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Aug 14 - Sep 28
Sep 20

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

SP72 - 133

RECEIVED

NOV 20 1973

November 20, 1973

CERTIFIED MAIL State of Hawaii
LAND USE COMMISSION

Ms. Marjorie Corley
P. O. Box 1664
Hilo, Hawaii 96720

Re: Special Permit - Meat Processing Operation
TMK: 1-5-08:portion 1

Reference is further made to the above special permit which was granted on September 20, 1972.

Per letter dated September 5, 1973, we requested a letter from you regarding the status of the proposed facility. We also stated that "if no word is received or no satisfactory explanation given as to why the time condition cannot be met, we will have no other recourse than to rule the special permit null and void."

To date we have received no reply to our request. Therefore, we would like to inform you that the subject special permit is hereby deemed null and void.

Raymond H. Suefuji

RAYMOND H. SUEFUJI
Director

NH:my

cc: Corporation Counsel
State Land Use Commission ✓

Permanent Record

SOUTHWORTH 30

RECEIVED

NOV 23 1973

State of Hawaii
LAND USE COMMISSION

SP 72-133

September 5, 1973

Ms. Marjorie Corley
P. O. Box 1664
Hilo, Hawaii 96720

Re: Special Permit - Meat Processing Operation
TMK: 1-5-08:portion 1

Reference is made to the above special permit which was granted on September 20, 1972. One of the conditions attached to the special permit stated that "the petitioner be responsible for securing a building permit and assuring construction started for the proposed facilities within one year from the date of official approval. Construction is defined as the actual placing of construction materials in their permanent position and fastened in a permanent manner. Should this condition not be met, the special permit shall be deemed null and void."

To date, we have not received any plans for "plan approval" review which precedes the filing of a building permit application. As the special permit expires on September 20, 1973, may we hear from you regarding the status of the proposed facility before September 14, 1973.

If no word is received or no satisfactory explanation given as to why the time condition cannot be met, we will have no other recourse then to rule the special permit null and void.

Sidney M. Fuji
for Raymond H. Suefuji
Director

GM:mh

cc Corporation Counsel

SEP 5 1973

September 21, 1972

Mrs. Marjorie Corley
P. O. Box 1664
Hilo, Hawaii 96720

Dear Mrs. Corley:

The original of the attached letter approving your special permit request (SP72-133) to establish a meat processing operation, including the storage, packing, shipping and sale of the products on approximately 20 acres of land described as Tax Map Key 1-5-08: portion of 1, situated at Keonepoko-Nui, Puna, Hawaii, subject to the conditions set forth by the Hawaii County Planning Commission is on file in the office of the Planning Department, County of Hawaii, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

September 21, 1972

Hawaii County Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on September 20, 1972, the Land Use Commission voted to approve a special permit to Mrs. Marjorie Corley (SP72-133) to establish a meat processing operation, including the storage, packing, shipping and sale of the products on approximately 20 acres of land described as Tax Map Key 1-5-08: portion of 1, situated at Keonepoko-Nui, Puna, Hawaii, subject to the conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Mrs. Marjorie Corley
Hawaii District Office, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Division of Land Management, DLNR
Hawaii Land Agent, DLNR

TRUE NORTH
1" = 1,000'

Port of Hilo
State of Hawaii
(Puna Sug. Co.) Rev. Dmt. # 2850
13.722 Acs.
Pahoa Airstrip
5500 Acs.
(Marjo G.L.)
Lohia view

Proj. No. S-231(C)
Proj. No. S-0130(B)

State of Hawaii
14.12 acs.

TAKE ISLAND
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ADMINISTRATIVE
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To Paho

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Discovery Room - Kona Hilton Hotel
September 20, 1972 - 1:00 p.m.

SP72-133

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

Approved
JUN 1 1973

COMMISSIONER ABSENT: Alexander J. Napier

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Stenographer

Persons testifying before today's proceedings were duly sworn in by Chairman Inaba.

ACTION

APPLICATION BY OCEAN VIEW INVESTMENT CO. (SP72-132) TO ESTABLISH COMMERCIAL USES ON 25 ACRES AT KA'U, HAWAII

The Executive Officer, Mr. Fujimoto, presented the staff report recommending approval of the special permit request in concurrence with the findings and recommendations of the Hawaii County Planning Commission and the eight conditions imposed by the County.

Commissioner Kido suggested the feasibility of an incremental approach, rather than seeking approval of the total 25 acres, inasmuch there was such a well-defined time schedule. Mr. Earl Younker, Treasurer of Ocean View Investment Co. stated that it would be advantageous for the developer, as well as the total project, to obtain approval for the total area. Moreover, under the conditions imposed by the County, the petitioner's performance would be strictly regulated.

Mr. Glenn Miyao, staff member of the Hawaii Planning Department, elaborated that upon checking with the Water Department, it was felt

that two 20,000 gallon storage water tanks will be sufficient for the area and, therefore, this had been stipulated in their approval of the special permit.

Commissioner Kido moved that the special permit be approved, subject to the eight (8) conditions imposed by the County. The motion was seconded by Commissioner Sakahashi and unanimously carried.

[APPLICATION BY MARJORIE CORLEY (SP72-133) TO ALLOW A MEAT PROCESSING OPERATION ON 20 ACRES AT PUNA, HAWAII

In the staff memo presented by Mr. Gordan Furutani, staff planner, it was recommended that the special permit be approved subject to the conditions imposed by the Hawaii County Planning Commission.

Commissioner Mark moved that the special permit be approved subject to the conditions set forth by the County, seconded by Commissioner Kido, and it was unanimously passed.

APPLICATION BY SAMPSON-MILLER ASSOCIATED CO., INC. (SP72-134) TO ALLOW TEMPORARY SALES OFFICE ON 8 ACRES AT NORTH KOHALA, HAWAII

It was the staff's recommendation that the special permit be approved subject to the five (5) conditions established by the County (see copy of memo on file).

For the purpose of consistency, Vice Chairman Tangen recommended that it be additionally stipulated, under the County's condition #5, that the sales office be removed within 30 days upon completion of the lot sales or at the end of 2 years, whichever occurs first.

Commissioner Wung moved to approve the special permit as recommended by staff, with the additional condition recommended by Vice Chairman Tangen. The motion was seconded by Vice Chairman Tangen and unanimously passed.

APPLICATION BY SAMUEL K. SHIMIZU (SP72-135) TO ALLOW EXPANSION OF EXISTING COMMERCIAL FACILITY AT SOUTH KONA, HAWAII

Mr. Leong, staff planner, presented the staff memorandum recommending approval of the special permit subject to the County's condition, with the added condition that no further urban type uses be allowed on the property under consideration, nor shall any existing use be further expanded or enlarged.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP72-133 - MARJORIE CORLEY

DATE September 20, 1972

PLACE Kona Hilton Hotel
Kailua, Kona

TIME 1:00 p.m.

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

Comments:

I move that the special permit be approved subject to the conditions set forth by the Hawaii County Planning Commission.

School Impact Kona

9-21-72 *Honolulu Herald*

Rezoning Issue

KAILUA-Kona—Land Use Commissioners meeting here Thursday held public hearings on a controversial 100 acre expansion for Queen Liliuokalani Village on Palani Road, and considered an 86-lot Kahei houselots subdivision in North Kohala.

The Commission approved a motion by Eddie Tangen to reopen the hotly protested Waiawa Ridge petition from Bishop Estate on Oahu to new public hearings.

Kenny Young represented Palani Development at the hearing on a 216-unit addition to Liliuokalani Village. The Department of Education has objected to the impact of rapid housing development upon the already crowded Kealahou School.

But County population projections show an estimated 12,400 residents in North Kona by 1975, the staff reported. This figure would almost triple the 1970 census.

"In order to accommodate the estimated increase of population for North Kona, the study states that 1,865 new dwellings must be constructed," said a land board staff member.

Young testified that in the first increment, 50 out of 60 units were low-cost housing, but that the Federal government wants a higher ratio of integration of low and medium cost units.

He said he would try for a 50-50 ratio in the 122 unit Phase II due to be finished in July, 1973. Young said that under his contract to Liliuokalani Estate, he must build at least 50 per year.

Kona Complex manager Kenneth Asato told the Commission that the DOE doesn't want to be the agency to stop the proposed development increment, because the need for additional housing is recognized. But District Superintendent Harry C. Chuck has urged that the developer pay for portable classrooms if Kealahou School needs them.

In an action meeting, the Commission approved the incremental shopping center-post office complex requested by Ocean View Investment Company on a 25-acre site in its Ka'u subdivision.

Earl Younker, Ocean View treasurer, testified that the investment group is financially sound and that development could proceed.

A grocery store, variety store, office space and a post office will be started immediately and finished within a year. Petitioners will lose their special permit unless County Planners' special conditions are followed, and if the construction timetable is not met.

During the second year construction will start on a service station, and warehouse; recreation facilities and light manufacturing structures will start the third year, a lumber yard and additional stores the fourth, and a motel complex before the end of the fifth year.

The 40-acre Kahei houselots subdivision in North Kohala would provide 80 lots of 15,000 square feet, in an area about one mile east of Kohala Schools.

It will provide home sites for some now living in plantation

camps which will be closed when Kohala Corporation ends sugar production in 1974.

"The Governor's Task Force, the Mayor's Task Force, Castle & Cook's Kohala Corporation, the ILWU, the Agricultural Extension Service and the people of Kohala have been working on developing new industries that would provide new jobs, broaden the agricultural base and improve the economic and social conditions of North Kohala," according to the staff.

The commission will take action on the special permit request in 45 to 90 days.

Marjorie Corley received a special permit to permit meat processing, packing, shipping and sales on a 20-acre parcel in Puna. Her plant will be located 300 feet mauka of the Keaau-Pahoa road, about one and one-half miles north of the Pahoa urban district.

About 80 per cent of her produce will be from pigs raised on the premises, but no slaughtering will be done there.

Samuel K. Shimizu received a special permit to increase the size of Stan's Fishery in Honaunau.

Kona Realtor Ron Burla received another for Sampson-Miller Associated Company's Kohala Estates, to locate a temporary sales office about two and one-half miles north of Kawaihae. He said the portable building would be removed as soon as 43 lots are sold in the first increment, or within two years, whichever ever occurs first.

The attorney for the Estate of Hannah H. Fukushima testified during a public hearing on land use boundaries for a 3.23-acre parcel three miles east of Waimea. Under the terms of the will dated October 3, 1967, the land is to be subdivided and sold, with the proceeds going to persons named in the will.

