

Active

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PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII

HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

MAR 8 3 24 PM '76

March 3, 1976

Mr. John M. White
The Hilton Head Company, Inc
2460 Pacific Trade Center
190 South King Street
Honolulu, HI 96813

Re: Special Permit Application (SP 72-134)
Hilton Head Company
Establishment of Temporary Sales Office
TMK: 5-9-05:12, Kaaua 1st, North Kohala

This is to acknowledge receipt of your letter of February 17, informing us of the removal of the temporary sales office structure in compliance with the condition stipulated in the subject permit.

With this compliance, all conditions of the special permit have been complied with; thus, we are closing our file on this application.

Should you have any questions, please do not hesitate to contact this office.

for Sidney M. Fuji
RAYMOND SUEFUJI
Director

RHY:rfd

cc: Mayor
Corporation Counsel
Planning Commission
SLUC

COPY

PLANNING DEPARTMENT

COUNTY OF HAWAII

25 AUPUNI STREET

LAND USE COMMISSION
STATE OF HAWAII

HILO, HAWAII 96720

FEB 5 10 04 AM '76

February 2, 1976

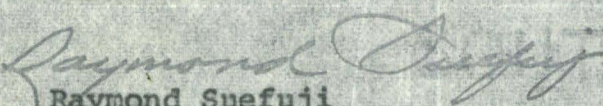
Mr. John Michael White
Director of Real Estate
The Hilton Head Co., Inc.
2460 Pacific Trade Center
190 South King Street
Honolulu, HI 96813

Re: Special Permit Application - (SP 72-134) Hilton Head Company
(Sampson-Miller Associated Company, Inc.)
Establishment of a Temporary Sales Office
TMK: 5-9-05:12, Kaaua 1st, North Kohala

This is to acknowledge receipt of your January 26 letter in response to our inquiry on the termination and removal of the subject sales office.

We will be conducting a field trip to the subject premises on or about February 15, 1976 to insure that all conditions of the Special Permit have been complied with.

In the meantime, should you have any questions, please do not hesitate to contact us.


Raymond Suefuji
Director

RHY:sb

cc: Mayor
Corporation Counsel
SLUC
Planning Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII

HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII
JAN 21 1 32 PM '76

January 19, 1976

CERTIFIED MAIL

Mr. John Michael White
The Hilton Head Company
2460 Pacific Trade Center
190 South King Street
Honolulu, HI 96813

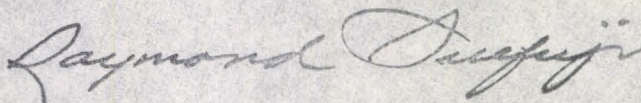
Re: Special Permit Application - (SP-72-134) Hilton Head Company
(Sampson-Miller Associated Company, Inc.)
TMK: 5-9-05:12, Kaaua 1st North Kohala
Establishment of a Temporary Sales Office

Please be advised that the three (3) month extension granted on October 8, 1975 for the termination of sales office and removal of the temporary sales office expired on January 1, 1976.

A field inspection on January 13, 1976 revealed that the sales office has not been removed. Since no one was present at the sales office, no determination could be made to ascertain whether or not the sales operation has been terminated.

As the expiration date for compliance of the above-mentioned conditions has passed, please give this matter your immediate attention and submit a response on this matter to this department within seven (7) days upon receipt of this letter. If no response is received by this time period, we will forward this matter to the Corporation Counsel's Office for appropriate action.

Should you have any questions, please do not hesitate to contact us.



Raymond Suefuji
Director

RY:jac

cc: Mayor
Corporation Counsel
Planning Commission
✓ State Land Use Commission

October 15, 1975

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

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on October 8, 1975, the Land Use Commission voted to approve an extension of time until January 1, 1976, as recommended by the Hawaii County Planning Commission, on the Special Permit granted to Sampson-Miller Associated Co., Inc. (SP72-134) for the establishment of a temporary sales office on an 8.2-acre parcel of land in Kahua 1st, North Kohala, Hawaii, identified as Tax Map Key 5-9-5: 12; subject to the condition that all other conditions stipulated in the original approval of the Special Permit be complied with.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.

cc: Sampson-Miller

Associated Co, Inc. *(sent to John Michael White)*
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Map Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP72-134 - SAMPSON-MILLER ASS.

DATE October 8, 1975

(Extension Request) COS., LTD.

PLACE County Council Chambers

TIME 7:00 p.m.

Hilo, Hawaii

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

Comments:

Phaniv...

I move that we approve an extension of time until January 1, 1976 on the Special Permit, subject to the condition that all other conditions stipulated in the original approval of the Special Permit be complied with.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 8, 1975
7:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP72-134 - Time Extension Request By Sampson Miller
Associated Companies, Inc.

The Hilton Head Company is requesting a second extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2-acre parcel of land in Kahua 1st, North Kohala (Tax Map Key: 5-9-5:12). The property is situated on the mauka side of the Akoni Pule Highway, approximately 2-1/2 miles north of Kawaihae Harbor, in the Kohala Estates subdivision.

The sales office is being used to receive prospective buyers and to disseminate sales information for the forty-three (43) agricultural lots in the subdivision. According to the applicant, almost two-thirds of the lots have been sold.

One of the conditions of approval of the Special Permit was "That the sales office be permitted for a period of no more than two (2) years from the official date of approval of this request or upon completion of the initial sale of the 43 lots, whichever is sooner." The Special Permit was approved by the State Land Use Commission on September 20, 1972.

On November 7, 1974, the State Land Use Commission voted to grant an extension of the time condition until June 1, 1975, pursuant to an action by the Hawaii County Planning Commission recommending approval of the request. This approval was based on the consideration that the Hilton Head Company had had to stop their sales program for a 9-month period in December, 1973, in order to resolve a complicated electricity situation. At that time 30 of the lots were still unsold.

By letter dated June 13, 1975, the Hawaii County Planning Commission advised that at its meeting on June 12, 1975, it considered the request for the second extension. It indicated that:

"The Commission voted to recommend an extension of time until January 1, 1976, based on the consideration that the request is determined to be a reasonable one. The original sales program was subjected to a 9-month delay in 1973 and 1974 so that a complicated electricity problem could be resolved. That problem was resolved in the fall of 1974 and sales were resumed. The extension until January 1, 1976, will allow the applicant sufficient time to complete their sales of the remaining 16 lots and also in which to remove the structure and will obviate the need for any additional extension of time requests. It is further recommended that the approval of the extension of the time be subject to the condition that all other conditions stipulated in the original approval of the Special Permit be complied with."



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

June 13, 1975

RECEIVED

JUN 23 1975

State of Hawaii
LAND USE COMMISSION

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

Re: Extension on Special Permit No. 218 - *(Sampson Miller)*
Tax Map Key 5-9-05:12

The Planning Commission at its meeting of June 12, 1975 considered the above application for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2-acre parcel in Kahua 1st, North Kohala, Hawaii.

The Commission voted to recommend an extension of time until January 1, 1976, based on the consideration that the request is determined to be a reasonable one. The original sales program was subjected to a 9-month delay in 1973 and 1974 so that a complicated electricity problem could be resolved. That problem was resolved in the fall of 1974 and sales were resumed. The extension until January 1, 1976, will allow the applicant sufficient time to complete their sales of the remaining 16 lots and also in which to remove the structure and will obviate the need for any additional extension of time requests. It is further recommended that the approval of the extension of the time be subject to the condition that all other conditions stipulated in the original approval of the special permit be complied with.

Leon K. Sterling, Jr.
Leon K. Sterling, Jr.
Vice Chairman
for
Arthur W. Martin
Chairman

lat:cei

cc: John Michael White
Corporation Counsel

PLANNING COMMISSION
MINUTES

JUN 24 1975
State of Hawaii
LAND USE COMMISSION

Planning Department
County of Hawaii

June 12, 1975

The Planning Commission met in special session at 5:30 p.m., in the Meeting Room of Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, with Vice Chairman Leon K. Sterling, Jr., presiding.

PRESENT: Leon K. Sterling, Jr. ABSENT: Lorraine Jitchaku
Scott H. Asai Arthur W. Martin
Takashi Domingo Akira Fujimoto, Ex-officio Member
Daniel J. Johnson, Jr. Edward Harada, Ex-officio Member
Roy H. Nagata
Ed C. Watt

Raymond H. Suefuji
Norman K. Hayashi
Ilima A. Piianaia
Royden H. Yamasato

Clifford Lum, Corporation Counsel
David Murakami, Public Works

and approximately 5 people in attendance.

MINUTES

Minutes of May 8 and 21, 1975 were approved as circulated.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PARKS
AND RECREATION
PANAewa, SOUTH HILO

Special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna boundary, TMK: 2-1-13:portion of 2.

Staff reported that the Environmental Impact Statement has been approved; however, in the previous action, it was agreed that this matter will be taken up for action in Hilo.

Mr. Nagata moved to defer to the next Hilo meeting; seconded by Mr. Watt; carried.

LAND USE COMMISSION
SPECIAL PERMIT
ASAO FURUTANI
KEAAU, PUNA

Special permit to allow the establishment of an auto repair shop within the State Land Use Agricultural District. The property is located at the northern corner of the Volcano-Hilo Highway and Slaughter House Road, approximately 3,000 feet Hilo side of Keaau Village, Keaau, Puna, TMK: 1-6-141:4.

Staff recommended deferral as the application is still under study by the staff.

Mr. Johnson so moved; seconded by Mr. Asai; carried.

VARIANCE
OLU KAI, LTD., DBA HUGGO'S
PUAA, NORTH KONA

next meeting.

The Commission's written decision was referred to the Corporation Counsel for review and approval. The Corporation Counsel stated that he will have an opinion ready by the

EXTENSION OF TIME
LAND USE COMMISSION
SPECIAL PERMIT NO. 218
HILTON HEAD CO., INC.
(SAMPSON-MILLER ASSOC.)
KAHUA, NORTH KOHALA

Request for an extension of the time condition stipulated within the special permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2-acre parcel in Kahua 1st, North Kohala, TMK: 5-9-05:12.

Staff presented the attached background information and recommended that the request for an extension of time until January 1, 1976, be approved, based on the consideration that the request is determined to be a reasonable one. The original sales program was subjected to a 9-month delay in 1973 and 1974 so that a complicated electricity problem could be resolved. That problem was resolved in the fall of 1974 and sales were resumed. The extension until January 1, 1976, will allow the applicant sufficient time to complete their sales of the remaining 16 lots and also in which to remove the structure and will obviate the need for any additional extension of time requests.

It was further recommended that the approval of the extension of the time be subject to the condition that all other conditions stipulated in the original approval of the special permit be complied with.

According to applicant's letter referring to moving of the office building and the number of lots to be sold, the staff explained that the original condition required removal upon completion of the lot sales.

Mr. John Michael White representing the Hilton Head Company stated that they still have 16 lots to sell and the building is used for refreshment and provides restroom facilities for the prospective clients. He mentioned that if they obtained an extension, they could sell all the lots without coming back to ask for further extension.

In reply to the question on the size of the lots, Mr. White explained that the area is zoned A-20a and the breakdown is approximately ten lots in 20 acres and six lots in 5 acres.

Mr. Johnson moved to recommend approval to the Land Use Commission as recommended by the staff until January 1, 1976; seconded by Mr. Watt; carried unanimously.

PRELIMINARY HEARING
VARIANCE
ROBERT TAKEUCHI
HOLUALOA, NORTH KONA

Variance to allow the construction of a 4-story apartment building in lieu of the maximum allowable height of three (3) stories as stipulated within the Multiple Residential zoned district. The property is situated

along the mauka side of Alii Drive, approximately 2,500 feet south of the Alii Kai Subdivision, Holualoa 3rd, North Kona, TMK: 7-7-04:53.

TIME EXTENSION REQUEST: HILTON HEAD CO. (KOHALA ESTATES)

The Hilton Head Company is requesting a second extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2-acre parcel of land in Kahua 1st, North Kohala (TMK: 5-9-5:12). The property is situated on the mauka side of the Akoni Pule Highway, approximately 2-1/2 miles north of Kawaihae Harbor, in the Kohala Estates subdivision.

The sales office is being used to receive prospective buyers and to disseminate sales information for the forty-three (43) agricultural lots in the subdivision. According to the applicant, almost two-thirds of the lots have been sold.

One of the conditions of approval of the special permit was "That the sales office be permitted for a period of no more than two (2) years from the official date of approval of this request or upon completion of the initial sale of the 43 lots, whichever is sooner." The Special Permit was approved by the State Land Use Commission on September 20, 1972.

