

Action Span

Apr 12 to May 27

Sked May 4

SP73-151/R & M SERVICE CO., INC.

MAUI

SP73-15 R & M Service Co. Inc.

May 7, 1973

Mr. M. Shima, President
R & M Service Co., Inc.
P. O. Box 461
Kahului, Maui 96732

Dear Mr. Shima:

The original of the attached letter approving your special permit (SP73-151) to allow the construction and operation of a concrete hollow tile plant, including storage and office buildings, within the Agricultural District, on approximately 5 acres of land situated at the existing quarry site at Waikapu, Maui, identifiable by Tax Map Key 3-6-4: portion of 2; subject to the conditions as set forth by the Maui Planning Commission, and also subject to the additional condition that any extensions of the special permit (under condition #6) must also be approved by the Land Use Commission; is on file in the office of the Planning Department, County of Maui, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

May 7, 1973

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on May 4, 1973, the Land Use Commission voted to approve a special permit to R & M Service Co., Inc. (SP73-151) to allow the construction and operation of a concrete hollow tile plant, including storage and office buildings, within the Agricultural District, on approximately 5 acres of land situated at the existing quarry site at Waikapu, Maui, identifiable by Tax Map Key 3-6-4: portion of 2; subject to the conditions as set forth by the Maui Planning Commission, and also subject to the additional condition that any extensions of the special permit (under condition #6) must also be approved by the Land Use Commission.

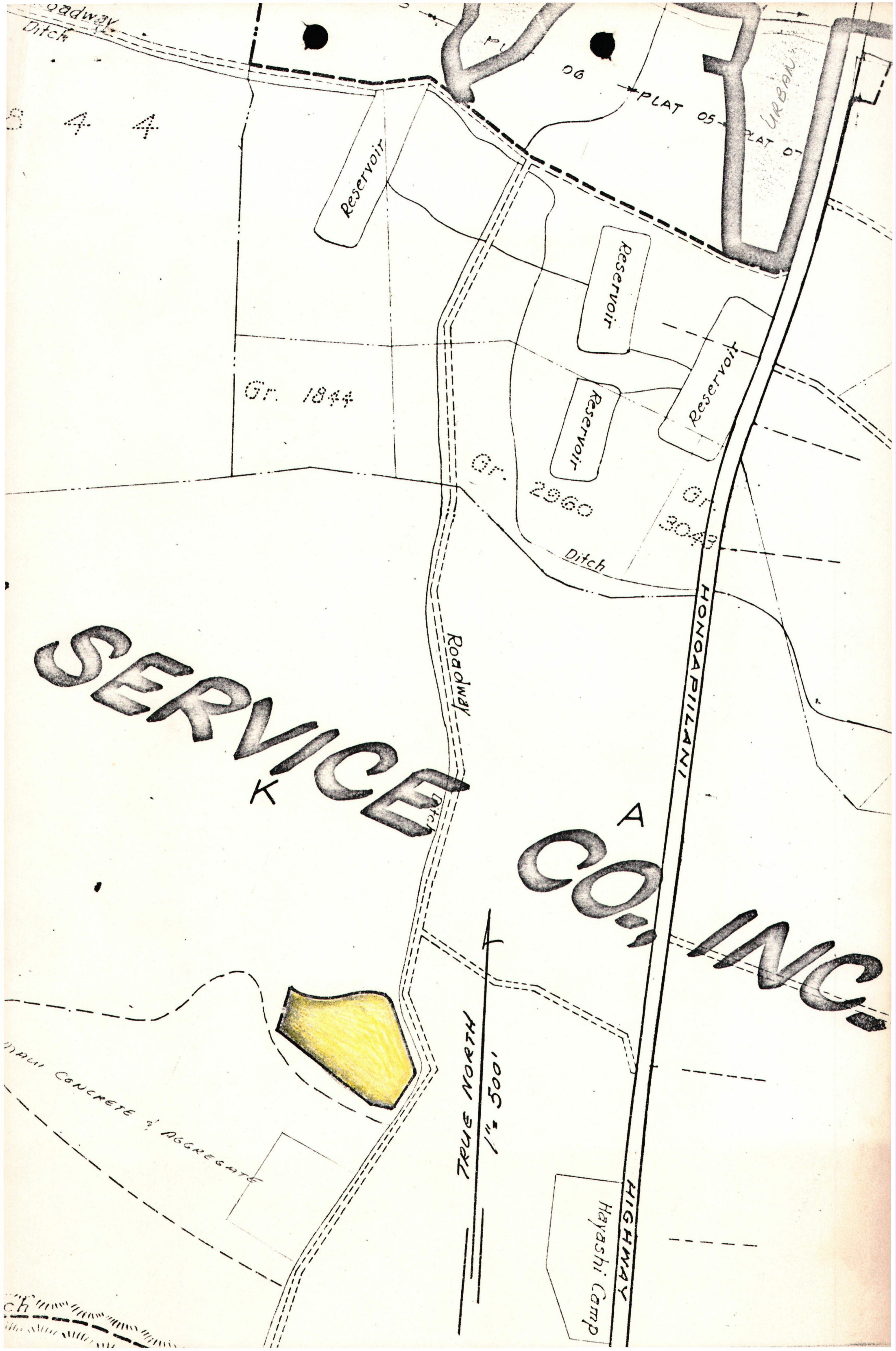
A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: R & M Service Co., Inc.
Dept. of Taxation, Maui
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation



SERVICIA K

CO. A
INC.

Reservoir

Reservoir

Reservoir

Reservoir

Gr. 1844

Gr. 2960

Gr. 3042

PLAT 05

06

URBAN
PLAT 07

ROADWAY

HONOLULU

HIGHWAY

Hayashi Camp

TRUE NORTH
1" = 500'

CONCRETE & AGGREGATE

ROADWAY
Ditch

8 4 4

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

May 4, 1973 - 1:00 p.m.

Molokai Community Center
Kaunakakai, Molokai

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

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Approved
AUG 3 1973

Persons testifying today were duly sworn in by Chairman Inaba.

