

Aug 3-5 p17
Sketch

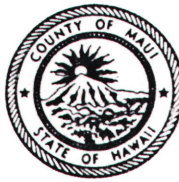
Albany

Aug 30

LINDA CROCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director

ROBERT K. KEKUNA, JR.
Deputy Director



BILL MEDERIOS
Long Range Division

COLLEEN M. SUYAMA
Current Planning Division

KALVIN KOBAYASHI
Energy Division

**COUNTY OF MAUI
PLANNING DEPARTMENT**

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

*3 SP Maui
217679*

June 8, 1992

JUN 12 12 52 PM '92
LAND USE COMMISSION
STATE OF HAWAII

Memo To: George N. Kaya, Director of Public Works
From: Brian Miskae, Planning Director
Subject: State Land Use Commission Special Use Permit for the
Kihei Wastewater Reclamation Facility (KWRF) at TMK: 2-
2-24: 10 and 11, Kihei, Maui. (SP73-155)

In your response to your memo dated June 2, 1992 and your earlier memo regarding the proposed expansion of the Kihei Wastewater Reclamation Facility's Plant Capacity from 6.0 million gallons per day (MGD) to 8.0 MGD. A Special Use Permit was approved by the State Land Use Commission in 1973 for the establishment of the sewage treatment plant on 23.4 acres of land situated in the State's Agricultural District. (SP73-155)

The project is tentatively expected to consist of headworks modifications to control odor emissions; aeration system modifications to improve air delivery efficiency and improve the biological treatment system; installation of effluent filters for protection of injection wells and to provide high quality effluent for proper disinfection of reclaimed water; disinfection system improvements; possible additional injection wells to provide additional effluent backup effluent disposal capacity; and an effluent reclamation study which explores alternatives for reducing or eliminating the primary use of injection wells.

You note that all improvements proposed are located within the existing site and are in conformance with the use specified in the original Special Use Permit. You seek confirmation from the Planning Department that the existing Special Use permit (SP73-155) still applies to the proposed expansion of the KWRF.

We wish to make the following comments:

1. According to Section 205-6, HRS, special permits for land the area of which is greater than fifteen acres shall be subject to approval by the State Land Use Commission. Since the project area is more than fifteen acres, your request for confirmation as to whether the existing Special Use permit (SP 73-155) still applies to the proposed expansion should be addressed to the State Land Use Commission.

2. The project site is located outside of the County's Special Management Area, so an SMA Permit is not required.

3. The proposed expansion of the KWRF is in line with the Liquid and Solid Waste policy in the Kihei-Makena Community Plan to "coordinate improvements to existing sewage treatment lines and the central treatment plant to meet the needs of future population growth."

Thank you for providing us with the opportunity to comment on the project. Should you have any questions, please contact Clayton Yoshida of this office.

cc: Esther Ueda, Land Use Commission
Colleen Suyama
Clayton Yoshida, AICP

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)
)
DEPARTMENT OF PUBLIC WORKS,)
COUNTY OF MAUI)
)
For a Special Permit to Allow the)
Establishment of a Wastewater)
Reclamation Plant on Approximately)
23.4 Acres of Land Situated Within)
The State Land Use Agricultural)
District at Kihei, Maui, Tax Map)
Key No: 2-2-24: 10 and 11)
)

DOCKET NO. SP73-155
DEPARTMENT OF PUBLIC
WORKS, COUNTY OF MAUI

This is to certify that this is a true and correct
copy of the document on file in the office of the
State Land Use Commission, Honolulu, Hawaii.

MAY 14 1993 by *Robert Lead*
Date Executive Officer

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION AND ORDER GRANTING COUNTY OF MAUI'S
PETITION TO MODIFY SPECIAL PERMIT NO. SP73-155

LAND USE COMMISSION
STATE OF HAWAII
MAY 14 1 31 PM '93

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. SP73-155
)	
DEPARTMENT OF PUBLIC WORKS,)	DEPARTMENT OF PUBLIC
COUNTY OF MAUI)	WORKS, COUNTY OF MAUI
)	
For a Special Permit to Allow the)	
Establishment of a Wastewater)	
Reclamation Plant on Approximately)	
23.4 Acres of Land Situated Within)	
The State Land Use Agricultural)	
District at Kihei, Maui, Tax Map)	
Key No: 2-2-24: 10 and 11)	
)	

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION AND ORDER GRANTING COUNTY OF MAUI'S
PETITION TO MODIFY SPECIAL PERMIT NO. SP73-155

The County of Maui's petition to modify Land Use Commission Special Permit No. SP73-155 dated September 5, 1973 which permitted the establishment of a wastewater reclamation facility on approximately 23.4 acres of land situated within the State Land Use Agricultural District, identified as Tax Map Key No. 2-2-24: 10 and 11 (formerly 2-2-02: por. 1) (hereinafter "Property"), Kihei, Maui, came on for hearings on March 17 and March 18, 1993 at the Land Use Commission's (hereinafter "Commission") meetings in Lahaina, Maui, with all the parties listed in the minutes being present.

The Commission, having considered the entire record on this matter, hereby makes the following findings of fact, conclusions of law, and decision and order:

FINDINGS OF FACT

1. The Kihei Wastewater Reclamation Facility Expansion - Phase II, "Final Environmental Assessment" dated September 1992, is accepted into the record as evidence.
2. The County of Maui requests a modification of its wastewater reclamation facility's capacity up to 8 million gallons per day (hereinafter "mgd") from its present capacity of 6 mgd.
3. Any improvements to accommodate the increased capacity will be within the Property.
4. There will be no structures which are taller than any existing structures on the Property. An effluent sand filter will be added which will be primarily located underground.
5. An ultraviolet disinfecting system will also be added which will not exceed 10 feet above ground.
6. In conjunction with an odor control system, a venting stack will be installed, not to exceed 40 feet in height.
7. A flexible aeration basin, which will not exceed 10 feet above ground, will subsequently be added to the facility.
8. The Environmental Assessment contemplated a daily capacity of up to 8 mgd with no significant effects to the environment.

CONCLUSIONS OF LAW

The proposed expansion of the wastewater reclamation facility constitutes an "unusual and reasonable" use as defined in Section 205-6, Hawaii Revised Statutes, as amended, and the expansion, subject to the additional condition in this Order, is not contrary to the objectives sought to be accomplished by the State Land Use Law to preserve, protect, and encourage development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare.

ORDER

IT IS HEREBY ORDERED that Special Permit No. SP73-155 issued on September 5, 1973 is modified to allow the expansion of the wastewater reclamation facility on approximately 23.4 acres of land designated within the State Land Use Agricultural District, Tax Map Key No.: 2-2-24: 10 and 11, at Kihei, Maui, subject to the following additional condition no. 5:

5. That the capacity shall not exceed 8 million gallons per day. In the event that the capacity is increased above 8 million gallons per day, the County of Maui shall be required to obtain further approval of the Land Use Commission.

All other conditions to the Commission's approval of August 30, 1973 shall continue in full force and effect.

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. SP73-155
DEPARTMENT OF PUBLIC WORKS,)	DEPARTMENT OF PUBLIC
COUNTY OF MAUI)	WORKS, COUNTY OF MAUI
For a Special Permit to Allow the)	
Establishment of a Wastewater)	
Reclamation Plant on Approximately)	
23.4 Acres of Land Situated Within)	
The State Land Use Agricultural)	
District at Kihei, Maui, Tax Map)	
Key No: 2-2-24: 10 and 11)	
_____)	

CERTIFICATE OF SERVICE

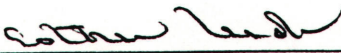
I hereby certify that a copy of the Findings of Fact, Conclusions of Law, and Decision and Order Granting County of Maui's Petition to Modify Special Permit No. SP73-155 was served upon the following by either hand delivery or depositing the same in the U. S. Postal Service by certified mail:

CERT. BRIAN MISKAE, Planning Director
Planning Department, County of Maui
250 South High Street
Wailuku, Hawaii 96793

CERT. GUY A. HAYWOOD, ESQ.
Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Hawaii 96793

CERT. GEORGE KAYA, Director
Department of Public Works, County of Maui
200 South High Street
Wailuku, Hawaii 96793

DATED: Honolulu, Hawaii, this 14th day of May 1993.



ESTHER UEDA
Executive Officer



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 548-4611

March 30, 1993

Mr. Brian Miskae, Planning Director
Planning Department, County of Maui
250 South High Street
Wailuku, HI 96793

Dear Mr. Miskae:

We are enclosing a copy of the transcript of the Land Use
Commission meeting held on March 18, 1993 in the
matter of the petition SP73-155/DEPARTMENT OF PUBLIC WORKS,
COUNTY OF MAUI

Very truly yours,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

Enclosure



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

March 12, 1993

MEMORANDUM

TO: Land Use Commission

FROM: Staff *Esther Ueda*

SUBJECT: Background Information on LUC Docket
SP73-155/Department of Public Works, County of Maui

The Commission has received a request from the Maui County Planning Department (hereinafter "Planning Department") for clarification of the subject Special Permit which established the Kihei Wastewater Reclamation Facility (hereinafter "KWRP"). Specifically, the Planning Department is requesting a determination of whether current plans by the Department of Public Works (hereinafter "DPW") to expand the KWRP's design capacity from 6.0 mgd to 8.0 mgd are consistent with those uses originally approved under the Special Permit. According to the DPW, the proposed project will be confined to the existing 23.433-acre site (TMK No.: 2-2-02:10, 11 (por.) formerly TMK No.: 2-2-02: 1 (por.) (maps attached).

Background on Special Permit

On June 1, 1973, the DPW filed the Special Permit application for the KWRP with the Planning Department. The Maui Planning Commission (hereinafter "Planning Commission") conducted its hearing on the subject Special Permit on July 3, 1973. The Planning Commission subsequently recommended approval of the Permit, subject to four conditions on July 24, 1973.

The information submitted with the petition included a Final Environmental Impact Statement (hereinafter "FEIS") dated June 1973, prepared for the Kihei Sewerage System. The FEIS stated that the proposed project provides for the construction of a sewage collection system and wastewater reclamation plant for an area extending from Wailea northward to Kihei. Future additions can be made to the system to extend service north to the Maalaea area and south to the Makena area as needed. The proposed treatment plant was projected to be adequate for the population needs and was to provide a 3 million gallon per day

capacity for increased needs over the next 20 years in accordance with the Kihei Civic Development Plan and population forecast. Provisions were included for the expansion of the plant when needed.

On August 30, 1973, the Commission approved the Special Permit subject to the following conditions imposed by the Planning Commission.

- "1. That the site be appropriately landscaped with plans subject to review and approval by the Planning Department.
- "2. That the project commence within one (1) year after final approval.
- "3. That approval be granted upon favorable review of an Environment(sic) Impact Statement by the State Office of Environmental Quality Control and the County's Environmental Coordinator.
- "4. That all State and County requirements be met."

On January 6, 1993, the Commission received a letter from the DPW seeking confirmation that the existing Special Permit is still applicable to the proposed expansion of the plant from 6.0 mgd to 8.0 mgd.* (We understand that the DPW prepared an Environmental Assessment for the proposed expansion. The DPW determined that there would be no significant impacts as a result of the expansion and issued a negative declaration.)

By letter dated February 2, 1993, LUC staff responded that approval would be required by the Land Use Commission, and suggested that an amendment to the Special Permit might be in order.

By letter dated February 24, 1993, the Planning Department requested LUC staff confirmation that the original permit covers the proposed expansion.

By letter dated March 2, 1993, LUC staff suggested that it would be more appropriate for the County to seek such confirmation from the Land Use Commission.

On March 9, 1993, the Commission received the subject request for clarification from the Planning Department.

* note: LUC files do not reflect when the 3 mgd plant capacity was expanded to 6.0 mgd.

attach: Planning Department 3/9/93 letter & attachments



ORIGINAL

**COUNTY OF MAUI
PLANNING DEPARTMENT**

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 9, 1993

Ms. Esther Ueda, Executive Officer
State Land Use Commission
State of Hawaii
Room 104, Old Federal Building
335 Merchant Street
Honolulu, HI 96813

MAR 11 1 04 PM '93
LAND USE COMMISSION
STATE OF HAWAII

Dear Ms. Ueda:

Re: **STATE LAND USE COMMISSION SPECIAL USE PERMIT (SP-73-155)
KIHEI WASTE WATER RECLAMATION FACILITY TMK:2-2-24:10 & 11
KIHEI, MAUI, HAWAII**

Please accept this letter on behalf of the County of Maui for an interpretation of the State Land Use Commission's intent in the issuance of State Land Use Commission Special Use Permit SP 73-155 which was issued August 30, 1973.

The County of Maui received permission to construct and operate a waste water treatment facility on an approximately 25 acre site. The County now wishes to expand the existing use on the same site in the manner set out in the enclosed documents. For your information we are enclosing the following:

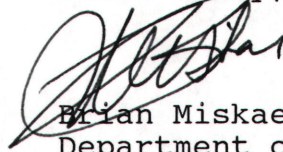
1. Copy of a letter of explanation dated January 6, 1993 from George N. Kaya to Ms. Esther Ueda requesting permission to expand the plant.
2. Proposed Action summary and site plan prepared by Michael T. Munekiyo Consulting Inc.
3. Original letters of approval and transmittal and staff report from 1973.

As the County of Maui wishes to proceed with this much needed public project as quickly as possible we wish to thank you for the expeditious manner in which you placed the matter before the Commission. Again, the request would be for the State Land Use Commission to find that the proposed expansion of the wastewater treatment facility is consistent with the originally approved SP 73-155 thus allowing the County to proceed.



Thank you again for your positive consideration of this matter. I understand the matter will be considered by the Commission at its meeting of March 17, 1993.

Yours truly,



Brian Miskae, Director
Department of Planning

cc: Harold Masumoto, Director
Office of State Planning

Rex Johnson, Director
Department of Transportation

George N. Kaya, Director
County Department of Public Works

kwwtp.bn

PROPOSED KIHEI WASTEWATER RECLAMATION FACILITY EXPANSION PROJECT SUMMARY

ORIGINAL

Proposed Action

The County Department of Public Works (DPW) proposes to construct Phase II expansion improvements to the Kihei Wastewater Reclamation Facility (KWRF) (TMK:2-2-24:10, por. 11). The proposed project is anticipated to increase the plant's treatment design capacity from 6.0 million gallons per day (MGD) to 8.0 MGD.

Preliminary engineering studies are presently being carried out by Brown & Caldwell Consulting Engineers for the DPW. The project is tentatively expected to consist of headworks modifications to control odor emissions; aeration system modifications to improve air delivery efficiency and improve the biological treatment system; installation of effluent filters for protection of injection wells and to provide high quality effluent for proper disinfection of reclaimed water; disinfection system improvements; possible additional injection well(s) to provide additional backup effluent disposal capacity; and an effluent reclamation study which explores alternatives for reducing or eliminating the primary use of injection wells.

The proposed improvements do not involve an expansion of the existing site boundaries.

Site Description

The approximately 25 acre project site is located approximately 500 feet east of the Piilani Highway-Welakahao Street intersection. (See Figure 1). Located to the north of the site is the Silversword Golf Course. Located makai (west) of the project site are the Waiohuli Keokea Beach Homestead and Kamaole Homestead areas.

The property designated as TMK:2-2-24:10 is owned by the County of Maui. Property designated as TMK:2-2-24:11 is leased by the County of Maui from Haleakala Ranch.

Construction Schedule

Construction of the proposed improvements is scheduled to begin in April 1993, with the construction period extending for approximately two years.