The staff report maintains that the reclassification would create a "scattered and sprawl type of urban growth." Attorney Bill Chillingworth told the Commission that under an alternative provision of the will, the property can be divided in two lots with, one going to one heir and the proceeds from the sale of the other going to the remaining nine inheritors.

The commission will take action upon the request within 45 to 90 days following a 15-day waiting period for the receipt of written testimony.

STATE OF HAWAII
LAND USE COMMISSION

Kona Hilton Hotel
Kailua, Kona, Hawaii

September 20, 1972
1 p.m.

STAFF REPORT

SP72-133 - MARJORIE CORLEY

Mrs. Marjorie Corley requests approval of a special permit to establish a meat processing operation on approximately 20 acres of land situated within the Agricultural District at Keonepoko-Nui, Puna, Hawaii.

The property is owned by the State of Hawaii and is described as TMK 1-5-08: portion of 1. By letter dated May 2, 1972, the Department of Land & Natural Resources notified Mrs. Corley that the Board of Land & Natural Resources approved the sale of a 55-year lease for the 20-acre parcel at a public auction and that subdivision processing is in progress.

The land under consideration fronts the mauka side of the Keaau-Pahoa Road approximately 1.5 miles north of the Pahoa Urban District. It abuts a State owned 5-acre parcel which is presently under lease to the petitioner. Nearby land uses include Taira's anthurium shop, Miyose piggery, and the Keonepoko Homestead area consisting of lots ranging from 1 acre to over 10 acres in size. The access road to the Hawaiian Beaches, Parks, and Shores subdivisions is located

approximately 1 mile to the south. Land Study Bureau classification indicates that the soil productivity rating is "E" or very poor and consists of almost bare pahoehoe. The rainfall is approximately 150 inches annually, but there is no record of flooding problems on the property.

Mrs. Corley indicates that the operation will be a small family type operation with approximately 6 persons. It will involve the processing of pork and meat products such as sausages, European specialties, and cold cuts and will include the storage, packing, and sale of these products on the premises. The proposed facility will be approximately 2,444 square feet in area and will be set back 300 feet from the highway. It will be designed to look like a residence and will be landscaped. Mrs. Corley intends to raise most of the pork needed for her product (about 80 percent) on the premises and intends to purchase the beef elsewhere (remaining 20 percent). She notes that the UH Extension Service encourages this type of operation, since it will be utilizing local raw materials. The operation will not be offensive in any way since slaughtering will not be done on the premises. She intends to comply with all health and safety regulations and emphasizes that the operation will benefit the community and the economy.

County zoning is A-20a and the Hawaii General Plan designates the area for "orchard" use. Electricity, telephone, and a 6-inch waterline are available along the Pahoia Road.

Dr. Roy S. Nagakura, Supervisor of the Meat Inspection Branch of the Department of Agriculture, indicated that they will cooperate fully with Mrs. Corley in establishing the processing plant provided that she complies with their regulations.

Chief Sanitarian, James Nakahara, of the State Health Department, Hawaii District, advised that:

"The applicant, Mrs. Marjorie M. Corley, has presented her proposal for a private sewage disposal system which will be able to meet the Department of Health's regulations. For a family type operation cesspool for the meat processing plant and a waste stabilization pond for the piggery will be permissible."

The Board of Land & Natural Resources has indicated that it has no objections to the establishment of the food processing plant on the subject property provided zoning requirements are satisfied.

In a letter to James Detor of the Department of Land & Natural Resources, County Extension Agent, Tom Yamamoto, noted that Mrs. Corley will be in partnership with people who have been in this business in Europe and Brazil for a number of years and therefore would possess the experience and knowledge for a successful venture. He indicated his support

of the petition since it would be beneficial to the livestock industry, the economy and the people of Hawaii.

Support of the venture was also voiced by Mr. John Farias, Jr., Director of the Department of Research and Development, Hawaii County.

County Recommendation

At its August 3, 1972 meeting, the Hawaii County Planning Commission voted to recommend approval of the request based on the following findings:

- "1. that the use would not be contrary to the objectives of the Land Use Law regarding agriculturally-classified lands. The petitioner intends to process the majority of the pork raised on the premises, while bringing the beef in from elsewhere. Animal husbandry and the resultant processing activity are regarded as a bona fide agricultural activity;
- "2. that the proposed use would not adversely affect the surrounding area. The petitioner does not intend to slaughter any of the animals within the subject area. All other applicable regulations including structural setback and sanitary facilities will be met by the applicant. The nature of the processing activity as well as the health requirement should avert any substantial adverse effect on the surrounding property; and
- "3. that the proposed use would further the agricultural policies of the County."

Approval was contingent upon the following conditions:

- "1. that the petitioner be responsible for securing a building permit and assuring construction started for the proposed facilities within one year from the date of official approval. Construction is

defined as the actual placing of construction materials in their permanent position and fastened in a permanent manner. Should this condition not be met, the special permit shall be deemed null and void;

- "2. that the development conform substantially to that plan which was presented by the applicant to the Commission; and
- "3. that the development comply with all other applicable laws, regulations and codes, including 'Plan Approval.'"

Review and evaluation of Mrs. Corley's petition by the staff finds that the establishment of the proposed facility will be of direct benefit to Hawaii's economy and may encourage and stimulate the establishment of other similar operations to strengthen the State's agricultural and livestock industry by utilizing locally grown products. Under the conditions stipulated by the County, the operation will not adversely affect surrounding properties nor will it unduly burden public agencies to provide services and facilities. Moreover, the processing plant will lead to the utilization for agricultural purposes lands which are zoned agriculture but presently vacant and unused.

It is therefore recommended that the special permit be approved subject to the conditions imposed by the Hawaii County Planning Commission.

UNIVERSITY OF HAWAII

Land Study Bureau

September 18, 1972

RECEIVED

SEP 19 1972

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

The following comments are in response to your notification of boundary change applications A72-327, A72-329, A72-331 and special permit applications SP72-132, SP72-133, SP72-134, SP72-135:

A72-327 First Hawaiian Bank, Managing Trustee for Liliuokalani Trust and Palani Development Company
Keahuolu, North Kona, Hawaii

Lands in this area are rated as Class E as they are either pahoe-hoe or aa lava flows, very poorly suited for agricultural uses. Rockiness of these lands combined with the uneven distribution of annual rainfall during the year make these lands unsuited for cropland uses.

The use of these lands for urban pursuits does not appear to entail any loss of productive agricultural lands.

A72-329 Estate of Hannah H. Fukushima
South Kohala, Hawaii

This is predominantly in grazing and classified as Class c in that use. It is also rated as Class c for orchards. Soils are deep, well drained and nonstony with slopes less than 10 percent.

As this is in an Agricultural Zone, it might be a wise move to convass the area for undeveloped urban zoned lands before zoning more lands urban.

A72-331 Dept. of Land & Natural Resources
North Kohala, Hawaii

The lands in the two parcels being considered for change of zoning from Agricultural to Urban Districts include the best agricultural lands found in the area. The lands are rated as Class B lands when irrigated. Soils are deep, nonstony, well drained on slopes less than 10 percent. All the lands in both parcels is suitable for cultivation.

Mr. Tatsuo Fujimoto

Page 2

September 18, 1972

Conversely, the soil and slope conditions make the area highly suitable for urban development provided there are adequate supporting facilities such as water, electricity and roads.

SP72-132 Ocean View Investment Company
Ka'u, Hawaii

Lands are aa lava flows and not suitable for any agricultural uses. It would appear that this special permit application could be granted if the area is adequately serviced by all utilities and meets the zoning requirements of the County and State.

✓ SP72-133 Marjorie Corley
Puna, Hawaii

The lands are pahoehoe lava and are rated as Class E, very poorly suited for agricultural uses. The requested use appears acceptable as long as it conforms to the zoning requirements of the State & County.

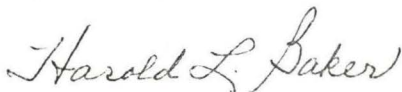
SP72-134 Sampson-Miller Associated Co., Inc.
North Kohala, Hawaii

The area is in grazing. It can be assumed that a temporary sales office would not be objectionable. However, a date should be included in the permit for the closing and removal of this office.

SP72-135 Samuel K. Shimizu
South Kohala, Hawaii

The area is essentially pahoehoe lava. If the expansion of the facilities does not create a nuisance to existing structures, the expansion would appear to be allowable.

Sincerely



Harold L. Baker
Director

Land Use Commission Slates Meeting In Kona

9-13-72

The Kona Herald

KAILUA-Kona — State Land Use commissioners will meet here at the Kona Hilton at 1 p.m. Sept. 20 to take action on four special permit requests and to hold public hearings on three zone changes.

On the action agenda is a special permit request by Ocean View Investment Company for a 25-acre shopping complex at its Ka'u subdivision, where people living in about 85 dwellings have to drive 14 to 32 miles for shopping, according to

testimony received during the County Planning Commission hearing Aug. 3.

Proposed is a five-year development plan which would provide a post office and grocery within a year, a service station and warehouse facility within two years, a playground and light manufacturing area in three, office space and an lumber yard in four and finally a motel and various shops.

County Planners have approved the proposal in incremental stages. Mariorie Corley of Puna has also asked for a permit to build a pork and meat processing operation including storage, packing, shipping and sales at Keonepoliniu.

The applicant told the Planning Commission recently that the processing plant would be a family operation with about six employees, that no slaughtering would be done at the site and that the processing plant would be 300 feet from the roadway.

Sampson-Miller Associated Company has also filed an application for a temporary sales office at its 4,155-acre Kohala Estates subdivision two and one-half miles north of Kawaihae Harbor.

Kona realtor Ron Burla is sales agent and Planning Commissioners were told the office would be needed for only two years. Out of an eventual offering of 210 lots from five to 25 acres in size, 43 are now ready for sale.

Samuel K. (Stan) Shimizu has received the County Planning Commission's support for a 12-foot by 28-foot addition to Stan's

Fishery in Honaunau.

His business is located on the makai side of Mamalahoa Highway on approximately 10,000 square feet of land within Keel agricultural district. County Planners okayed the request Aug. 24.

Land Board members will hold public hearings on:

Urban zoning for 100 acres at Keahuolu, North Kona, for Phase III of the Queen Liliuokalani Village. Applicants told County Planners that they will try to build 150 units per year in the F.H.A.-insured, Act 108 development. Sixty units have been built.

Phase II proposes 122 more by July of 1973 and the area under consideration is planned for 216 more houses.

Developer Kenny Young told County Planning commissioners that 12 additional classrooms would be completed at Kealakehe School by 1975 to absorb the impact of the new housing.