ACTION

APPLICATION BY T. T. MEYER, INC. (SP73-148) FOR A SPECIAL PERMIT TO QUARRY CINDERS AND ROCK IN THE AGRICULTURAL DISTRICT AT KAPUAOKOOLAU, MOLOKAI

Mr. Ah Sung Leong, Planner, read the staff memorandum recommending approval of the special permit subject to the conditions imposed by the Maui Planning Commission, and with respect to condition #4, that any extension request also be approved by the Land Use Commission (see copy of report on file).

It was reported by Mr. Leong that, since the writing of this report, a letter had been received from the Maui Department of Water Supply regarding the subject special permit and the other two applications on today's agenda (H.C. & D., Ltd. and R & M Service Co., Ltd.), stating that the department had no objections to the subject requests. He also acknowledged the receipt of a letter from Life of the Land, dated May 3, 1973, requesting that

T. T. Meyer, Inc. and H.C. & D., Ltd. prepare an environmental impact statement, that the Land Use Commission defer a decision until an E.I.S. has been approved, and that the special permit applications be denied if the deferral is not granted.

Mr. Fujimoto, Executive Officer, advised that similar requests for an environmental impact statement had been received by the Land Use Commission in the past. However, in an informal opinion, the Attorney General's Office had advised that the Executive Order did not apply to private developments on privately owned lands.

Commissioner Kido raised a question regarding the source of water for the operation. Mr. Meyer replied that it would be supplied from their own well located on the upper side of their property.

Commissioner Yamamura moved that the special permit be approved as recommended by staff. It was seconded by Commissioner Sakahashi and unanimously passed.

APPLICATION BY H.C. & D., LTD. (SP73-150) FOR A SPECIAL PERMIT TO OPERATE A QUARRY IN THE AGRICULTURAL DISTRICT AT HALE O LONO, WEST MOLOKAI

It was the staff's recommendation that the special permit be approved, subject to the conditions imposed by the Maui County Planning Commission and the two additional conditions imposed by staff (see copy of report on file).

Mr. Emmet Cheeley, Manager of the concrete division of H.C. & D., advised that there is an existing road on the shoreline which is the access to the harbor and the quarry will be situated on the mauka side of the 300 foot level.

Commissioner Kido observed that 300 feet mauka of the shoreline was designated within the Conservation District. Mr. Leong advised that the Conservation District varied in depth, depending upon the shoreline configuration and therefore staff was recommending that the operation be restricted within the Agricultural District.

Commissioner Wung requested a clarification of the rationale for the substantial 340 acres involved in the request. Mr. Cheeley explained that back in 1958, they had explored the area extensively for rock deposits and had reached an agreement with Molokai Ranch to quarry the area sometime in the future. In 1966, in another agreement, a lesser area had been delineated for the quarry operation. It was their intention to mine small areas at a time and move on to another location within the 340 acres. Mr. Cheeley

submitted that the petitioner will be responsible for returning the excavated area to a state that will be acceptable to the Maui Planning Commission, as stipulated in condition #4 of its recommendation for approval of the special permit.

Commissioner Yamamura wondered whether additional employment will be created by the mining operation. Mr. Cheeley replied that this would depend on the rate of development on West Molokai but that he could foresee employment of at least 5 to 10 people for the quarry and concrete plant.

Vice Chairman Tangen noted, for the record, that the letter from Life of the Land also had reference to the instant special permit.

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

✓ APPLICATION BY R & M SERVICE CO., INC. (SP73-151) FOR A SPECIAL PERMIT TO CONSTRUCT AND OPERATE A CONCRETE HOLLOW TILE PLANT IN THE AGRICULTURAL DISTRICT AT WAIKAPU, MAUI

A recommendation for approval of this request as conditioned by the Maui Planning Commission was made in the staff memo presented by Mr. Fujimoto (see copy of report on file).

Mr. Fujimoto concurred with Commissioner Sakahashi that, as in the case of the two previous special permits, staff would like to recommend that any extension of time, under condition #6 stipulated by the Maui Planning Commission, also be subject to the approval of the Land Use Commission.

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

ADOPTION OF MINUTES

Commissioner Sakahashi moved to adopt the minutes of November 10, 1972, February 16, 1973 (1:00 p.m.) and February 16, 1973 (7:30 p.m.) as circulated, which was seconded by Commissioner Yamamura and carried.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

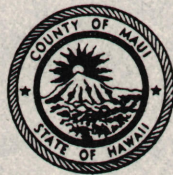
VOTE RECORD

ITEM SP73-151 - R & M SERVICE CO., DATE May 4, 1973
INC.
PLACE Molokai Community Center TIME 1:00 p.m.
Kaunakakai, Molokai

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

COMMENTS:

I move that the special permit be approved
as recommended by staff.



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

RECEIVED

MAY 2 1973

State of Hawaii
LAND USE COMMISSION

April 30, 1973

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

Dear Mr. Fujimoto:

Subject: (1) SP73-148 - T.T. Meyer, Inc., Kapuaokoolau, Molokai
(2) SP73-150 H. C. & D, Ltd., Hale O Lono, West Molokai
(3) SP73-151 - R & M Service Company, Ltd., Waikapu, Maui

The Department of Water Supply, County of Maui, has reviewed the subject requests and finds that each one is located in an area that is not served by our water system.

Accordingly, we have no objections to the subject requests.

Sincerely,

Carl Kaiama, Director

TI/LJ/ao

cc: Planning Director
Engr. Div.
Central Office

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

May 4, 1973
1:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-151 - R & M SERVICE CO., INC. (WAIKAPU, MAUI)

A special permit to allow the construction and operation of a concrete hollow tile plant including storage and office buildings within the Agricultural District has been requested by R & M Service Co., Inc. The subject site comprises approximately 5 acres and is located at the existing quarry site at Waikapu, Maui, Tax Map Key 3-6-4: portion of 2.

The subject property is located approximately 1 mile south of Waikapu Town and 1,500 feet mauka of Honoapiilani Highway. It is bounded by a very small gulch to the north, the ingress-egress road for the Maui Concrete and Aggregate Plant to the south, a gravel pile from the quarrying operation to the west, and the Waihee irrigation ditch to the east. Kiawe trees grow on the northern and eastern borders. Presently, the site which is owned by Wailuku Sugar Company is leased for the grazing of cattle.