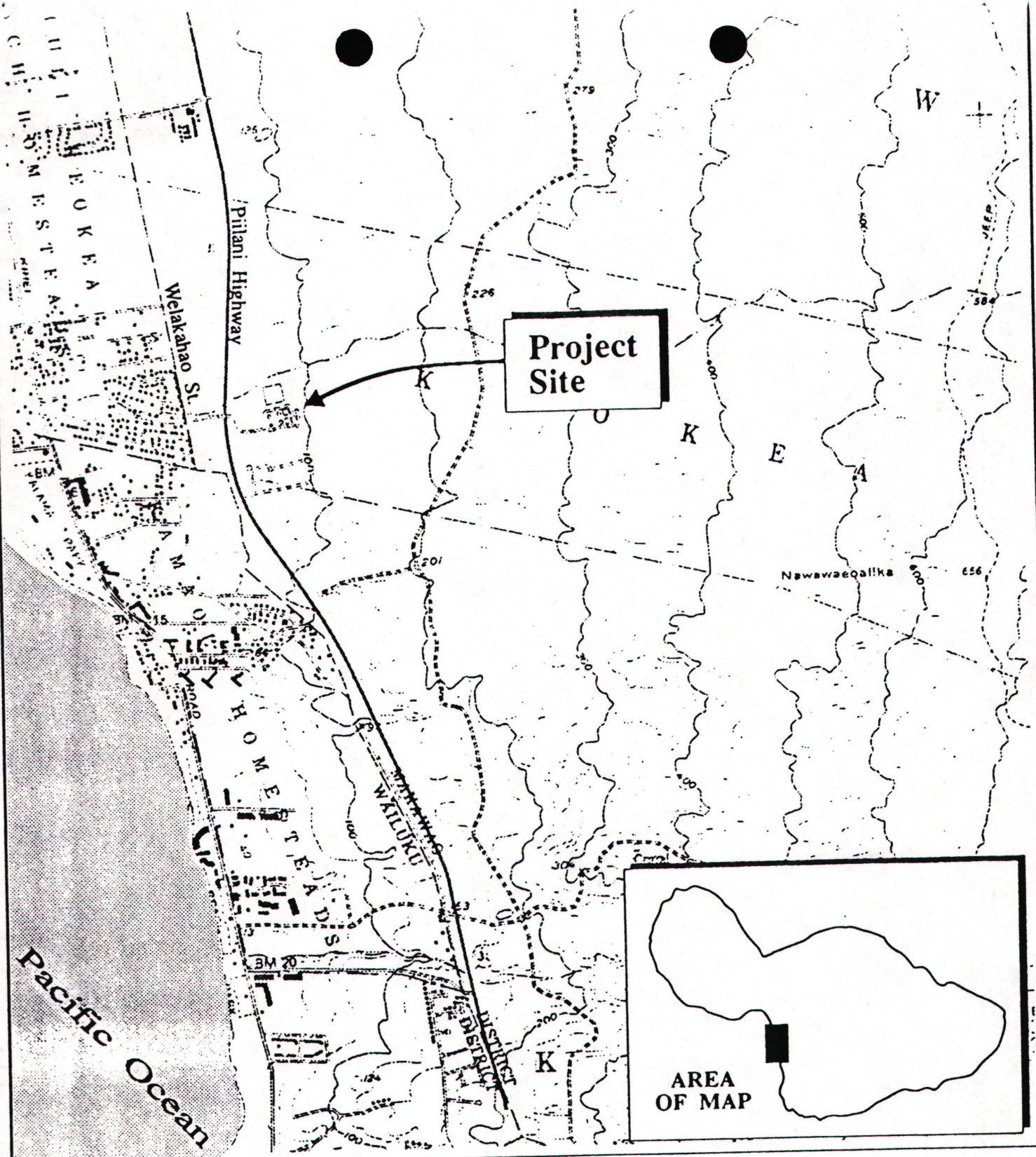
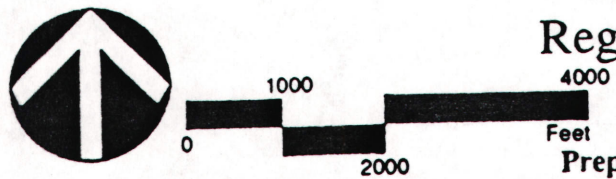


Figure 1 Kihei Wastewater Reclamation Plant Expansion
Regional Location Map



Michael T. Munekiyo Consulting, Inc.
Prepared for: County of Maui, Department of Public Works

September 5, 1973

Mr. Stanley S. Goshi
Director of Public Works
Department of Public Works
200 South High Street
Wailuku, Maui 96793

Dear Mr. Goshi:

The original of the attached letter approving a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2; portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 So. High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

September 5, 1973

Maui Planning Commission
200 S. High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on August 30, 1973, the Land Use Commission voted to approve a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2; portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission.

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

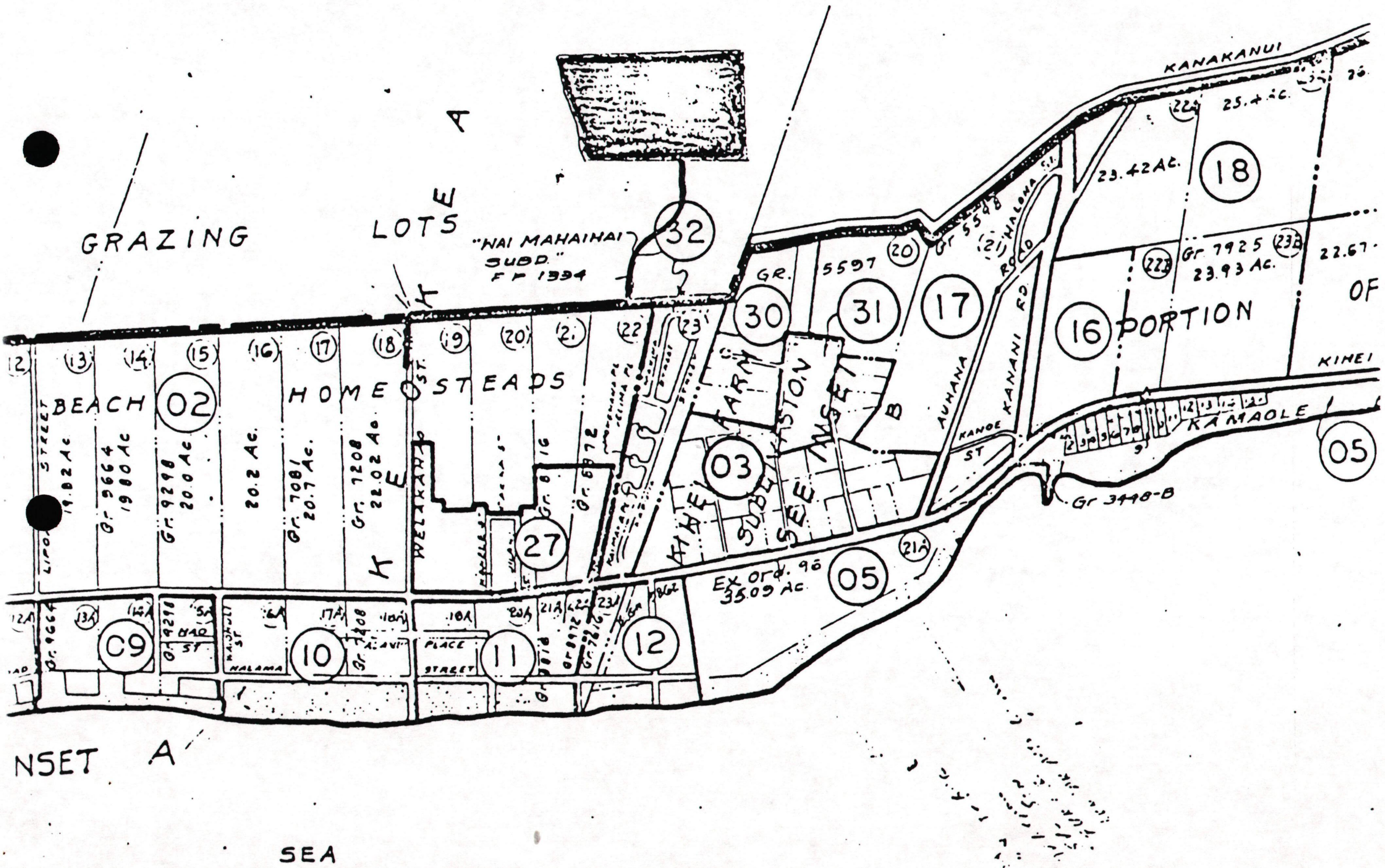
Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Dept. of Public Wks.,
Maui

Dept. of Taxation, Maui
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation



GRAZING

LOTS

"NAI MAHAINAI SUBD."
FP 1934

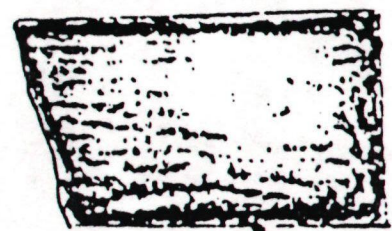
HOME STEADS

BEACH

PORTION OF KINEI

NSET A

SEA



STATE OF HAWAII
LAND USE COMMISSION

August 30, 1973
2:00 p.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-155 - DEPARTMENT OF PUBLIC WORKS

A special permit to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District at Kihei, Maui, is requested by Stanley S. Goshi, Director of the Maui Department of Public Works. The property is a portion of a 7,460 acre parcel owned by Haleakala Ranch Company described as Tax Map Key 2-2-2: 1. By letter dated May 31, 1973, Haleakala Ranch advises that site acquisition by the County is underway and that authority is granted to this special permit request.

The site in question lies approximately 3000' mauka, or east, of Kihei Road in the vicinity of Kalama Park. The Kihei Urban District boundary is located 1,000' away. However, lands situated within the Urban District in this area are relatively undeveloped and apparently used for grazing. Other forms of agricultural activity such as mango and citrus orchards are evident in this Urban District. Residential and commercial uses are, for the most part, scattered on both sides of Kihei Road. Lands in the Agricultural District surrounding the subject site comprise the extensive grazing lands of Haleakala Ranch.

Lands in the area are Class E, indicating very poor suitability for overall agricultural use, and for machine cultivation; it is a complex of non-stony, stony and rocky lands; it is well drained and contains slopes of 5%. Elevation is approximately 80' above sea level and the rainfall in the area ranges from 10-15" annually. Access will be from the existing Welakahao Road via a 40' right of way.

Petitioner states the following reasons in justification of the request: "A sewer system and treatment facility for the Kihei area is a recommendation of the Kihei Civic Development Plan (General Plan).

"The proposed site has been recommended by the County's adopted Sewer Master Plan. The plan considered the desirability of a regional sewer system and also recognized the availability and compatibility of the site in relation to existing and proposed land uses.

the proposed use will not be adverse to public health, safety and welfare."

A copy of the "Final Environmental Impact Statement - Kihei Sewerage System" prepared by the petitioner in June, 1973 was received, indicating:

1. Presently, waste water treatment in the area for the more than 2,500 residents is provided by individual cesspool units. In the makai areas of Kihei, cesspools are 6-10' deep with groundwater level at 2-4' below ground surface. In the higher areas, cesspools are 10-20' in depth. For larger developments, cavitets or small package treatment plants are required. Effluent is disposed of by injection wells extending 30 to 100' below the ground. Problems are already occurring with both cesspools and cavitets because of inadequate drainage and "plugging" by solids.
2. The proposed project provides for a sewage collection system and wastewater reclamation plant for an area extending from Kihei to Wailea. Future additions to the system can accommodate the Maalaea and Makena areas which would result in a service area encompassing 4,400 acres. The treatment plant will provide a 3 million gallons per day capacity over the next 20 years in accordance with the Kihei Civic Development Plan and population forecasts. A high quality secondary effluent will be produced. Approximately 250,000 gallons per day of the flow will receive additional treatment to produce high quality reclaimed water to irrigate Kalama Park and rangelands in the vicinity of the plant. Other methods of effluent reuse will be studied. Since the potable water supply at Kihei is received from outside the drainage basin, potential contamination is remote.
3. An immediate impact of the system would be to improve the quality of waste water treatment, thus eliminating any potential pollution to groundwater and beach areas.
4. Due to the treatment processes and facilities selected, no adverse impacts caused by odor are anticipated. Each pump station will have an odor control system to minimize the problem. The water reclamation plant will utilize a completely aerobic process and will be odor free. It was noted that the nearest residence is 1,800 feet away, and that winds are normally out of the northeast averaging 10-15 miles per hour during the afternoons, with lighter winds during the mornings and nights.

5. Buildings will be low profile 1-story structures with landscaping and therefore will not have any adverse visual impact.
6. All equipment except the surface aerators will be essentially sound-proofed within structures. The aerator itself has a very low noise level.
7. Alternative methods of effluent disposal were considered including tertiary treatment and outfall to the sea. It was determined that the cost for tertiary treatment was not justified at this time as effluent reuse now contemplates irrigation--which can be accomplished by the proposed method. An ocean outfall would involve additional costs, result in the loss of irrigation water, and be aesthetically objectionable.
8. Capital costs are estimated at \$10 million; operation and maintenance costs are estimated at \$84,000 per year.
9. A public meeting to discuss the project was held on February 22, 1973 at Kihei Elementary School and was attended by approximately 50 persons. Twenty persons testified in favor of this proposal and no testimony was presented in opposition.
10. Appendixes to the report include transcripts of several public meetings, copies of letters received by the Office of Environmental Quality Control and responses to these letters.

Letters were received from various agencies, including the Department of Education, University of Hawaii Environmental Center, Department of Planning and Economic Development, Department of Agriculture, Department of Land and Natural Resources, Department of Health, etc., dealing primarily with environmental and technical aspects of the proposal.

COUNTY RECOMMENDATION

At its July 24, 1973 meeting, the Maui County Planning Commission voted unanimously to recommend approval of the request contingent upon the following conditions:

- "1. That the site be appropriately landscaped with plans subject to review and approval by the Planning Department.

- "2. That the project commence within one (1) year after final approval.
- "3. That approval be granted upon favorable review of an Environment Impact Statement by the State Office of Environmental Quality Control and the County's Environmental Coordinator.
- "4. That all State and County requirements be met."

Correspondence transmitted by the Maui Planning Director include:

1. Letter dated July 5, 1973 from Director of Health Walter Quisenberry, recommending approval of the request since it is in accordance with the Department of Health's objectives of preserving the high quality waters of Kihei and eliminating public health hazards.
2. Letter dated June 26, 1973 from Director of the Maui Department of Water Supply, Carl Kaiama, advising that the project may require its own water system as the site may be above the existing service zone.
3. Letter dated June 15, 1973 from Gene Grounds, President of the Kihei Community Association, expressing strong support of the proposal.

ANALYSIS

The ultimate service area covered by this proposed facility extends for about 15 miles along the Maalaea, Kihei and Makena shoreline. Along this expanse, the Land Use Commission designated approximately 3,500 acres of land for Urban use in the initial establishment of district boundaries in 1964. Roughly 150 acres of land at Makena were designated Rural at that time, and an additional 400 acres mauka of the Wailea resort development were added to the Rural District in 1966.

To date, it is estimated by the staff that roughly 1,300 acres of the Urban District in this area, (or 37% of the total) are used for urban purposes. All residential, commercial and resort uses now established in the area utilize either cesspools or cavitets for sewage disposal. Without the proposed facility, all future developments in the remaining 2,200-acre Urban District and the 500-acre Rural District will also be required to utilize the above methods of sewage disposal. The undesirable conditions of inadequate drainage, plugging and potential pollution which

are associated with these methods of disposal will not only persist but will be greatly magnified to the serious detriment of the community and the environment.

Finally, it is noted that the proposal has been reviewed and generally supported by concerned citizens, organizations and affected governmental agencies. The Office of Environmental Quality Control has indicated that the final draft of the Environmental Impact Statement for this project was approved by Lt. Governor Ariyoshi on August 10, 1973.

Based on the above, the staff finds that this request substantially meets the guidelines for an "unusual and reasonable use" within the Agricultural District as provided for in Section 2.24 of the District Regulations.

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

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kaanapali Ballrooms
Maui Marriott
100 Nohea Kai Drive
Lahaina, Maui

March 17, 1993

COMMISSIONERS PRESENT:

Elton Wada
Delmond Won
JoAnn Mattson
Eusebio Lapenia, Jr.
Trudy K. Senda
Allen K. Hoe
Karen S. Ahn

*approved
4/1/93*

COMMISSIONERS ABSENT:

Allen Y. Kajioka (Excused)
Renton L.K. Nip (Excused)

STAFF PRESENT:

Esther Ueda, Executive Officer
Russell A. Suzuki, Esq.,
Deputy Attorney General
Bert Saruwatari, Staff Planner
Darlene Kinoshita, Chief Clerk

Holly Hackett, Court Reporter

Presiding Officer Wada called the meeting to order.

ACTION

~~X~~ SP73-155 - DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI

Presiding Officer Wada announced that the Commission would take action to consider the County of Maui Planning Department's request for clarification of the Special Permit regarding the proposed expansion of the Kihei Wastewater Reclamation Facility at Kihei, Maui.

Appearances

George Kaya, Director, Department of Public Works,
County of Maui

Michael Ratte, Department of Public Works

Lillian Koller, Esq., Deputy Corporation Counsel,
County of Maui

Will Spence, Planning Department, County of Maui

Bill Medeiros, Planning Department, County of Maui

Bert Saruwatari, Staff Planner, oriented the Commission to the area being considered on the Land Use District Boundaries and tax maps and gave a summary report of the request by Petitioner.

Arguments were heard from Mr. Kaya and Mr. Ratte. After hearing arguments, questions were asked by the Commissioners.

It was requested by the Commission that the County submit additional information on concerns raised relating to its latest Environmental Assessment, if any, and how concerns were addressed by the County.

Presiding Officer Wada deferred action on this matter until tomorrow so the County can supply the additional information.

HEARING

A92-686 - AMFAC PROPERTY INVESTMENT CORP., A HAWAII CORPORATION, AND HOUSING FINANCE AND DEVELOPMENT CORPORATION
(Maui)

Pursuant to a notice published in the Maui News and Honolulu Advertiser and notices sent to all parties, a hearing was conducted by the Land Use Commission to consider reclassifying approximately 298.993 acres of land currently in the Agricultural District into the Urban District at Hanakao, Lahaina, Maui for single- and multi-family residential, commercial, school, park, church, emergency/trauma clinic, lifecare facility, daycare, and community center.

Appearances

Ben Kudo, Esq., Attorney for Petitioner

Jon Pang, Esq., Attorney for Petitioner

Jocelyn Wood, Esq., Attorney for Housing Finance and
Development Corporation

Lillian Koller, Esq., Deputy Corporation Counsel,
County of Maui

Will Spence, Planning Department, County of Maui

Ann Ogata-Deal, Esq., Deputy Attorney General, Office
of State Planning

Karen Yamamoto, Land Use Division, Office of State
Planning

Abe Mitsuda, Land Use Division, Office of State
Planning

Isaac Hall, Esq., Attorney for Intervenors

A Petition to Intervene was filed by Isaac Hall on behalf of the Kaanapali Hillside Homeowners Association; the Association of Apartment Owners of Kaanapali Hillside; and the Association of Apartment Owners of Hale Kaanapali and also a letter asking for deferral of the hearing. Arguments on the motion were heard from Mr. Hall. There were no objections to the Petition to Intervene from the Petitioner, the County of Maui, and the Office of State Planning. At this time, Mr. Hall withdrew his request for a deferral of the hearing and waived cross-examination of witnesses other than the noise, traffic, and project manager witnesses.