Department of Land and Natural Resources (DLNR) has applied for a boundary change for 40.16 acres from agricultural to urban at Kahei in North Kohala for a residential subdivision. By March about 70 persons had signed up expressing interest in the 15,000 square foot lots. Bill Thompson of DLNR said at the time that the upset price for the 70 to 80 lots would probably be about \$7,000 depending upon how much improvement is required.

Hannah H. Fukushima of Waimea has applied also for urban zoning for 3.03 acres for a residential subdivision.

September 7, 1972

Mrs. Marjorie Corley
P. O. Box 1664
Hilo, Hawaii 96720

Dear Mrs. Corley:

The Land Use Commission next meets on September 20, 1972, at 1 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii.

At that time your application (SP72-133) to operate a pork and meat processing operation including the storage, packing, shipping and sale of the products at Puna, Hawaii, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

September 7, 1972

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP72-133 - Marjorie Corley
(Puna, Hawaii)

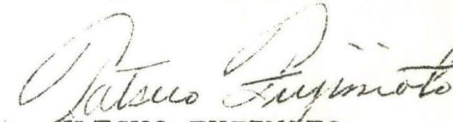
Please be advised that a special permit application has been filed with the Land Use Commission to allow a pork and meat processing operation including the storage, packing, shipping and sale of the products on approximately 20 acres of land within the Agricultural District at Keonepoko-Niu, Puna, Hawaii. The property comprises Tax Map Key 1-5-08: portion of parcel 1. The Hawaii County Planning Commission approved this request on August 3, 1972.

An action meeting on this application is scheduled for September 20, 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

DEP. .MENT OF PLANNING AND ECONOMIC VELOPMENT

Date September 7, 1972 State of Hawaii Due _____

To: 1 OEQC 2 _____ 3 _____ 4 _____ Subject:
5 _____ 6 _____ 7 _____ 8 _____

From: LUC

FYI _____ Comment _____ Report _____ Action _____ Signature _____

Draft _____ Approval _____ Return _____ Type _____ File _____

Xerox _____ copies Circulate as appropriate _____ Approved with changes noted _____
(INITIALS)

Message or Comments:

We are enclosing herewith pertinent information with regard to the following boundary amendment petitions and special permit applications, which will be considered by the LUC on September 20, 1972:

1. A72-329 - Estate of Hannah H. Fukushima
2. A72-331 - Dept. of Land & Natural Resources
3. SP72-132 - Ocean View Investment Co.
- ✓ 4. SP72-133 - Marjorie M. Corley
5. SP72-134 - Sampson-Miller Associated Companies, Inc.
6. SP72-135 - Samuel Shimizu

We would appreciate receiving your comments regarding the above.



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

August 7, 1972

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

RECEIVED

AUG 14 1972

State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application
Marjorie Corley

SP72-133

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes transmitted herewith are the decision and findings of the County Planning Commission on the referenced application.

The Special Permit request was to allow a pork and meat processing operation including the storage, packing, shipping and sale of the products in Keonepoko-Nui, Puna, Hawaii, TMK: 1-5-08:portion 1.

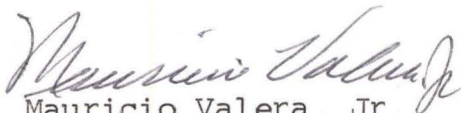
The Planning Commission at a duly advertised public hearing held on July 13, 1972 in the County Council Room, County Building, Hilo, Hawaii, discussed the subject request. The Commission, on August 3, 1972, voted to recommend the approval of the subject request based on the following findings:

1. that the use would not be contrary to the objectives of the Land Use law regarding agriculturally-classified lands. The petitioner intends to process the majority of the pork raised on the premises, while bringing the beef in from elsewhere. Animal husbandry and the resultant processing activity are regarded as a bona fide agricultural activity;
2. that the proposed use would not adversely affect the surrounding area. The petitioner does not intend to slaughter any of the animals within the subject area. All other applicable regulations including structural setback and sanitary facilities will be met by the applicant. The nature of the processing activity as well as the health requirement should avert any substantial adverse affect on the surrounding property; and
3. that the proposed use would further the agricultural policies of the County.

Mr. Tatsuo Fujimoto
Page 2
August 7, 1972

The favorable recommendation, however, was contingent upon the following conditions:

1. that the petitioner be responsible for securing a building permit and assuring construction started for the proposed facilities within one year from the date of official approval. Construction is defined as the actual placing of construction materials in their permanent position and fastened in a permanent manner. Should this condition not be met, the special permit shall be deemed null and void;
2. that the development conform substantially to that plan which was presented by the applicant to the Commission; and
3. that the development comply with all other applicable laws, regulations and codes, including "Plan Approval."


Mauricio Valera, Jr.
Chairman

SF:mh

Enclosures

cc Marjorie Corley

Planners Set Eight Hearings

7-13-72 *The Tribune Herald*

The County Planning Commission will meet today at 3 p.m. in the Planning Department's conference room to conduct three preliminary hearings and act on three applications.

Eight public hearings are scheduled to begin at 4 p.m. Following are the matters to be considered:

—Application of the Highways Division, State Department of Transportation, for a special permit to allow the construction of a maintenance baseyard makai of the old Keaunohu School, North Kona.

—Preliminary hearing on the application of Hilarion Palacoi for a change of zone from an agricultural (A-10a) zoned district to an agricultural (A-5a) zoned district for approximately 13.129 acres of land located in the Kaieie Homesteads area, South Hilo.

—Preliminary hearing on the application of Walter Zane for a variance to allow the total permitted density of non-contiguous parcels of land to be constructed on one parcel of land with the remaining parcels being utilized for parking, etc. Subject construction is proposed to be located in Holualoa (makai) North Kona.

—Application of K. Oue, Ltd., for a change of zone from an agricultural (A-5a) to an

agricultural (A-1a) zoned district for 11.9 acres located in Kanaeue, North Kona.

—Request by the State Land Use Commission for comments and recommendations on the petition of Gentry-Hawaiiana Associates for an amendment of land use district boundaries from an agricultural to an urban district involving 340 acres of land located in Kukuau 2nd, South Hilo.

—Preliminary hearing on the application of Kenneth S. Brown for a change of zone from an agricultural (A-1a) to a single-family residential (RS-20) zoned district for 3.0 acres of land located in Waimea Homesteads, South Kohala.

—Public hearing on the application of David Shotwell for a variance from Section 9-C(2) of Subdivision Ordinance No. 62; more specifically to waive the requirement of providing 20 feet of dedicable pavement in conjunction with a proposed two-lot subdivision fronting Alaloa Road, Waiakea Homesteads, South Hilo.

—Public hearing on the application of Sarah Ruis for a variance to allow a 10-foot front yard setback in lieu of the required 30-foot setback for an addition to a dwelling located in Kamoku, Hamakua.

—Public hearing on the application of Hawaii Kona Kai,

Inc., for a change of zone from an agricultural (A-20a) to an agricultural (A-5a) zoned district for 153.13 acres located in Kiolakaa-Keaa Homesteads, Waiomao, Ka'u.

—Public hearing on the application of Boise Cascade Recreation Communities for a change of zone for a 5.336 acre area from a village commercial

(CV-10) to a multiple - family residential (RM-3.0) zoned district and for a 6.43 acre area from a multiple - family residential (RM-3.0) to a village commercial (CV-10) zoned district, both of which are located in Waikoloa Village, South Kohala.

—Public hearing on the application of the State Department of Land and Natural Resources for a change of zone for approximately 17,000 square feet of land from a single - family residential (RS-10) to a general industrial (MG-1a) zoned district. The subject property is a portion of the Ookala School grounds, North Hilo.

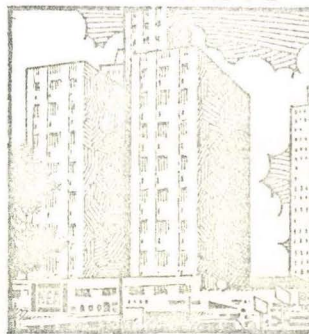
—Public hearing on the application of Sampson - Miller Associates for a special permit to allow a temporary sales office operation in conjunction with a subdivision located in Kahua 1st, Kahua, Waika, North Kohala.

—Public hearing on the ap-

plication of Marjorie Corley for a special permit to allow a pork and meat processing operation including the storage, packing, shipping, and sale of the products. The facilities are proposed to be located on approximately 20 acres fronting the Keaau-Pahele Road, Keonepoko-Nui, Puna, approximately one mile Keaau side of Kahakai Road.

—Public hearing on the application of Ocean View Investment Co. for a special permit to allow commercial uses on approximately 25 acres of land located in the Hawaiian Ocean View Ranchos Subdivision, Ka'u, near the intersection of Prince Kuhio Blvd. and the Hawaii Belt Road. The proposed commercial activities include grocery, variety, office, and post office facilities, and a service station, light industrial facilities, motel complex, etc.

WORLD ALMANAC FACTS



The first office building in the United States with air conditioning as part of its original construction was the Milam Building in San Antonio, Tex., which opened Jan. 1, 1923. The World Almanac recalls. The 20-story building has nearly three million cubic feet of space and about 248,000 square feet of gross floor area.

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COUNTY PLANNING COMMISSION

AUG 14 1972

Planning Department
County of Hawaii
August 3, 1972

State of Hawaii
LAND USE COMMISSION

The Planning Commission met in the University Cooperative Extension Service Conference Room, Kainaliu, North Kona, Hawaii, with Vice Chairman Mauricio Valera, Jr., presiding.

PRESENT: Mauricio Valera, Jr. ABSENT: Masayuki Kai
Shigeji Kawasaki Akira Fujimoto, Ex-officio member
Roy Nagata Edward Harada, Ex-officio member
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake

Raymond H. Suefuji
Sidney M. Fuke
Ilima Piianaia
Royden Yamasato

David Murakami, Dept. of Public Works

and approximately 17 people in public attendance

MINUTES

The minutes of the meeting of July 13, 1972 were approved as circulated.

SPECIAL PERMIT

DEPT. OF TRANSPORTATION
KEAUHOU 1st, NORTH KONA

Application of the Highways Division, State Department of Transportation for a special permit to allow the construction of a maintenance baseyard makai of the old Keauhou

School, Keauhou 1st, North Kona, TMK: 7-8-07:61.

The Chairman reported that this item has been pending for several months. Staff was requested to give the background again for the Commissioner's information.

Staff reported that the Department of Transportation, State of Hawaii, is requesting a special permit to allow the construction of a maintenance baseyard consisting of a 4,800 square foot warehouse and a service station facility within a rural district.