Detailed land classification by the Land Study Bureau indicates that the subject land has a master soil productivity rating of "E", or very poor suitability for overall agricultural use. The subject land type contains soils which are rocky, of variable depth, fine to moderately fine-textured, well-drained, dark brown to dark reddish brown in color, and not suited for machine tillage. Median annual rainfall varies from 10 to 30 inches.

In justification of this request, the petitioner states that the subject site is an ideal location for the proposed concrete hollow tile plant since it is adjacent to the existing Maui Concrete and Aggregate Plant and is not adjacent to residential areas.

Present utilities are adequate and available for the proposed use.

A public hearing on this request was held on March 6, 1973. Except for the applicant's, no verbal or written testimonies were presented at the public hearing or received by the Maui Planning Department.

In response to questions from members of the Maui Planning Commission, Mr. M. Shima, President of R & M Service Co., Inc. noted that cinders for the hollow tile manufacturing will be hauled from Olowalu. He also noted that the dust problem should be minimal since the cinders will be damp.

The Maui Planning Commission, at its meeting of April 3, 1973, voted unanimously to recommend approval of this application contingent upon the following:

- "1. The existing Kiawe trees along the North and East borders be left standing so as to act as a visual barrier. Also, the construction plans be submitted to be reviewed by staff to insure adequate landscaping.
- "2. All structures and roofing be painted with a color to blend with the surrounding area.
- "3. All roads and vehicular paths be watered or otherwise appropriately be treated to control dust as required by the State Department of Health.
- "4. All Federal, State and County environmental protection requirements be met.
- "5. All other State and County requirements be met.
- "6. The subject request be approved for 5 years with further extension contingent on a favorable review by the Maui Planning Commission."

Staff finds that this request meets the guidelines for determining an unusual and reasonable use within the Agricultural District since:

1. It would not adversely affect surrounding property nor alter significantly the character of the surrounding area;
2. It would make the highest and best use of the land involved;
3. The subject land is not suited for intensive agricultural use; and
4. The proposed use will not unreasonably burden public agencies to provide urban improvements and services.

Therefore, staff recommends approval of this request as conditioned by the Maui County Planning Commission.

1673

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

May 2, 1973

RECEIVED

MAY 4 1973

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission

SUBJECT: Special Permit Applications
SP73-148 - T. T. Meyer, Inc.
SP73-150 - HC&D, Ltd.
✓ SP73-151 - R&M Service Co., Inc.

We have reviewed subject applications and foresee no adverse effects on agriculture.

Thank you for the opportunity to comment on this matter.

Frederick C. Erskine
Frederick C. Erskine
Chairman, Board of Agriculture

3667

UNIVERSITY OF HAWAII

Land Study Bureau

April 26, 1973

RECEIVED

MAY 1 1973

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 special permit applications:

SP73-148 T. T. Meyer, Inc.
Kapuaokoolau, Molokai

The parcel is 606.432 acres on which the 25 acres requested has not been delineated. A cinder cone is located near the southeast corner of the parcel, about 1/3 mile from the main highway. Assuming that this is the quarry site, overall agricultural productivity is E.

✓ SP73-151 R & M Service Co., Inc.
Waikapu, Maui

The parcel is 950.16 acres at the existing quarry site (location of proposed facilities); the overall agricultural productivity is E. The land consists of deep, very rock and bouldery talus and alluvium.

SP73-150 HC&D, Ltd.
Hale O Lono, West Molokai

The proposed quarry site cannot be identified on the basis of the TMK description given. If the site is in the immediate vicinity of Hale O Lono harbor, the overall agricultural productivity is E. Aside from this no other comment is made.

Sincerely

Harold L. Baker
Harold L. Baker
Director

April 19, 1973

Mr. M. Shima, President
R & M Service Co., Inc.
P. O. Box 461
Kahului, Maui 96732

Dear Mr. Shima:

The Land Use Commission next meets on
May 4, 1973, at 1:00 p.m., in the Molokai Community
Center, Kaunakakai, Molokai.

At that time the special permit application
by R & M Service Co., Inc. (SP73-151) to construct
and operate a concrete hollow tile plant including
storage and office buildings in the Agricultural
District at Waikapu, Maui, will be considered.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

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

April 18, 1973

NOTIFICATION OF SPECIAL PERMIT APPLICATIONS

Please be advised that the following special permit applications within the County of Maui have been filed with the Land Use Commission.

SP73-148 - T. T. Meyer, Inc. (Kapuaokoolau, Molokai)

Special permit request to quarry cinders and rock on approximately 25 acres of land in the Agricultural District at Kapuaokoolau, Molokai, Tax Map Key 5-5-01: 11.

SP73-150 - HC&D, Ltd.

Special permit request to operate a quarry on approximately 340 acres of land in the Agricultural District at Hale O Lono, West Molokai, Tax Map Key 5-1-02: portion of 1, parcel 6-A.

SP73-151 - R & M Service Co., Inc. ✓

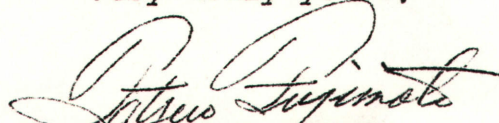
Special permit request to construct and operate a concrete hollow tile plant including storage and office buildings on approximately 5 acres of land in the Agricultural District at the existing quarry site at Waikapu, Maui, Tax Map Key 3-6-04: 2.

The action meeting on these applications is scheduled for May 4, 1973*.

We would appreciate any written comments for or against these requests, or you or your agent may appear at the public hearing. 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.

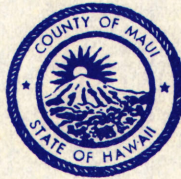
Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

3640

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



Elmer F. Cravalho
Mayor

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

Howard Nakamura
Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

April 9, 1973

RECEIVED

APR 12 1973

State of Hawaii
LAND USE COMMISSION

SP-73-151

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

Dear Mr. Fujimoto:

Re: LUC Special Permit from R and M. Service Co., Inc.

The Maui Planning Commission, at its meeting of April 3, 1973, voted unanimously to recommend approval of the above application for Special Permit filed by R and M Service Company, Inc., to construct and operate a concrete hollow tile plant including storage and office buildings at the existing quarry site at Waikapu, Maui.