Presiding Officer Wada granted the Petition to Intervene.

Bert Saruwatari, staff planner, oriented the Commission to the area being requested for reclassification on the Land Use District Boundaries and tax maps.

EXHIBITS

1. The letters dated March 8, 1993 from David Chenoweth and March 12, 1993 from Councilmember Manual Moniz, Jr. were admitted into evidence by the Land Use Commission.

2. The letter dated March 15, 1993 from Marsha Wienert was admitted into evidence by the Land Use Commission.

3. Petitioner's Exhibit Nos. 1 through 32 were admitted into evidence by the Land Use Commission.

4. County's Exhibit Nos. 1 through 5, 7 through 9, and 15 through 18 were admitted into evidence by the Land Use Commission. County's Exhibit Nos. 6 and 10 through 14 were withdrawn.

5. State's Exhibit No. 1 was admitted into evidence by the Land Use Commission.

PUBLIC WITNESSES

1. David Chenoweth
2. Andrea Heath-Blundell
3. Mark Purcell
4. Marshal Wienert
5. Lawrence Minami
6. Sam Kadotani
7. Harumi Fujii
8. Florendo Ancheta
9. Paul Keahi
10. Honey Labarte (Her written testimony was read into the record by Mr. Keahi.)
11. Albert Dall Dizon
12. Glen Gazmen

Isaac Hall, Esq., Attorney for Intervenors, was absent from the proceeding at this time.

PETITIONER'S WITNESSES

1. Michael Terry

Commissioner Senda was absent from the proceeding at this time.

A lunch recess was taken at 12:30 p.m. to be reconvened at 1:15 p.m.

- 1:15 p.m. -

PETITIONER'S WITNESSES (Continued)

2. John Kirkpatrick

Isaac Hall, Esq., Attorney for Intervenor, joined the proceeding at this time.

3. Jim Hallstrom

4. John Mink

5. Peter Garrod

The court reporter at this time is Jean McManus.

6. Bert Hatton

Commissioner Hoe joined the proceeding at this time.

7. Ted Kawahigashi

A dinner break was taken at 7:00 p.m. to reconvene at 8:25 p.m.

- 8:25 p.m. -

PETITIONER'S WITNESSES (Continued)

8. Yoichi Ebisu

9. Chris Kanazawa.

The meeting was adjourned at 10:25 p.m.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kaanapali Ballrooms
Maui Marriott
100 Nohea Kai Drive
Lahaina, Maui

March 18, 1993

approved
4/1/93

COMMISSIONERS PRESENT:

Elton Wada
Delmond Won
JoAnn Mattson
Eusebio Lapenia, Jr.
Trudy K. Senda (Portion of
Proceeding)
Allen K. Hoe
Karen S. Ahn (Portion of Proceeding)

COMMISSIONERS ABSENT:

Allen Y. Kajioka (Excused)
Renton L.K. Nip (Excused)

STAFF PRESENT:

Esther Ueda, Executive Officer
Russell A. Suzuki, Esq.,
Deputy Attorney General
Bert Saruwatari, Staff Planner
Darlene Kinoshita, Chief Clerk

Jean McManus, Court Reporter

Presiding Officer Wada called the meeting to order.

Commissioner Senda was absent from the proceeding at this time.

ACTION



SP73-155 - DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI

Presiding Officer Wada announced that this is a continued action meeting to consider the County of Maui Planning Department's request for clarification of the Special Permit regarding the proposed expansion of the Kihei Wastewater Reclamation Facility at Kihei, Maui.

MINUTES - March 18, 1993

Page 2

Appearances

George Kaya, Director, Department of Public Works,
County of Maui

Michael Ratte, Department of Public Works

Lillian Koller, Esq., Deputy Corporation Counsel,
County of Maui

Brian Miskae, Planning Department, County of Maui

Commissioner Senda joined the proceeding at this time.

The Commission received the additional materials requested yesterday from the Department of Public Works, County of Maui. The Environmental Assessment (9/92) was admitted into the record by the Land Use Commission.

Arguments were heard from Mr. Kaya and Mr. Ratte. After hearing arguments, questions were asked by the Commissioners.

Commissioner Ahn was absent from the proceeding at this time.

Commissioner Won moved to go into executive session to consult with our Deputy Attorney General on legal matters. The motion was seconded by Commissioner Lapenia and unanimously carried by voice votes.

Commissioner Won moved to amend the September 5, 1973 letter of Tatsuo Fujimoto, Executive Officer of the Land Use Commission to the Maui Planning Commission, granting a special permit to establish a sewage treatment plan on 23.4 acres of land situated within the State Agricultural District at Kihei, Maui, with the condition that the capacity shall not exceed 8 MGD. In the event that the capacity is increased above 8 MGD, the County of Maui shall be required to obtain the further approval of the Land Use Commission. The motion was seconded by Commissioner Mattson and unanimously carried by voice votes.

CONTINUED HEARING

A92-686 - AMFAC PROPERTY INVESTMENT CORP., A HAWAII
CORPORATION, AND HOUSING FINANCE AND DEVELOPMENT CORPORATION
(Maui)

This proceeding commenced at 9:00 a.m. and was a continuation of the hearing which was adjourned yesterday at 10:25 p.m.

Appearances

Ben Kudo, Esq., Attorney for Petitioner

Jon Pang, Esq., Attorney for Petitioner

Jocelyn Wood, Esq., Deputy Attorney General, Housing
Finance and Development Corporation

Lillian Koller, Deputy Corporation Counsel, County of
Maui

Brian Miskae, Director, Planning Department, County of
Maui

Will Spence, Planning Department, County of Maui

Ann Ogata-Deal, Esq., Deputy Attorney General, Office
of State Planning

Karen Yamamoto, Land Use Division, Office of State
Planning

Abe Mitsuda, Land Use Division, Office of State
Planning

Isaac Hall, Esq., Attorney for Intervenors

EXHIBITS

1. Petitioner's Exhibit No. 33 was admitted into evidence by the Land Use Commission.

2. Petitioner's Exhibit No. 34 was admitted into evidence by the Land Use Commission and was allowed to be filed after the close of the hearing.

3. The County's Exhibit No. 18 was admitted into evidence by the Land Use Commission.

At this time, the parties have stipulated that since they do not have any questions for Phillip Brunner, Winona Char, Paul Rosendahl, and Helen Wessel, they will not be called as witnesses.

PETITIONER'S WITNESS

1. Joseph Conant

COUNTY'S WITNESS

1. David Craddick

STATE'S WITNESS

1. Abe Mitsuda

Presiding Officer Wada instructed all parties of the post-hearing procedures and declared the hearing closed. The proposed findings from the parties are due on March 23, 1993 and the parties have until March 29, 1993 in which to respond.

MISCELLANEOUS

1. ADOPTION OF MINUTES

The minutes for the following meeting dates were approved as circulated: February 24, 1993 and February 25, 1993.

2. ADOPTION OF DECISION AND ORDER

The Decision and Order of the following was adopted:

SP92-382 - GROVE FARM ROCK COMPANY (Kauai)

The meeting was adjourned at 12:00 p.m.

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME AND PLACE

March 17, 1993 - 8:00 a.m.
March 18, 1993*

Kaanapali Ballrooms
Maui Marriott
100 Nohea Kai Drive
Lahaina, Maui

A M E N D E D

A G E N D A

Mar 9 10 02 AM '93

DEPARTMENT OF PUBLIC WORKS

I. ACTION

1. ✓ SP73-155 - DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI

To consider the County of Maui Planning Department's request for clarification of the Special Permit regarding the proposed expansion of the Kihei Wastewater Reclamation Facility at Kihei, Maui.

II. HEARING

1. A92-686 - AMFAC PROPERTY INVESTMENT CORP., A HAWAII CORPORATION AND HOUSING FINANCE AND DEVELOPMENT CORPORATION (Maui)

To consider reclassifying approximately 298.993 acres of land currently in the Agricultural District into the Urban District at Hanakao, Lahaina, Maui for single- and multi-family residential, commercial, school, park, church, emergency/trauma clinic, lifecare facility, daycare, and community center.

II. MISCELLANEOUS

1. Adoption of Minutes: February 24 & 25, 1993
2. Adoption of Decision and Order: SP92-382 - GROVE FARM ROCK COMPANY (Kauai)

*Meeting will continue on March 18, 1993 if not completed on March 17, 1993.

P 889 334 522



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Mr. Brian Miskae

Street & No.

250 South High Street

Wailuku, HI 96793

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& Fees

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PS Form 3800, June 1990



SP73-155/DEPT OF PUBLIC W

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2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to the back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S.G.P.O. 1990-270-153

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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
 2. Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:

Mr. Brian Miskae, Planning Director
Planning Department, County of Maui
250 South High Street
Wailuku, HI 96793

4a. Article Number

P 889 334 522

4b. Service Type

- Registered Insured
- Certified COD
- Express Mail Return Receipt for Merchandise

7. Date of Delivery

3/10/93

5. Signature (Addressee)

Joseph Alue

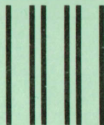
6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

SP73-155/Dept. of Public Works

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UNITED STATES POSTAL SERVICE



Official Business

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USE TO AVOID PAYMENT
OF POSTAGE, \$300



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State of Hawaii
LAND USE COMMISSION
Rm. 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

March 9, 1993

Mr. Brian Miskae, Planning Director
Planning Department, County of Maui
250 South High Street
Wailuku, HI 96793

Dear Mr. Miskae:

Enclosed is a Land Use Commission meeting agenda.

Please note that petition (s)
/ SP73-155/DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI
A92-686/AMFAC PROPERTY INVESTMENT CORP., A HAWAII CORPORATION
AND HOUSING FINANCE AND DEVELOPMENT CORPORATION (Maui)

will be acted on or heard at that time. We request that you or
your representative attend this meeting.

Should you have any questions on this matter, please
contact this office at 587-3822.

Very truly yours,

A handwritten signature in black ink, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:dyk

Enclosure

P 889 334 523



Certified Mail Receipt

No Insurance Coverage Provided

Do not use for International Mail

(See Reverse)

Sent to

Guy A. Haywood, Esq.

Street & No.

200 South High Street

Post Office State ZIP Code

Wailuku, HI 96793

Postage

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Postmark or Date



PS Form 3800, June 1990

SP73-155/DEPT OF PUBLIC WORKS

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4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
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6. Save this receipt and present it if you make inquiry.

☆ U.S.G.P.O. 1990-270-153

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- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. Addressee's Address
2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Guy A. Haywood, Esq.
 Corporation Counsel
 Office of the Corporation Counsel
 County of Maui
 200 South High Street
 Wailuku, HI 96793
 Thomas Mitsun

4a. Article Number

P 889 334 523

4b. Service Type

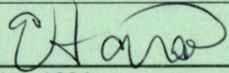
- Registered
- Certified
- Express Mail
- Insured
- COD
- Return Receipt for Merchandise

7. Date of Delivery

3/10/93

5. Signature (Addressee)

6. Signature (Agent)



8. Addressee's Address (Only if requested and fee is paid)

SP73-155/DEPT OF PUBLIC WORKS
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335 Merchant Street
Honolulu, Hawaii 96813



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

March 8, 1993

Guy A. Haywood, Esq., Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, HI 96793

Dear Mr. Haywood:

Enclosed is a Land Use Commission meeting agenda.

Please note that petition (s)

SP73-155/DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI
A92-686/AMFAC PROPERTY INVESTMENT CORP., A HAWAII CORPORATION
AND HOUSING FINANCE AND DEVELOPMENT CORPORATION (Maui)
will be acted on or heard at that time. We request that you or
your representative attend this meeting.

Should you have any questions on this matter, please
contact this office at 587-3822.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:dyk

Enclosure

LINDA CROCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director



BILL MEDERIOS
Long Range Division

COLLEEN M. BUYAMA
Current Planning Division

KALVIN KOBAYASHI
Energy Division

COUNTY OF MAUI
PLANNING DEPARTMENT

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

FACSIMILE TRANSMISSION
COVER SHEET

OUR FAX NO: (808) 243-7634

OUR PHONE NO: (808) 243-7735

SENDER: Brian Miskae

DATE: 3-9-93

TO: Esther Geda, LLC

Fax 587-3827

NO. OF PAGES INCLUDING COVER SHEET: 15

REMARKS:

MAR 9 9 33 AM '93
LAND USE COMMISSION
STATE OF HAWAII

LINDA CROCKETT LINGLE
Mayor



BRIAN W. MISKAE
Planning Director

**COUNTY OF MAUI
PLANNING DEPARTMENT**

220 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 9, 1993

Ms. Esther Ueda, Executive Officer
State Land Use Commission
State of Hawaii
Room 104, Old Federal Building
335 Merchant Street
Honolulu, HI 96813

Dear Ms. Ueda:

Re: **STATE LAND USE COMMISSION SPECIAL USE PERMIT (SP-73-155)
KIHEI WASTE WATER RECLAMATION FACILITY TMK:2-2-24:10 & 11
KIHEI, MAUI, HAWAII**

LAND USE COMMISSION
STATE OF HAWAII
MAR 9 11 22 AM '93

Please accept this letter on behalf of the County of Maui for an interpretation of the State Land Use Commission's intent in the issuance of State Land Use Commission Special Use Permit SP 73-155 which was issued August 30, 1973.

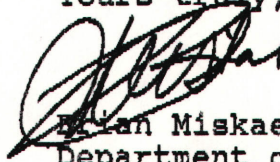
The County of Maui received permission to construct and operate a waste water treatment facility on an approximately 25 acre site. The County now wishes to expand the existing use on the same site in the manner set out in the enclosed documents. For your information we are enclosing the following:

1. Copy of a letter of explanation dated January 6, 1993 from George N. Kaya to Ms. Esther Ueda requesting permission to expand the plant.
2. Proposed Action summary and site plan prepared by Michael T. Munekiyo Consulting Inc.
3. Original letters of approval and transmittal and staff report from 1973.

As the County of Maui wishes to proceed with this much needed public project as quickly as possible we wish to thank you for the expeditious manner in which you placed the matter before the Commission. Again, the request would be for the State Land Use Commission to find that the proposed expansion of the wastewater treatment facility is consistent with the originally approved SP 73-155 thus allowing the County to proceed.

Thank you again for your positive consideration of this matter. I understand the matter will be considered by the Commission at its meeting of March 17, 1993.

Yours truly,



Brian Miskae, Director
Department of Planning

cc: Harold Masumoto, Director
Office of State Planning

Rex Johnson, Director
Department of Transportation

George N. Kaya, Director
County Department of Public Works

kwtp.bm

LINDA CROCKETT LINGLE
Mayor
GEORGE N. KAYA
Director
CHARLES JENCKS
Deputy Director
AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

January 6, 1993

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

Ms. Esther Ueda
State Land Use Commission
335 Merchant Street, Room 104
Honolulu, HI 96813

MAR 9 9 33 AM '93
 LAND USE COMMISSION
 STATE OF HAWAII

Dear Ms. Ueda:

SUBJECT: STATE SPECIAL PERMIT FOR THE KIHEI WASTEWATER RECLAMATION FACILITY

We are in the process of preparing plans and designs for the proposed expansion to the Kihei Wastewater Reclamation Facility (KWRF). The proposed project will be confined to the existing site (TMK: 2-2-24:10, 11) but is anticipated to increase the plant's treatment design capacity from 6.0 million gallons per day (MGD) to 8.0 MGD. A copy of the project summary is attached for your information.

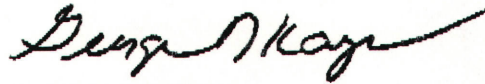
Since the site is located within the State Agricultural District, a Special Use Permit was approved by the Land Use Commission on August 30, 1973 (SP 73-155) for the original construction of the KWRF.

A copy of the Special Use Permit documentation is attached for your information, including the recommendation from the County of Maui Planning Director.

In this regard, we seek confirmation from State Land Use Commission that the existing Special Use Permit (SP 73-155) still applies to the proposed expansion of the KWRF. Although the treatment design capacity is proposed to be increased, all improvements are being proposed within the existing site and are in conformance with the use specified in the original Special Use Permit. We note that conditions of the original permit issuance do not specify a time limit for the Special Use Permit.

We would appreciate your response in this matter. Thank you for your consideration.

Very truly yours,



George N. Kaya
Director of Public Works

MR:ca(CT93067)

attachs.

c: William W. Paty, Board of Land and Natural Resources
Colleen Suyama, Department of Planning
Wastewater Reclamation Division

PROPOSED KIHEI WASTEWATER RECLAMATION FACILITY EXPANSION PROJECT SUMMARY

Proposed Action

The County Department of Public Works (DPW) proposes to construct Phase II expansion improvements to the Kihei Wastewater Reclamation Facility (KWRF) (TMK:2-2-24:10, por. 11). The proposed project is anticipated to increase the plant's treatment design capacity from 6.0 million gallons per day (MGD) to 8.0 MGD.