On November 7, 1974, the State Land Use Commission voted to grant an extension of the time condition until June 1, 1975, *pursuant to an action by the HCPC recommending approval of the request.* This approval was based on the consideration that the Hilton Head Company had had to stop their sales program for a 9-month period in December, 1973, in order to resolve a complicated

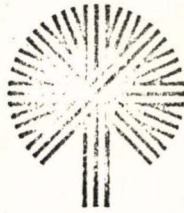
electricity situation. At that time 30 of the lots were still unsold.

In a letter dated May 5, 1975, the Planning Director informed the applicant that the time condition of the special permit was about to expire. The applicant responded in a letter dated May 19, 1975:

(Read 5/19/75 letter)

A subsequent letter dated June 9, 1975, was received from the applicant. In this letter, he amended his request for an extension until January 1, 1976, to assure sufficient time for completion of sales and removal of the structure:

(Read 6/9/75 letter)



THE HILTON HEAD COMPANY

May 19, 1975

Mr. Raymond Suefuji
Planning Director
COUNTY OF HAWAII
25 Aupuni Street
Hilo, Hawaii 96720

RE: SPECIAL PERMIT APPLICATION PERMIT 218
TMK: 5-9-05:12

Dear Mr. Suefuji:

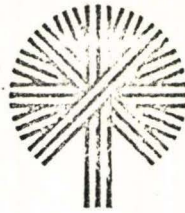
In response to your letter of May 5, 1975, and pursuant to my meeting with Mr. Dennis Shigeoka in your office on May 9, 1975, this will confirm that we will move the structure from the above-mentioned subject property as soon as possible.

I would greatly appreciate your consideration with regard to allowing us some time to relocate the building. We have tentatively made arrangements to move the building to another location, and I am advised that this can be accomplished on or before September 1, 1975, due to the extenuating circumstances outlined on May 9, 1975. Unfortunately, there is an overlap here of approximately ninety days after the expiration of the permit. We would greatly appreciate your granting us this period of time to handle the relocation of the building. Mahalo for your kokua.

Kind regards,

John Michael White
Director of Real Estate

JMW:sj



THE HILTON HEAD COMPANY

June 9, 1975

Raymond Suefuji, Director
HAWAII COUNTY PLANNING DEPARTMENT
25 Aupuni Street, Hilo, Hawaii 96720

Re: Extension of Time Condition
Special Permit No. 218
Tax Map Key 5-9-05:12

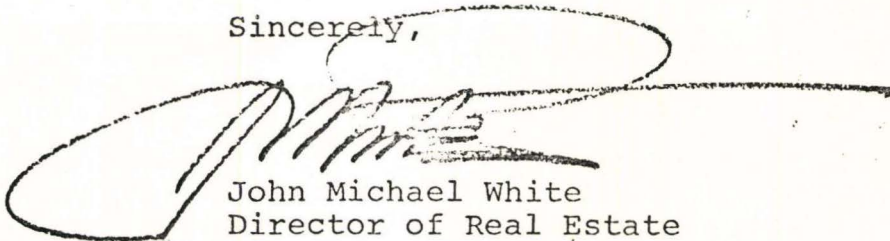
Dear Mr. Suefuji:

We respectfully request an extension of the above, due to the fact that our sales program at Kohala Estates is still in progress.

The remaining lots at Kohala Estates, which are now unsold, number 16 total. We expect these 16 lots to be sold within the next six months. Your favorable decision in granting an extension of the above to January 1, 1976 would be greatly appreciated.

Thank you.

Sincerely,



John Michael White
Director of Real Estate

JMW:sj

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PLANNING DEPARTMENT

25 AUPUNI STREET

COUNTY OF HAWAII

HILO, HAWAII 96720

May 30, 1975

RECEIVED

JUN 3 1975

State of Hawaii
LAND USE COMMISSION

Mr. John Michael White
Director of Real Estate
The Hilton Head Company
2460 Pacific Trade Center
190 South King Street
Honolulu, HI 96813

Re: Extension of Time Condition
Special Permit No. 218
Tax Map Key 5-9-05:12

This is to inform you that the above request will be discussed on Thursday, June 12, 1975 by the Planning Commission. The meeting will be held in the meeting room of the Sgt. Yano Memorial Hall, Capt. Cook, South Kona, Hawaii, and is scheduled to begin at 5:30 p.m.

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

A copy of the agenda is enclosed for your information.

Sidney M. Hui

Raymond Suefuji
Director

lat:cei

Enclosure

cc Corporation Counsel
✓State Land Use Commission

COPY

PLANNING DEPARTMENT

25 AUPUNI STREET

COUNTY OF HAWAII

HILO, HAWAII 96720

May 22, 1975

Mr. John Michael White
Director of Real Estate
The Hilton Head Company
2460 Pacific Trade Center
190 South King Street
Honolulu, HI 96813

Re: Special Permit Application 72-134
TMK: 5-9-05:12

This is to acknowledge receipt of your letter of May 19, requesting an extension of time to relocate the temporary sales office.

This matter will be discussed by the County Planning Commission at its meeting tentatively scheduled to be held in Kona on Thursday, June 12. The Commission will then forward its comments and recommendations to the State Land Use Commission. As soon as the time and place of the meeting is determined, you will be informed accordingly.

In the meantime, we would appreciate a letter from you, stating the reasons for the extension and, also, the exact time of extension being requested.

Should you have any questions, please feel free to contact Norman Hayashi or Ilima Piianaia of this office, at 961-8288.

Sidney M. Hule
RAYMOND SUEFUJI
Director

NH:rfd

cc: ✓ SLUC
Corporation Counsel

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

May 5, 1975

RECEIVED
MAY 9 1975

Mr. John Michael White
2460 Pacific Trade Center
190 S. King Street
Honolulu, HI 96813

State of Hawaii
LAND USE COMMISSION

RE: Special Permit Application No. 218
TMK: 5-9-05:12

This is to advise you that the time extension granted on November 7, 1974 by the State Land Use Commission will be expiring on June 1, 1975.

As we had informed you in our communication of September 25, 1974, Condition No. 1 of the Special Permit stated "That the sales office be permitted for a period of no more than two (2) years from the official date of approval of this request or upon completion of the initial sale of the 43 lots, whichever is sooner."

Thus in June the department will be conducting a field check to assure that conditions of the Special Permit have been complied with.

Should you have any questions, please do not hesitate to contact this department.

Raymond Suefuji

Raymond Suefuji
Director

RY:sb

cc: Corporation Counsel
Planning Commission
State Land Use Commission
Mayor

RECEIVED

NOV 20 1974

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

October 17, 1974

The Planning Commission met in regular session at 7:01 p.m. in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, with Chairman Arthur W. Martin presiding.

PRESENT: Arthur W. Martin
Scott H. Asai
Takashi Domingo
Lorraine Jitchaku
Daniel J. Johnson, Jr.
Roy H. Nagata
Leon K. Sterling, Jr.

ABSENT: Ed C. Watt
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Raymond H. Suefuji
Norman K. Hayashi
Royden H. Yamasato
Quirino Antonio

Earl Nakasato, Deputy Corporation Counsel
David Murakami, Public Works

and approximately 11 people in attendance at 7:00 p.m. and 7 people at 8:00 p.m.

AGENDA & MINUTES

The agenda was approved as printed and circulated.

The Chairman announced that portions of September 13, 1974 minutes has not been reviewed and the minutes of September 25, 1974 were not ready for distribution, therefore, they will be deferred.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PARKS
AND RECREATION
PANAewa, SOUTH HILO

Special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna boundary, TMK: 2-1-13:portion of 2.

The staff recommended deferral inasmuch as the access problem has not been resolved.

Mr. Johnson so moved to defer and seconded by Mr. Sterling.

The Chairman asked whether any thought has been given to using a different place for this drag strip.

The staff mentioned that this problem is still being worked out with the various County agencies and other respective agencies.

The votes on the motion were recorded as carried.

LAND USE COMMISSION
SPECIAL PERMIT
TIME EXTENSION
✓ HILTON HEAD COMPANY, INC.
(SAMPSON-MILLER ASSOC.)
KAHUA, NORTH KOHALA

Request for an extension of the time condition stipulated within the special permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2 acre parcel in Kahua 1st, North Kohala, TMK: 5-9-05:12.

The staff reported that the Hilton Head Company, which took over interest in the company which was formerly known as Sampson-Miller Associates Co., Inc., is requesting an extension of the time condition stipulated within the special permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2 acre parcel. The property is situated on the mauka side of the Akoni Pule Highway, approximately 2 1/2 miles north of the Kawaihae Harbor.

The sales office is being used to receive prospective buyers and to disseminate sales information for the forty-three (43) agricultural lots in the area.

One of the conditions of approval was "that the sales office be permitted for a period of no more than two (2) years from the official date of approval of this request or upon completion of the initial sale of the 43 lots, whichever is sooner."

The date of approval of the request was on September 20, 1972, therefore, the expiration date was on September 20, 1974.

The attached letter was received from Mr. John Michael White, Director of real Estate for the Hilton Head Company requesting an extension until June 1, 1975.

According to Mr. Kenneth Griffin of Hirota, Griffin & Associates, brokers for the Kohala Estates Subdivision, thirteen (13) lots have been sold to date. There are twelve (12) 5 to 8-acre lots and eighteen (18) 20 to 28-acre lots still available.

The staff recommended that the request for a time extension until June 1, 1975, be given a favorable recommendation based on the attached considerations.

The Chairman asked about the reason for the problem with HELCO.

The staff reiterated that according to the letter submitted, the applicant had stated that they would have to provide electrical power to the site; however, because of the access problem, they had to go through the Department of Hawaiian Home Lands to get their permission to put the lines through their property. This is the reason for the delay.

Mr. Asai inquired about the location of the sales office.

The staff replied that it is located on the mauka side of the Akoni Pule Road approximately 30 feet from the main highway. He mentioned that the sales office building is already existing on the property.

Mr. Sterling questioned about the applicant's statement to amend their Public Offering Statement after working things out with HELCO and whether that change would affect their special permit.

The staff mentioned that their representative is here today and he might be able to answer that question.

The Chairman called on the representative for further comments.

Mr. John Michael White explained that they did amend the Offering Statement in July of this year because the completion date of the utilities was originally set for December of last year. He stated that due to the fact that they had to obtain an environmental impact statement and also to obtain an easement to bring electricity on the site, they have not been able to obtain the easement by the original deadline and therefore that is why they made the amendment.

The Chairman asked from where they had to bring the power.

Mr. White stated that the power comes from the Kawaihae industrial site and about 1300 feet mauka from the highway to allow distribution throughout the subdivision.

Mrs. Jitchaku so moved to send a favorable recommendation to the Land Use Commission to extend the time condition to June 1, 1975 according to reasons set forth by the staff; seconded by Mr. Nagata and carried unanimously.

✓ LAND USE COMMISSION
SPECIAL PERMIT
TIME EXTENSION
HAWAII LAND CORPORATION
KUPAHUA, PUNA

Request for an extension of the time condition stipulated within the special permit granted by the State Land Use Commission to commence construction of a resort/residential complex in Kupahua, Puna, TMK: 1-2-02:9, 20, 29 and 31.

The staff presented the attached background information and read the attached letters dated September 24, 1974 and September 30, 1974 which were submitted in support of their request for a one (1) year extension to October 17, 1975 to commence construction.

The staff recommended that the one-year time extension to October 17, 1975 be given a favorable recommendation based on the following considerations:

That the applicant has proceeded with the planning studies for the development of the area. However, the actual construction of the project has been delayed primarily due to the present economic conditions. The applicant is still negotiating with a major hotel operator for the development of the proposed hotel.

In terms of planning, the applicant has thus far completed a comprehensive landscaping plan for the area, completed the second phase of the historical and archaeological study, and have also contacted and agreed with the State of Hawaii to provide a employee manpower training program.

Furthermore, the applicant has already contracted out the development and installation of the water system within the project site.

Based on the work already done by the applicant as described above, it is quite evident that substantial progress has been made in implementing the development plans. Therefore, it is determined that the requested extension of time is warranted.

FOX RIVER

November 8, 1974

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

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on November 7, 1974, the Land Use Commission voted to approve the request by Hilton Head Company (Sampson-Miller Associated Company, Inc.) (SP72-134) for an extension of the special permit until June 1, 1975 to establish a temporary sales office situated in the Agricultural District at Kahua 1st, North Kohala, Hawaii.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Sampson-Miller Associated Co., Inc.
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Map Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

25% COTTON
EXCELERASE
dy
FOX RIVER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP72-134 - SAMPSON MILLER
(Extension Request)
PLACE State Capitol - Room 314

DATE November 7, 1974
TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
NAPIER, ALEXANDER			✓	
MARK, SHELLEY	✓			
KIDO, SUNAO				✓
OURA, MITSUO	✓			
YAMAMURA, TANJI	✓			
SAKAHASHI, STANLEY	✓			
CARRAS, JAMES	✓			
YANAI, EDWARD	✓			
TANGEN, EDDIE	✓			

Comments:

Motion carried to approve extension of time.