Approval of the application is contingent upon the following:

1. The existing Kiawe trees along the North and East border be left standing so as to act as a visual barrier. Also, the construction plans be submitted to be reviewed by staff to insure adequate landscaping.
2. All structures and roofing be painted with a color to blend with the surrounding area.
3. All roads and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.
4. All Federal, State and County environmental protection requirements be met.
5. All other State and County requirements be met.

Mr. Tatsuo Fujimoto
Page 2
April 9, 1973

6. The subject request be approved for 5 years with further extension contingent on a favorable review by the Maui Planning Commission.

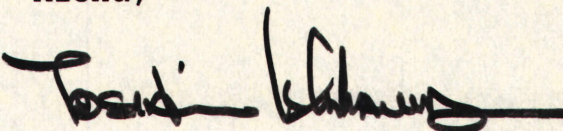
In recommending approval, the Commission felt that the proposed use would be compatible with the existing operations in the area, and would not create undesirable effects on the adjoining lands. The Commission concurred on the staff's report that the subject request generally meets the guidelines established in evaluating Special Permits.

Transmitted for your review are the following:


1. Application filed by R & M Service Co., Inc.
2. Copy of the notice of public hearing.
3. Transcript of the hearing.
4. Staff report.

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

Aloha,



Howard K. Nakamura

 HOWARD K. NAKAMURA
Planning Director

Encl.

cc: R & M Service Co., Inc.

MAUI PLANNING COMMISSION
PUBLIC HEARING
March 6, 1973

LAND USE COMMISSION
SPECIAL USE PERMIT

The public hearing on the following request for Special Use Permit under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII, 1963, was opened by Chairman Yoshikazu Matsui in the County Building, Hearing Room, 6th Floor, Room 614, Wailuku, Maui, Hawaii, on Tuesday, March 6, 1973.

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

R & M SERVICE COMPANY, INC. by Mr. M. Shima, President, requesting approval of State Land Use Commission special permit to construct and operate a hollow tile block and concrete products plant on property located within the State Agricultural District on the mauka side of Honoapiilani Highway adjacent to the present Maui Concrete and Aggregate plant in Waikapu. The property is further identified as TMK 3-6-2:2. The area of the subject property is 5.0 acres. 4

Mr. Ishikawa read the notice of public hearing which was published in the Maui News on February 15, 1973, a copy of which is attached hereto and made a part hereof.

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

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

The Chair opened the hearing to the public.

Mr. Ishikawa: Mr. Shima, in terms of the proposed use, where are you going to get your materials to make your blocks?

Mr. Shima: From Olowalu. That is in operation now.

Mr. Matsui: In other words, they will be hauling cinders from Olowalu.

Mr. Shima: Yes.

Mr. Ishikawa: Do you feel that your acreage is adequate?

Mr. Shima: It will be mostly for storage. About 75% will be used for the plant.

Mr. Matsui: Does it cause a lot of dust?

Mr. Shima: No, Because the cinders are damp already. It is not like the rock crushers.

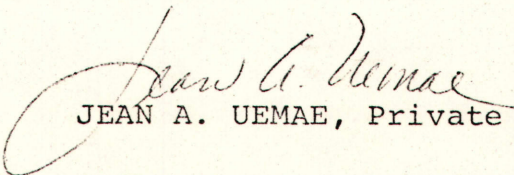
Mr. Ishikawa: You are aware of the State Department of Health's requirements?

Mr. Shima: Yes.

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed the public hearing.


JEAN A. UEMAE, Private Secretary

RECORD OF ATTENDANCE

Present: Y. Matsui
 G. A. Freeland
 G. Murashige
 R. Mayer
 S. Hokama
 C. Kaiama

Excused: K. Kage
 M. Kimura
 S. Goshi

Others: T. Ishikawa
 J. Chang
 C. Hart
 H. Mizomi
 J. Bose
 R. Johnson
 H. G. Meyer
 Mr. M. Shima
 T. Glasrud
 G.H. Ivey
 J. Fernandez
 R. McCabe
 R. Williams
 C. Longo
 J. Kaaea

STAFF REPORT

TO: Maui County Planning Commission
FROM: Planning Staff
SUBJECT: Request for State Land Use Commission Special Permit

A. EXPLANATION:

Applicant's Name: R and M Service Company, Incorporated
Location: Approximately one mile toward Maalaea from Waikapu and 500 yards mauka of Honoapiilani Highway
Tax Key: 3-6-04-2
Area: Approximately 5.0 acres
Present Zoning: Agriculture
General Plan Designation: N/A

Requirement: LUC Sub-Part E. Special Permits 2.23
Petition Before County Planning Commission.
Any person who desires to use his land within an Agricultural or Rural District for other than an agricultural or rural use may petition the County Planning Commission within which his land is located for permission to use his land in the manner desired.

Request: To construct hollow tile plant including storage and office buildings in an Agricultural zoned district.

B. EXISTING CONDITIONS:

1. The parcel is owned by Wailuku Sugar Company and is leased for the grazing of cattle.
2. For the proposed use, utility services are adequate. Non-potable water and electricity are available to the site.
3. Access to the subject property is by the non-exclusive field road presently used by Maui Concrete and Aggregate.
4. The parcel is bordered to the north by a very small gulch running off into the Waihee irrigation ditch which flows along the eastern edge of the property. Bordering the south of the property is the ingress-egress road for Maui Concrete and Aggregates. A gravel pile from the quarrying operation is situated at the west edge of the property. Kiawe trees grow along the gulch and along the eastern edge of the property.
5. The surrounding area is agricultural in character, except for the quarrying operation of Maui Concrete and Aggregate.

C. ANALYSIS:

1. The proposed use of the land is not contrary to the objectives sought to be accomplished by the Land Use Law and Regulations in that the use of this parcel is best suited in the interest of public health and welfare being that it is more desirable to locate such heavy industries in the midst of cane rather than in an urban zone.