Preliminary engineering studies are presently being carried out by Brown & Caldwell Consulting Engineers for the DPW. The project is tentatively expected to consist of headworks modifications to control odor emissions; aeration system modifications to improve air delivery efficiency and improve the biological treatment system; installation of effluent filters for protection of injection wells and to provide high quality effluent for proper disinfection of reclaimed water; disinfection system improvements; possible additional injection well(s) to provide additional backup effluent disposal capacity; and an effluent reclamation study which explores alternatives for reducing or eliminating the primary use of injection wells.

The proposed improvements do not involve an expansion of the existing site boundaries.

Site Description

The approximately 25 acre project site is located approximately 500 feet east of the Piilani Highway-Welakahao Street intersection. (See Figure 1). Located to the north of the site is the Silversword Golf Course. Located makai (west) of the project site are the Waiohuli Keokea Beach Homestead and Kamaole Homestead areas.

The property designated as TMK:2-2-24:10 is owned by the County of Maui. Property designated as TMK:2-2-24:11 is leased by the County of Maui from Haleakala Ranch.

Construction Schedule

Construction of the proposed improvements is scheduled to begin in April 1993, with the construction period extending for approximately two years.

LAND USE COMMISSION
STATE OF HAWAII
MAR 9 9 33 AM '93

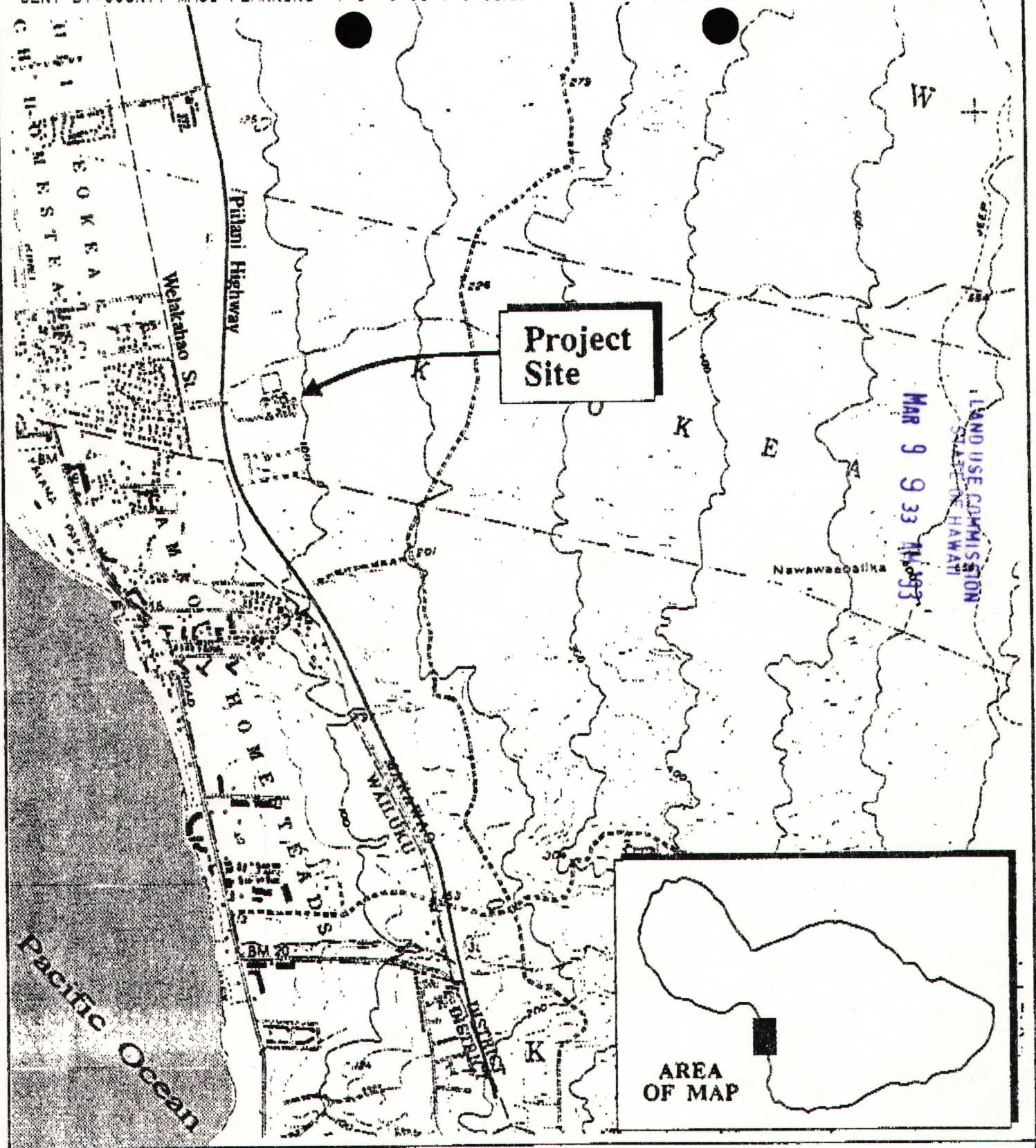


Figure 1 Kihei Wastewater Reclamation Plant Expansion

Regional Location Map



Michael T. Munekiyo Consulting, Inc.

Prepared for: County of Maui, Department of Public Works

September 5, 1973

Mr. Stanley S. Goshi
Director of Public Works
Department of Public Works
200 South High Street
Wailuku, Maui 96793

MAR 9 9 33 AM '93
LAND USE COMMISSION
STATE OF HAWAII

Dear Mr. Goshi:

The original of the attached letter approving a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2; portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 So. High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

September 5, 1973

Maui Planning Commission
200 S. High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on August 30, 1973, the Land Use Commission voted to approve a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2; portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Dept. of Public Wks.,
Maui

Dept. of Taxation, Maui
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

MAR 9 9 33 AM '93

LAND USE COMMISSION
STATE OF HAWAII

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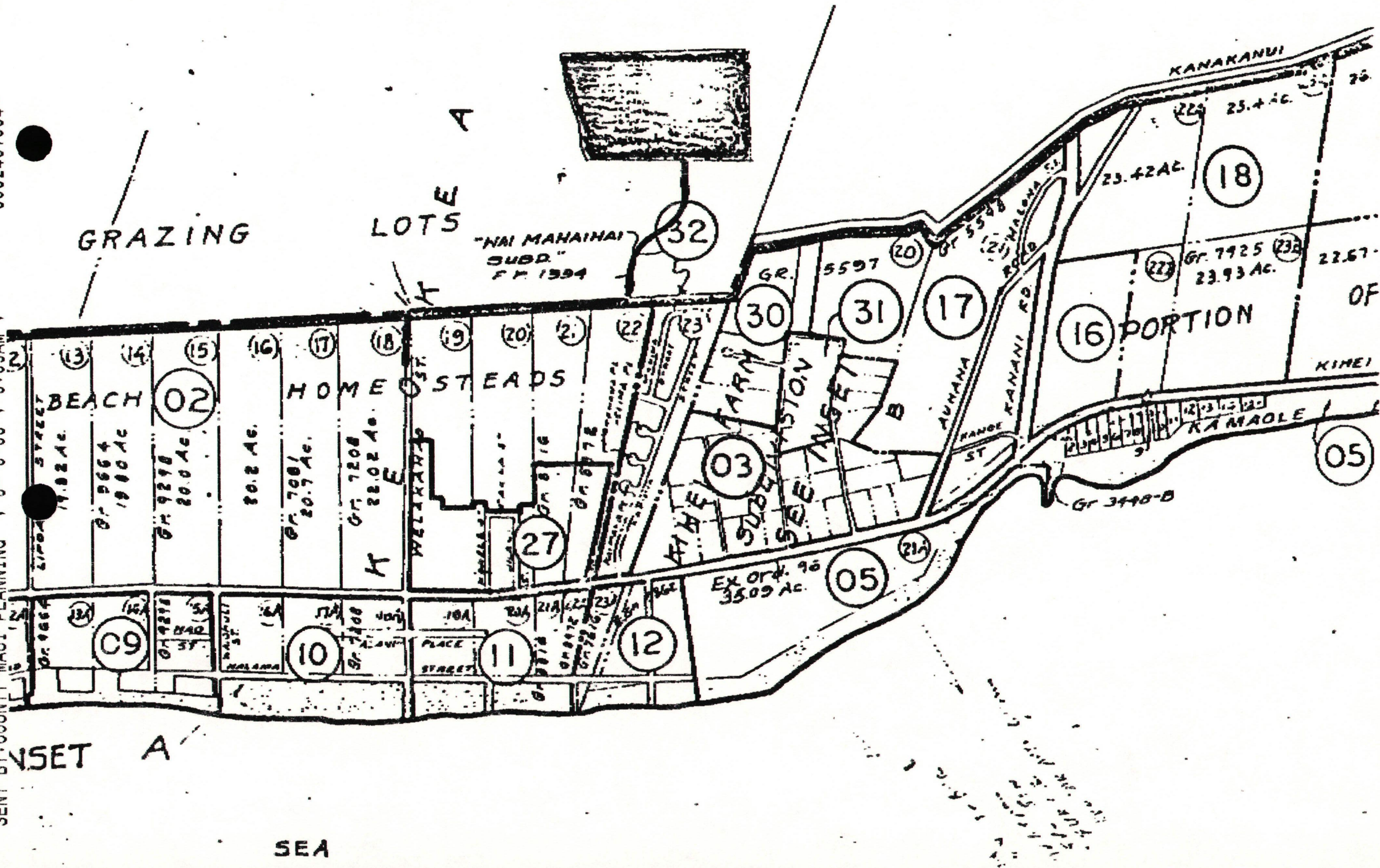
SENT BY: COUNTY MAUI PLANNING ; 3-9-93 ; 9:05AM ;

LAND USE COMMISSION
STATE OF HAWAII

MAR 9 9 34 AM '93

ZONE 2

SEC. 1



GRAZING

LOTS

"NAI MAHAHAH
SUBD."
F.P. 1994

BEACH

HOME STEADS

PORTION OF

KIMEI

SET A

SEA

THE OFFICE OF THE COUNTY ENGINEER HAS REVIEWED THIS MAP AND FINDS IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.

DATE: 3/9/93

BY: COUNTY ENGINEER

STATE OF HAWAII
LAND USE COMMISSIONMEMORANDUMAugust 30, 1973
2:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-155 - DEPARTMENT OF PUBLIC WORKS

A special permit to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District at Kihei, Maui, is requested by Stanley S. Goshi, Director of the Maui Department of Public Works. The property is a portion of a 7,460 acre parcel owned by Haleakala Ranch Company described as Tax Map Key 2-2-2: 1. By letter dated May 31, 1973, Haleakala Ranch advises that site acquisition by the County is underway and that authority is granted to this special permit request.

The site in question lies approximately 3000' mauka, or east of Kihei Road in the vicinity of Kalama Park. The Kihei Urban District boundary is located 1,000' away. However, lands situated within the Urban District in this area are relatively undeveloped and apparently used for grazing. Other forms of agricultural activity such as mango and citrus orchards are evident in this Urban District. Residential and commercial uses are, for the most part, scattered on both sides of Kihei Road. Lands in the Agricultural District surrounding the subject site comprise the extensive grazing lands of Haleakala Ranch.

Lands in the area are Class E, indicating very poor suitability for overall agricultural use, and for machine cultivation; it is a complex of non-stony, stony and rocky lands; it is well drained and contains slopes of 5%. Elevation is approximately 80' above sea level and the rainfall in the area ranges from 10-15" annually. Access will be from the existing Welakahao Road via a 40' right of way.

Petitioner states the following reasons in justification of the request: "A sewer system and treatment facility for the Kihei area is a recommendation of the Kihei Civic Development Plan (General Plan).

"The proposed site has been recommended by the County's adopted Sewer Master Plan. The plan considered the desirability of a regional sewer system and also recognized the availability and compatibility of the site in relation to existing and proposed land uses.

MAR 1 1973
LAND USE COMMISSION
STATE OF HAWAII

A copy of the "Final Environmental Impact Statement - Kihei Sewerage System" prepared by the petitioner in June, 1973 was received, indicating:

1. Presently, waste water treatment in the area for the more than 2,500 residents is provided by individual cesspool units. In the makai areas of Kihei, cesspools are 6-10' deep with groundwater level at 2-4' below ground surface. In the higher areas, cesspools are 10-20' in depth. For larger developments, cavitets or small package treatment plants are required. Effluent is disposed of by injection wells extending 30 to 100' below the ground. Problems are already occurring with both cesspools and cavitets because of inadequate drainage and "plugging" by solids.
2. The proposed project provides for a sewage collection system and wastewater reclamation plant for an area extending from Kihei to Wailea. Future additions to the system can accommodate the Maalaea and Makena areas which would result in a service area encompassing 4,400 acres. The treatment plant will provide a 3 million gallons per day capacity over the next 20 years in accordance with the Kihei Civic Development Plan and population forecasts. A high quality secondary effluent will be produced. Approximately 250,000 gallons per day of the flow will receive additional treatment to produce high quality reclaimed water to irrigate Kalama Park and rangelands in the vicinity of the plant. Other methods of effluent reuse will be studied. Since the potable water supply at Kihei is received from outside the drainage basin, potential contamination is remote.
3. An immediate impact of the system would be to improve the quality of waste water treatment, thus eliminating any potential pollution to groundwater and beach areas.
4. Due to the treatment processes and facilities selected, no adverse impacts caused by odor are anticipated. Each pump station will have an odor control system to minimize the problem. The water reclamation plant will utilize a completely aerobic process and will be odor free. It was noted that the nearest residence is 1,800 feet away, and that winds are normally out of the northeast averaging 10-15 miles per hour during the afternoons, with lighter winds during the mornings and nights.

5. Buildings will be low profile 1-story structures with landscaping and therefore will not have any adverse visual impact.
6. All equipment except the surface aerators will be essentially sound-proofed within structures. The aerator itself has a very low noise level.
7. Alternative methods of effluent disposal were considered including tertiary treatment and outfall to the sea. It was determined that the cost for tertiary treatment was not justified at this time as effluent reuse now contemplates irrigation--which can be accomplished by the proposed method. An ocean outfall would involve additional costs, result in the loss of irrigation water, and be aesthetically objectionable.
8. Capital costs are estimated at \$10 million; operation and maintenance costs are estimated at \$84,000 per year.
9. A public meeting to discuss the project was held on February 22, 1973 at Kihei Elementary School and was attended by approximately 50 persons. Twenty persons testified in favor of this proposal and no testimony was presented in opposition.
10. Appendixes to the report include transcripts of several public meetings, copies of letters received by the Office of Environmental Quality Control and responses to these letters.

Letters were received from various agencies, including the Department of Education, University of Hawaii Environmental Center, Department of Planning and Economic Development, Department of Agriculture, Department of Land and Natural Resources, Department of Health, etc., dealing primarily with environmental and technical aspects of the proposal.

COUNTY RECOMMENDATION

At its July 24, 1973 meeting, the Maui County Planning Commission voted unanimously to recommend approval of the request contingent upon the following conditions:

- "1. That the site be appropriately landscaped with plans subject to review and approval by the Planning Department.

- "2. That the project commence within one (1) year after final approval.
- "3. That approval be granted upon favorable review of an Environment Impact Statement by the State Office of Environmental Quality Control and the County's Environmental Coordinator.
- "4. That all State and County requirements be met."

Correspondence transmitted by the Maui Planning Director include:

1. Letter dated July 5, 1973 from Director of Health Walter Quisenberry, recommending approval of the request since it is in accordance with the Department of Health's objectives of preserving the high quality waters of Kihei and eliminating public health hazards.
2. Letter dated June 26, 1973 from Director of the Maui Department of Water Supply, Carl Kaiama, advising that the project may require its own water system as the site may be above the existing service zone.
3. Letter dated June 15, 1973 from Gene Grounds, President of the Kihei Community Association, expressing strong support of the proposal.

ANALYSIS

The ultimate service area covered by this proposed facility extends for about 15 miles along the Maalaea, Kihei and Makena shoreline. Along this expanse, the Land Use Commission designated approximately 3,500 acres of land for Urban use in the initial establishment of district boundaries in 1964. Roughly 150 acres of land at Makena were designated Rural at that time, and an additional 400 acres mauka of the Wailea resort development were added to the Rural District in 1966.

To date, it is estimated by the staff that roughly 1,300 acres of the Urban District in this area, (or 37% of the total) are used for urban purposes. All residential, commercial and resort uses now established in the area utilize either cesspools or cavitets for sewage disposal. Without the proposed facility, all future developments in the remaining 2,200-acre Urban District and the 500-acre Rural District will also be required to utilize the above methods of sewage disposal. The undesirable conditions of inadequate drainage, plugging and potential pollution which

are associated with these methods of disposal will not only persist but will be greatly magnified to the serious detriment of the community and the environment.

Finally, it is noted that the proposal has been reviewed and generally supported by concerned citizens, organizations and affected governmental agencies. The Office of Environmental Quality Control has indicated that the final draft of the Environmental Impact Statement for this project was approved by Lt. Governor Ariyoshi on August 10, 1973.

Based on the above, the staff finds that this request substantially meets the guidelines for an "unusual and reasonable use" within the Agricultural District as provided for in Section 2.24 of the District Regulations.