STATE OF HAWAII
LAND USE COMMISSION

November 7, 1974
10:30 a.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP72-134 Extension of Time Condition
Hilton Head Company (Sampson-Miller Associated Co, Inc.
Tax Map Key 5-9-05: 12

In a letter of October 18, 1974 the Hawaii County Planning Commission advised that the Hilton Head Company has requested an extension of the time condition regarding SP72-134. This permit was for the establishment and operation of a temporary land sales office at Kahua 1st, North Kohala, Hawaii. The subject permit was granted by the Land Use Commission on September 20, 1972. Condition No. 1 of the special permit states "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".

At its meeting of October 17, 1974, the Hawaii County Planning Commission voted to recommend an extension of the special permit until June 1, 1975 based on the following considerations:

"In December of 1973, the Hilton Head Company stopped their sales program for the Kohala Estates Subdivision in order to provide for the extension of electricity to the area. Subsequently the electricity situation became quite complicated and it became necessary for The Hilton Head Company to obtain an easement from the Hawaiian Homes Commission to extend power to the area. Now that this problem has been resolved, the applicant is proceeding with their sales program. Because sales have been delayed for approximately nine (9) months of the allowable two-year period for the sales office, it is determined that the request for a time extension for the temporary sales office is justified. Furthermore, there are still thirty (30) lots of the original 43 lots within the subdivision to be sold".

Based on the above, staff recommends that the time extension request until June 1, 1975 by the Hilton Head Company be approved.

October 29, 1974

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

Dear Mr. Suefuji:

The Land Use Commission next meets at 10:30 a.m.,
in the State Capitol, Room 314, Honolulu, Hawaii, on
November 7, 1974.

At that time, the extension request by Sampson Miller
Associated Company, Inc. (SP72-134) for the special permit
granted by the Land Use Commission on September 20, 1972
will be considered.

An agenda is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Mr. Ron Burla
Enclosure



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

October 18, 1974

RECEIVED

OCT 21 1974

State of Hawaii
LAND USE COMMISSION

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

Re: Extension of Time Condition on Special Permit
Applicant: The Hilton Head Company (Sampson-Miller)
(SP 72-134)
Tax Map Key 5-9-05:12

The Planning Commission at its meeting of October 17, 1974 considered the above request which was stipulated in the special permit granted by the Land Use Commission on September 20, 1972.

The Commission voted to recommend an extension until June 1, 1975 based on the following considerations:

In December of 1973, the Hilton Head Company stopped their sales program for the Kohala Estates Subdivision in order to provide for the extension of electricity to the area. Subsequently the electricity situation became quite complicated and it became necessary for The Hilton Head Company to obtain an easement from the Hawaiian Homes Commission to extend power to the area. Now that this problem has been resolved, the applicant is proceeding with their sales program. Because sales have been delayed for approximately nine (9) months of the allowable two-year period for the sales office, it is determined that the request for a time extension for the temporary sales office is justified. Furthermore, there are still thirty (30) lots of the original 43 lots within the subdivision to be sold.

Arthur W. Martin
Arthur W. Martin
Chairman

lat:sk

cc: The Hilton Head Company (Sampson-Miller)
The Corporation Counsel

PLANNING COMMISSION

Planning Department
County of Hawaii

Agenda for the Meeting of Thursday, October 17, 1974 - 7:00 p.m.
Sgt. Yano Memorial Hall, Capt. Cook, South Kona, Hawaii

MINUTES

1. September 13, 1974
2. September 25, 1974

RECEIVED

OCT 15 1974

REPORTS

State of Hawaii
LAND USE COMMISSION

UNFINISHED BUSINESS

- ✓ ① Application of the County Department of Parks and Recreation for a special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna Boundary, TMK: 2-1-13: portion of 2.
2. Application of Randolph Solomon for a variance to allow the creation of a 13,759 square foot lot in lieu of the minimum building site area requirement of 15,000 square feet as stipulated within a Single Family Residential - 15,000 square foot (RS-15) zoned district. The property is located off Kapaa Street in the Ainako Subdivision Series 2, Punahoa 2nd, South Hilo, TMK: 2-5-24:12.
3. Application of the State Department of Land and Natural Resources on behalf of the B. P. Bishop Estate for a variance to allow the creation of two (2) lots below the minimum building site area requirement of five (5) acres as stipulated within the Agricultural 5-acre (A-5a) zoned district. One of the lots which will be 3,565 square feet in size, is proposed for a booster pumping station for the North Kona Water System. The property is located on the mauka side of the North Kona Belt Road, approximately 1,400 feet south of the old Keauhou School, Keauhou 1st, North Kona, TMK: 7-8-06:3.
- ✓ 4. Application of Dr. Steven Raiser for a special permit to allow the establishment of a veterinary medical clinic in an existing dog and cat kennel facility situated within a State Land Use Agricultural District. The property is situated across from the J. M. Tanaka quarry complex and the old Keauhou Elementary School, along Kuakini Highway in Keauhou 1st, North Kona, TMK: 7-8-07:21.
5. Preliminary hearing on the application of Kaumalumalu, Ltd., for a variance from the provisions of the Shoreline Setback Rules and Regulations. The variance is to allow the improvement of the shoreline area with landscaping and pedestrian pathways for public and private use. The proposed improvements will affect the properties of .40 and 5.984 acres respectively, located on the makai side of Alii Drive, approximately 2,000 feet Kailua side of the Disappearing Sands Beach in Kaumalumalu, North Kona, TMK: 7-7-04:3 and 10.

NEW BUSINESS

1. Application of R. Charles Porter for a variance to allow the construction of a single-family dwelling with nineteen (19) foot side yard setbacks in lieu of the minimum requirement of twenty (20) feet as stipulated within the Agricultural zoned district. The property is located on Alapai Street in the Leilani Estates Subdivision, Keahialaka, Puna, TMK: 1-3-16:9.
- ✓ 2. Request by the Hilton Head Company, Inc. (formerly Sampson-Miller Associates), for an extension of the time condition stipulated within the special permit granted by the State Land Use Commission for the establishment of a temporary sales office on an 8.2 acre parcel in Kahua 1st, North Kohala, TMK: 5-9-05:12.
- ✓ 3. Request by the Hawaii Land Corporation for an extension of the time condition stipulated within the special permit granted by the State Land Use Commission to commence construction of a resort/residential complex in Kupahua, Puna, TMK: 1-2-02:9, 20, 29 and 31.
4. Preliminary hearing on the application of Steven Birge for a change of zone for 10.8 acres of land from an Agricultural 20-acre (A-20a) to an Agricultural 3-acre (A-3a) zoned district. The property is located off the Akolea Road to the mauka side, approximately 3,000 feet from Kaumana Drive, Ponahawai, South Hilo, TMK: 2-5-47:10.

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

October 8, 1974

RECEIVED

OCT 9 1974

State of Hawaii
LAND USE COMMISSION

Mr. John Michael White
2460 Pacific Trade Center
190 S. King St.
Honolulu, Hawaii 96813

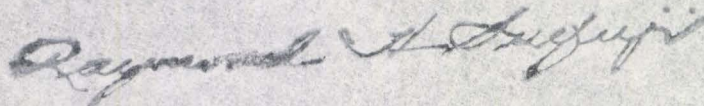
Re: Special Permit Application - 72-134
TMK: 5-9-05:12

This is to acknowledge receipt of your letter dated September 30, 1974, requesting an extension of the permit until June 1, 1975.

This matter will be discussed by the County Planning Commission at its meeting on Thursday, October 17, 1974, starting at 7:00 P.M. at the Sgt. Rodney Yano Memorial Hall in Captain Cook, South Kona, Hawaii. The Planning Commission will then forward its comments and recommendations to the State Land Use Commission.

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

Should you have any questions in the meantime, please feel free to contact the Planning Department at 961-8288.



RAYMOND H. SUEFUJI
Director

NH:mn

cc: State Land Use Commission ✓
Corporation Counsel

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

October 3, 1974

CERTIFIED MAIL

Mr. John Michael White
2460 Pacific Trade Center
190 S. King St.
Honolulu, Hawaii 96813

Re: Special Permit Application
TMK: 5-9-05:12

RECEIVED

OCT 7 1974

State of Hawaii
LAND USE COMMISSION

This is to confirm your conversation with my staff that as a result of the transferring of agent concerning the subject application, communication relative to the conditions of the Special Permit had not come to your attention until September 28, 1974.

Inasmuch as the Special Permit has expired as of September 20, 1974, and the fact that this was not known to you until September 28, 1974, this is to advise you that we are requesting that a communication be forwarded to this Department within seven (7) days of the receipt of this letter apprising us of your intended action in regards to the subject application.

We are enclosing a copy of the Special Permit for your information.

Should you have any questions regarding the above matter, please do not hesitate to contact this Department.

Raymond H. Suefuji

RAYMOND H. SUEFUJI
Director

RY:mn
encl.

cc: State Land Use Commission ✓
Corporation Counsel
Planning Commission



THE HILTON HEAD COMPANY

September 30th, 1974

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

Subject: Special Permit Application TMK: 5-9-05-12

Dear Mr. Suefuji:

Thank you for your letter of September 25th, 1974, regarding the expiration of the above Special Permit Application.

I telephoned your office today and spoke with Mr. Yamasato, who was very helpful in bringing me up to date with regard to the situation. I am now writing to respectfully request that the Department consider granting an extension of the permit to June 1st, 1975.

I am aware that that special permit application was originally approved over two years ago. In December of 1973 we voluntarily stopped our sales program for Kohala Estates in order to finalize our agreement with Helco for the extension of electricity to the site. Subsequently the electricity situation became quite complicated and it became necessary to obtain an easement from the Hawaiian Homes Commission to extend power to the site. Upon successfully working things out with Helco, we amended our Public Offering Statement and are now beginning our sales program for Kohala Estates. Hirota, Griffin & Associates, in Hilo, are now our Exclusive Brokers.

Thank you for your consideration in this matter.

Kind regards

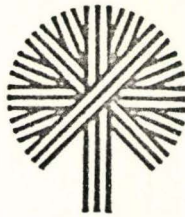
John Michael White
Director of Real Estate

THE HILTON HEAD COMPANY, INC.
2460 Pacific Trade Center • 190 South King Street
Honolulu, Hawaii 96813
Area Code 808 / Telephone 531-0505 / Telex 7430315

RECOMMENDATION: THE HILTON HEAD COMPANY (SAMPSON-MILLER) 10-15-74

It is recommended that the request for a time extension until June 1, 1975, be given a favorable recommendation based on the following considerations:

In December of 1973, The Hilton Head Company stopped their sales program for the Kohala Estates Subdivision in order to provide for the extension of electricity to the area. Subsequently the electricity situation became quite complicated and it became necessary for The Hilton Head Company to obtain an easement from the Hawaiian Homes Commission to extend power to the area. Now that this problem has been resolved, the applicant is proceeding with their sales program. Because sales have been delayed for approximately nine (9) months of the allowable two-year period for the sales office, it is determined that the request for a time extension for the temporary sales office is justified. Furthermore, there are still thirty (30) lots of the original 43 lots within the subdivision to be sold.



COPY

THE HILTON HEAD COMPANY

September 30th, 1974

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

Subject: Special Permit Application TMK: 5-9-05-12

Dear Mr. Suefuji:

Thank you for your letter of September 25th, 1974, regarding the expiration of the above Special Permit Application.

I telephoned your office today and spoke with Mr. Yamasato, who was very helpful in bringing me up to date with regard to the situation. I am now writing to respectfully request that the Department consider granting an extension of the permit to June 1st, 1975.

I am aware that that special permit application was originally approved over two years ago. In December of 1973 we voluntarily stopped our sales program for Kohala Estates in order to finalize our agreement with Helco for the extension of electricity to the site. Subsequently the electricity situation became quite complicated and it became necessary to obtain an easement from the Hawaiian Homes Commission to extend power to the site. Upon successfully working things out with Helco, we amended our Public Offering Statement and are now beginning our sales program for Kohala Estates. Hirota, Griffin & Associates, in Hilo, are now our Exclusive Brokers.

Thank you for your consideration in this matter.