C. ANALYSIS (Cont'd):

2. The desired use of the property will not adversely affect the surrounding property.
3. Adequate utilities are available.
4. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. In the past five years, the construction industry has increased tremendously resulting in increased demand for concrete hollow tile blocks. Presently, only Maui Concrete and Aggregate (Naska plant) and Concrete Industries, Incorporated manufacture and distribute concrete hollow tile blocks.
5. The property is classified by the Land Study Bureau as "E" or very poor for agricultural productivity.
6. The proposed use will not substantially alter or change the essential character of the land and the present use. The site will be screened from Honoapiilani Highway 18 of 24 months by sugar cane, and also, by kiawe trees along the east and north border. On August 1969 and February 1971 respectively, the State Land Use Commission with the recommendation of the County Planning Commission approved, with certain conditions, the special permits for Maui Asphalt, Inc. to construct and operate a asphalt batching plant, and for Maui Concrete and Aggregates to construct and operate a concrete batching plant on the quarry site.

April 3, 1973

STAFF REPORT

EXPLANATION

APPLICANT NAME: R & M Service Company, Inc.

LOCATION: Approximately 1 mile toward Maalaea from Waikapu, and 500 yards mauka of Honoapiilani Highway.

TAX MAP KEY: 3-6-04:2

AREA: Approximately 5.0 acres

PRESENT ZONING: Agriculture

REQUIREMENT: LUC Sub-Part E, SPECIAL PERMITS 2.23 PETITION BEFORE COUNTY PLANNING COMMISSION. Any person who desires to use his land within an Agricultural or Rural District for other than an Agricultural or Rural use may petition the County Planning Commission within which his land is located for permission to use his land in the MANNER desired.

REQUEST: To construct a hollow tile plant including storage and office buildings in an Agricultural zoned district.

On March 6, 1973, the Planning Commission held a public hearing on the above petition. No one spoke for or against the request.

CONCLUSION

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

1. The existing Kiawe trees along the North and East border be left standing so as to act as a visual barrier. Also, the construction plans be submitted to be reviewed by staff to insure adequate landscaping.
2. All structures and roofing be painted with a color to blend with the surrounding area.
3. All roads and vehicular paths be watered or otherwise appropriately treated to control dust as required by the State Department of Health.
4. All Federal, State and County environmental protection requirements be met.
5. All other State and County requirements be met.
6. The subject request be approved for 5 years with further extension contingent on a favorable review by the Maui Planning Commission.

RECEIVED
FEB 23 1973
DEPT. OF PLANNING
COUNTY OF MAUI

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, }
County of Maui. } ss.

Rose Alcomindrasbeing duly sworn
deposes and says, that he is Classified Sales of the
Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper
published in Wailuku, County of Maui, State of Hawaii; that the or-
dered publication as to NOTICE OF PUBLIC HEARING

MAUI PLANNING COMMISSION

of which the annexed is a true and corrected printed notice, was
published¹..... times in the MAUI NEWS, aforesaid, commencing
on the 15th day of February, 19⁷³, and ending
on the.....day of....., 19....., (both days
inclusive), to-wit: on

February 15, 1973

and that affiant is not a party to or in any way interested in the above
entitled matter.

Rose Alcomindras

Subscribed and sworn to before me this

21 day of Feb. A. D. 1973

Howard K. Nakamura

Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires August 31, 1975

NOTICE OF PUBLIC HEARING

MAUI PLANNING COMMISSION

NOTICE IS HEREBY GIVEN of a public hearing
to be held by the County of Maui Planning Commission
on Tuesday, March 6, 1973, in Room 614, 6th Floor of
the County Building, Wailuku, Maui, Hawaii at 1:30
p.m. or as soon thereafter as those interested may be
heard to consider the following requests:

1. MR. H. G. MEYER, requesting approval of a
State Land Use Commission Special Permit to
construct 2 single family dwelling units on prop-
erty within the State Agricultural District located
on the easterly (mauka) side of Honoapiilani
Highway in Olowalu, Maui. The property is fur-
ther identified as TMK 4-8-4:5. The area of the
subject property is 15,904 square feet.
2. R & M SERVICE COMPANY, INC. by Mr. M.
Shima, President, requesting approval of a State
Land Use Commission Special Permit to con-
struct and operate a hollow tile block and con-
crete products plant on property located within
the State Agricultural District on the mauka side
of Honoapiilani Highway adjacent to the present
Maui Concrete and Aggregate plant in Waikapu.
The property is further identified as TMK 3-6-2:2.
The area of the subject property is 5.0 acres.

Information pertaining to the above applications are
on file in the office of the County of Maui Depart-
ment of Planning at Wailuku, Maui, Hawaii, and are open to
the public for inspection during regular office hours.

All testimonies regarding the above requests should
be filed in writing to the Planning Department, County
of Maui, 200 S. High Street, Wailuku, Maui, Hawaii 96793,
before the date of the public hearing, or presented in
person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN: Feb. 15, 1973)

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested.

RECEIVED
 FEB 2 1973
 DEPT. OF PLANNING
 COUNTY OF MAUI

DO NOT WRITE IN THIS SPACE

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

- A. Description of Property: (1) Tax Map Key No. 3-6-04-2
 (2) Lot Area 5 Ac. (3) Location Waikapu
- B. Ownership: (1) Owner's name WAILUKU SUGAR CO.
 (2) Lessee's name R & M SERVICE CO., INC. (3) Unexpired term 25 years
- C. Request: (1) State request briefly and exactly: To construct hollow tile plant including storage and office buildings.

(2) Reasons justifying granting of request: This is an ideal site for proposed plant since it's right next to the existing crusher plant and away from residential area.

- D. Applicant: (1) Name R & M SERVICE COMPANY, INC.
 (2) Address P. O. Box 461 - Kahului, Hawaii (3) Telephone 244-3255
 (4) Signature [Signature]

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

Reasons: _____

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

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

TRUE NORTH
1" = 400'

APPROX. AREA OF
M.C. & G. MINING OPERATION

MAUI CONCRETE &
AGGREGATE LESSEES
5.0 AC.

REM SERVICE
CO. INC. LESSEE
5.0 AC.