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



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

March 2, 1993

Mr. Brian Miskae
Planning Director
County of Maui Planning Department
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: Special Permit No. 73-155/Kihei Wastewater
Reclamation Facility

This responds to your letter of February 24, 1993, regarding the subject special use permit. I understand the concerns you have in expediting the construction of the treatment plant for the benefit of the citizens of Maui, however, I do not feel that I am in a position to interpret the intentions of the Land Use Commission regarding whether the proposed expansion is permissible under the permit. I believe that it would be prudent for you to seek a determination from the LUC that your project, as presently conceived, conforms to the Special Use Permit. We will do our best to expedite your request to the Commission.

If you have any questions on this matter, please call me at 587-3822.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:th



**COUNTY OF MAUI
PLANNING DEPARTMENT**

250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

LAND USE COMMISSION
STATE OF HAWAII
MAR 1 2 00 PM '93

February 24, 1993

Ms. Esther Ueda, Executive Officer
State Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, HI 96813

Dear Ms. Ueda:

Re: STATE LAND USE COMMISSION SPECIAL USE PERMIT #73-155
KIHEI WASTE WATER RECLAMATION FACILITY TMK:2-2-24:10,11
KIHEI, MAUI, HI

With respect to the above mentioned, we refer to your letter dated February 2, 1993 to Mr. George N. Kaya, Public Works Director for Maui County. Your letter responded to a request by our department of public works for confirmation that our proposed plant expansion was included in the original special use permit. We note that you require an application to amend~~ment~~ the original special permit for the proposed expansion.

In reviewing the staff memorandum dated August 30, 1973 we note that staff recommended approval subject to the conditions suggested by the Maui County Planning Commission. We believe all the conditions were met to the satisfaction of the planning commission. The memorandum provided factual information upon which the final decision was based. Of particular interest is a statement appearing on page 2 which refers to "future additions to the system can accommodate the Maalaea and Makena areas which would result in a service area encompassing 4,400 acres". Although the current proposed expansion does not intend to provide service to these areas at this time it is clear that the original intent of the application was to secure approval for an expandable facility to be located on the approximately 25 acre site.

As the site parameters have not changed and as the expansion is synonymous with the approved use, the term "intensify" is not really applicable. The basic land use is not being changed and is not being expanded beyond the originally approved site. It is an on-going project that is geared to meet the continued needs of the urban community in concert with sound environmental practices.

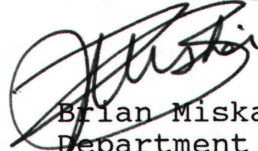
Ms. Esther Ueda
February 24, 1993
page 2

From our perspective, we do not feel that an amendment to the original State Land Use Commission Special Use Permit is warranted at this time. If the expansion were proposed to go outside the original boundaries as stated in the permit we feel that under those conditions, an amendment would be required.

As time is of the essence, we would ask that you reconsider your position in this matter and confirm that the original permit covers the proposed expansion for our Kihei Waste Water Treatment Plant. We had scheduled construction to begin in April of this year.

If you have further questions, please do not hesitate to contact me at your convenience at 243-7735. Thank you in advance for your positive consideration.

Yours truly,



Brian Miskae, Director
Department of Planning

cc: George Kaya
Colleen Suyama

kwwtp.bm



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

February 2, 1993

Mr. George N. Kaya, Director
Department of Public Works
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Kaya:

Subject: Special Permit for the Kihei Wastewater
Reclamation Facility

This is in response to your letter dated January 6, 1993 requesting confirmation from our office on whether the approved uses under Special Permit No. SP73-155, which permitted the original construction of the subject Kihei Wastewater Reclamation facility (KWRF), include the improvements associated with the proposed expansion of the facility.

Based on a review of the project summary and our files in this matter, we find that the proposed expansion of the KWRF involves uses which are more intensive in nature than what was originally approved and would therefore require the approval of the Land Use Commission. We suggest that an amendment to the special permit be filed to address the uses under the proposed expansion.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:th

cc: Maui Planning Dept.

LINDA CROCKETT LINGLE
Mayor

GEORGE N. KAYA
Director

CHARLES JENCKS
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

January 6, 1993

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

DAVID WISSMAR, P.E.
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

JAN 8 12 42 PM 1993
LAND USE COMMISSION
STATE OF HAWAII

Ms. Esther Ueda
State Land Use Commission
335 Merchant Street, Room 104
Honolulu, HI 96813

Dear Ms. Ueda:

SUBJECT: STATE SPECIAL PERMIT FOR THE KIHEI WASTEWATER RECLAMATION FACILITY

We are in the process of preparing plans and designs for the proposed expansion to the Kihei Wastewater Reclamation Facility (KWRF). The proposed project will be confined to the existing site (TMK: 2-2-24:10, 11) but is anticipated to increase the plant's treatment design capacity from 6.0 million gallons per day (MGD) to 8.0 MGD. A copy of the project summary is attached for your information.

Since the site is located within the State Agricultural District, a Special Use Permit was approved by the Land Use Commission on August 30, 1973 (SP 73-155) for the original construction of the KWRF.

A copy of the Special Use Permit documentation is attached for your information, including the recommendation from the County of Maui Planning Director.

In this regard, we seek confirmation from State Land Use Commission that the existing Special Use Permit (SP 73-155) still applies to the proposed expansion of the KWRF. Although the treatment design capacity is proposed to be increased, all improvements are being proposed within the existing site and are in conformance with the use specified in the original Special Use Permit. We note that conditions of the original permit issuance do not specify a time limit for the Special Use Permit.



We would appreciate your response in this matter. Thank you for your consideration.

Very truly yours,



George N. Kaya
Director of Public Works

MR:ca(CT93067)

attachs.

c: William W. Paty, Board of Land and Natural Resources
Colleen Suyama, Department of Planning
Wastewater Reclamation Division

PROPOSED KIHEI WASTEWATER RECLAMATION FACILITY EXPANSION PROJECT SUMMARY

Proposed Action

The County Department of Public Works (DPW) proposes to construct Phase II expansion improvements to the Kihei Wastewater Reclamation Facility (KWRF) (TMK:2-2-24:10, por. 11). The proposed project is anticipated to increase the plant's treatment design capacity from 6.0 million gallons per day (MGD) to 8.0 MGD.

Preliminary engineering studies are presently being carried out by Brown & Caldwell Consulting Engineers for the DPW. The project is tentatively expected to consist of headworks modifications to control odor emissions; aeration system modifications to improve air delivery efficiency and improve the biological treatment system; installation of effluent filters for protection of injection wells and to provide high quality effluent for proper disinfection of reclaimed water; disinfection system improvements; possible additional injection well(s) to provide additional backup effluent disposal capacity; and an effluent reclamation study which explores alternatives for reducing or eliminating the primary use of injection wells.

The proposed improvements do not involve an expansion of the existing site boundaries.

Site Description

The approximately 25 acre project site is located approximately 500 feet east of the Piilani Highway-Welakahao Street intersection. (See Figure 1). Located to the north of the site is the Silversword Golf Course. Located makai (west) of the project site are the Waiohuli Keokea Beach Homestead and Kamaole Homestead areas.

The property designated as TMK:2-2-24:10 is owned by the County of Maui. Property designated as TMK:2-2-24:11 is leased by the County of Maui from Haleakala Ranch.

Construction Schedule

Construction of the proposed improvements is scheduled to begin in April 1993, with the construction period extending for approximately two years.

JAN 8 1993
LAND USE COMMISSION
STATE OF MAUI

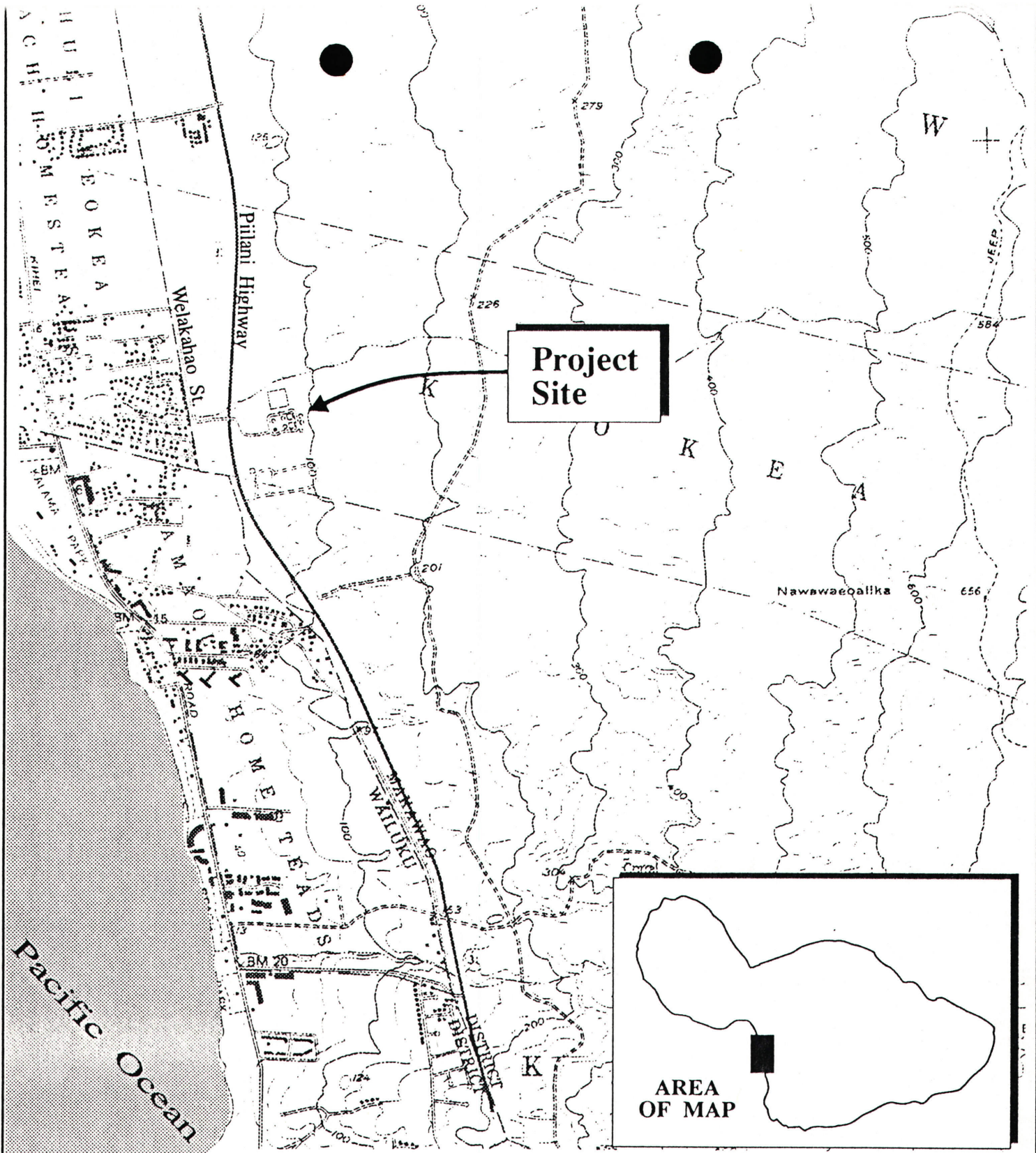


Figure 1 Kihei Wastewater Reclamation Plant Expansion

Regional Location Map



Michael T. Munekiyo Consulting, Inc.

Prepared for: County of Maui, Department of Public Works

"The proposed use will not be adverse to public health, safety and welfare."

A copy of the "Final Environmental Impact Statement - Kihei Sewerage System" prepared by the petitioner in June, 1973 was received, indicating:

1. Presently, waste water treatment in the area for the more than 2,500 residents is provided by individual cesspool units. In the makai areas of Kihei, cesspools are 6-10' deep with groundwater level at 2-4' below ground surface. In the higher areas, cesspools are 10-20' in depth. For larger developments, cavitets or small package treatment plants are required. Effluent is disposed of by injection wells extending 30 to 100' below the ground. Problems are already occurring with both cesspools and cavitets because of inadequate drainage and "plugging" by solids.
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3. An immediate impact of the system would be to improve the quality of waste water treatment, thus eliminating any potential pollution to groundwater and beach areas.
4. Due to the treatment processes and facilities selected, no adverse impacts caused by odor are anticipated. Each pump station will have an odor control system to minimize the problem. The water reclamation plant will utilize a completely aerobic process and will be odor free. It was noted that the nearest residence is 1,800 feet away, and that winds are normally out of the northeast averaging 10-15 miles per hour during the afternoons, with lighter winds during the mornings and nights.

September 5, 1973

Mr. Stanley S. Goshi
Director of Public Works
Department of Public Works
200 South High Street
Wailuku, Maui 96793

Dear Mr. Goshi:

The original of the attached letter approving a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2: portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 So. High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

September 5, 1973

Maui Planning Commission
200 S. High Street
Wailuku, Maui 96793

JAN 8 12 41 PM '73
LAND USE COMMISSION
STATE OF HAWAII

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on August 30, 1973, the Land Use Commission voted to approve a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2; portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Dept. of Public Wks.,
Maui

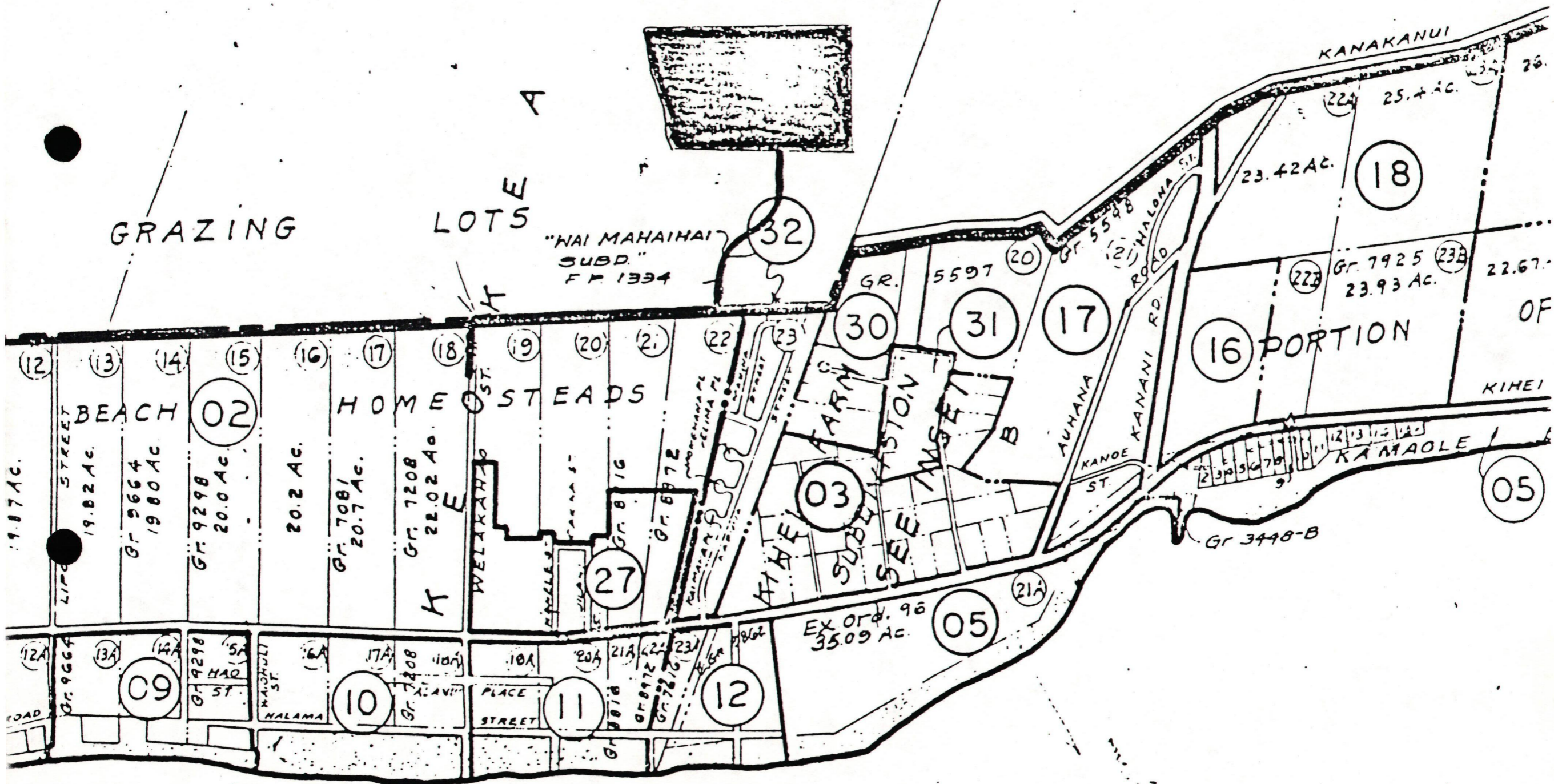
Dept. of Taxation, Maui
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LAND USE COMMISSION
STATE OF HAWAII

JAN 8 12 42 PM '93

ZONE 2

SEC. 1



GRAZING

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"HAI MAHAHAI
SUBD."
F.M. 1334

BEACH HOME STEADS

ATHE
SUBDIVISION

PORTION OF KIHAI

KAMAOLE

INSET A

SEA

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 30, 1973
2:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-155 - DEPARTMENT OF PUBLIC WORKS

A special permit to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District at Kihei, Maui, is requested by Stanley S. Goshi, Director of the Maui Department of Public Works. The property is a portion of a 7,460 acre parcel owned by Haleakala Ranch Company described as Tax Map Key 2-2-2: 1. By letter dated May 31, 1973, Haleakala Ranch advises that site acquisition by the County is underway and that authority is granted to this special permit request.