Kind regards

John Michael White
Director of Real Estate

THE HILTON HEAD COMPANY, INC.
2460 Pacific Trade Center - 190 South King Street
Honolulu, Hawaii 96813
Area Code 808 / Telephone 531-0505 / Telex 7430315

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

September 25, 1974

RECEIVED
SEP 30 1974
State of Hawaii
LAND USE COMMISSION

Mr. John Michael White
2460 Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

Re: Special Permit Application
TMK: 5-9-05:12

We have been informed by Ron Burla of Ron Burla & Associates, Inc. that they no longer represent Sampson-Miller Associated Co., Inc., and that Sampson-Miller Associated is now known as Hilton Head Company.

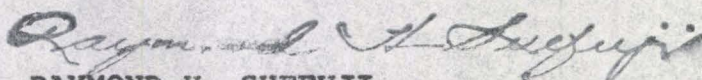
Inasmuch as you are the present agent for the new company, this is to inform you that a Special Permit for the establishment of a temporary sales office on the subject property in the County of Hawaii was granted by the State Land Use Commission on September 20, 1972.

This is to advise you that the subject Special Permit for the "Temporary Sales Office" has expired on September 20, 1974. Condition No. 1 of the Special Permit stated "that the sales office be permitted for a period of no more than two (2) years from the official date of approval of this request or upon completion of the initial sale of the 43 lots, whichever is sooner."

If the sales operation has been terminated, please inform us of such so as we may make a record of it in the Special Permit file.

Please be informed that a field check will be conducted during the last week in September 1974, to assure that conditions of the Special Permit have been complied with.

In the meantime, should you have any questions regarding this matter, please do not hesitate to contact this Department.


RAYMOND H. SUEFUJI
Director

RY:mn

cc: Corporation Counsel
State Land Use Commission ✓
Planning Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

RECEIVED

SEP 16 1974

State of Hawaii
LAND USE COMMISSION

September 12, 1974

Mr. Ron Burla
Agent for Sampson-Miller Associated Co., Inc.
P. O. Box 1148
Kailua-Kona, Hawaii 96740

Re: Special Permit Application
TMK: 5-9-05:12

This is to advise you that the subject Special Permit for the temporary sales office will expire on September 20, 1974. Condition No. 1 of the Special Permit granted on September 20, 1972, by the State Land Use Commission states "that the sales office be permitted for a period of no more than two (2) years from the official date of approval of this request or upon completion of the initial sale of the 43 lots, whichever is sooner."

If the sales operation has been terminated, please inform us of such, so as we may make a record of it in the Special Permit file.

Please be informed that a field check will be conducted on or after September 20, 1974, to assure that conditions of the Special Permit have been complied with.

In the meantime, should you have any questions regarding this matter, please do not hesitate to contact this Department.

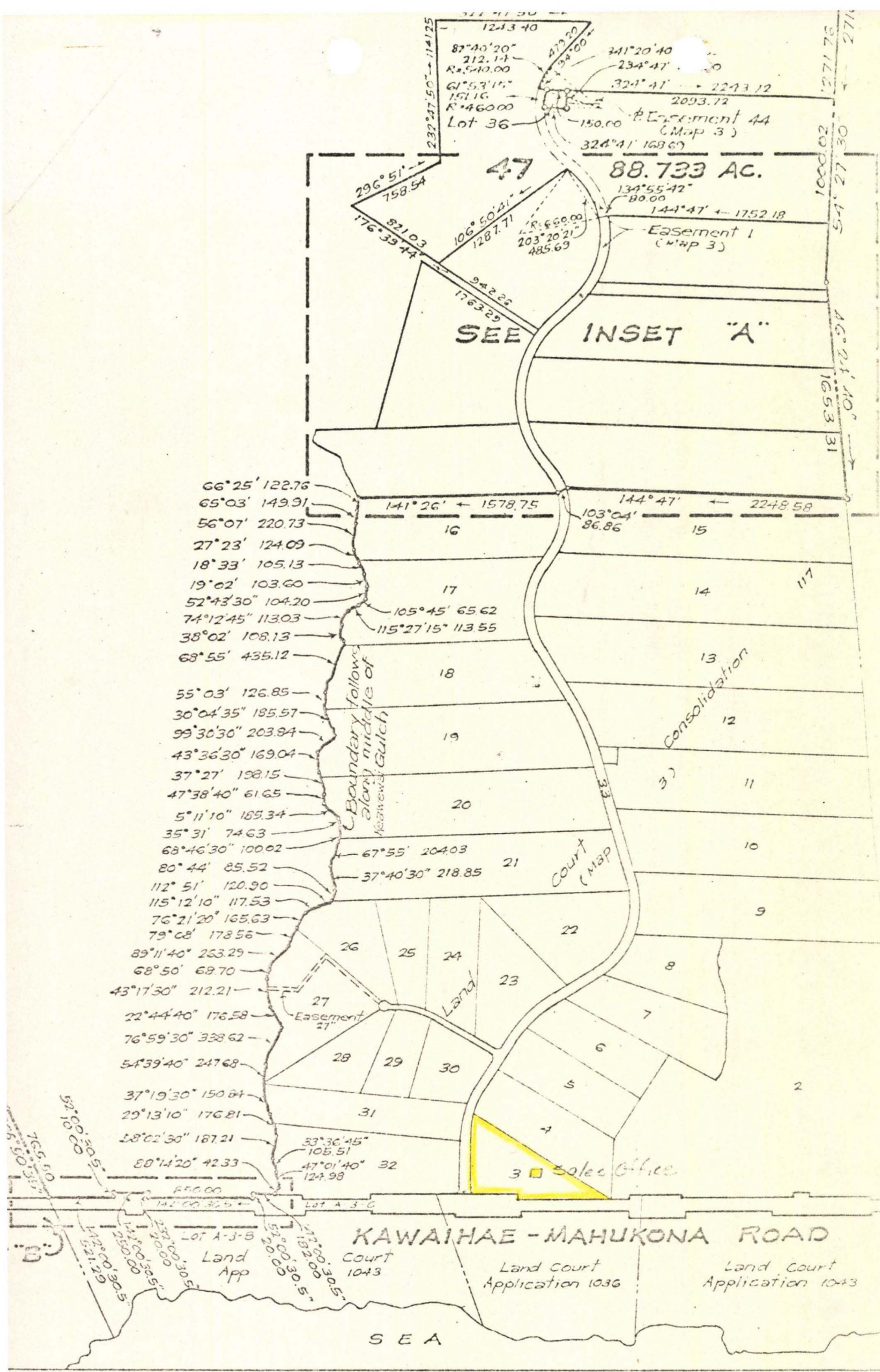


RAYMOND H. SUEFUJI
Director

RY:mn

cc: Corporation Counsel
State Land Use Commission ✓

Permanent Record



September 21, 1972

Mr. Ron Burla, Agent
Sampson-Miller Associated Co., Inc.
P. O. Box 1148
Kailua-Kona, Hawaii 96740

Dear Mr. Burla:

The original of the attached letter approving the special permit request by Sampson-Miller Associated Co., Inc. (SP72-134) to locate a temporary sales office on an 8.2-acre parcel described as Tax Map Key 5-9-05: parcel 12, situated at Kahua 1st, North Kohala, Hawaii, subject to the five conditions set forth by the Hawaii County Planning Commission, with the further stipulation that the sales office be removed within 30 days following completion of lot sales, or within two years of the date of approval of this special permit, whichever occurs first, 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.

25% COTTON FIBER

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 Sampson-Miller Associated Companies, Inc. (SP72-134) to locate a temporary sales office on an 8.2-acre parcel described as Tax Map Key 5-9-05: parcel 12, situated at Kahua 1st, North Kohala, Hawaii, subject to the five conditions set forth by the Hawaii County Planning Commission, with the further stipulation that the sales office be removed within 30 days following completion of lot sales, or within two years of the date of approval of this special permit, whichever occurs first.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Sampson-Miller Associated Co., Inc.
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

Scale 1/4"
Type Erase

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

SP72-134

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

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 SP72-134 - SAMPSON-MILLER DATE September 20, 1972
ASSOCIATED CO., INC.
PLACE Kona Hilton Hotel TIME 1:00 p.m.
Kailua, Kona

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

COMMENTS:

I move that the special permit be approved subject to the conditions set forth by the Hawaii County Planning Commission, with the further stipulation that the sales office be removed within 30 days after completion of lot sales, or at the end of 2 years, whichever occurs first.

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 Kealakehe 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 Kealakehe 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 it's 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 occurs first.

The attorney for the Estate of Hannah H. Fukushima testified during a public hearing on land use boundaries for a 3.28-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
1:00 p.m.

STAFF REPORT

SP72-134 - SAMPSON-MILLER ASSOCIATED CO., INC.

Mr. Ron Burla, agent for Sampson-Miller Associated Companies, Inc., has petitioned the Land Use Commission for a special permit to locate a temporary sales office on an 8.2-acre parcel described as TMK 5-9-05: parcel 12, and situated within the Agricultural District at Kahua 1st, North Kohala, Hawaii. The petitioner intends to operate the sales office until all of the 43 lots in the agricultural subdivision in which the parcel is located are sold. He has submitted that the office would serve to receive prospective buyers and to disseminate sales information. The petitioner indicates that sanitary facilities, a gas operated refrigerator, drinking water, and refreshments will be available at this facility as well as the necessary brochures, contracts, maps, and office equipment.

A small structure formerly used as a field office and which is intended to be used as the proposed sales office is presently located on the subject property. The parcel fronts the mauka side of the Kawaihae-Mahukona Road approximately 3 miles north of Kawaihae Harbor. Directly across the highway is a strip of vacant land along the shore which was designated Urban during

the 1969 five-year boundary review. Lands mauka of the highway lie within a vast Agricultural District generally used for pasture purposes. Soil classification by the Land Study Bureau indicates that the land is "E" or very poor for agriculture. The slope ranges from 0 to 20 percent.

An access road to the subdivision is presently under construction. Lot sizes in this agricultural subdivision range from 5 acres to over 20 acres in area. The land is presently zoned unplanned and A-20a.

The Department of Transportation advises in a letter dated June 21, 1972 to the Hawaii County Planning Department that:

- "1. The Kawaihae-Mahukona Road is a limited access highway and access to Lot 3 is permitted only off the subdivision road.
- "2. Also, upon completion of the access road connection, the Kawaihae-Mahukona Road will have deceleration-acceleration and left turn storage lanes."

The County Department of Water Supply had no objections to the proposal provided the petitioner "hauls his own water for use in the sales office".

County Recommendation

Approval of the special permit was recommended by the Hawaii County Planning Commission at its meeting of August 3, 1972 based on:

- "1. that the proposed temporary sales office would not be contrary to the objectives of the Land Use Law relating to the Agricultural District. The proposed use is of a temporary nature, and upon termination of the sales office use, the structure would be removed from the premises;
- "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."

Approval was contingent on the following:

- "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."

Staff finds that the proposed temporary sales office substantially meets the guidelines established in the Land Use

District Regulations for determining an "unusual and reasonable" use and recommends that the special permit be approved subject to the five conditions established by the County.

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 pahoe-hoe 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 pahoe-hoe 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
Harold L. Baker
Director

Land Use Commission Slates Meeting In Kona

9-13-72

The Tribune 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. Marjorie 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

Mr. Ron Burla, Agent for
Sampson-Miller Associated Co., Inc.
P. O. Box 1148
Kailua-Kona, Hawaii 96740

Dear Mr. Burla:

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 the application by Sampson-Miller Associated Co., Inc. (SP72-134) to operate a temporary sales office at North Kohala, Hawaii, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

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

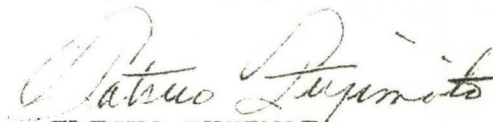
Please be advised that a special permit application has been filed with the Land Use Commission to allow a temporary sales office operation on approximately 8.3 acres of land at Kahua 1st, North Kohala, Hawaii. The property comprises Tax Map Key 5-9-05: 12. The Hawaii County Planning Commission approved 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

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

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

Re: Special Permit Application
Sampson-Miller Associated Co., Inc.

RECEIVED

AUG 14 1972

State of Hawaii
LAND USE COMMISSION

SP72-134

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 temporary sales office operation in conjunction with a subdivision located in Kahua 1st, Kahua, Waika, North Kohala, Hawaii, TMK: 5-9-05:12.