W.S. CO'S CANE FIELD NO 88

W.S. CO'S CANE FIELD NO. 96

W.S. CO'S CANE FIELD NO. 92

NON-EXCLUSIVE
INGRESS & EGRESS ROAD
TO BE USED BY
MAUI CONC. & AGGREGATE
REM SERVICE CO. INC.
LESSOR & ITS EMPLOYEES

← TO LAHAINA

HONOAPILANI

HIGHWAY

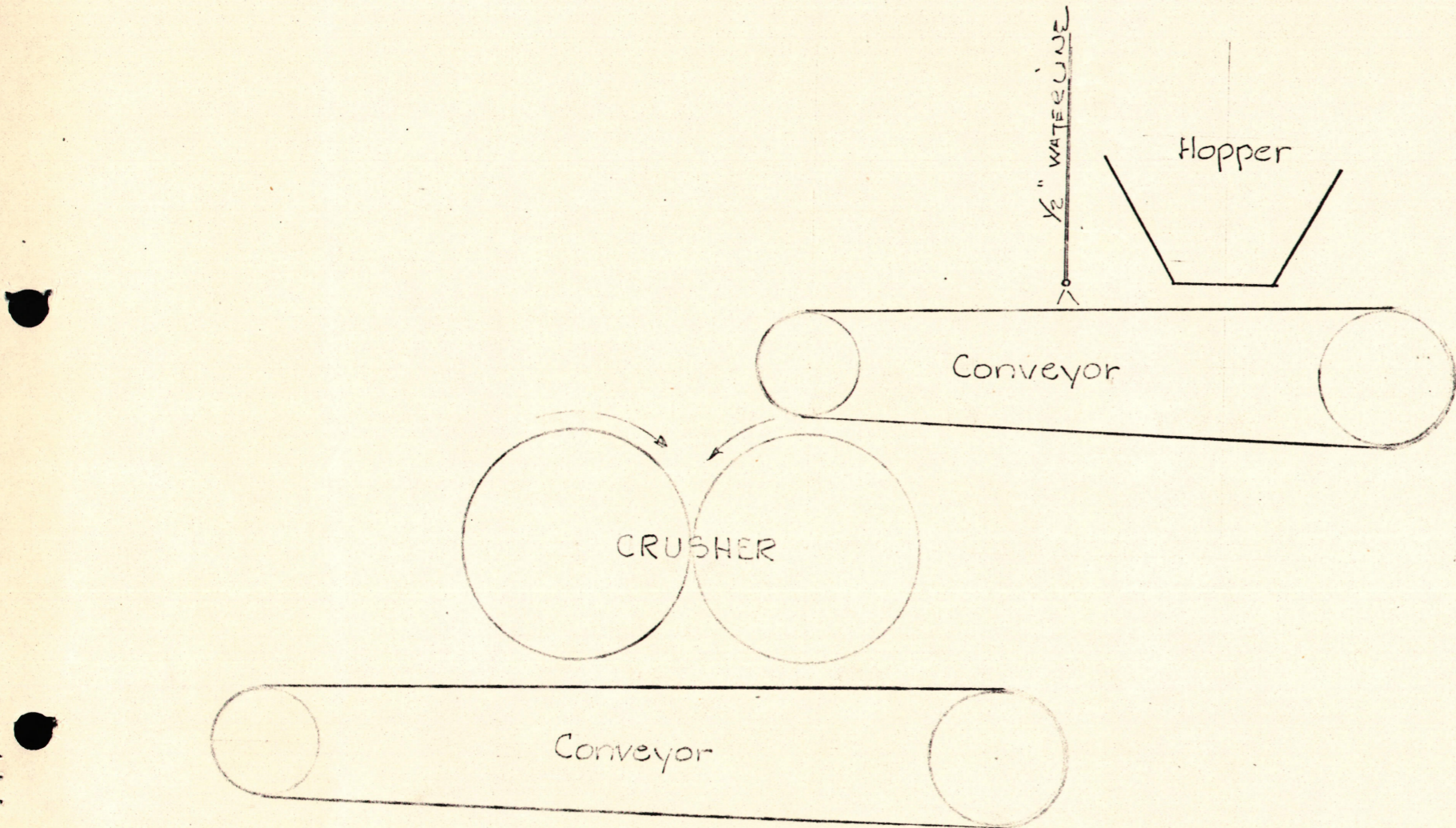
→ TO WAILUKU

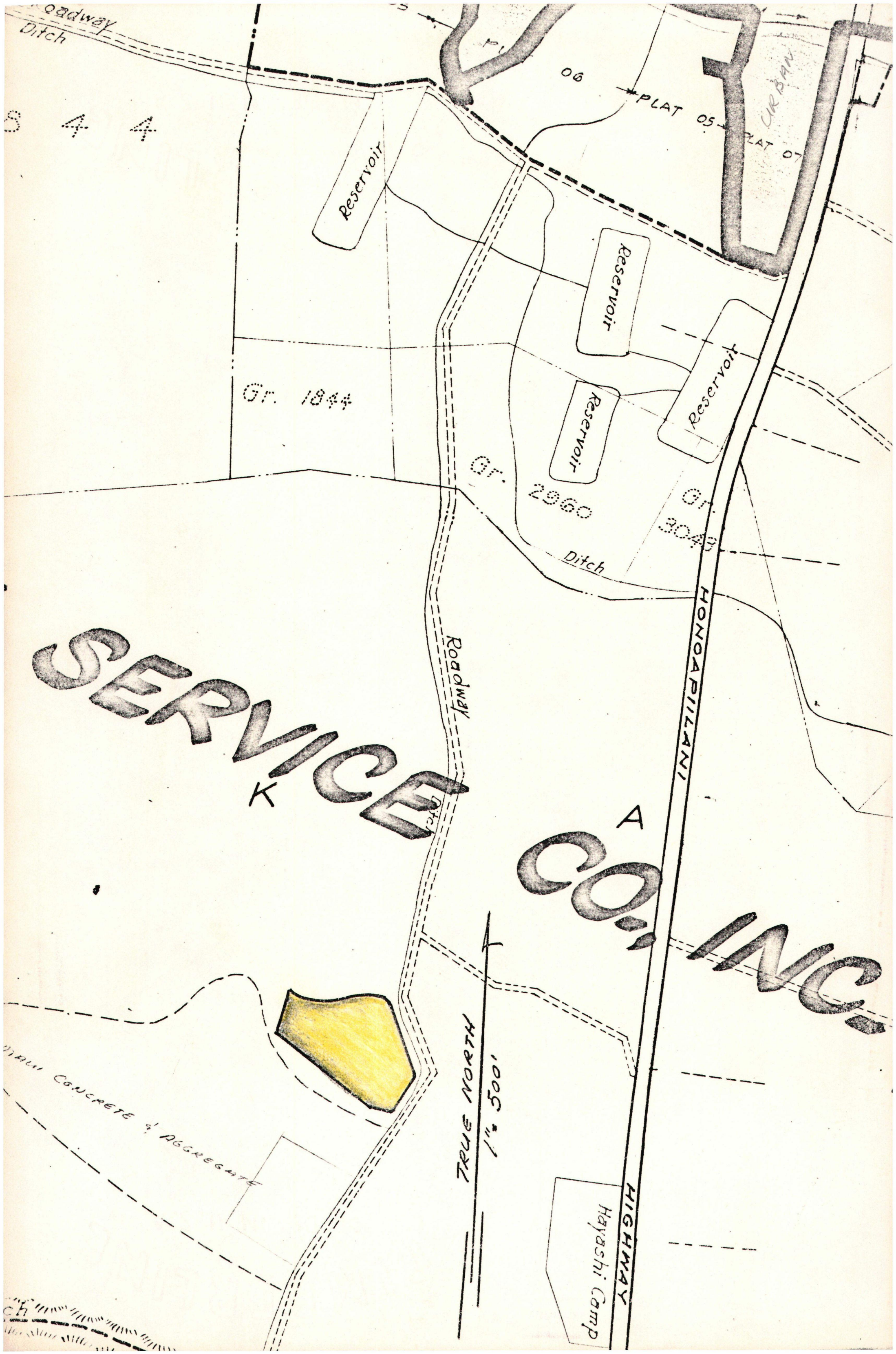
PROPOSED LEASE TO REM SERVICE CO. INC.