The site in question lies approximately 3000' mauka, or east, of Kihei Road in the vicinity of Kalama Park. The Kihei Urban District boundary is located 1,000' away. However, lands situated within the Urban District in this area are relatively undeveloped and apparently used for grazing. Other forms of agricultural activity such as mango and citrus orchards are evident in this Urban District. Residential and commercial uses are, for the most part, scattered on both sides of Kihei Road. Lands in the Agricultural District surrounding the subject site comprise the extensive grazing lands of Haleakala Ranch.

Lands in the area are Class E, indicating very poor suitability for overall agricultural use, and for machine cultivation; it is a complex of non-stony, stony and rocky lands; it is well drained and contains slopes of 5%. Elevation is approximately 80' above sea level and the rainfall in the area ranges from 10-15" annually. Access will be from the existing Welakahao Road via a 40' right of way.

Petitioner states the following reasons in justification of the request: "A sewer system and treatment facility for the Kihei area is a recommendation of the Kihei Civic Development Plan (General Plan).

"The proposed site has been recommended by the County's adopted Sewer Master Plan. The plan considered the desirability of a regional sewer system and also recognized the availability and compatibility of the site in relation to existing and proposed land uses.

JAN 8 12 42 PM '73
LAND USE COMMISSION
STATE OF HAWAII

5. Buildings will be low profile 1-story structures with landscaping and therefore will not have any adverse visual impact.
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8. Capital costs are estimated at \$10 million; operation and maintenance costs are estimated at \$84,000 per year.
9. A public meeting to discuss the project was held on February 22, 1973 at Kihei Elementary School and was attended by approximately 50 persons. Twenty persons testified in favor of this proposal and no testimony was presented in opposition.
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Letters were received from various agencies, including the Department of Education, University of Hawaii Environmental Center, Department of Planning and Economic Development, Department of Agriculture, Department of Land and Natural Resources, Department of Health, etc., dealing primarily with environmental and technical aspects of the proposal.

COUNTY RECOMMENDATION

At its July 24, 1973 meeting, the Maui County Planning Commission voted unanimously to recommend approval of the request contingent upon the following conditions:

- "1. That the site be appropriately landscaped with plans subject to review and approval by the Planning Department.

- "2. That the project commence within one (1) year after final approval.
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- "4. That all State and County requirements be met."

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1. Letter dated July 5, 1973 from Director of Health Walter Quisenberry, recommending approval of the request since it is in accordance with the Department of Health's objectives of preserving the high quality waters of Kihei and eliminating public health hazards.
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ANALYSIS

The ultimate service area covered by this proposed facility extends for about 15 miles along the Maalaea, Kihei and Makena shoreline. Along this expanse, the Land Use Commission designated approximately 3,500 acres of land for Urban use in the initial establishment of district boundaries in 1964. Roughly 150 acres of land at Makena were designated Rural at that time, and an additional 400 acres mauka of the Wailea resort development were added to the Rural District in 1966.

To date, it is estimated by the staff that roughly 1,300 acres of the Urban District in this area, (or 37% of the total) are used for urban purposes. All residential, commercial and resort uses now established in the area utilize either cesspools or cavitets for sewage disposal. Without the proposed facility, all future developments in the remaining 2,200-acre Urban District and the 500-acre Rural District will also be required to utilize the above methods of sewage disposal. The undesirable conditions of inadequate drainage, plugging and potential pollution which

are associated with these methods of disposal will not only persist but will be greatly magnified to the serious detriment of the community and the environment.

Finally, it is noted that the proposal has been reviewed and generally supported by concerned citizens, organizations and affected governmental agencies. The Office of Environmental Quality Control has indicated that the final draft of the Environmental Impact Statement for this project was approved by Lt. Governor Ariyoshi on August 10, 1973.

Based on the above, the staff finds that this request substantially meets the guidelines for an "unusual and reasonable use" within the Agricultural District as provided for in Section 2.24 of the District Regulations.

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

LINDA CROCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director

ROBERT K. KEKUNA, JR.
Deputy Director



BILL MEDERIOS
Long Range Division

COLLEEN M. SUYAMA
Current Planning Division

RECEIVED

1992 JUN 12 AM 8:51

WASTEWATER RECLAMATION DIVISION
COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

JUN 10 1992

June 8, 1992

DEPT	KALVIN KOBAYASHI Energy Division	File	Info	Non	Search	File	File	Comments	Copy	It
DIRECTOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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PERS.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STAFF CE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LUCA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WW RECL.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOLID W.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENGR.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HWYS.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SECTY.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Memo To: George N. Kaya, Director of Public Works
 From: Brian Miskae, Planning Director
 Subject: State Land Use Commission Special Use Permit for the
 Kihei Wastewater Reclamation Facility (KWRF)
 2-24: 10 and 11, Kihei, Maui. (SP73-155)

Return to the
 by TMK: 2- Date 6/10

In your response to your memo dated June 2, 1992 and your earlier memo regarding the proposed expansion of the Kihei Wastewater Reclamation Facility's Plant Capacity from 6.0 million gallons per day (MGD) to 8.0 MGD. A Special Use Permit was approved by the State Land Use Commission in 1973 for the establishment of the sewage treatment plant on 23.4 acres of land situated in the State's Agricultural District. (SP73-155)

The project is tentatively expected to consist of headworks modifications to control odor emissions; aeration system modifications to improve air delivery efficiency and improve the biological treatment system; installation of effluent filters for protection of injection wells and to provide high quality effluent for proper disinfection of reclaimed water; disinfection system improvements; possible additional injection wells to provide additional effluent backup effluent disposal capacity; and an effluent reclamation study which explores alternatives for reducing or eliminating the primary use of injection wells.

You note that all improvements proposed are located within the existing site and are in conformance with the use specified in the original Special Use Permit. You seek confirmation from the Planning Department that the existing Special Use permit (SP73-155) still applies to the proposed expansion of the KWRF.

We wish to make the following comments:

1. According to Section 205-6, HRS, special permits for land the area of which is greater than fifteen acres shall be subject to approval by the State Land Use Commission. Since the project area is more than fifteen acres, your request for confirmation as to whether the existing Special Use permit (SP 73-155) still applies to the proposed expansion should be addressed to the State Land Use Commission.

2. The project site is located outside of the County's Special Management Area, so an SMA Permit is not required.

3. The proposed expansion of the KWRF is in line with the Liquid and Solid Waste policy in the Kihei-Makena Community Plan to "coordinate improvements to existing sewage treatment lines and the central treatment plant to meet the needs of future population growth."

Thank you for providing us with the opportunity to comment on the project. Should you have any questions, please contact Clayton Yoshida of this office.

cc: Esther Ueda, Land Use Commission
Colleen Suyama
Clayton Yoshida, AICP

LINDA CROCKETT LINGLE
Mayor
GEORGE N. KAYA
Director
CHARLES JENCKS
Deputy Director
LLOYD P.C.W. LEE, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

AARON SHINMOTO, P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
RALPH NAGAMINE, P.E.
Engineering Division
BRIAN HASHIRO, P.E.
Solid Waste Division
MELVIN HIPOLITO
Highways Division

LAND USE COMMISSION
STATE OF HAWAII
JUN 9 1 00 PM '92

June 2, 1992

MEMO TO: BRIAN MISKAE, PLANNING DIRECTOR

F R O M: *George N. Kaya*
GEORGE N. KAYA, DIRECTOR OF PUBLIC WORKS

SUBJECT: STATE SPECIAL PERMIT FOR THE KIHEI WASTEWATER
RECLAMATION FACILITY

We are in the process of preparing plans and designs for the proposed expansion to the Kihei Wastewater Reclamation Facility (KWRF). The proposed project will be confined to the existing site (TMK: 2-2-24:10, 11) but is anticipated to increase the plant's treatment design capacity from 6.0 million gallons per day (MGD) to 8.0 MGD. A copy of the project summary is attached for your information.

Since the site is located within the State Agricultural District, a Special Use Permit was approved by the Land Use Commission on August 30, 1973 (SP 73-155) for the original construction of the KWRF.

A copy of the Special Use Permit documentation is attached for your information.

In this regard, we seek confirmation from the Planning Department that the existing Special Use Permit (SP 73-155) still applies to the proposed expansion of the KWRF. Although the treatment design capacity is proposed to be increased, all improvements are being proposed within the existing site and are in conformance with the use specified in the original Special Use Permit. We note that conditions of the original permit issuance do not specify a time limit for the Special Use Permit.

We would appreciate your response in this matter. Thank you for your consideration.

TT:ca(CT92018)

attachs.

c: Colleen Suyama, Department of Planning
Esther Ueda, Land Use Commission



PROPOSED KIHEI WASTEWATER RECLAMATION FACILITY EXPANSION PROJECT SUMMARY

Proposed Action

The County Department of Public Works (DPW) proposes to construct Phase II expansion improvements to the Kihei Wastewater Reclamation Facility (KWRF) (TMK:2-2-24:10, por. 11). The proposed project is anticipated to increase the plant's treatment design capacity from 6.0 million gallons per day (MGD) to 8.0 MGD.

Preliminary engineering studies are presently being carried out by Brown & Caldwell Consulting Engineers for the DPW. The project is tentatively expected to consist of headworks modifications to control odor emissions; aeration system modifications to improve air delivery efficiency and improve the biological treatment system; installation of effluent filters for protection of injection wells and to provide high quality effluent for proper disinfection of reclaimed water; disinfection system improvements; possible additional injection well(s) to provide additional backup effluent disposal capacity; and an effluent reclamation study which explores alternatives for reducing or eliminating the primary use of injection wells.

The proposed improvements do not involve an expansion of the existing site boundaries.

Site Description

The approximately 25 acre project site is located approximately 500 feet east of the Piilani Highway-Welakahao Street intersection. (See Figure 1). Located to the north of the site is the Silversword Golf Course. Located makai (west) of the project site are the Waiohuli Keokea Beach Homestead and Kamaole Homestead areas.

The property designated as TMK:2-2-24:10 is owned by the County of Maui. Property designated as TMK:2-2-24:11 is leased by the County of Maui from Haleakala Ranch.

Construction Schedule

Construction of the proposed improvements is scheduled to begin in April 1993, with the construction period extending for approximately two years.

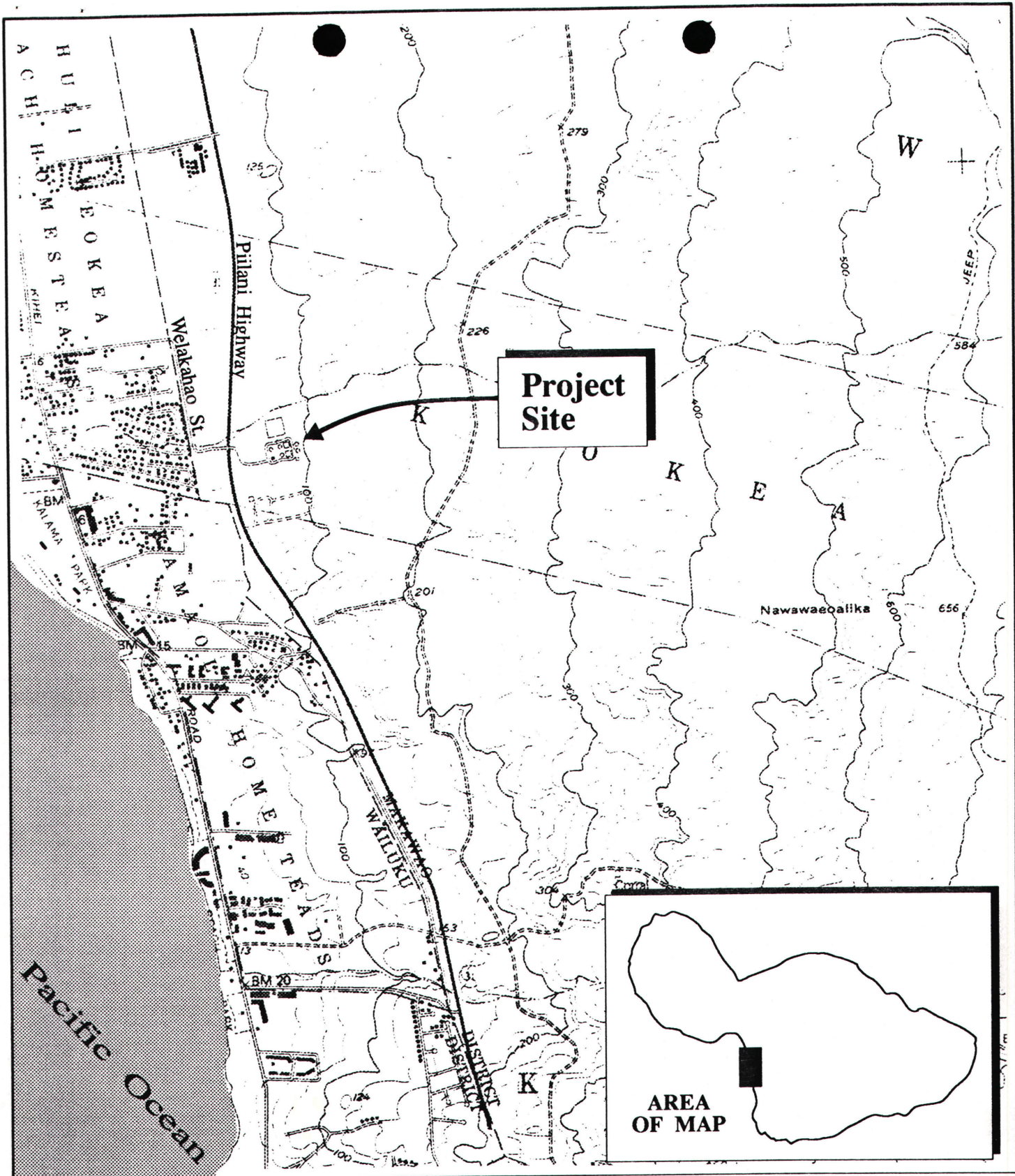


Figure 1 Kihei Wastewater Reclamation Plant Expansion

Regional Location Map



Michael T. Munekiyo Consulting, Inc.

Prepared for: County of Maui, Department of Public Works

MAY 1 1992

September 5, 1973

Mr. Stanley S. Goshi
Director of Public Works
Department of Public Works
200 South High Street
Wailuku, Maui 96793

Dear Mr. Goshi:

The original of the attached letter approving a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2: portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 So. High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

September 5, 1973

Maui Planning Commission
200 S. High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on August 30, 1973, the Land Use Commission voted to approve a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2; portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission.

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

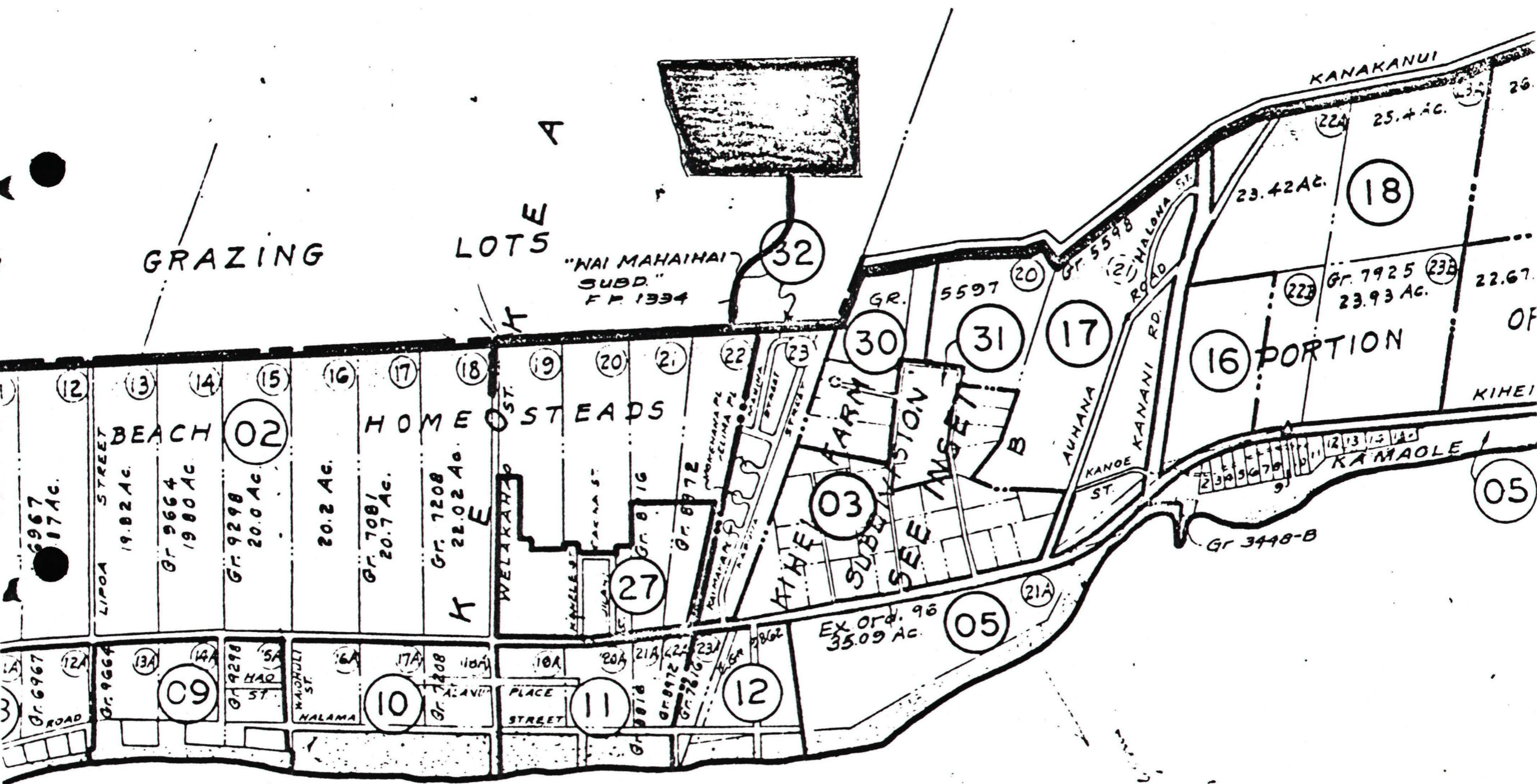
Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Dept. of Public Wks.,
Maui

Dept. of Taxation, Maui
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation



GRAZING

LOTS

"WAI MAHAHAI SUBD." F.P. 1334

BEACH

HOME STEADS

KIHEI SUBDIVISION

PORTION OF KIHEI

INSET A

SEA

1. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS OF GRANT AND THE SUBDIVISION RECORDS.
 2. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS OF GRANT AND THE SUBDIVISION RECORDS.
 3. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS OF GRANT AND THE SUBDIVISION RECORDS.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 30, 1973
2:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-155 - DEPARTMENT OF PUBLIC WORKS

A special permit to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District at Kihei, Maui, is requested by Stanley S. Goshi, Director of the Maui Department of Public Works. The property is a portion of a 7,460 acre parcel owned by Haleakala Ranch Company described as Tax Map Key 2-2-2: 1. By letter dated May 31, 1973, Haleakala Ranch advises that site acquisition by the County is underway and that authority is granted to this special permit request.