The property in which the maintenance facilities are proposed to be located is a 0.973-acre parcel located fronting Kuakini Highway, makai of the old Keauhou School, in Keauhou 1st, North Kona, TMK: 7-8-7:61.

The subject parcel is zoned for residential-agricultural use (RA-.5a) and designated for low density urban use on the land use pattern allocation map. This land use designation permits residential and ancillary community and public uses.

The parcel is presently vacant and surrounding land uses include the Kona Coast Kennels makai of Kuakini Highway, the Old Keauhou School property, the J. M. Tanaka quarry approximately one-fourth (1/4) mile north fronting the Mamalahoa Highway, the Baptist Church to the south at the entrance to Puuloa Subdivision and surrounding residential uses.

In support of the special permit request, the applicant has submitted the following:

2. that the use would not adversely affect the surrounding area. Again, the use is of a temporary nature, and there are no residential units nearby.
3. that there would not be an unreasonable burden on public agencies to provide the necessary services. There will be no water or other facility requirement associated with the proposed use; and
4. that the subdivision for which the proposed structure is designed for is situated in a somewhat remote area and not in reasonable proximity to urban areas where real estate activities can occur..

The staff is also recommending that the request be approved subject to the following conditions:

1. that the sales office be permitted for a period of no more than two years from the official date of approval of this request or upon completion of the initial sale of the 43 lots whichever is sooner;
2. that the sales operation be confined to only the selling of the forty-three (43) lots within that subdivision and not be used in any way for residential or quartering purposes;
3. that no other structure be erected to complement the temporary sales office operation;
4. that access to the temporary sales office be provided from the subdivision road and not off of the Mahukona-Kawaihae Road; and
5. that the temporary sales office be removed within 30 days upon completion of the lot sales.

It was moved by Mr. Nagata that the special permit be recommended for approval with the conditions stipulated by the staff. Motion was seconded by Mr. Veriato and adopted unanimously.

SPECIAL PERMIT
MARJORIE CORLEY
KEONEPOKO-NUI, PUNA

Application of Marjorie Corley for a special permit to allow a pork and meat processing operation including the storage, packing, shipping and sale of the products.

The facilities are proposed to be located on approximately twenty (20) acres of land fronting the Keaau-Pahoa Road, Keonepoko-Nui, Puna, approximately one mile Keaau side of Kahakai Road, TMK: 1-5-08:portion 1.

Staff reported that an application has been submitted by Marjorie Corley requesting a special permit to allow the processing of pork and meat products; specifically sausages and European specialties and cold cuts, and the storage, packing, shipping, and sale of these products.

The applicant has stated that this will be a small family type operation employing approximately six (6) persons. The operation will be on a small scale in the beginning with the remainder of the land to be used for diversified agriculture.

The applicant proposes to raise the majority of the pork on the premises and will purchase the beef elsewhere. No slaughtering will take place on the premises. Their operation will consist of approximately 80% pork and 20% beef products.

The area under consideration is a twenty (20) acre area owned by the State and which is located adjacent to a five (5) acre parcel leased to the applicant. The Department of Land and Natural Resources has approved the sale of a lease contingent upon approval of the special permit. The lease would be a 55-year lease for general agriculture-residence purposes.

The subject property is located on the mauka side of the Keaau-Pahoa Road approximately two (2) miles Keaau side of Pahoa Village. More specifically, it is located adjacent to the Keonepoko Homesteads area, approximately one (1) mile from Kahakai Road which leads down to the Hawaiian Parks, Beaches, and Shores subdivisions. The Miyose piggery and the Taira Flower Shop are located to the southeast on the makai side of the highway.

The property is zoned as an agriculture (A-20a) zoned district by the County and general planned for "orchard" uses.

The County's agriculture district permits piggeries and pen feeding of livestock on sites approved by the Department of Health and the Director and when not closer than 1,000 feet from any major public road. Also permitted is the processing, storage, packing, shipping, and sale of products produced on the premises provided the site or building used for such activity is at least 100 feet from any property line.

The land has no adverse terrain features and has no record of inundation problems, historic features, or distinct landforms of importance. Average annual rainfall in this area is 150 inches.

Utilities available to the property include power and communication lines and a 6-inch water line approximately 300 feet away along the Keaau-Pahoa Road.

The question of waste disposal was raised by the Department of Health. The applicant was requested to contact the Department of Agriculture, Meat Inspection Branch to work out the details for waste disposal for the proposed meat processing plant and the piggery. The Department of Agriculture had no objections to the request.

The Departments of Education, Public Works, Police and Fire had either no objection or no comment on the request. The Department of Research and Development, the County Extension Agent and the Department of Land and Natural Resources gave their endorsement of the proposed project.

According to the plans submitted by the applicant, the proposed facilities would be approximately 2,444 square feet in size and would be designed to look like a residence and would be landscaped and set back approximately 300 feet from the highway.

Mr. Veriato inquired about the report from the Department of Health.

Staff read the letter from the Department of Health as follows:

"The applicant, Mrs. Marjorie M. Corley, has presented her proposal for a private sewage disposal system which will be able to meet the Department of Health's regulations. For a family type operation cess-pool for the meat processing plant and a waste stabilization pond for the piggery will be permissible.

"/s/ James M. Nakahara
"Chief Sanitarian, Hawaii District."

Chairman called for staff recommendation.

Staff recommended approval based on the following findings:

1. that the use would not be contrary to the objectives of the Land Use Law regarding agriculturally-classified lands. The petitioner intends to process the majority of the pork raised on the premises, while bringing in the beef from elsewhere. Animal husbandry and the resultant processing activity are regarded as a bona fide agricultural activity;

2. that the proposed use would not adversely affect the surrounding area. The petitioner does not intend to slaughter any of the animals within the subject area. All other applicable regulations including structural setback and sanitary facilities will be met by the applicant. The nature of the processing activity as well as the health requirement should avert any substantial adverse affect on the surrounding property; and
3. that the proposed use would further the agricultural policies of the County.

The staff is also recommending that the request be approved subject to the following conditions:

1. that the petitioner be responsible for securing a building permit and assuring construction started for the proposed facilities within one year from the date of official approval. Construction is defined as the actual placing of construction materials in their permanent position and fastened in a permanent manner. Should this condition not be met, the special permit shall be deemed null and void;
2. that the development conform substantially to that plan which was presented by the applicant to the Commission; and
3. that the development comply with all other applicable laws, regulations and codes, including "Plan Approval."

It was moved by Mr. Veriato, seconded by Mr. Nagata and adopted unanimously that this application be recommended for approval with the restrictions stipulated by the staff.

SPECIAL PERMIT
OCEAN VIEW INVESTMENT CO.
 KAHUKU, KA'U

Application of Ocean View Investment Co.,
 for a special permit to allow commercial
 uses on approximately twenty-five (25)
 acres of land located in the Hawaiian Ocean

View Ranchos Subdivision, Ka'u, Hawaii, TMK: 9-2-185:48,49,92-97, near the intersection of Prince Kuhio Blvd. and the Hawaii Belt Road. The proposed commercial activities include grocery, variety, office and post office facilities and a service station, light industrial facilities, motel complex, etc.

Chairman called for staff background.

An application has been submitted by the Ocean View Investment Co., requesting a special permit within the SLU agricultural district to allow the development of commercial and industrial facilities. The facilities are proposed to be located on approximately twenty-five (25) acres of land within the Hawaiian Ocean View Ranchos subdivision. More specifically, the proposed site is at the intersection of Prince Kuhio Blvd and the Belt Highway which is approximately fourteen (14) miles from the village of Naalehu.

As submitted by the applicant, the following is the tentative construction timetable for the proposed facilities:

1. grocery, variety, offices and post office--to begin immediately upon approval of subject application and completed within one (1) year.

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

August 7, 1972

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AUG 14 1972

State of Hawaii
LAND USE COMMISSION

Ms. Marjorie Corley
P. O. Box 1664
Hilo, Hawaii 96720

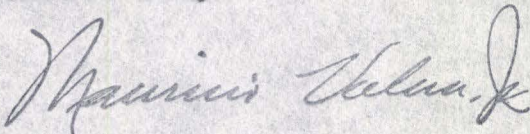
Re: Special Permit Application
TMK: 1-5-08:portion of 1

The County Planning Commission held a duly advertised public hearing on July 13, 1972 to discuss your request for a Special Permit from Section 98H-5 of Act 205, Land Use Regulation of the State of Hawaii to allow a pork and meat processing operation including the storage, packing, shipping and sale of the products in Keonepoko-Nui, Puna, Hawaii.

The Commission, on August 3, 1972, voted to recommend the approval of the Special Permit to the Land Use Commission. The basis for this recommendation, together with its conditions, are contained in the attached copy of a letter sent to the Land Use Commission.

In accordance with Chapter 205, Section 205-6, approval by the County Planning Commission must be ratified by the State Land Use Commission. Additionally, within forty-five (45) days after receipt of the County Planning Commission's decision and findings, the Land Use Commission must act to approve or deny the request.

Should you have any questions, please feel free to contact Glenn Miyao or Sidney Fuke of the Planning Department at 935-5721, extension 221.



Mauricio Valera, Jr.
Chairman

SF:mh

Enclosure

cc / Tatsuo Fujimoto, SLUC

PLANNING COMMISSION

Planning Department
County of Hawaii

July 13, 1972

A regularly advertised public hearing, on the application of Marjorie Corley, was called to order at 5:13 p.m., in the County Council Room, County Building, by Chairman O. W. Efurd, Jr.

PRESENT: O. W. Efurd, Jr.
Masayuki Kai
Shigeji Kawasaki
Mauricio Valera, Jr.
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake

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

Raymond H. Suefuji
Glenn T. Miyao
Sidney M. Fuke

Robert W. Jinks, Asst. Corporation Counsel
Richard Masuda, Public Works

and approximately 30 people in public attendance

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Planning Commission of the County of Hawaii to consider the following application for a special permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended:

The public hearing is for the purpose of allowing a special permit to establish a pork and meat processing operation including the storage, packing, shipping, and sale of the products. The facilities are proposed to be located on approximately twenty (20) acres of land located in Keonepoko-Nui, Puna, approximately one mile Keaau side of Kahakai Road, Tax Map Key 1-5-08: portion of 1.

CHAIRMAN: The next public hearing on our agenda is on the application of Marjorie Corley for a special permit to allow a pork and meat processing operation including the storage, packing, shipping, and sale of the products. The facilities are proposed to be located on approximately twenty acres of land fronting the Keaau-Pahoa Road, Keonepoko-Nui, Puna, approximately one mile Keaau side of Kahakai Road.