APPROX. 5.0 ACRES.

SITE ADJOINING THE PRESENT MAUI CONCRETE &
AGGREGATE PLANT IN WAIKAPU, HAWAII

TMK 3-6-02-2

FEB. 1, 1973





Roadway
Ditch

8 4 4

Reservoir

Reservoir

Reservoir

Reservoir

Gr. 1844

Gr.

2960

Gr. 3040

Ditch

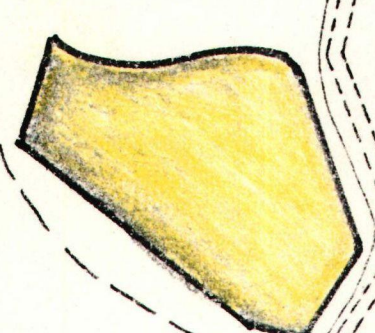
SERVICA

Roadway

HONOPILANI

CO.

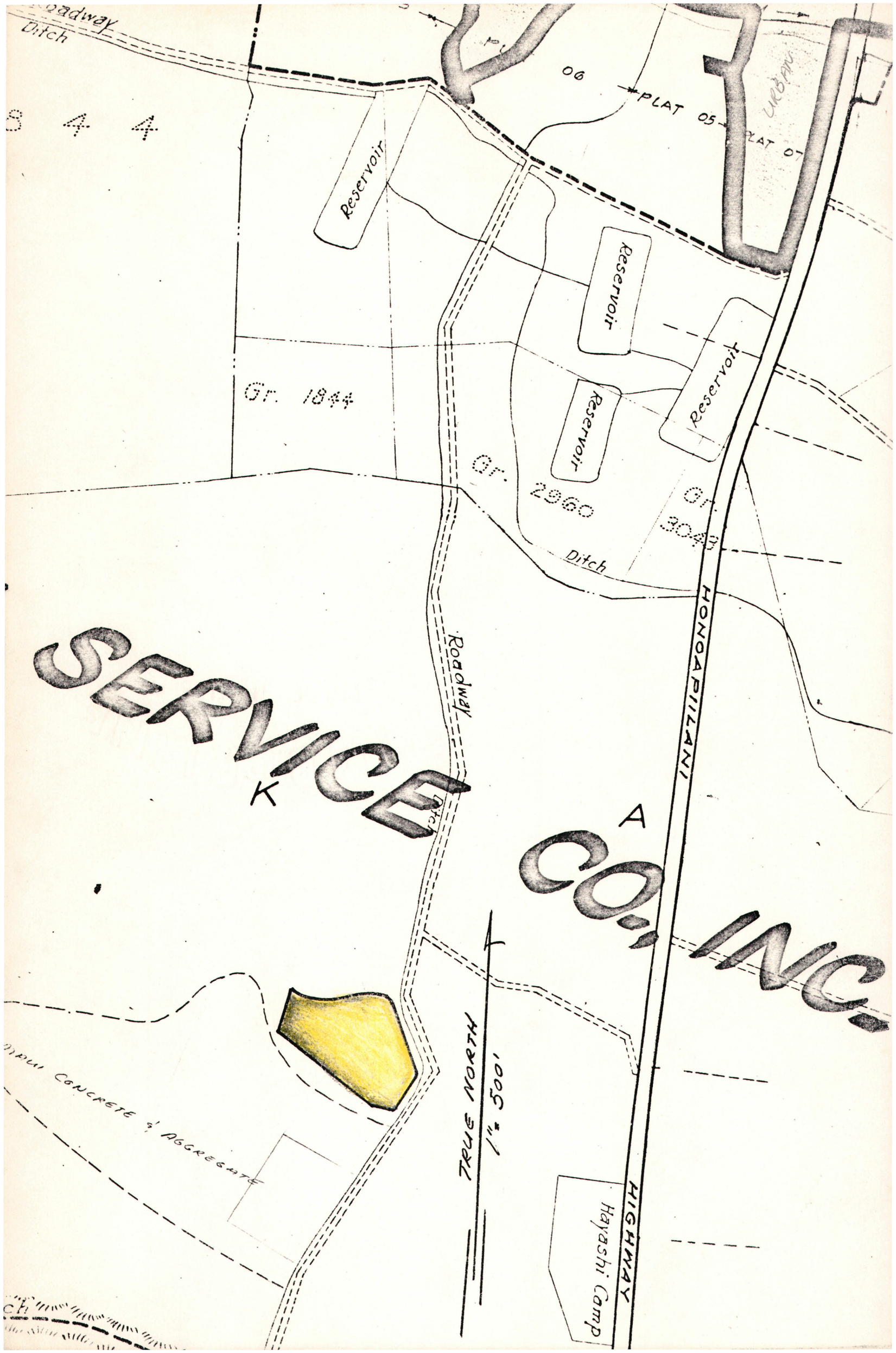
INC.