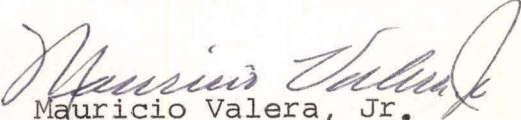
The Planning Commission at a duly advertised public hearing held on July 13, 1972 in the County Council Room, County Building, Hilo, Hawaii, discussed the subject request. The Commission, on August 3, 1972, voted to recommend the approval of the subject request based on the following findings:

1. that the proposed temporary sales office would not be contrary to the objectives of the Land Use Law relating to the Agricultural cultural District. The proposed use is of a temporary nature, and upon termination of the sales office use, the structure would be removed from the premises;
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.

Mr. Tatsuo Fujimoto
Page 2
August 7, 1972

The favorable recommendation, however, was contingent upon 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.


Mauricio Valera, Jr.
Chairman

SF:mh

Enclosures

cc Sampson-Miller Associated Co., Inc.

RECEIVED

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:

"If you have further questions on this matter, please do not hesitate to contact us."

"Very truly yours,

/s/ TATSUO FUJIMOTO

Executive Officer"

A copy of this letter was sent to the attorney, who requested that action be deferred pending clarification from his client on whether the dwellings to be situated on this parcel would constitute farm dwellings as defined by the Land Use Commission or just basic residential units.

It was moved by Mr. Watt, seconded by Mr. Kawasaki and carried that this matter be deferred to a later date.

SPECIAL PERMIT Application of Sampson-Miller Associates
SAMPSON-MILLER ASSOCIATES for a special permit to allow a temporary
KAHUA, WAIAKA, NORTH KOHALA sales office operation in conjunction with
a subdivision located in Kahua 1st, Kahua,
Waiaka, North Kohala, TMK: 5-9-05:12.

Staff reported that a special permit application for a temporary sales office operation in conjunction with a subdivision has been submitted by Sampson-Miller Associated Companies, Inc. The proposed sales office is expected to be within a subdivision located in Kahua 1st, Kahua, Waika, North Kohala, Hawaii.

The parcel, described as TMK: 5-9-05:12, is situated on the mauka side of the Kawaihae-Mahukona Road, approximately 2½ miles north of the Kawaihae Harbor.

The applicant proposes to use the temporary sales office to sell the lots within that subdivision. The land is presently zoned unplanned and A-20a, and the lot sizes range between seven to twenty-four acres. The applicant has currently received tentative approval on April 22, 1972 for a consolidation and resubdivision of the lands adjacent to the Kawaihae-Mahukona Road. The area for which tentative approval has been secured for consists of 22 lots ranging between 5 to 8.8 acres. The former area consisted of 14 lots with lot sizes ranging between 7 to 10 acres. Thus, the building would be used until the lots of the entire subdivision of 43 lots are sold.

The land is presently vacant of any residential structure. The soil classification rating is very poor, and the land is unsuited for machine tillability. There is an overall slope range of 0-20%.

In behalf of his request, the applicant has maintained that "the building for which this application for special permit is being submitted is to be used as a sales office for the duration of the sales. This is an unusual circumstance which will cease upon completion of the sale within this subdivision. We believe that it is not improper that a sales office be provided to receive the prospective buyers and disseminate information pertaining to the properties being offered for sale. We also believe that it's reasonable that this temporary sales office be permitted for the duration of the development and sale of Lot 2 of Land Court Consolidation 117. And, we also believe that this will not be in any way detrimental to the public health, safety, welfare, morals nor injurious to improvements or properties contiguous to or adjacent to the subject land."

The State Departments of Education and Health, as well as the County Departments of Research and Development, Fire, and Police had no pertinent comments to offer. The Department of Public Works commented that access from Lot 33 should be off of the Kawaihae-Mahukona Road and that a time limit for the special permit be imposed. Similarly, the Department of Transportation commented that since the Kawaihae-Mahukona road is a limited access highway, access to Lot 3 is permitted only off the subdivision road. They also added that "upon completion of the access road connection, the Kawaihae-Mahukona road will have deceleration-acceleration and left turn storage lanes." The Department of Water Supply noted no objections to the request "provided the developer hauls his own water for use in the sales office."

Mr. Kawasaki inquired whether any communications were received on this request after the public hearing.

Staff reported that there were two letters received from the applicant himself and read the following letters for the Commissioner's information:

"Gentlemen:

"I appreciated the opportunity of appearing before the commission in regards to our special permit for a temporary sales office.

"There is one point that I did not mention but feel is important to this temporary operation, and that is having sanitary facilities available at the site. We have had the opportunity over the weekend to have future clients look at the property and have noted the availability of drinking water and toilets greatly appreciated.

"Again, I want to thank you for your consideration.

"Very truly yours,

/s/ RON BURLA

Agent for Sampson Miller Associated Companies, Inc."

"Dear Mr. Suefuji:

"In addition to my letter dated July 19, 1972, same subject, I wish to add the following: In addition to the sanitary facilities for our customers and employees, we have secured a gas operated refrigerator in which to keep refreshments and cold drinking water.

"Also, the office space is required in which to post the Master Control Sheet and tax map(s) for the area. We also will have literature, brochures, contracts, desks, and chairs. By having these facilities available actually on the site it will assist us immeasurably in expediting the sales of these lots and the construction of new homes in this area. Too, this will shorten the time we will need to have the special authorization before we remove the building.

"Very truly yours

/s/ RON BURLA

Ron Bula & Associates."

The staff recommended that the request be approved based on the following findings:

1. that the proposed temporary sales office would not be contrary to the objectives of the Land Use Law relating to the Agricultural District. The proposed use is of a temporary nature, and upon termination of the sales office use, the structure would be removed from the premises;

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.

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

August 7, 1972

RECEIVED

AUG 14 1972

State of Hawaii
LAND USE COMMISSION

Mr. Ron Burla, Agent for
Sampson-Miller Associated Co., Inc.
P. O. Box 1148
Kailua-Kona, Hawaii 96740

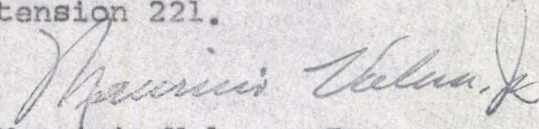
Re: Special Permit Application
TMK: 5-9-05:12

The County Planning Commission held a duly advertised public hearing on July 13, 1972 to discuss your application for a Special Permit from Section 98H-5 of Act 205, Land Use Regulation of the State of Hawaii, to allow a temporary sales office operation in conjunction with a subdivision located in Kahua 1st, Kahua, Waika, North Kohala, 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 the 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 the Sampson-Miller Associated Companies, Inc., was called to order at 5:06 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 temporary sales office operation in conjunction with a subdivision located in Kahua 1st, Kahua, Waika, North Kohala, Tax Map Key 5-9-05:12.

CHAIRMAN: The first special permit for a public hearing is on the application of Sampson-Miller Assoc. to allow a temporary sales office operation in conjunction with a subdivision located in Kahua 1st, Kahua, Waika, North Kohala.

We will have the staff give us background on this request.

STAFF PLANNER FUKU: Mr. Chairman and members of the Commission. A special permit application for a temporary sales office operation in conjunction with a subdivision has been submitted by Sampson-Miller Associated Companies, Inc. The proposed sales office is expected to be within a subdivision located in Kahua 1st, Kahua, Waika, North Kohala, Hawaii.

The parcel, described by Tax Map Key 5-9-05:12, is situated on the mauka side of the Kawaihae-Mahukona Road, Approximately 2-1/2 miles north of the Kawaihae Harbor.

The applicant proposes to use the temporary sales office to sell the lots within that subdivision. The land is presently zoned unplanned and A-20a, and the lot sizes range between seven to twenty-four acres. The applicant has currently received tentative approval on April 22, 1972 for a consolidation and resubdivision of the lands adjacent to the Kawaihae-Mahukona Road. The area for which tentative approval has been secured for consists of 22 lots ranging between 5 to 8.8 acres. The former area consisted of 14 lots with lot sizes ranging between 7 to 10 acres.

The land is presently vacant of any residential structure. The soil classification rating is very poor, and the land is unsuited for machine tillability. There is an overall slope range of 0 to 20 per cent.

In behalf of his request, the applicant has maintained that "the building for which this application for special permit is being submitted is to be used as a sales office for the duration of the sales. This is an unusual circumstance which will cease upon completion of the sale within this subdivision. We believe that it is not improper that a sales office be provided to receive the prospective buyers and disseminate information pertaining to the properties being offered for sale. We also believe that it's reasonable that this temporary sales office be permitted for the duration of the development and sale of Lot 2 of Land Court Consolidation 117. And, we also believe that this will not be in any way detrimental to the public health, safety, welfare, morals nor injurious to improvements or properties contiguous to or adjacent to the subject land."

The State Departments of Education and Health, as well as the County Departments of Research and Development, Fire, and Police had no pertinent comments to offer. The Department of Public Works commented that access from Lot 33 should be off of the Kawaihae-Mahukona Road and that a time limit for the special permit be imposed. Similarly, the Department of Transportation commented that since the Kawaihae-Mahukona Road is a limited access highway, access to Lot 3 is permitted only off the subdivision road. They also added that "upon completion of the access road connection, the Kawaihae-Mahukona Road will have deceleration-acceleration and left turn storage lanes." The Department of Water Supply noted no objections to the request "provided the developer hauls his own water for use in the sales office."

CHAIRMAN: All right, do the Commissioners have any questions you want to direct to the staff on this application?

COMMISSIONER VERIATO: What is the time limit proposed for the development of this?

STAFF PLANNER FUKU: No time limit. According to the applicant's written testimony, they claim that they want this sales office for the duration until all the land has been sold.

COMMISSIONER VALERA: Is this for the entire subdivision or for each increment of the subdivision?

STAFF PLANNER FUKU: Our understanding of the application was for the entire area, not only for the currently received plans for consolidation and resubdivision.

COMMISSIONER VALERA: How many parcels are involved?

STAFF PLANNER FUKU: There will be 22 lots. The area right now in the Agricultural - 5 acre section and the Unplanned section consists of 14

lots. For that plan which has been received for consolidation and resubdivision and when that subdivision receives final approval, they will have an increase of 8 lots from 14 to 22 lots.

CHAIRMAN: All right, any further questions to the staff?

If not, is the applicant or representative here to give testimony?

RON BURLA: My name is Ron Burla. I represent Sampson-Miller as their sales agent. There is not too much I can say about this thing. I just came in to it within the last two weeks. There seems to have been a number of slip ups in securing proper permits and we are ourselves in a position that whatever the department wants us to do, we will do.

I will be glad to answer any questions that I can about the sales program. We have been restricted from any selling whatsoever when the application for the resubdivision of the 22 units were ⁱⁿ place. So, we have had no sales activity of any nature whatsoever. The length of the sales program would be a guess. If they want to limit to a specific period of time, it is acceptable to us, and we will just have to live with whatever the Planning Commission wants us to do.

CHAIRMAN: If this permit were not granted, where would the sales probably have to take place?

BURLA: We would probably have to open an office - sales office, a branch office, office in Waimea or rent an office in Kawaihae.

CHAIRMAN: You will plan to have sales situated in this sales office at all times?

BURLA: Well, we probably will establish a broker as a branch office if this is required by the regulatory agencies and have it staffed whenever it is necessary to show the property to prospective buyers.

CHAIRMAN: If you did something like this, I take it that it would be related just to this particular property; or if you established a branch office there, you would have a sales clerk probably.

BURLA: No, it will be related only to this particular subdivision.

CHAIRMAN: Commissioners have any questions you want to direct to Mr. Burla?

COMMISSIONER WATT: This temporary office here is a model of a home you built or is it something special just for sale of lots?

BURLA: No Sir. This office was originally designated as a temporary field office. It is merely a one - it is a 2-room with a bathroom prefabricated type house that was put up. It was previously used as a working field office.

CHAIRMAN: So, actually it is a structure that you would like to use as a sales office. It is already in existence.

BURLA: It is in existence. It has its own water system and sewerage system.

STAFF PLANNER FUKU: Mr. Chairman, the staff would like to ask Mr. Burla several questions.

CHAIRMAN: All right.

STAFF PLANNER FUKU: The purpose of the sales office to be is for the selling of all the lots within the 20 acres as well as the 5-acre lots or at least for the 5-acre portion?

BURLA: Again, we be guided by whatever the Commission wants us to do.

STAFF PLANNER FUKU: What was the intent of your application? It wasn't clear to us.

BURLA: The intent or the time?

STAFF PLANNER FUKU: All you mention in your application was that for the selling of lots within that subdivision. We didn't know whether it referred to the area which has presently received tentative approval or included that area as well as the area of the 20-acre subdivision.

BURLA: We would like naturally to have it for the total of the 43 lots that are in the resubdivision and the 20-acre parcels. We have stopped all offerings, not only on the 5 and resubdivided portions but on the 20 acres and the 25-acre parcels.