Will the staff give us background please.

STAFF PLANNER MIYAO: Mr. Chairman and Commissioners. An application has been submitted by Marjorie Corley requesting a special permit to allow the processing of pork and meat products; specifically sausages and European specialties and cold cuts, and the storage, packing, shipping, and sale of these products.

The applicant has stated that this will be a small family type operation employing approximately six persons. The operation will be on a small scale in the beginning with the remainder of the land to be used for diversified agriculture.

The applicant proposes to raise the majority of the pork on the premises and will purchase the beef elsewhere. No slaughtering will take place on the premises. Their operation will consist of approximately 80 per cent pork and 20 per cent beef products.

The area under consideration is a 20 acre area owned by the State and which is located adjacent to a 5-acre parcel leased to the applicant. The Department of Land and Natural Resources has approved the sale of a lease contingent upon approval of the special permit. The lease would be a 55-year lease for general agricultural-residential purposes.

The subject property is located on the mauka side of the Keaau-Pahoa Road, approximately two miles Keaau side of Pahoa Village. More specifically, it is located adjacent to the Keonepoko Homesteads area, approximately one mile from Kahakai Road which leads down to the Hawaiian Parks, Beaches and Shores subdivisions. The Miyose piggery and the Taira flower shop are located to the southeast on the makai side of the highway.

The property is zoned as as agricultural (A-20a) zoned district by the County and general planned for "orchid" uses.

The County's agricultural district permits piggeries and pen feeding of livestock on sites approved by the Department of Health and the Director and when not closer than 1000 feet from any major public road. Also permitted is the processing, storage, packing, shipping, and sale of products produced on the premises provided the site or building used for such activity is at least 100 feet from any property line.

The land has no adverse terrain features and has no record of inundation problems, historic features, or distinct landforms of importance. Average annual rainfall in this area is 150 inches.

Utilities available to the property include power and communication lines and a 6-inch waterline approximately 300 feet away along the Keaau-Pahoa Road.

The question of waste disposal was raised by the Department of Health. The applicant was requested to contact the Department of Agriculture, Meat Inspection Branch to work out the details for waste disposal for the proposed meat processing plant and the piggery. For this, we have received two communications. First is addressed to:

"Mr. Raymond H. Suefuji, Director

"Re: Application for Special Permit
by Marjorie M. Corley

"The Meat Inspection Branch of the Department of Agriculture will cooperate fully with Mrs. Corley in establishing a meat processing plant; provided, that she will conform to our specific specifications that we require in our regulations."

/s/ ROY S. NAGAKURA, D.V.M.
Supervisor, Meat Inspection Br.

The second letter is also addressed to:

"Mr. Raymond H. Suefuji, Director
County Planning Department

"The applicant, Mrs. Marjorie M. Corley, has presented her proposal for a private sewage disposal system which will be able to meet the Department of Health's regulations. For a family type operation cesspool for the meat processing plant and a waste stabilization pond for the piggery will be permissible."

/s/ JAMES M. NAKAHARA
Chief Sanitarian, Hawaii District

The Department of Education, Public Works, Police, and Fire had either no objection or no comment on the request.

The following departments and/or agencies had the following comments:

First one is from the Board of Land and Natural Resources:

"Subject: Special Permit, TMK 1-5-08: por. 1

"We have no objection to the issuance of a special permit which would enable the operation of a food processing plant on the above-subject State land in Puna.

"The Board of Land & Natural Resources has approved the sale of a lease which would allow such an operation contingent, of course, upon County zoning requirements being satisfied."

BOARD OF LAND AND NATURAL RESOURCES

/s/ SUNAO KIDO
Chairman and Member

Second letter from Mr. Tom Yamamoto, County Extension Agent. This is addressed to:

"Mr. James Deter, Program Administrator
Department of Land & Natural Resources

"I understand that Mrs. Marjorie Corley of Pahoa has applied for a lease of additional twenty acres of State land adjacent to the present five acres she leases in Pahoa to establish a meat processing plant.

"I met with her and found that additional acreage is necessary to comply with State & County requirements for establishing her processing plant. I understand also that as soon as Mrs. Corley gets State & County approval to establish this processing plant, her partners will come to set up the business. Before they arrive, she is making all the necessary business contacts locally.

*who
authority?*
"The parties involved in this business venture have been in this business for a number of years in Europe and Brazil, and therefore, have the experience and technical knowledge of the business.

"I believe there is a great need of a livestock business venture of

this nature in the County & State of Hawaii. It will be most beneficial to the livestock industry, the economy and people of the Big Island.

"I hope you will give this applicant every consideration in establishing this potential business venture in Pahoa on the Big Island."

/s/ TOM T. YAMAMOTO
County Extension Agent

We have another one addressed to County Planning Director from John Farias, Director, Department of Research and Development:

"We attach a copy of a letter sent to Ms. Corley. The idea is compatible with the General Plan's goal of diversifying our economic base.

"We support the project."

Letter from Mr. John Farias to Mrs. Marjorie Corley reads:

"Thank you for discussing your idea of establishing a processed meat plant in Puna. I find the idea exciting and most promising.

"Hawaii imports much of its processed cut meats and sausage products. Here lies a great opportunity for someone to produce some of these products for local consumption and export.

"We would like to assist your cause wherever possible."

/s/ JOHN FARIAS, JR.
Director

According to the plans submitted by the applicant, the proposed facilities would be approximately 2444 square feet in size and would be designed to look like a residence and would be landscaped and set back approximately 300 feet from the highway.

Thank you.

CHAIRMAN: You heard the background material presented by staff. Commissioners have any questions you want to direct to the staff?

COMMISSIONER KAWASAKI: I have a question just for information sake. Why do they have to apply for a special permit?

✓ STAFF PLANNER MIYAO: Although we mentioned that the County Agricultural District allow these uses, in turn, the State Land Use District does not; therefore, the requirement for a special permit.

CHAIRMAN: Any further questions?

If not, is the applicant or a representative here who would give testimony.

MARJORIE CORLEY: Thank you. My name is Marjorie Corley. I am glad that Mr. Yamamoto at least brought up that I am not alone in this. I have

approximately six or seven others of us together, but most of it is family, so it will be a family operation. And, we will in the beginning probably only employ maybe three women from the community to help in the deboning or whatever has to be done. Later of course we hope to, when our products become known and our sales become greater that we will be able to expand, and that's one of the reasons we would be happy in this location because there is room for expansion certainly.

And, another reason we would like to be there in the nice, clean, fresh air is just that; because in the operation of meat products, it is very important that you do have clean, fresh air and none of the things that you get in the industrial area. Because the products are of the highest quality and to be kept in that same manner, it is better that our surroundings and things conform with this.

And, one of the other reasons that we need a special permit for instance is that even though later we would like to go and maybe raise at least a percentage of our own hogs, that the twenty acres that has been approved by the Department of Land Management; but to be able to have the processing plant, we will have to grow every single piece of pork that we use on this premises and that would have to be an enormous piggery. And, as you know or maybe you don't know, but I found out that piggeries now, to conform to what the State and Federal government wants us to, they figure like a thousand dollars a sow; so if you have say 200 sows, there's \$200,000 outlay of money right there and we would much prefer it at this time ^{to} but any amount ^{of} available cash that we have into our processing plant. That is the main purpose right now and we can also in this way use the raw products from the other pig growers here on the island which will be very good. But it also enables us that in case, we can't get enough of the local meats that we can also bring in from the Mainland, and I think most of the meat processing plants here, Miko and the others, bring nearly all of there's from the Mainland instead of using here, which is too bad. We should use our local products too, so this will encourage the hog raisers to maybe raise more and do it in the way we would like to have them - the finest types of produce to use naturally.

Now, if there is anything else - any other questions?

And, we do want to have it look as nice as possible. The reason as he said for the 20 acres we have in case and at the time when the possibility of a piggery would be, it has to be a thousand feet away from any public road and this of course, as far as the Board of Health, we would concur and go along with anything. We would like to keep our standards up to all the Federal; the way way they put it so that when everything is built, it will meet the standard - Federal Meat Act and the Revised Wholesome Meat Act approved in December 15, 1967 which you are all going by this now and all the operating equipment accepted by Service Division, Consumer and Marketing Service, U. S. Department of Agriculture. So, we will try. In fact, we have the equipment - it's here. Most of it is in my garage, so the sooner we can get started that the better it would be, and I think it would be a great asset to the little community of Pahoa. And, it won't be just a factory looking type of thing, an old ugly building, it would be something nice, and no offensive or obnoxious odors. In fact, it would be delicious. So, if there is any question....

CHAIRMAN: Do the Commissioners have any questions? If not, thank you very much for your testimony.

Is there anyone else who wishes to give testimony in favor of this application? If not, is there anyone here who wishes to give testimony in

opposition to this application? Anyone here who wishes to testify against this application?

If there is no further testimony, unless the Commissioners have questions or discussion on it, I would entertain a motion that the public hearing be closed.

COMMISSIONER VALERA: So move.

CHAIRMAN: Is there a second?

COMMISSIONER KAI: Second.

CHAIRMAN: Okay, there is a motion and seconded that the public hearing be closed. All those in favor, would you signify by saying aye.

COMMISSIONERS: Aye.

CHAIRMAN: Any opposed - no? Motion is carried and the public hearing is closed.

The public hearing was adjourned at 5:32 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

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

COUNTY OF HAWAII

RECEIVED

COUNTY PLANNING DEPARTMENT

DEPT. OF EDUCATION
HAWAII DISTRICT

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Keonepoko--Nui, Puna, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

1. Processing pork and meat products; specifically sausages and European specialties and cold-cuts.
2. Storage, packing, shipping and sale of the above products.

Description of Property:

20 Acs. Agriculturally zoned Government Land adjacent to 5.00 Acs. presently leased by me, Marjorie Corley--Tax Map 1-5-08. The 20 acres which the State owns and its future lease is contingent upon approval
Petitioner's interest in subject property: of special permit.

Land owner and a partner of the operation, future lessee from the State of the 20-acre parcel.

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

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

This is a small family operation with approximately 6 people actively contributing. The processing will probably be on quite a small scale at the beginning, leaving time to make full use of the land in diversified agriculture.

The building(s) will be so designed as to look like a residence and the area around the building will be properly landscaped.

*Continued on attached sheet.

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

Signature Marjorie M. Corley

Address 2415a, Waiwae

Telephone 766-9691

This space for official use

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

REMARKS:

APPLICATION FOR SPECIAL PERMIT:

Continuation

* As the product becomes known, we will be able to use more pork AND MEATS RAISED ON THE Island, contributing to its growth and economy.