TRUE NORTH
1" = 500'

HIGHWAY
Hayashi Camp

MADE OF CONCRETE & AGGREGATE



Roadway
Ditch

8 4 4

06

PLAT 05

PLAT 07

Reservoir

Reservoir

Reservoir

Reservoir

Gr. 1844

Gr.

2960

Gr. 3043

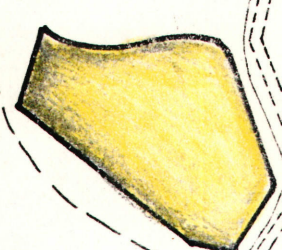
Ditch

SERVICES
K

Roadway

HONOHAPILANI

CO. INC.
A



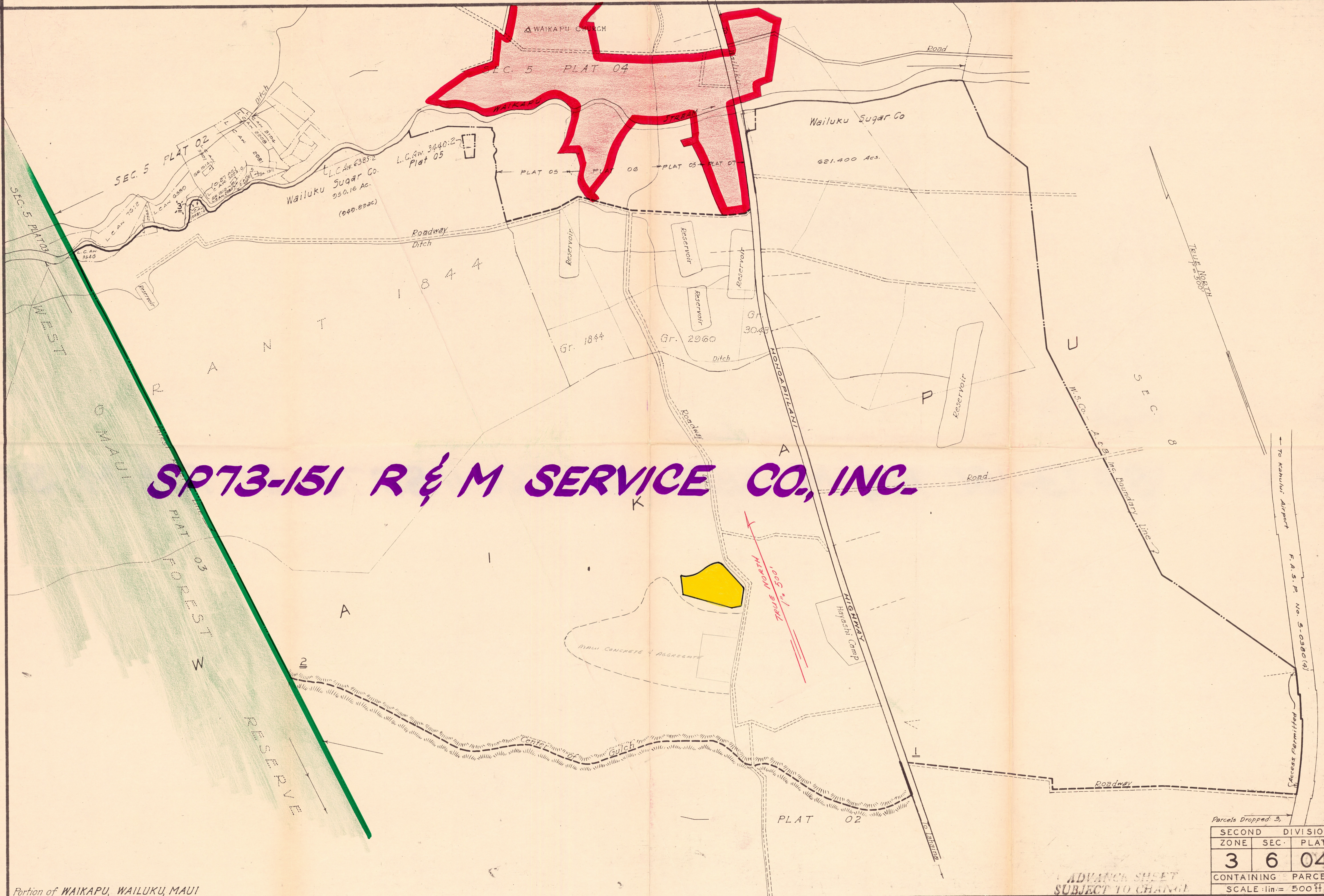
TRUE NORTH
100' 500'

HIGHWAY

Hayashi Camp

CONCRETE & AGGREGATE

CORRECTED
NOV 29 1938
NOV 9 1938
16323 1951
JUN 1 1971
JUL 7 1971



SP73-151 R & M SERVICE CO., INC.

Dwg No. 1237
Revised to:
By: F.K. J.L. & March 15, 1934
Source: Tax Maps Bureau

Portion of WAIKAPU, WAILUKU, MAUI

Parcels Dropped: 3

SECOND DIVISION	
ZONE	SEC. PLAT
3	6 04
CONTAINING PARCELS	
SCALE: 1 in. = 500 ft.	

ADVANCE SHEET
SUBJECT TO CHANGE

7352



SP73-151 R & M SERVICE CO., INC.

3973-151 R & M SERVICE CO, INC.

M-5

F

M-6

EKN-300-9 310