The site in question lies approximately 3000' mauka, or east, of Kihei Road in the vicinity of Kalama Park. The Kihei Urban District boundary is located 1,000' away. However, lands situated within the Urban District in this area are relatively undeveloped and apparently used for grazing. Other forms of agricultural activity such as mango and citrus orchards are evident in this Urban District. Residential and commercial uses are, for the most part, scattered on both sides of Kihei Road. Lands in the Agricultural District surrounding the subject site comprise the extensive grazing lands of Haleakala Ranch.

Lands in the area are Class E, indicating very poor suitability for overall agricultural use, and for machine cultivation; it is a complex of non-stony, stony and rocky lands; it is well drained and contains slopes of 5%. Elevation is approximately 80' above sea level and the rainfall in the area ranges from 10-15" annually. Access will be from the existing Welakahao Road via a 40' right of way.

Petitioner states the following reasons in justification of the request: "A sewer system and treatment facility for the Kihei area is a recommendation of the Kihei Civic Development Plan (General Plan).

"The proposed site has been recommended by the County's adopted Sewer Master Plan. The plan considered the desirability of a regional sewer system and also recognized the availability and compatibility of the site in relation to existing and proposed land uses.

"The proposed use will not be adverse to public health, safety and welfare."

A copy of the "Final Environmental Impact Statement - Kihei Sewerage System" prepared by the petitioner in June, 1973 was received, indicating:

1. Presently, waste water treatment in the area for the more than 2,500 residents is provided by individual cesspool units. In the makai areas of Kihei, cesspools are 6-10' deep with groundwater level at 2-4' below ground surface. In the higher areas, cesspools are 10-20' in depth. For larger developments, cavitets or small package treatment plants are required. Effluent is disposed of by injection wells extending 30 to 100' below the ground. Problems are already occurring with both cesspools and cavitets because of inadequate drainage and "plugging" by solids.
2. The proposed project provides for a sewage collection system and wastewater reclamation plant for an area extending from Kihei to Wailea. Future additions to the system can accommodate the Maalaea and Makena areas which would result in a service area encompassing 4,400 acres. The treatment plant will provide a 3 million gallons per day capacity over the next 20 years in accordance with the Kihei Civic Development Plan and population forecasts. A high quality secondary effluent will be produced. Approximately 250,000 gallons per day of the flow will receive additional treatment to produce high quality reclaimed water to irrigate Kalama Park and rangelands in the vicinity of the plant. Other methods of effluent reuse will be studied. Since the potable water supply at Kihei is received from outside the drainage basin, potential contamination is remote.
3. An immediate impact of the system would be to improve the quality of waste water treatment, thus eliminating any potential pollution to groundwater and beach areas.
4. Due to the treatment processes and facilities selected, no adverse impacts caused by odor are anticipated. Each pump station will have an odor control system to minimize the problem. The water reclamation plant will utilize a completely aerobic process and will be odor free. It was noted that the nearest residence is 1,800 feet away, and that winds are normally out of the northeast averaging 10-15 miles per hour during the afternoons, with lighter winds during the mornings and nights.

5. Buildings will be low profile 1-story structures with landscaping and therefore will not have any adverse visual impact.
6. All equipment except the surface aerators will be essentially sound-proofed within structures. The aerator itself has a very low noise level.
7. Alternative methods of effluent disposal were considered including tertiary treatment and outfall to the sea. It was determined that the cost for tertiary treatment was not justified at this time as effluent reuse now contemplates irrigation--which can be accomplished by the proposed method. An ocean outfall would involve additional costs, result in the loss of irrigation water, and be aesthetically objectionable.
8. Capital costs are estimated at \$10 million; operation and maintenance costs are estimated at \$84,000 per year.
9. A public meeting to discuss the project was held on February 22, 1973 at Kihei Elementary School and was attended by approximately 50 persons. Twenty persons testified in favor of this proposal and no testimony was presented in opposition.
10. Appendixes to the report include transcripts of several public meetings, copies of letters received by the Office of Environmental Quality Control and responses to these letters.

Letters were received from various agencies, including the Department of Education, University of Hawaii Environmental Center, Department of Planning and Economic Development, Department of Agriculture, Department of Land and Natural Resources, Department of Health, etc., dealing primarily with environmental and technical aspects of the proposal.

COUNTY RECOMMENDATION

At its July 24, 1973 meeting, the Maui County Planning Commission voted unanimously to recommend approval of the request contingent upon the following conditions:

- "1. That the site be appropriately landscaped with plans subject to review and approval by the Planning Department.

- "2. That the project commence within one (1) year after final approval.
- "3. That approval be granted upon favorable review of an Environment Impact Statement by the State Office of Environmental Quality Control and the County's Environmental Coordinator.
- "4. That all State and County requirements be met."

Correspondence transmitted by the Maui Planning Director include:

1. Letter dated July 5, 1973 from Director of Health Walter Quisenberry, recommending approval of the request since it is in accordance with the Department of Health's objectives of preserving the high quality waters of Kihei and eliminating public health hazards.
2. Letter dated June 26, 1973 from Director of the Maui Department of Water Supply, Carl Kaiama, advising that the project may require its own water system as the site may be above the existing service zone.
3. Letter dated June 15, 1973 from Gene Grounds, President of the Kihei Community Association, expressing strong support of the proposal.

ANALYSIS

The ultimate service area covered by this proposed facility extends for about 15 miles along the Maalaea, Kihei and Makena shoreline. Along this expanse, the Land Use Commission designated approximately 3,500 acres of land for Urban use in the initial establishment of district boundaries in 1964. Roughly 150 acres of land at Makena were designated Rural at that time, and an additional 400 acres mauka of the Wailea resort development were added to the Rural District in 1966.

To date, it is estimated by the staff that roughly 1,300 acres of the Urban District in this area, (or 37% of the total) are used for urban purposes. All residential, commercial and resort uses now established in the area utilize either cesspools or cavitets for sewage disposal. Without the proposed facility, all future developments in the remaining 2,200-acre Urban District and the 500-acre Rural District will also be required to utilize the above methods of sewage disposal. The undesirable conditions of inadequate drainage, plugging and potential pollution which

are associated with these methods of disposal will not only persist but will be greatly magnified to the serious detriment of the community and the environment.

Finally, it is noted that the proposal has been reviewed and generally supported by concerned citizens, organizations and affected governmental agencies. The Office of Environmental Quality Control has indicated that the final draft of the Environmental Impact Statement for this project was approved by Lt. Governor Ariyoshi on August 10, 1973.

Based on the above, the staff finds that this request substantially meets the guidelines for an "unusual and reasonable use" within the Agricultural District as provided for in Section 2.24 of the District Regulations.

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

September 5, 1973

Mr. Stanley S. Goshi
Director of Public Works
Department of Public Works
200 South High Street
Wailuku, Maui 96793

Dear Mr. Goshi:

The original of the attached letter approving a special permit to the Department of Public Works, County of Maui (SP73-155) to establish a sewage treatment plant on 23.4 acres of land situated within the State's Agricultural District, identified as Tax Map Key 2-2-2: portion of 1, Kihei, Maui; subject to the conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 So. High Street, Wailuku, Maui.

Very truly yours,

TATSUC FUJIMOTO
Executive Officer

Encls.

ACCELERATION
ACCELERASE
FOX RIVER

September 5, 1973

Maui Planning Commission
200 S. High Street
Wailuku, Maui 96793

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Planning Director

Gentlemen:

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Executive Officer

Encls.

cc: Dept. of Public Wks.,
Maui

Dept. of Taxation, Maui
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

1000'

ZONE 2

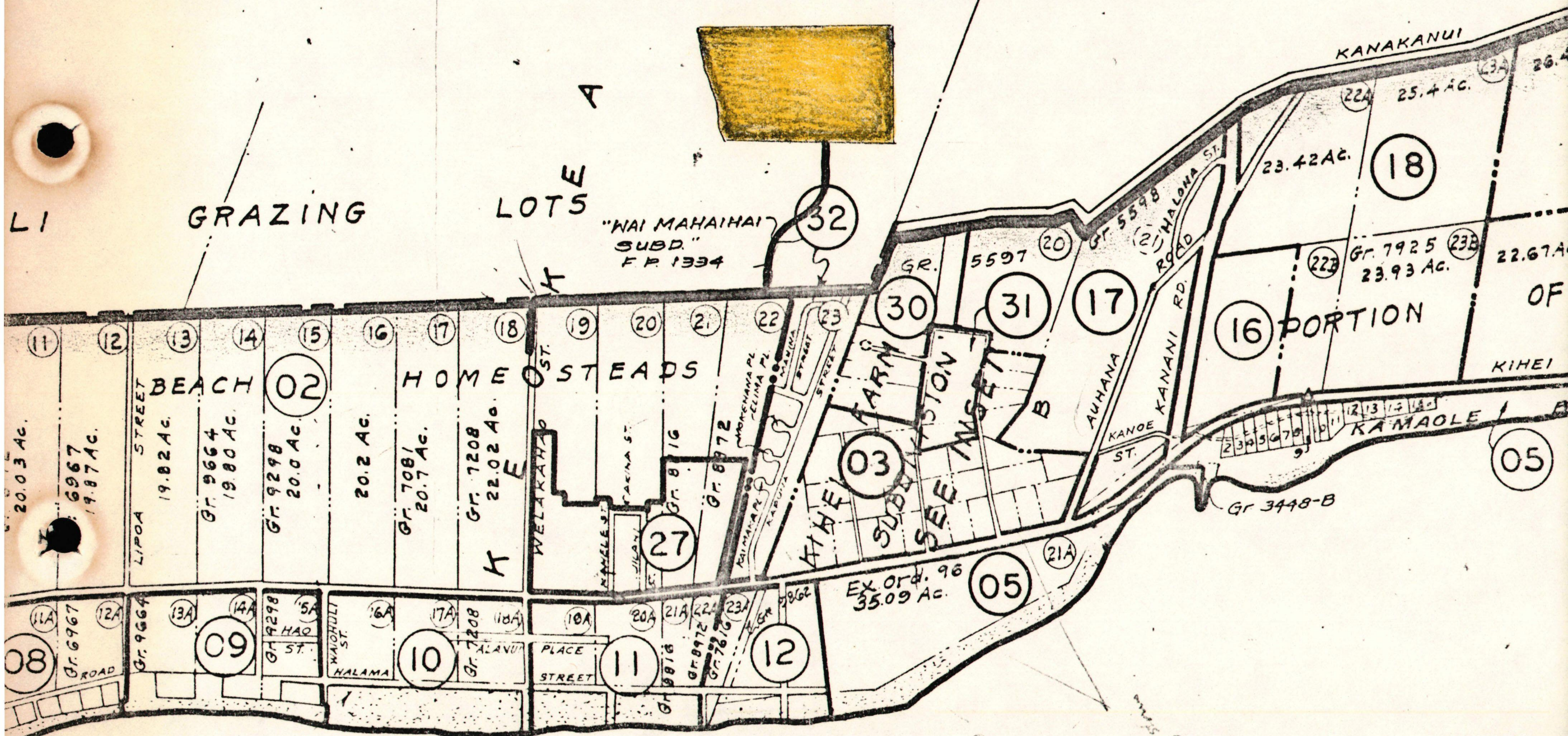
SEC. 2

L1

GRAZING

LOTS

"WAI MAHAHAI SUBD." F.P. 1334



SEE INSET A

SEA

Handwritten notes: KAMAOLE ARTS CENTER, 70 KAMAOLE ST, 510 KAMAOLE ST, KAMAOLE - Bldg, 1224 KAMAOLE ST

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 30, 1973
2:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-155 - DEPARTMENT OF PUBLIC WORKS

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Based on the above, the staff finds that this request substantially meets the guidelines for an "unusual and reasonable use" within the Agricultural District as provided for in Section 2.24 of the District Regulations.

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

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-155 - DEPT. OF PUBLIC WORKS DATE August 30, 1973
 (MAUI)
 PLACE State Conference Room TIME 2:00 p.m.
Wailuku, Maui

NAME	YES	NO	ABSTAIN	ABSENT
KIDO, SUNAO	✓			
5 SAKAHASHI, STAN	✓			
WUNG, LESLIE				
4 YAMAMURA, TANJI	✓			
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE				
MARK, SHELLEY	✓			
<i>Tangen, Eddie</i> INABA, GORO	✓			

Comments:

I move to approve the special permit as recommended by staff.



EXECUTIVE CHAMBERS

HONOLULU

August 6, 1973

JOHN A. BURNS
GOVERNOR

RECEIVED

AUG 20 1973

State of Hawaii
LAND USE COMMISSION

Dear Mr. Goshi:

Based upon the information provided in the Final Environmental Impact Statement of Kihei Sewerage System, County of Maui, and upon the recommendation of the Office of Environmental Quality Control, I hereby approve this Final Statement.

Sincerely,

George R. ...

Mr. Stanley Goshi, Director
Department of Public Works
County of Maui
Wailuku, Hawaii 96793

cc: Dr. Richard Marland

8-15-73 Copy to:

Mayor
Engr
Consultant
Planning
Finance
Fed Program
Health Dept - Mr. S. Soneda
Land Use Com - Mr. Tatsuo Fujimoto ✓
Exec Officer
Dr. Miura

RECEIVED
AUG 15 1973

DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI

August 10, 1973

Mr. Stanley S. Goshi
Director of Public Works
Department of Public Works
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Goshi:

The Land Use Commission next meets on August 30, 1973, at 2:00 p.m., in the State Conference Room, Ground Floor, State Building, 54 High Street, Wailuku, Maui.

At that time the petition by the Department of Public Works, County of Maui (SP73-155) to construct, operate and maintain a sewage treatment plant in the Agricultural District at Kihei, 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

August 9, 1973

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATIONS

Please be advised that the following boundary amendments and special permit applications within the Counties of Maui and Hawaii have been filed with the Land Use Commission.

County of Maui

A73-366 - Amfac Communities, Inc. - Hawaii (Kaanapali, Lahaina, Maui)
Approximately 17.4 acres from the Agricultural District to the Urban District at Kaanapali, Lahaina, Maui, Tax Map Key 4-4-02: portion 2 for use as transportation center for visitor industry.

A73-368 - Department of Accounting & General Services (Lahaina, Maui)
Approximately 103.8 acres from the Agricultural District to the Urban District at Lahaina, Maui, Tax Map Key 4-6-18: 13 and portion 5 and 12 for school expansion.

✓ SP73-155 - Department of Public Works, County of Maui (Kihei, Maui)
Special permit request to construct, operate and maintain a sewage treatment plant on approximately 23.4 acres of land in the Agricultural District at Kihei, Maui, Tax Map Key 2-2-02: portion of 1.

SP73-156 - Maui Land & Pineapple Co., Ltd. (Honokohua, Maui)
Special permit request to construct a water transmission system on approximately 3 acres of land in the Agricultural District at Honokohua, Maui, Tax Map Key 4-2-1: portion 1.

County of Hawaii

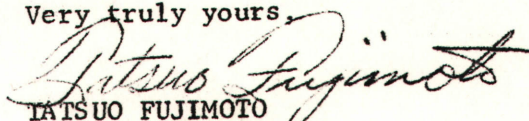
A73-265 - Eugene F. Kennedy Investments, Inc. (Waiakea, Hawaii)
Approximately 13.4 acres from the Agricultural District to the Urban District at Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-38: 3 and 4 for subdivision into single family residential lots.