The U. of H. Extension is very anxious to see small family type operations of this sort come into effect, using more and more local raw materials.

This operation will meet all health and safety regulations and will not be offensive in any way. No slaughtering will take place on the premises.

We will also be able to hire local helper the area, which also will benefit the local economy.

Our goals will only contribute in a constructive way with the Master Plan of the community. Being permanent residents of Hawaii, it is in our interests also, to comply and enhance the property and the area in which we work.

We wish to raise the majority of our pork on the premises. We will purchase the beef elsewhere. Our products will consist of approximately 80% pork and 20% beef.

Margorie M. Corley
Paloa, Hawaii

Telephone: 966-9621

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE

16 E LANIKAULA STREET
HILO, HAWAII 96720

Mr. Raymond H. Suefuji, Director
County Planning Department
25 Aupuni St.
Hilo, HI 96720

Dear Mr. Suefuji:

Re: Application for Special Permit
by Marjorie M. Corley

The Meat Inspection Branch of the Department of Agriculture will cooperate fully with Mrs. Corley in establishing a meat processing plant; provided, that she will conform to our specific specifications that we require in our regulations.

A handwritten signature in cursive script, reading "Roy E. Wagskura".

Roy E. Wagskura, D.V.M.
Supervisor, Meat Inspection Br.

RBN:ay

JOHN A. BURNS
GOVERNOR



WALTER B. QUISENBERRY, M.D., M.P.H.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS, JR., M.D.
DEPUTY DIRECTOR OF HEALTH

DEPARTMENT OF HEALTH

STATE OF HAWAII

P. O. BOX 916

HILO, HAWAII 96720

July 11, 1972

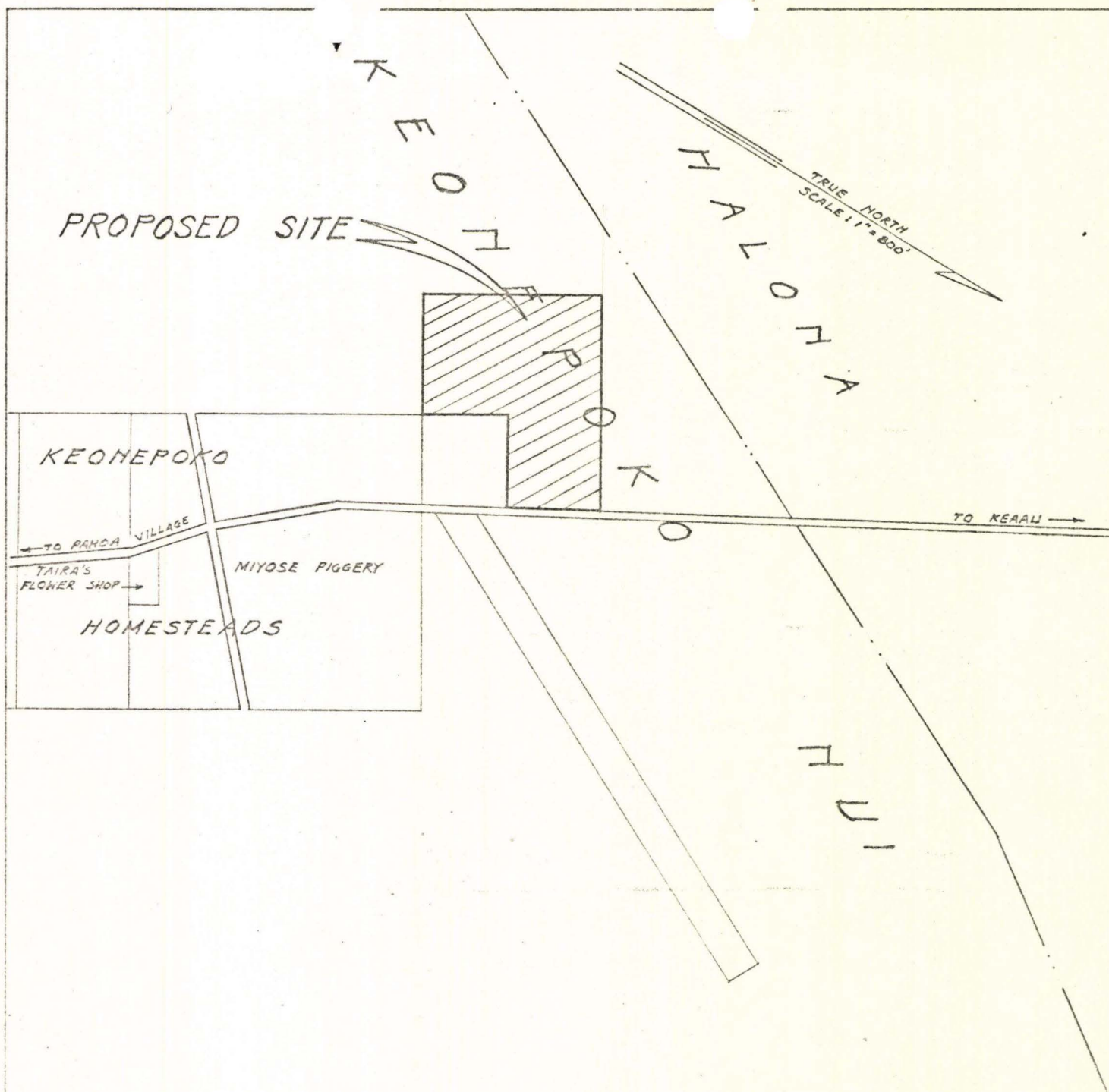
Mr. Raymond H. Suefuji, Director
County Planning Department
25 Aupuni Street
Hilo, HI 96720

SUBJECT: Application for Special Permit by Marjorie M. Corley at
Keonepoko-Nui, Puna, for Processing Pork and Meat Products
TMK: 1-5-08

The applicant, Mrs. Marjorie M. Corley, has presented her proposal for a private sewage disposal system which will be able to meet the Department of Health's regulations. For a family type operation cesspool for the meat processing plant and a waste stabilization pond for the piggery will be permissible.


JAMES M. NAKAHARA
Chief Sanitarian, Hawaii District

JMN:acv
cc: Mrs. Marjorie M. Corley



PROPOSED MEAT PROCESSING PLANT KEONEPOKO NUI, PUNA, HAWAII

REQUESTED BY: M. M. CORLEY

AREA: 20 acres

PREPARED BY: PLANNING DEPT.

COUNTY OF HAWAII

DEPARTMENT OF RESEARCH AND DEVELOPMENT
COUNTY OF HAWAII • HILO, HAWAII 96720 • PHONE 935-5721

MEMORANDUM

To: PLANNING DIRECTOR
From: JOHN FARIAS, JR., DIRECTOR

Date: 5/3/72
ln

Subject: APPLICATION FOR SPECIAL PERMIT
MARJORIE M. CORLEY

We attach a copy of a letter sent to Ms. Corley. The idea is compatible with the General Plan's goal of diversifying our economic base.

We support the project.

April 28, 1972

72-4-93

Ms. Marjorie Corley
Puna, HI

Dear Marjorie:

Thank you for discussing your idea of establishing a processed meat plant in Puna. I find the idea exciting and most promising.

Hawaii imports much of its processed cut meats and sausage products. Here lies a great opportunity for someone to produce some of these products for local consumption and export.

We would like to assist your cause wherever possible.

Thank you very much.

Sincerely,


JOHN FARIAS, JR.
Director

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
DIVISION OF LAND MANAGEMENT
P. O. BOX 621
HONOLULU, HAWAII 96809

May 16, 1972

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

Dear Mr. Suefuji:

Subject: Special Permit, TMK 1-5-08: por. 1

We have no objection to the issuance of a special permit which would enable the operation of a food processing plant on the above-subject State land in Puna.

The Board of Land & Natural Resources has approved the sale of a lease which would allow such an operation contingent, of course, upon County zoning requirements being satisfied.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

SUNAO KIDO

Chairman and Member

cc: Mr. Larry Mehau
Mrs. Mildred Yamamoto
Mrs. Marjorie Corley

May 11, 1972

Mr. James Deter, Program Administrator
Department of Land & Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Deter:

I understand that Mrs. Marjorie Corley of Pahoa has applied for a lease of additional twenty acres of State land adjacent to the present five acres she leases in Pahoa to establish a meat processing plant.

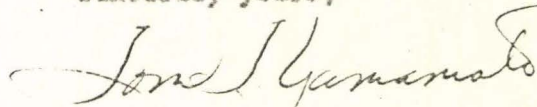
I met with her and found that additional acreage is necessary to comply with State & County requirements for establishing her processing plant. I understand also that as soon as Mrs. Corley gets State & County approval to establish this processing plant, her partners will come to set up the business. Before they arrive, she is making all the necessary business contacts locally.

The parties involved in this business venture have been in this business for a number of years in Europe and Brazil, and therefore, have the experience and technical knowledge of the business.

I believe there is a great need of a livestock business venture of this nature in the County & State of Hawaii. It will be most beneficial to the livestock industry, the economy and people of the Big Island.

I hope you will give this applicant every consideration in establishing this potential business venture in Pahoa on the Big Island.

Sincerely yours,



Tom T. Yamamoto
County Extension Agent

TTY:ys

cc Asst. Dir.
Mrs. Marjorie Corley
Robert Ota
John Farias, Jr.
✓ Raymond Suefujii

JOHN A. BURNS
GOVERNOR



WALTER B. QUISENBERRY, M.D., M.P.H.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS, JR., M.D.
DEPUTY DIRECTOR OF HEALTH

DEPARTMENT OF HEALTH

STATE OF HAWAII

P. O. BOX 916

HILO, HAWAII 96720

June 22, 1972

Mr. Raymond H. Suefuji, Director
County Planning Department
25 Aupuni Street
Hilo, HI 96720

Re: - Application for Special Permit by Marjorie M. Corley at
Keonepoko-Nui, Puna, for processing pork and meat products.
TMK: 1-5-08

We require information on the waste disposal for meat processing plant
and piggery.

We recommend contacting Department of Agriculture, Meat Inspection Branch
located in the State Building in Hilo.

James M. Nakahara
JAMES M. NAKAHARA
Chief Sanitarian, Hawaii District
YK:hy

*COPY SENT TO
APPLICANT*



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

June 19, 1972

W. W. H.

Planning Department
County of Hawaii
Hilo, HI 96720

Re: Application for Special Permit
Applicant: Marjorie M. Corley
Property located at Keonepoko Nui, Puna, Hawaii
Tax Map Key: 1-5-08

Water for this special permit request is available approximately 300 feet away from the end of our 6-inch line along the Keaau-Pahoa Road.