STAFF PLANNER FUKU: Another thing, in a letter dated June 9, we requested a floor plan and preliminary construction drawing be submitted to this department for our review. Is it possible that we could get a copy of that?

BURLA: Yes, I have it here. The plans, again, were supposed to have been sent by the contractor and it was not followed up, but I have copies of the floor plan and the physical layout of its location. I was also requested to have 12 copies of the proposed sales office's actual location, so I have the location maps. (Mr. Burla presented the maps to the staff.)

CHAIRMAN: Do the Commissioners or staff have any further questions to direct to Mr. Burla? If not then, thank you very much for your testimony Mr. Burla.

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

Do the Commissioners have any further questions or discussion before we close the public hearing. If not, I will entertain a motion.

COMMISSIONER KAWASAKI: So move.

COMMISSIONER WATT: Second.

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

MEMBERS: Aye.

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

As stated previously, it will take until 15 days to pass; and during that time, a written testimony may be submitted in conjunction with this application.

The public hearing was adjourned at 5:13 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

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

BOX 1148 KAHALA, HAWAII 96720 • SUITE 202 BELMONT BLDG.
PHONE 29-1066

July 19, 1972

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

RE: Special Permit Application.
Tax Map Key 5-9-05:12

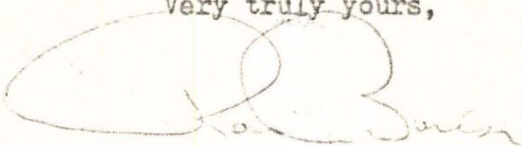
Gentlemen:

I appreciated the opportunity of appearing before the commission in regards to our special permit for a temporary sales office.

There is one point that I did not mention but feel is important to this temporary operation, and that is having sanitary facilities available at the site. We have had the opportunity over the weekend to have future clients look at the property and have noted the availability of drinking water and toilets greatly appreciated.

Again, I want to thank you for your consideration.

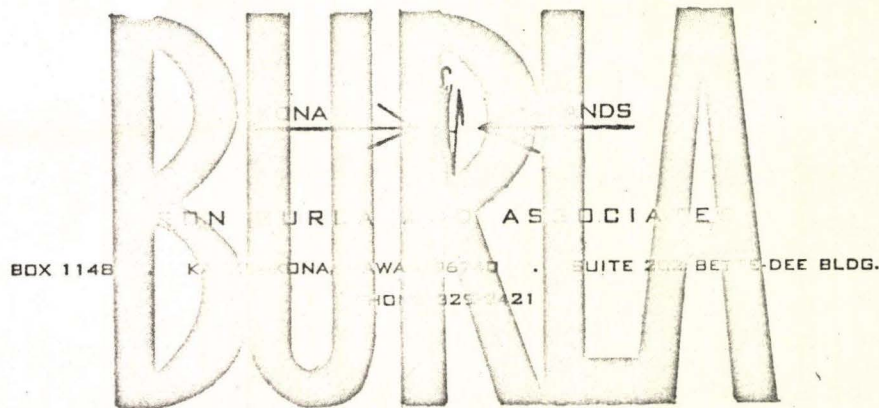
Very truly yours,



Ron Burla
Agent for Sampson-Miller Associated Companies, Inc.

cc: Mr. Russ Ellsworth
Mr. T. Richard Butera
Mr. Paul Lynch
Mr. Gilbert Hara

RB:mh



July 24, 1972

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

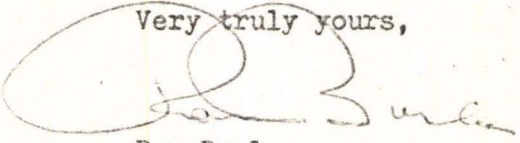
RE: Special permit application;
Sampson-Miller Associates
Temporary Sales Office;
TMK 5-9-05:12

Dear Mr. Suefuji:

In addition to my letter, dated July 19, 1972, same subject, I wish to add the following: In addition to the sanitary facilities for our customers and employees, we have secured a gas operated refrigerator in which to keep refreshments and cold drinking water.

Also, the office space is required in which to post the Master Control Sheet and Tax Map(s) of the area. We also will have literature, brochures, contracts, desks, and chairs. By having these facilities available actually on the site it will assist us immeasurably in expediting the sales of these lots and the construction of new homes in this area. Too, this will shorten the time we will need to have the special authorization before we remove the building.

Very truly yours,


Ron Burla
Ron Burla & Associates

cc: Mr. Russ Ellsworth
Mr. T. Richard Butera
Mr. Gilbert Hara
Mr. Paul Lynch

RB:mh

HAWAII DISTRICT
Department of Education

Date: JUN 7 - 1972

To: Hawaii County
Department of Planning

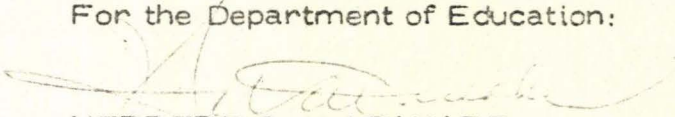
From: Hawaii District
Department of Education

Subject: Sampson-Miller Associated Companies, Inc.

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

MEMORANDUM

72-6-32

To: PLANNING DEPARTMENT
From: RESEARCH & DEVELOPMENT
Subject: SPECIAL PERMIT APPLICATION

Date: 6/14/72
va

We have no comments on the special permit application of:

RON BURLA

Stimpson - Miller

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date June 21, 1972

TO: Planning Department

FROM: Chief Engineer

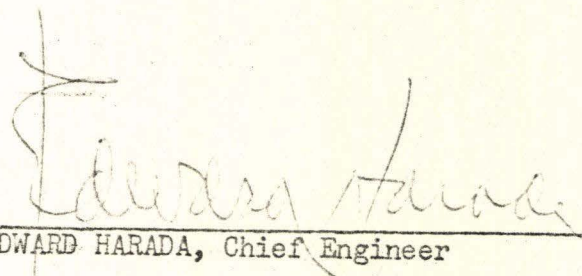
SUBJECT: Application for Variance

Applicant: Sampson-Miller Associated Companies, Inc.

Location: Kahua 1st, Kahua and Waika, North Kohala, Hawaii

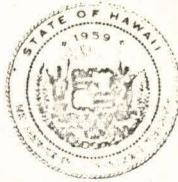
We have reviewed the subject application and our comments are as follows:

1. Access from lot 33 not off of Kawaihae-Mahukona Road
2. Set time limit for building.



EDWARD HARADA, Chief Engineer

HAWAII DISTRICT
P. O. BOX 276
HILO, HAWAII



IN REPLY REFER
TO LETTER NO.

HWY-H
72-2.678

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

June 21, 1972

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

Dear Mr. Suefuji:

Subject: Sampson-Miller Associated Companies, Inc.
Application for Special Permit
for Temporary Sales Office
Kawaihae-Mahukona Road, Project No. A-270-01-67

We have the following comments on the subject application:

1. The Kawaihae-Mahukona Road is a limited access highway and access to Lot 3 is permitted only off the subdivision road.
2. Also, upon completion of the access road connection, the Kawaihae-Mahukona Road will have deceleration-acceleration and left turn storage lanes.

Very truly yours,

A handwritten signature in cursive script, reading "Chas L. Schuster".

CHAS L. SCHUSTER
District Engineer



Soil

Water Conservation District

215-1101

P. O. Box 86 • Honokaa, Hawaii

June 15, 1972



Mr. Donald Tong
Dept. of Planning
County of Hawaii
25 Aupuni St.
Hilo, Hawaii 96720

Dear Mr. Tong,

Some requests for rezoning were referred by your office to the Mauna Kea Soil and Water Conservation District for comment.

Mr. Max Coray, District Conservationist inspected the areas involved, and found that the requested use change would be compatible with the surrounding area.

These pieces are:

State of Hawaii Deptl Of Land & Natural Resources
TKM - 3-9-01-06

Sampson-Miller Assoc. Co. Inc.
Lot 3 of land Court Consolidation 117

Thank you very much for referring these requests to us.

Yours very truly,

Richard Penhallow

Richard Penhallow BC
Chairman--Mauna Kea SWCD

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

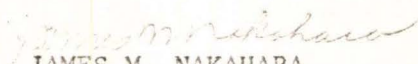
HILO, HAWAII 96720

June 19, 1972

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

Re: Application for Special Permit by Sampson-Miller Associated
Companies for a temporary sales office at Kahua 1st, Kahua &
Waika, North Kohala, Hawaii
TMK: 5-9-5-12

We recommend the approval of the above request on the basis that the
rules and regulations of the Department of Health can be complied with
satisfactorily.


JAMES M. NAKAHARA
Chief Sanitarian, Hawaii District
/hy



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

June 20, 1972

Planning Department
County of Hawaii
Hilo, HI 96720

Re: Special Permit Application
Applicant: Sampson-Miller Associated Companies, Inc.

We have no objections to this request provided the developer hauls his own water for use in the sales office.

Akira Fujimoto
Manager

WHS

cc: Sampson-Miller Associated Companies, Inc.

... Water brings progress...

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

HAWAII COUNTY FIRE DEPARTMENT

P. O. BOX 672
HILO, HAWAII, 96720



June 8, 1972

To: Raymond H. Suefuji, Director
Planning Department

From: Julius K. Wery, Fire Chief

SUBJECT: APPLICATION FOR SPECIAL PERMIT

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

Kahua 1st, Kahua and Waika, North Kohala, Hawaii

for *C. Takeguchi*
JULIUS K. WERY, FIRE CHIEF

JKW/rm

Sampson - Miller



OUR REFERENCE

YOUR REFERENCE

June 9, 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 Norman N. Inaba and State of Hawaii, Department of Land and Natural Resources and application for special permit for Sampson-Miller Associated Companies, Inc., have been reviewed for traffic considerations.

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

ERNEST J. FERGERSTROM
Chief of Police

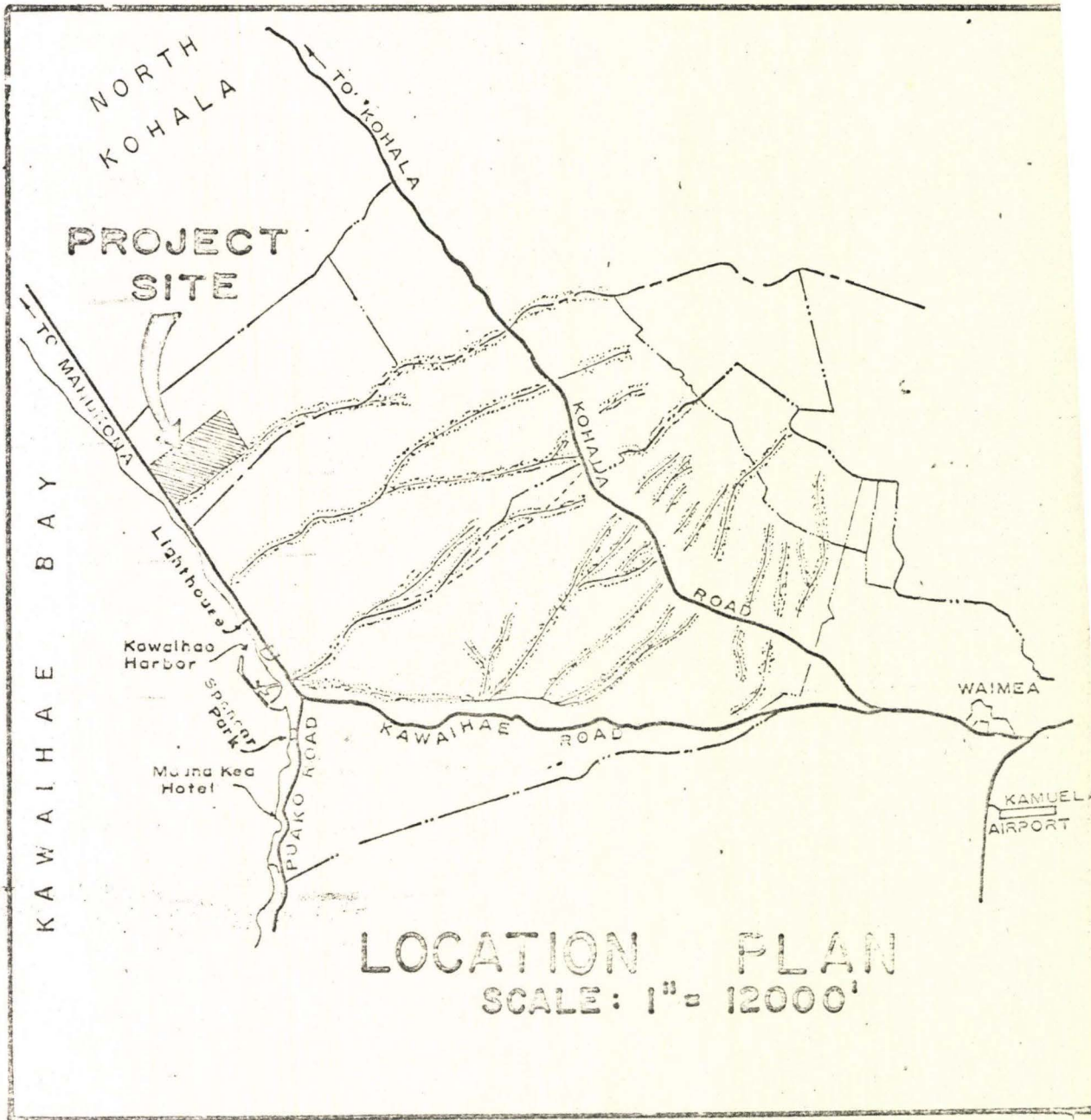
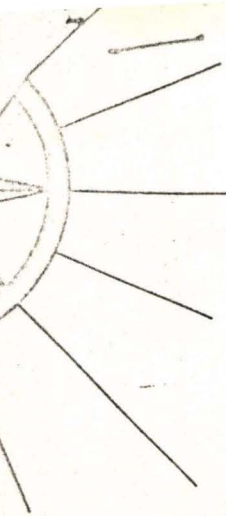
GCA:mf