The public hearings on the above boundary amendment applications and action on the special permits are scheduled for August 30, 1973 in Maui and August 31, 1973 in Hawaii.*

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.

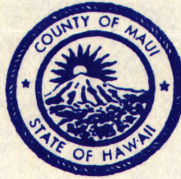
Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agendas

SEE MASTER FILE FOR MAILING LIST.

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



58-155
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

July 27, 1973

RECEIVED

AUG 3 1973

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: LUC Special Permit request by the Department of
Public Works, County of Maui (TMK 2-2-2:por. 1,
Kihei, Maui)

The Maui County Planning Commission, at its meeting of July 24, 1973, voted unanimously to recommend approval of the Special Permit application by the Department of Public Works, County of Maui, to construct, operate, and maintain a sewage treatment plant on 23.4 acres of land located in Kihei, Maui. At the public hearing of July 3, 1973, aside from the applicant, Mr. Hannibal Tavares of A & B, Inc., spoke for the granting of the request. No one spoke against it. Our department has also received a letter from the Kihei Community Association and the State Department of Health favoring the subject request.

In recommending approval, the Commission concurred with the staff's report that the subject request generally meets the State Land Use Commission's guidelines for Special Permits.

Approval of the request is contingent upon the following conditions:

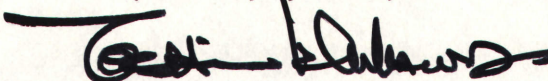
1. That the site be appropriately landscaped with plans subject to review and approval by the Planning Department.
2. That the project commence within one (1) year after final approval.
3. That approval be granted upon favorable review of an Environment Impact Statement by the State Office of Environmental Quality Control and the County's Environmental Coordinator.
4. That all State and County requirements be met.

Mr. Tatsuo Fujimoto
July 27, 1973
page 2

Transmitted for your information are copies of the application, staff reports, and other pertinent material of the subject request.

Should you have any questions, please contact us at any time.

Very truly yours,


HOWARD K. NAKAMURA
Planning Director

jc

Attachments

cc: Stanley Goshi

July 18, 1973

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Department Staff
SUBJECT: Special Permit request by the Department of Public Works
for a Sewage Treatment Plant in Kihei (TMK 2-2-2:1)

Comments:

1. The public hearing on this matter was held by the Commission on July 3, 1973. Beside the consultants, Mr. Hannibal Tavares spoke for the request. No one spoke against it.
2. Since the public hearing, our department has received communications from the State Department of Health indicating support of the proposed project.
3. The subject request meets the following guidelines established by the State Land Use Commission for Special Permits:
 - a. That the desired use would not adversely affect the surrounding property.
 - b. That the land upon which the proposed use is sought is unsuited for the uses permitted within the district except for cattle grazing.
 - c. That the proposed use will not substantially alter or change the essential character of the land and the present use.
 - d. That the proposed use will make the highest and best use of the land involved for the public welfare.

Recommendation:

Staff recommends approval of the request for the following reasons and with the following conditions:

Reasons:

1. The subject request conforms with the suggested capital improvements program of the Kihei General Plan. In addition, the proposed location follows that which is recommended by the County's Sewer Master Plan.

2. The proposed use is compatible with the existing neighborhood.

3. The need for such a facility in Kihei is quite evident.

4. The subject request meets with the State Land Use Commission guidelines for Special Use Permits.

Conditions:

1. That the site be appropriately landscaped with plans subject to review and approval by the Planning Department.

2. That the project commence within one (1) year after final approval.

3. That approval be granted upon favorable review of an Environment Impact Statement by the State Office of Environmental Quality Control and the County's Environmental Coordinator.

4. That all State and County requirements be met.

JOHN A. BURNS
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

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

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

RALPH B. BERRY, M.P.H., M.D.
DEPUTY DIRECTOR OF HEALTH

HENRI P. MINETTE, M.P.H., DR.P.H.
DEPUTY DIRECTOR OF HEALTH

July 5, 1973

Mr. Howard K. Nakamura, Director
Planning Department
County of Maui
Wailuku, Maui, Hawaii

Dear Mr. Nakamura:

This is in response to the Special Permit Application to construct, operate and maintain sewage treatment plant in Kihei.

The Department of Health has no objections to the subject request for permit. The proposed regional municipal sewage collection, treatment and disposal system is compatible with this Department's objective of preserving the high quality waters of the Kihei coastline and eliminating public health hazards.

Approval is recommended.

Very sincerely,

Walter B. Quisenberry
WALTER B. QUISENBERRY, M.D.
Director of Health

MAUI PLANNING COMMISSION
PUBLIC HEARING
July 3, 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 Hearing Room, Room 614, 6th Floor, County Building, Wailuku, Maui, Hawaii, on Tuesday, July 3, 1973.

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

COUNTY OF MAUI, DEPARTMENT OF PUBLIC WORKS, by Mr. Stanley Goshi, Director, requesting approval of a Land Use Commission Special Permit to construct, operate and maintain a sewage treatment plant on property easterly (mauka) of the proposed Piilani Highway near the Welakahao Street intersection in Kihei, Maui, and further identified as TMK 2-2-02: 1. The subject property contains 23.443 acres.

Mr. Ishikawa read the notice of public hearing, a copy of which is attached hereto and made a part hereof.

The application was circulated and recorded as being read.

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

Mr. Kage: How far away will that be, away from the future school site?

Mr. Chang: 1,000 feet.

Mr. Kage: The Public Works Director will be making other technical reports?

Mr. Chang: Yes.

Mr. Matsui: What about the wind? Which is the normal tradewind direction?

Mr. Chang showed the wind direction from the map.

One communication was received from the Kihei Community Association dated June 15, 1973, which supported the project, and one communication from the Department of Water Supply, which Mr. Chang read.

No other letters of approval or protest were received as of 12:45 p.m. this date.

The Chair opened the hearing to the public.

Mr. Hannibal Tavares presented written testimony, a copy of which is attached hereto and made a part hereof.

Mr. Kage: How large is this going to be? What area can they service? Will it be the whole Kihei area starting from Flats, how far does it go?

Mr. Uemae: The intent is to service all of Kihei.

Mr. Kage: It goes all the way?

Mr. Uemae: Right now it is to take care of area up to Wailea property. Incrementally it can include Makena as well as Maalaea.

Mr. Matsui: The entire Kihei area is covered?

Mr. Uemae: Yes, but not included in this project. This project will go from Kealia to Wailea.

Mr. Kage: Because it is on a higher elevation than the shoreline, will you have pumping stations and if so, how many pumping stations do you have?

Mr. Uemae: Eight pumping stations.

Mr. Kage: This particular sewer, the capacity is how many gallons?

Mr. Uemae: Three million gallons.

Mr. Kage: Will this recycle the waste?

Mr. Uemae: The intent is to use effluent for irrigation purposes... initially we will be irrigating Kalama Park....and also excess effluent to supply pasture lands.

Mr. Kage: Let's assume that Wailea comes in and says they want effluent to irrigate golf courses.

Mr. Uemae: It would be considered.

Mr. Kage: I know it is scientifically safe to drink...this particular recycling will be done?

Mr. Uemae: It won't be clean enough to drink.

Mr. Kage: What happens to the solids?

Mr. Uemae: The solid will be separated and disposed of at the refuse disposal site.

Mr. Kage: Are you planning to reclaim land?

Mr. Uemae: I don't think we would have enough solids.

Mr. Kage:If it goes through as a federally subsidized project, people will have to pay a rent, like water and garbage?

Mr. Uemae: There will be a service charge.

Mr. Matsui: If Makena should be developed what kind of provision do they have to expand this area? Will you just need more pumping stations?

Mr. Uemae: It would include pumping stations.

Mr. Matsui: This parcel here can take care of Makena and Maalaea? 23.44 acres, is this amount provided for the expansion?

Mr. Rogers: Yes.

Mr. Matsui: So if you decided to bring in Makena and Maalaea you don't have to come back to the Commission?

Mr. Rogers: 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.

Respectfully submitted,

JEAN A. UEMAE .
Private Secretary

RECORD OF ATTENDANCE

Present: Y. Matsui
S. Hokama
G. Murashige
K. Kage
W. Uemae
C. Kaiama

Excused: G. A. Freeland
M. Kimura

Others: H. Nakamura
C. Hart
P. Matsui
J. Chang
C. Longo
C. Cameron
H. Tavares
M. Kitagawa
B. Rogers
K. Kato
J. Brock

June 27, 1973

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Department Staff

EXPLANATION OF THE REQUEST

Applicant: Department of Public Works by Mr. Stanley Goshi
LOCATION: Kihei, Maui
TMK: 2-2-2: por. 1
Area: 23,443 acres
Zoning: State Agricultural District
Request: The applicant request approval of a Special Permit to construct, operate, and maintain a sewage treatment plant at the subject site.

EXISTING CONDITIONS

1. The subject site is situated in Kihei, mauka of the present urban area and proposed alignment of Piilani Highway. The subject property is currently owned by Haleakala Ranch Company.
2. Aside from the present urban area, lands surrounding the site are kiawe lands used for cattle grazing by the ranch. The subject site is approximately 650 feet away from the nearest urban zoned lands.
3. According to the applicant, access to the subject site will be from Welakahao Street, along the mauka boundary of the urban district for 1600 feet and up to the site.
4. According to the Land Study Bureau, soils in the area are classified "E", indicating poor use for agricultural purposes. Soils in the area are rocky, well drained and very poorly suited for machine tillability. The ground slopes at 4 to 5 percent in a westerly direction. Elevation of the site averages to 115 feet.
5. On February 22, 1973, a public informational meeting on the proposed sewer treatment and collection system was held in Kihei. Although some technical questions were raised, the response to the proposal was highly favorable.

ANALYSIS OF THE REQUEST

1. The Kihei General plan states that the projected growth in the region makes it imperative that a high priority in the capital improvements program be made for a sewer treatment system since the entire region is presently unsewered. In addition, a sewage treatment plant and collection system for the area is also recommended by the County's Sewer Master Plan. The plan includes site analysis and evaluation of the possible locations for the plant. The subject site is similar to the recommended plan of the Sewer Master Plan.
2. The subject request is compatible with the existing neighborhood development. The subject site is relatively isolated, but on the other hand, it is centrally located to ultimately serve the entire region. Location of the facility will be outside the Kihei Urban District with available access for operation and maintenance.

staff report - 2
sup for sewage treatment plant

3. The need for such a facility in the Kihei region is quite evident. With the rise of developmental activities in the area, it seems only logical to have a unified sewer system for the region. Unlike the existing private systems, the public system will provide adequate safeguards and service for the Kihei residents. Communications received from the Kihei Community Association indicates this need and thereby expresses full support for the Special Permit to construct, operate, and maintain a sewage treatment plant at the subject site.

4. As of this date, our department has not received any other letters for or against the subject request.



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

June 26, 1973

RECEIVED
JUN 27 1973
DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Howard Nakamura, Director
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Nakamura:

Subject: Special Permit Application
Sewage Treatment Plant
Kihei, Maui, TMK 2-2-02-1

The Special Permit Application does not specify the need for water service from the Board of Water Supply system. Should there be a need for domestic water for this project and on this site, the application should specify its desire and ability to obtain the service. From the information submitted for review by this Department, it may be necessary for this project to include construction of its own water system to provide itself with adequate volume and water pressure as the area in question may be above the existing service zone of the area.

Aloha,

Carl Kaiama

Carl Kaiama, Director
Department of Water Supply

CK/jw

"By Water All Things Find Life"

KIHEI COMMUNITY ASSOCIATION

P. O. BOX 302
KIHEI, HAWAII 96753

June 15, 1973

County of Maui
Department of Public Works
County Building
Wailuku, Hawaii 96793

RECEIVED
JUN 19 1973

DEPT. OF PLANNING
COUNTY OF MAUI

Dear Mr. Goshi:

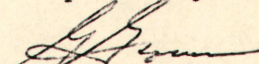
The Kihei Community Association wishes to express their entire support for the approval of a Land Use Commission Special Permit to construct, operate and maintain a Sewage Treatment Plant in Kihei. It is our understanding that the location of the plant will be on the mauka side of the proposed Piilani Highway near the Welakahua intersection in Kihei. Tax key 2-2-02:1; containing 23 acres.

The Kihei Community Association has been active over many years in working with the County of Maui in establishing a Sewage Treatment Plant in Kihei. On February 22, 1973, a Public Hearing was held at Kihei School to show the proposed Sewage Treatment Plant system and how it was designed to support the community.

It is our opinion that the plant that has been designed and engineered in cooperation with the Department of Public Works and Planning Commission along with Norman Saito is the one that will best suit our needs. We strongly support this action. This is a much needed service in the Kihei area. There has been a sharp increase in the amount of cesspools being installed as well as those that have needed to be pumped on an annual basis. The increasing activity due to large condominium developments and small as well as the residential increase and the development of Wailea; necessitate a Sewage Treatment Plant to cover this entire area. We feel that adequate safe guards have been considered for all aspects both on a technical and a society basis.

In order to keep the cost of this project down, we urge that special permit be approved and that construction be started as soon as possible.

Respectfully Submitted,


Gene H. Grounds
President

RECEIVED
JUN 18 1973

DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI

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, July 3, 1973, in the Hearing Room, 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:

COUNTY OF MAUI, DEPARTMENT OF PUBLIC WORKS, by Mr. Stanley Goshi, Director, requesting approval of a Land Use Commission Special Permit to construct, operate and maintain a sewage treatment plant on property easterly (mauka) of the proposed Piilani Highway near the Welakahao Street intersection in Kihei, Maui, and further identified as TMK 2-2-02: 1. The subject property contains 23.443 acres.

Information regarding the subject request is on file in the office of the County of Maui Planning Department at the County Building, Wailuku, Maui, and is open to the public for inspection during office hours.

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

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--June 14, 1973)

file

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, July 3, 1973, in the Hearing Room, 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:

COUNTY OF MAUI, DEPARTMENT OF PUBLIC WORKS, by Mr. Stanley Goshi, Director, requesting approval of a Land Use Commission Special Permit to construct, operate and maintain a sewage treatment plant on property easterly (mauka) of the proposed Piilani Highway near the Welakahao Street intersection in Kihei, Maui, and further identified as TMK 2-2-02: 1. The subject property contains 23.443 acres.

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

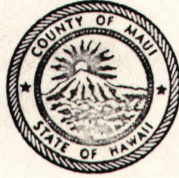
MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--June 14, 1973)

ELMER F. CRAVALHO
Mayor

STANLEY S. GOSHI
Director of Public Works

WAYNE S. UEMAE
Deputy Director of Public Works



DIVISIONS:
Building
Engineering
Highway Construction
and Maintenance
Sewers

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

June 1, 1973

RECEIVED
Jun 1
1973

Mr. Howard K. Nakamura
Planning Director
County of Maui
Wailuku, Maui, Hawaii

DEPT. OF PLANNING
COUNTY OF MAUI

Dear Mr. Nakamura:

Transmitted for appropriate action are three copies of Application for Special Permit for the Kihei Sewer Treatment Plant.

Also enclosed is a letter from the owner authorizing the Department of Public Works to submit the application.

Your expeditious processing of the application will be appreciated.

Very truly yours,

STANLEY S. GOSHI
Director of Public Works

Trans.

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

SP73-155

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

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. 2-2-02-1

(2) Lot Area 23.443 acres (3) Location Waiohuli-Keokea, Kihei, Maui

B. Ownership: (1) Owner's name Haleakala Ranch Company

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

C. Request: (1) State request briefly and exactly: Construct, operate, and maintain a sewage treatment plant on a 23.443 acre portion of TMK 2-2-02-01. (See attached sketch)

RECEIVED

JUN 1 1973

DEPT. OF PLANNING
 COUNTY OF MAUI

(2) Reasons justifying granting of request: A sewer system and treatment facility for the Kihei Area is a recommendation of the Kihei Civic Development Plan (General Plan).

The proposed site has been recommended by the County's adopted Sewer Master Plan. The plan considered the desirability of a regional sewer system and also recognized the availability and compatibility of the site in relation to existing and proposed land uses.

The proposed use will not be adverse to public health, safety and welfare.

D. Applicant: (1) Name Dept. of Public Works, County of Maui

(2) Address Wailuku, Maui (3) Telephone 244-7845

(4) Signature Stanley A. Goshki

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

HALEAKALA RANCH CO.

MAKAWAO, MAUI, HAWAII 96768

May 31, 1973

RECEIVED

JUN 1 1973

DEPT. OF PLANNING
COUNTY OF MAUI

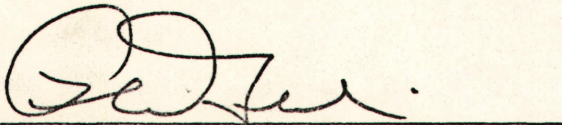
Mr. Howard Nakamura, Director
Planning Department
County of Maui
P. O. Box 1487
Kahului, Hawaii 96732

Dear Mr. Nakamura:

The County of Maui plans to locate a water reclamation plant on our land. The site will be approximately 25 acres in size situated in tax key 2-2-02:1, approximately 3,700 feet east of the Kihei Road as it fronts Kalama Park, adjacent and southward of the Keokea Gulch. A sketch map is attached showing the intended site.

The County of Maui is presently negotiating with us for this site acquisition, and in order to expedite the obtaining of a special use permit we hereby authorize the County of Maui to initiate the petition, for said special use permit.

Very truly yours,



Peter D. Baldwin
Vice President

- Encl.