Akira Fujimoto
Akira Fujimoto
Manager

WHS

cc: Ms. Marjorie M. Corley

... Water brings progress...

HAWAII DISTRICT
Department of Education

Date: May 10, 1972

To: Hawaii County
Department of Planning

From: Hawaii District
Department of Education

Subject: Marjorie M. Corley

✓ Hawaii District Department of Education has no objection to
the application.

 Hawaii District recommends the following:

For the Department of Education:


HERBERT S. WATANABE
STAFF SPECIALIST
BUSINESS & FACILITIES

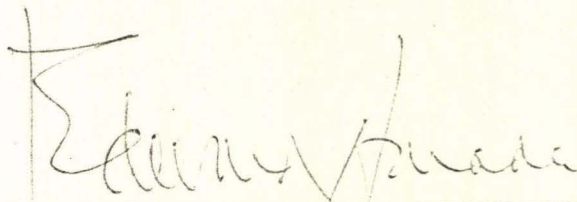
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date May 10, 1972

TO: Planning Department
FROM: Chief Engineer
SUBJECT: Application for Special Permit
Applicant: Majorie Corley
Location: Keonepoko-Nui, Puna, Hawaii
TMK: 1-5-08

We have reviewed the subject application and have no comment to offer.

A handwritten signature in cursive script, appearing to read "Edward Harada", written in dark ink.

EDWARD HARADA, Chief Engineer



OUR REFERENCE

YOUR REFERENCE

May 4, 1972

COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



ADDRESS ALL
COMMUNICATIONS TO
ERNEST J. FERGERSTROM
CHIEF OF POLICE
HILO, HAWAII

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

The attached applications for change of zone for Honokaa Sugar Company and Keauhou Beach Hui and application for special permit for Marjorie M. Corley have been reviewed for traffic consideration.

We have no comments to offer at this time and appreciate the opportunity to review these matters.


ERNEST J. FERGERSTROM
Chief of Police

GCA:mf

Attach.

SHUNICHI KIMURA, Mayor
JULIUS K. WERY, Fire Chief
CHARLES TAKEGUCHI, Deputy Chief

HAWAII COUNTY FIRE DEPARTMENT

P. O. BOX 672
HILO, HAWAII, 96720

May 2, 1972

To: Raymond H. Suefuji, Director
Planning Department

From: Julius K. Wery, Fire Chief

SUBJECT: APPLICATION FOR SPECIAL PERMIT

Per your request, we have no comments regarding the
following application for special permit:

Marjorie M. Corley

for C. Takeguchi
JULIUS K. WERY, FIRE CHIEF

JKW/rm

JOHN A. BURNS
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF LAND MANAGEMENT

P. O. BOX 621

HONOLULU, HAWAII 96809

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

May 2, 1972

Mrs. Marjorie Corley
P. O. Box 1664
Hilo, Hawaii 96720

Dear Mrs. Corley:

This is to inform you that at its meeting of April 28, 1972 the Board of Land & Natural Resources approved the sale of a lease at public auction covering approximately 20 acres of the government land of Keonepoko-Nui, Puna, Hawaii (TMK 1-5-08: por. of 1). A copy of the Board submittal (Agenda Item F-6) is attached.

Further processing of the sale of this lease might take a little time because we need to determine the configuration of lot, obtain surveys and ask the County of Hawaii for subdivision approval. We will keep you informed as matters progress.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

SUNAO KIDO
Chairman and Member

cc: Mr. Larry Mehau
/ Planning Director, County of Hawaii
Mrs. Mildred Yamamoto



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF LAND MANAGEMENT

P. O. BOX 621

HONOLULU, HAWAII 96809

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

April 28, 1972

Board of Land & Natural Resources
Honolulu, Hawaii

Gentlemen:

HAWAII

LEASE - PUBLIC AUCTION

STATUTE: Chapter 171 - HRS

APPLICANT: MRS. MARJORIE CORLEY

FOR: Portion of the Government land of Keonepoko-Nui, Puna, Hawaii, being also a portion of Parcel 1 of TMK 1-5-08 as shown on the map labeled Board Exhibit A attached to the basic file.

AREA: 20 acres more or less.

PURPOSE: General agriculture-residence (the growing and gathering of crops, fruits, vegetables, flowers, trees and other plants; the raising and keeping of animals and fowls; the physical processing, storage and sale of products) (exact language to be drafted by Attorney-General's office).

ZONING: State Land Use Commission: Agricultural District.
County of Hawaii: Agriculture-20.

TERMS: 55 years to commence from the date of sale.

RECOMMENDED
UPSET RENTAL: To be established by appraisal. Such appraisal subject to review and acceptance by the Chairman.

PAYMENT: Semi-annually in advance.

REMARKS: The land in question is located immediately fronting the Keeau-Pahoehoe Road not far from Pahoehoe. The applicant wishes to engage in general agricultural farming, including the raising of hogs (which is permitted in this area). If possible, she intends to also construct and operate a meat processing facility on the premises. The present zoning allows the operation of a food processing plant but restricts the products to those actually produced on the premises. If successful in obtaining the lease, the applicant intends to apply for a special use permit or variance which would allow the processing of products not produced on the premises.

Approved by the Board
at its meeting held on

4/28/72

ITEM F-8

April 28, 1972

RECOMMENDATION: That the Board:

- A. Find the area in question to be an economic unit in terms of the intended use.
- B. Authorize the sale at public auction of a lease of the subject area for general agriculture-residence purposes under the above-listed terms and conditions, which are by this reference incorporated herein, in addition to the following terms and conditions:
 1. That the lease shall be subject to rental reopenings at the end of the first thirty (30) year period and thereafter at ten (10) year intervals, the new lease rental to be determined in the manner prescribed by law.
 2. That the lessee shall, within thirty (30) days after the date of receipt of the lease document, furnish this office with a performance bond in an amount equal to two (2) times the annual bid rental.
 3. That the lessee shall construct on the lot within two (2) years from the date of sale of the lease, one (1) only single family dwelling of masonry or new materials having a floor area of not less than 1,000 sq. ft., exclusive of basement, garage and open lanai, having a value of not less than \$20,000.00 in accordance with plans and specifications submitted by the lessee to and approved by the Chairman prior to construction. No quonset hut or similar type structure will be permitted.
 4. The lessee shall occupy the premises as his (or her) own personal residence.
 5. All building construction shall be in full compliance with all laws, rules and regulations of the Federal, State and County Governments applicable thereto and in accordance with plans and specifications submitted by the lessee to and approved by the Chairman prior to construction.
 6. Standard indemnity and hold-harmless clause.
 7. Other terms and conditions as may be prescribed by the Chairman.
- C. Find that the subject area is not now suitable for hunting nor will become so during the term of the lease.

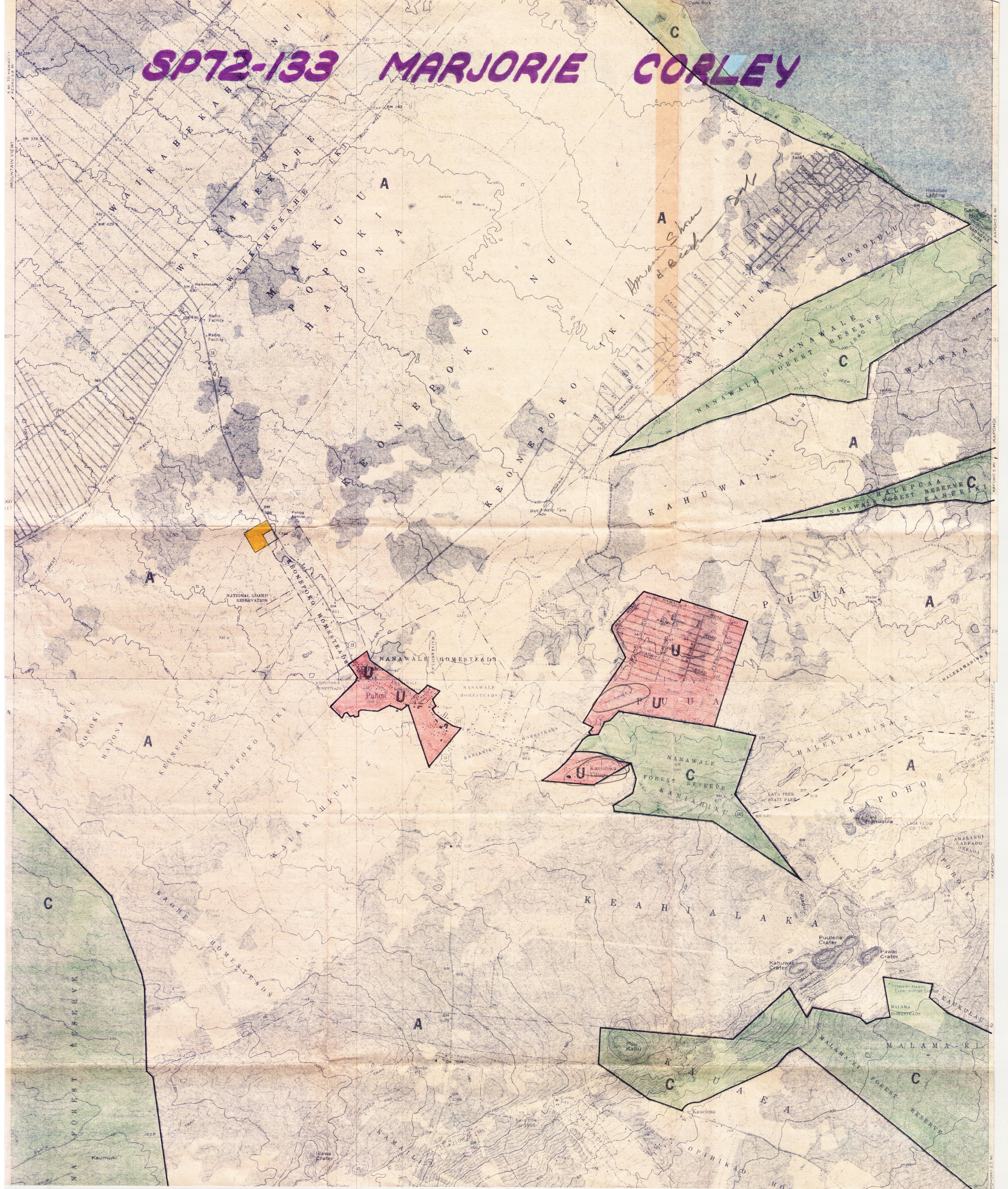
Respectfully submitted,

JAMES J. DETOR
Program Administrator

RECOMMENDED FOR APPROVAL:


SUNAO KIDO, Chairman

CORLEY



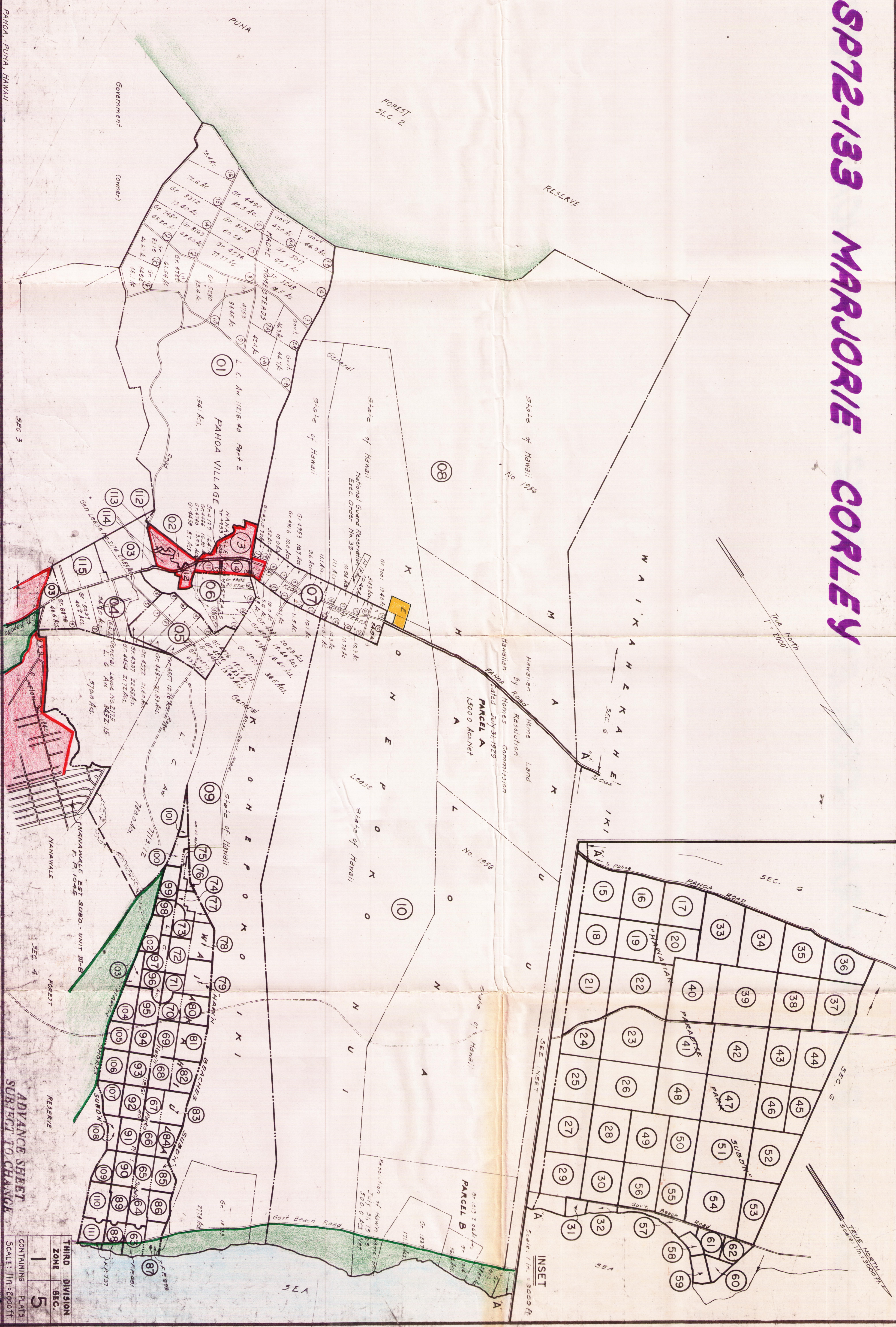
COLE



SP72-133 MARJORIE CORLEY

Dwg. No. 11-0
By: G.B.
Source: Tax Maps Bureau
Appr. by:
Revised by:
Appr. by:

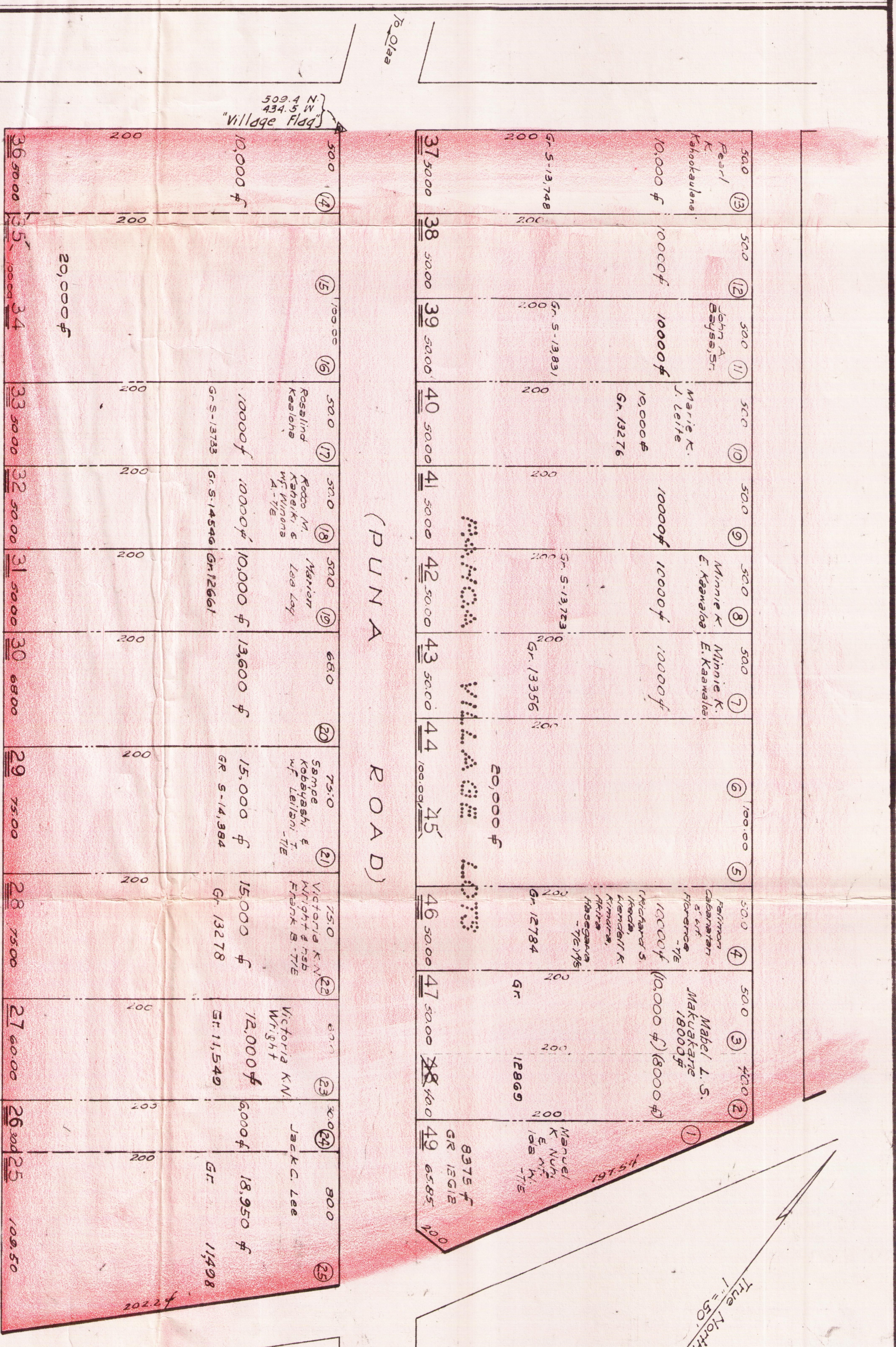
MAR 19 1946
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SP72-133 MARJORIE CORLEY
PRINTED

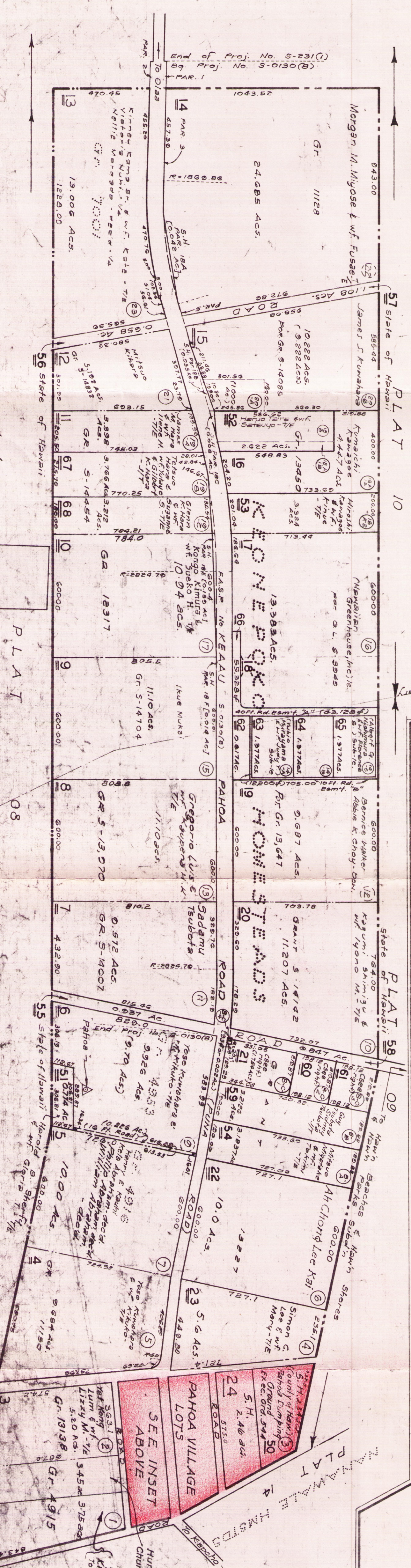
ADVANCE SHEET
SUBJECT TO CHANGE
SCALE: 1 in. = 500 ft.

THIRD DIVISION	ZONE	SEC.
1	5	



Note: (Coord. of Village Flag Tree) to Puna A being 1521.5 x 1467.8

Scale: 1 in. = 50 ft



KEONEPOKO HMSTDS & PAHOA VILLAGE LOTS, PUNA, HAWAII

NOTE: Parcels 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 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