Attachments

EXHIBIT "A"

Lot 1 of Land Court Consolidation 117 is that parcel of land being subdivided by Sampson-Miller Associated Companies, Inc., of which the subject property is one of the lots that has been subdivided. The land is presently zoned for Agriculture (5-acre and 20-acre minimum lot sizes) and is being sold to the general public. The building for which this Application for Special Permit is being submitted is to be used as a Sales Office for the duration of the sales. This is an unusual circumstance which will cease upon completion of the sale within this subdivision. We believe that it is not improper that a Sales Office be provided to receive the prospective buyers and disseminate information pertaining to the properties being offered for sale. We also believe that it's reasonable that this temporary Sales Office be permitted for the duration of the development and sale of Lot 2 of Land Court Consolidation 117. And, we also believe that this will not be in any way detrimental to the public health, safety, welfare, morals nor injurious to improvements or properties contiguous to or adjacent to the subject land.

Therefore, in consideration that a temporary Sales Office is not unreasonable, is not objectionable, we are requesting your favorable consideration in the granting of a Special Permit for the use of the Sales Office.



LOCATION PLAN
SCALE: 1" = 12000'

MAUI

WE

HILO

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Kahua 1st, Kahua and Waika, North Kohala, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

To be used as a temporary sales office until such time as the tract is sold out.

Description of Property:

Lot 3 of Land Court Consolidation 117, Map 3 at Kahua 1st, Kahua and Waika, North Kohala, Hawaii.

Petitioner's interest in subject property:

Sales Agent

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

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

See Attached Exhibit "A"

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 Sampson-Miller Associated Companies, Inc.
(Agent for...)
Address P.O. Box 1188, Kailua-Kona, 96740
Telephone 383-2421

This space for official use

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

REMARKS:

EASEMENT 1
(80-ft. wide, for
Roadway and Utility
Purposes)

SEE INSET "A"

SEE INSET "B"

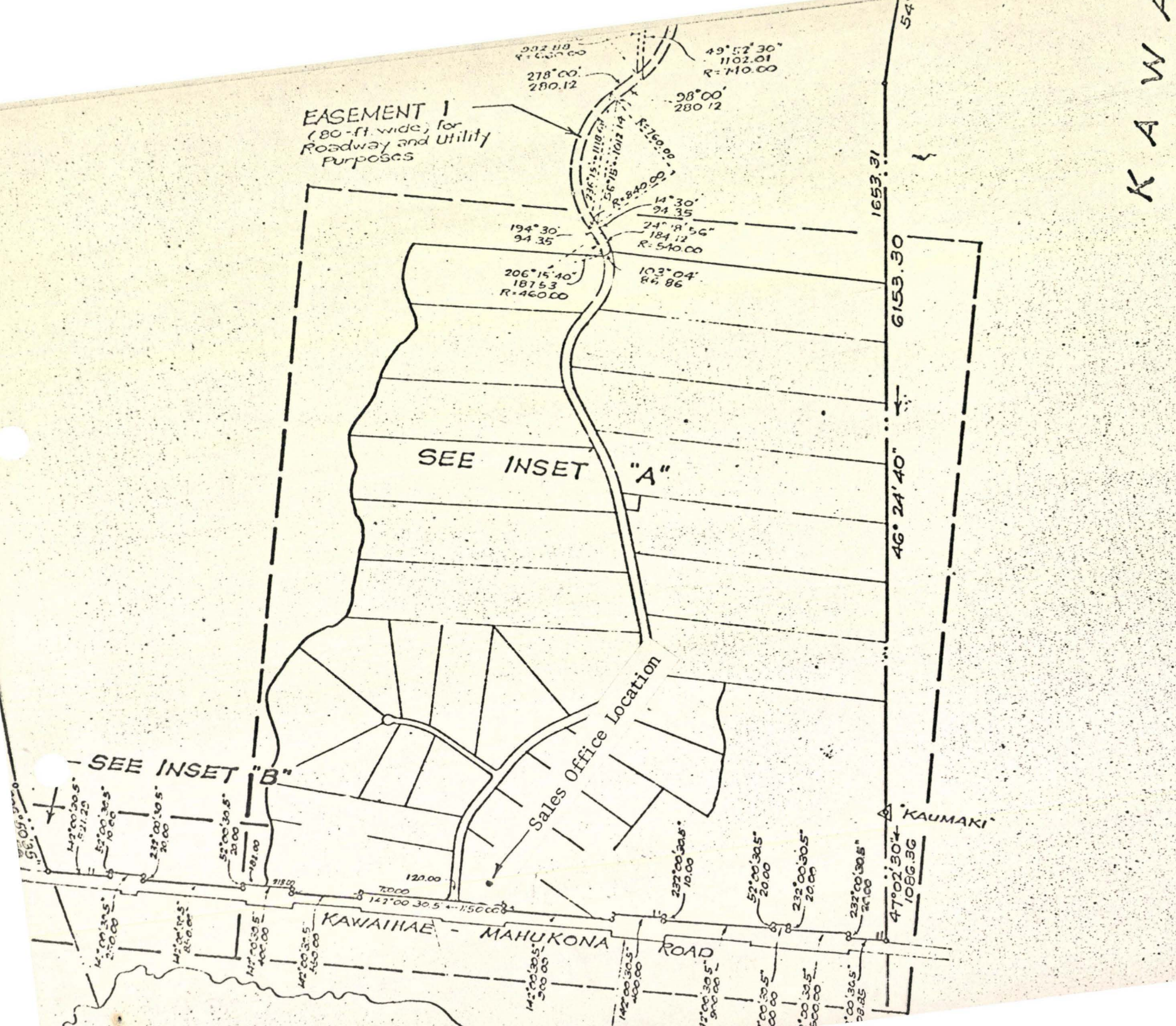
Sales Office Location

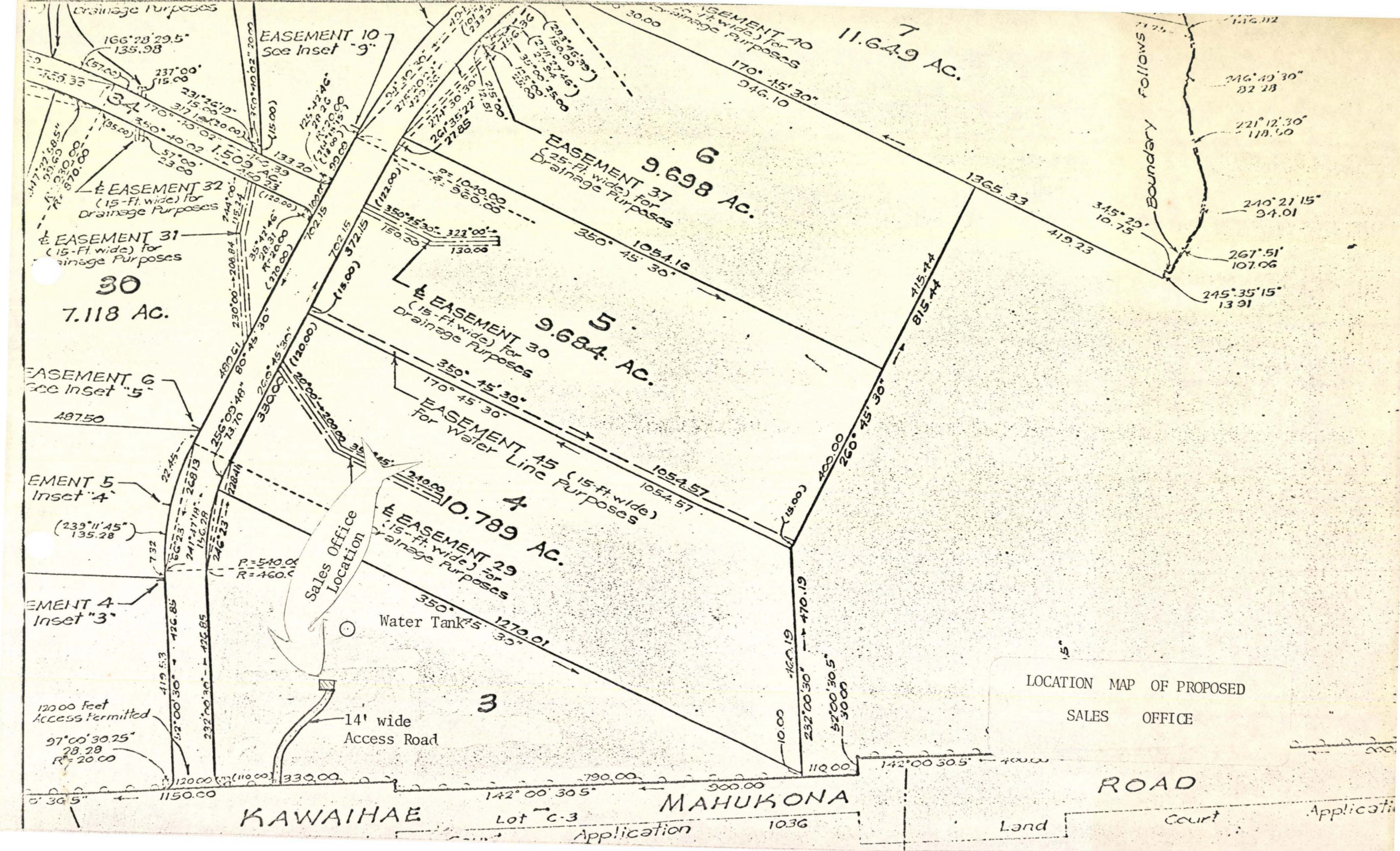
KAUMAKI

KAWAIIHAE - MAHUKONA ROAD

KAWAII

OVERALL SITE PLAN
FOR LOCATION OF
PROPOSED SALES OFFICE





Planners Set Eight Hearings

7-15-77 *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 Keauhou School, North Kona.

—Preliminary hearing on the application of Hilarion Palacol 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.

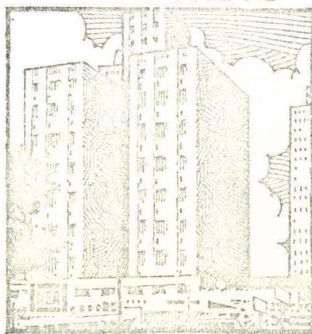
—Public hearing on the application of Sampson - Miller Associates for a special permit to allow a temporary sales office operation in conjunction with a subdivision located in Kahua 1st, Kahua, Waika, North Kohala.

