue Fujii*

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

June 20, 1972

STAFF REPORT

TO: Maui Planning Commission

FROM: Staff

SUBJECT: Request by MR. LAWRENCE ING acting in behalf of MR. & MRS. HISAO FUJII for a SPECIAL USE PERMIT to construct a single family dwelling on property located in Olowalu, Maui.

LOCATION:

TMK 4-8-03:31

on the mauka side of Honoapiilani Highway in Olowalu.

AREA: 9,927 sq. ft.

ZONING: State Agricultural District

COMMENTS:

1. The owners of the subject property propose to construct a two story single family residence on property presently containing the Olowalu Store. The residence is to be constructed mauka of the store (on the rear portion of the property).
2. In prior requests, the owners requested construction of apartments above the present commercial building, but was denied by the Planning Commission. The latest request for apartments was withdrawn at the request of the applicant.
3. The owners intend to use the proposed single family dwelling as residence for the manager of the Olowalu Store.
4. The existing commercial structure is 5,500 sq. ft. in area leaving 4,427 sq. ft of area to construct said residence. The proposed two story residence will have 1,652 sq. ft. with the building pad to be 794 sq. ft.
5. The proposed dwelling will be attached to the existing commercial structure with the entry to the dwelling facing mauka.
6. In previous requests for developments in Olowalu, the question of adequacy of water supply was and still is a primary concern. Water supply is provided by Pioneer Mill Co. source and pipelines for the Olowalu area.

RECEIVED

JUN 13 1972

State of Hawaii
LAND USE COMMISSION

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MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--May 27, 1972)

cc Applicant
cc Pioneer Mill
cc Mayor
cc Public Works
cc Water Supply
cc Fire Dept.
cc State Highway
cc Dept. of Health
cc Mr. Tats Fujimoto ←

April 14, 1972

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

Attention: Mr. Toshio Ishikawa

Dear Mr. Nakamura:

This is in response to your letter of April 6, 1972 relative to the Land Use Commission special permit of Mr. and Mrs. Hisao Fuji.

Inasmuch as the issue here is whether an amendment to a special permit can be considered without a new public hearing that is conducted by the County of Maui, a clarification by your County Attorney should adequately resolve this problem.

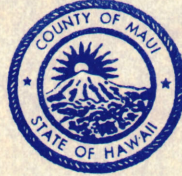
As to your question of whether the subject amendment could be processed under the initial LUC special permit or whether a new application is required, it appears, from information contained in your letter, that a new special permit would be appropriate. However, not knowing the full details, you may be in a better position, after consideration of your County Attorney's opinion, to recommend to the Maui Planning Commission whether or not a new special permit is required.

Should you have any further questions, please feel free to call us.

Very truly yours,

TATSUO FUBIMOTO
Executive Officer

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



3147
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

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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 Planning Commission at its meeting of April 4, 1972, considered the LUC Special Permit request by Mr. & Mrs. Hisao Fujii to construct a 9-unit apartment as a second floor addition to the existing commercial facility at Olowalu, Maui. The Public Hearing on the above matter was held on February 29, 1972. During the meeting of April 4, 1972, Mr. Ing, acting on behalf of Mr. & Mrs. Fujii, submitted a request to amend the initial special permit application from constructing a 9-unit apartment to the construction of a single dwelling unit as a second floor addition to the existing commercial facility at Olowalu.

The Maui Planning Commission has requested the County Attorney for the County of Maui for clarification as to whether such amendment can be considered without a new public hearing.

We would appreciate your comments as to whether the subject amendment could be processed under the initial LUC Special Permit or whether a new application should be filed. The Maui Planning Commission has deferred action on this item until its meeting of April 18, 1972. We would appreciate your response by that date.

Please feel free to call our office if you have any questions.

Yours very truly,

TOSHIO ISHIKAWA
Deputy Planning Director

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APR 10 1972

State of Hawaii
LAND USE COMMISSION

April 6, 1972

Mr. Lawrence N. C. Ing
Attorney at Law
P.O. Box H
Wailuku, Maui

Dear Mr. Ing:

Re: LUC Special Use Permit Application No. 56 from
Mr. & Mrs. Hisao Fujii, Olowalu, Maui

Your letter dated March 28, 1972, regarding the above matter was presented to the Maui County Planning Commission at its meeting of April 4, 1972. Inasmuch as your request has been modified from that held at the public hearing, the Commission referred the matter to the County Attorney for an opinion as to whether a new hearing would be required. It was also decided to refer this matter to the State Land Use Commission inasmuch as, if approved, this application must ultimately be acted upon by that body.

We will inform you as to when the matter will be again brought before the Planning Commission. In the meantime, should you have any questions, please contact our office.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Pioneer Mill
cc Mr. Arthur Ueoka
cc Mr. Tatsuo Fujimoto ✓

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

UEOKA, VAIL, LUNA & ING

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

March 28, 1972

2103 WELLS STREET
Post Office Box H
Phone: 244-7914

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

RECEIVED
MAR 28 1972

DEPT. OF PLANNING
COUNTY OF MAUI

Re: Special Use Permit Application No. 56
from Mr. and Mrs. Hisao Fujii

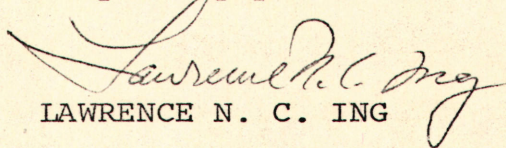
Dear Mr. Nakamura:

Please be informed that this law firm continues to represent Mr. and Mrs. Hisao Fujii in the above matter.

At this time, may we amend the Special Use Permit Application to read that the request for the nine-unit apartment be changed to a single family unit. We have conferred with Mr. John W. Siemer, vice president and manager of Pioneer Mill Company, Limited, in regards to the above change in request and we have received his approval and consent. Enclosed herewith please find a copy of the letter recently received from Mr. Siemer.

Please do not hesitate to call or write if you have any questions.

Very truly yours,


LAWRENCE N. C. ING

LNCI:amh

Encl.

cc Mr. and Mrs. Hisao Fujii
Mr. John W. Siemer



PIONEER MILL COMPANY, LIMITED

Growers of sugar cane and producers of raw sugar

P. O. Box 727
Lahaina, Hawaii 96761

March 23, 1972

RECEIVED

Mar 24 1972

UEOKA & VAIL

Meyer M. Ueoka, Esq.
Ueoka, Vail, Luna & Ing
2103 Wells Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Ueoka:

Thank you for your letter of March 21st, relative to the Hisao Fujii request for unit construction on Tax Map Key 4-8-3:31 & 37 in Olowalu.

We are receptive to your proposal to withdraw Mr. Fujii's nine-unit apartment request. A single family unit appears acceptable; however, water remains a critical, restrictive factor, and it is imperative that we contain development at Olowalu until such time as a viable potable water system can be installed. Our concern embraces those residents being serviced by the present system and their plight during demand or peak usage periods.

By means of this letter, we concur with your request for a water connection on the down stream side of the existing 5/8" meter presently servicing the Fujii home, Olowalu Store and Chez Paul French Restaurant.

Yours sincerely,

John W. Siemer
Vice President & Manager

JHG:ms