—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-Paho 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

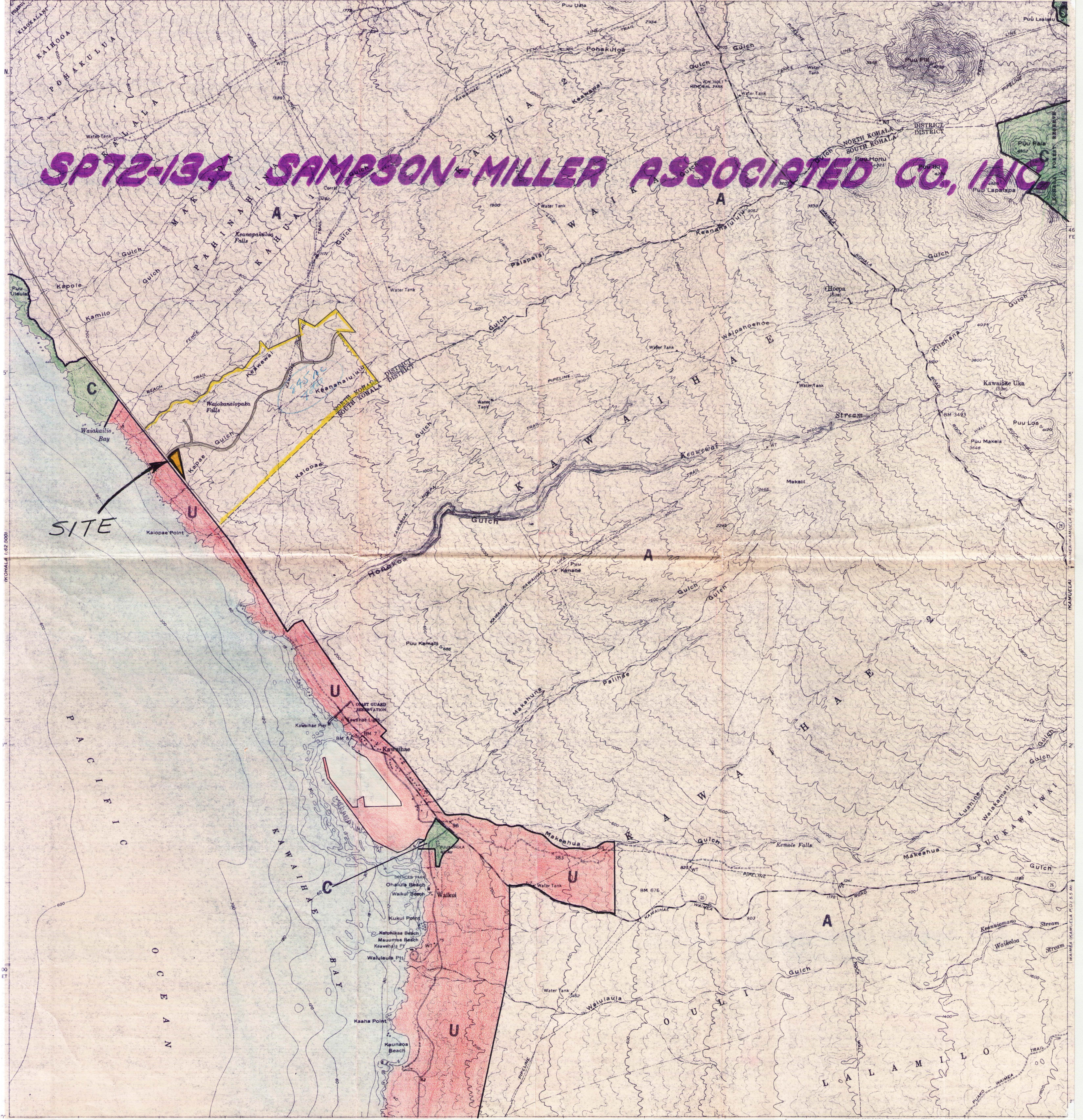


The first office building in the United States with air conditioning as part of its original construction was the Milam Building in San Antonio, Tex., which opened Jan. 1, 1928. The World Almanac recalls. The 20-story building has nearly three million cubic feet of space and about 242,000 square feet of gross floor area.

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Newspaper Enterprise Assn.

SP72-134 SAMPSON-MILLER ASSOCIATED CO., INC.

SITE



6 Kahua Ranch, Ltd.
(Kahua Shores Ltd.) A/S over (92.43 Ac.)
(Clifford D. Downes) A/S over (10.27 Ac.)

State of Hawaii
Kahua Ranch, Ltd.
PARCEL - 5
50.23 Acs. Grant
4 Per G.L.S. 4247

Kahua Ranch, Ltd.
85.37 Acs. 2334

Sampson-Miller Associated
Companies, Inc.

3315.202 Ac.
CONS.

Eleanor W. Sexton
Catherine W. Lowrey
Leslie W. Wishard, Jr.

Per Ld.
Ct. App. 1943
20.001 Ac.

ADVANCE SHEET
SUBJECT TO CHANGE

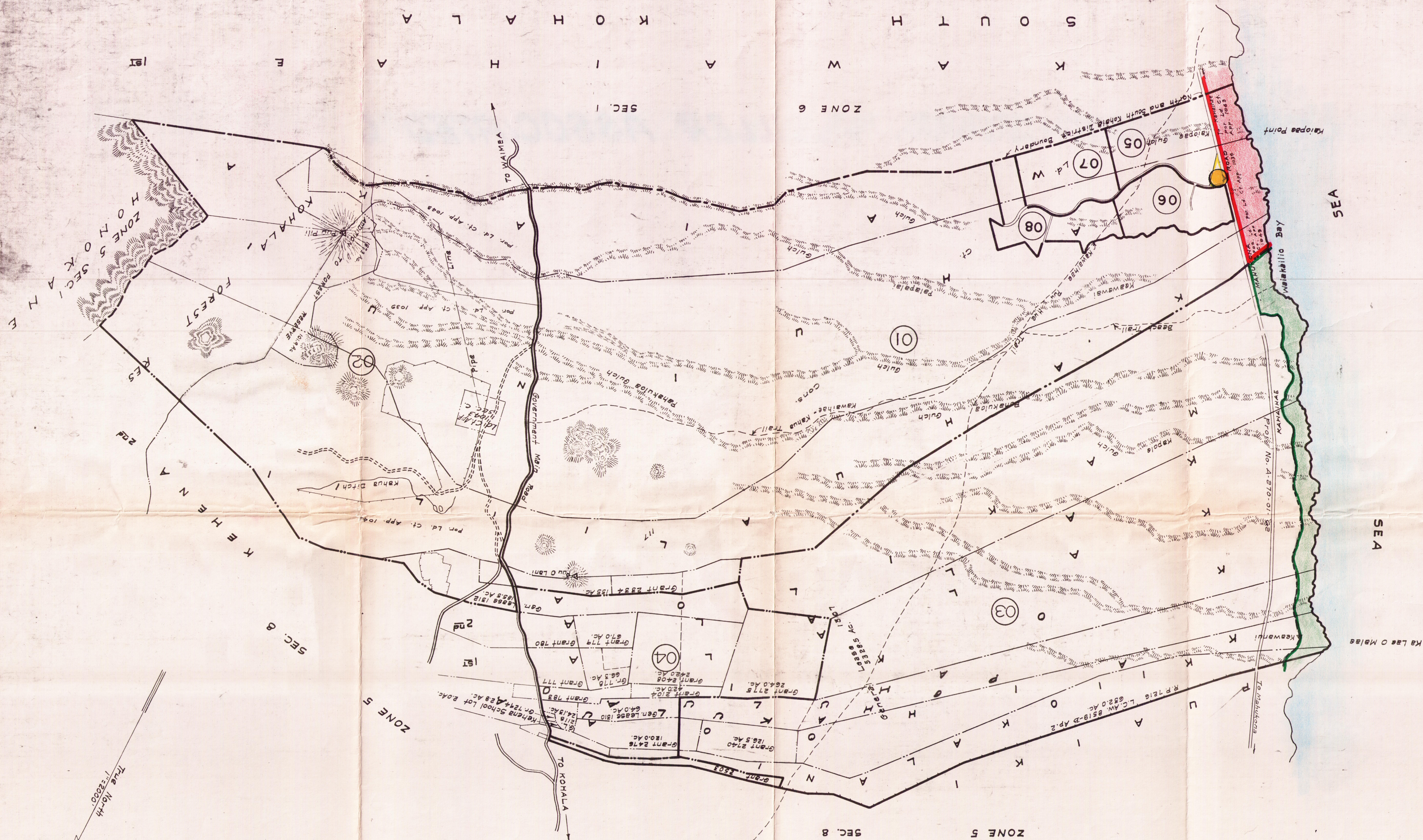
Parcels Dropped: 2, 3, 7, 8

THIRD DIVISION		
ZONE	SEC.	PLAT
5	9	01
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

Dwg. No. 2-72
Source: Tax Maps Bureau
By: H.N. Aug. 1935

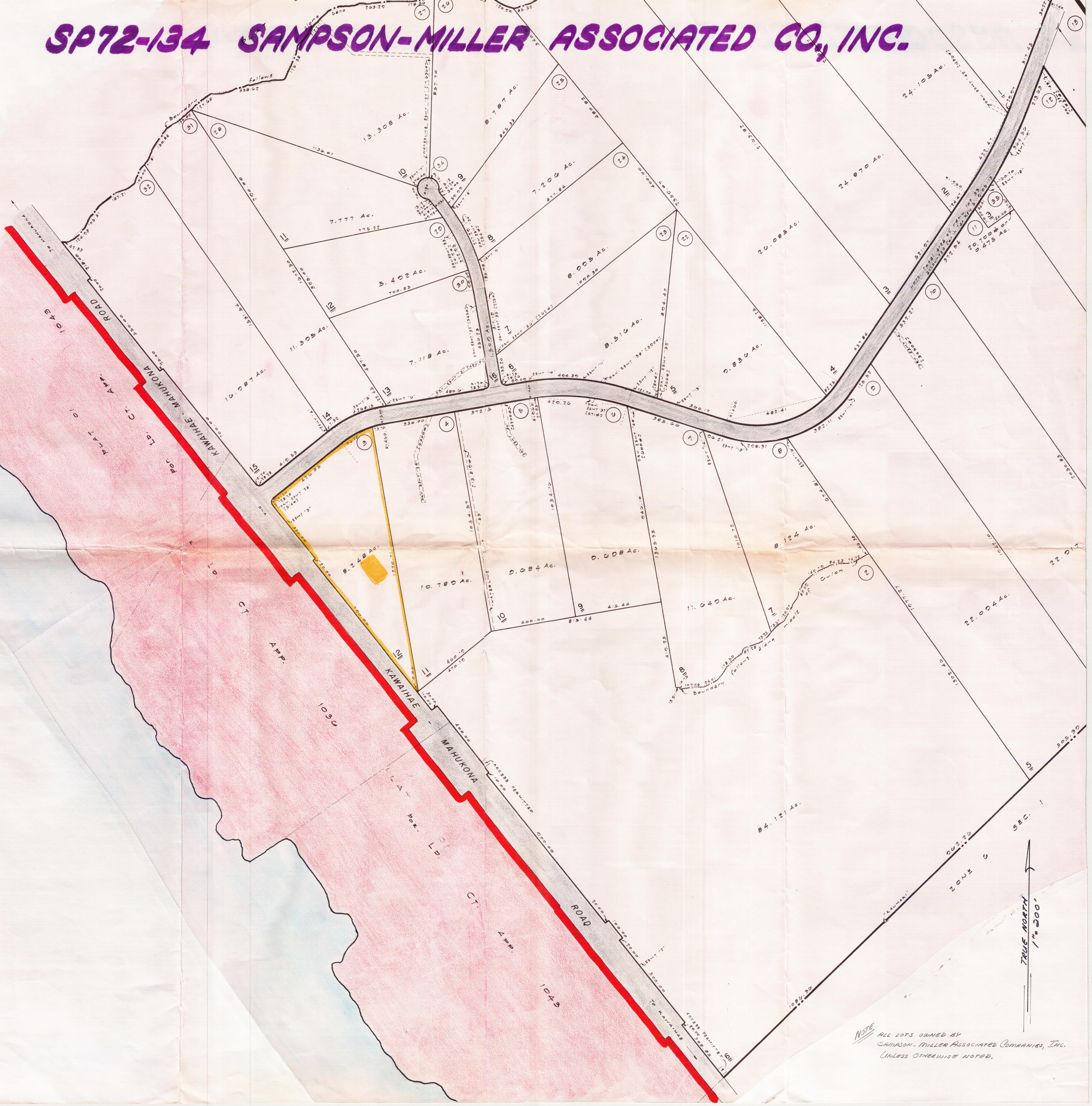
POR. OF KAHUALIILI E-WAIIKA, NORTH KOHALA, HAWAII.

SP72-134 SAMPOSON-MILLER ASSOCIATED CO., INC.



THIRD DIVISION		ZONE		SEC.	
5		9			
CONTAINING PLATS					
Scale 1 in. = 2000 ft.					

SP72-134 **SAMPSON-MILLER ASSOCIATED CO., INC.**



NOTE ALL LOTS OWNED BY
SAMASON-MILLER ASSOCIATED COMPANIES, INC.
UNLESS OTHERWISE NOTED.