

Action

Sep 24 - Nov 8

Oct 17

SP73-160 - DEPARTMENT OF PUBLIC WORKS (MAUI)

October 23, 1973

Maui Planning Commission  
200 South High Street  
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura  
Planning Director

Gentlemen:

At its meeting on October 17, 1973, the Land Use Commission voted to approve a special permit to the Department of Public Works (SP73-160) to allow the construction and operation of a County baseyard on approximately 20 acres of land of which 9 acres are situated within the State's Agricultural District, described as Tax Map Key 3-8-07; parcel 58, Wailuku, 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

Encl.

cc: Department of Public Works  
Department of Taxation, Maui  
Property Technical Office, Dept. of Tax.  
Tax Maps Recorder, Dept. of Tax.  
Real Property Tax Assessor, Dept. of Tax.

October 23, 1973

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

Dear Mr. Goshi:

The original of the attached letter approving a special permit to the Department of Public Works (SP73-160) to construct and operate a County baseyard on approximately 20 acres of land of which 9 acres are situated within the State's Agricultural District, described as Tax Map Key 3-8-07; parcel 58, along Waiale Drive, Wailuku, Maui; subject to the conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Encl.

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

County Council Room  
Hilo, Hawaii

October 17, 1973 - 10:30 a.m.

*Approved*  
NOV 28 1973

COMMISSIONERS PRESENT: Eddie Tangen, Chairman  
Stanley Sakahashi, Vice Chairman  
Alexander J. Napier  
Shelley M. Mark  
James Carras  
Mitsuo Oura  
Tanji Yamamura

COMMISSIONER ABSENT: Sunao Kido

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
Gordan Furutani, Planner  
E. John McConnell, Deputy Attorney General  
Dora Horikawa, Clerk Reporter

Chairman Tangen called the meeting to order and swore in persons who would be testifying today.

ADOPTION OF MINUTES

The minutes of the August 30 and 31, 1973 meetings were approved as circulated.

HEARING

PETITION BY KATSUMI NII (A73-369) TO RECLASSIFY 10.89 ACRES FROM AGRICULTURAL TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII

It was advised by Mr. Tatsuo Fujimoto, Executive Officer, that a letter, dated October 4, 1973, had been received from Mr. Jeffrey Choi, representing the petitioner, requesting a deferral of the hearing on the petition by Katsumi Nii. (See copy of letter on file.) Mr. Choi explained further that he had only recently been retained by the petitioner and therefore had not had sufficient time to familiarize himself with the details of the petition.

Mr. Tanaka also agreed with Chairman Tangen that the developer was committed to preserving those areas designated by the Bishop Museum as archeological sites; also, the residents will be permitted to hook up to the electrical and telephone lines once they are installed.

Commissioner Carras wondered whether the residents along the highway could be given some assurance to allay their concerns over the proposed road widening. Chairman Tangen reiterated his belief that there was adequate reserve area for this purpose. However, if any condemnation is necessary, this will take place under legal procedures.

Commissioner Oura moved to approve the special permit, subject to the 7 conditions established by the Hawaii County Planning Commission, with the additional stipulation that approval of the special permit shall be for the applicant only and shall be non-transferable. The motion was seconded by Commissioner Yamamura and unanimously approved.

✓ APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS (SP73-160) FOR A SPECIAL PERMIT TO CONSTRUCT AND OPERATE A COUNTY BASEYARD AT WAILUKU, MAUI

Mr. Fujimoto presented the staff memo recommending approval of the special permit, subject to the conditions imposed by the County of Maui (see copy of report on file).

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

PETITION BY THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES (A73-368) TO RECLASSIFY 103.8 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINA, MAUI

It was recommended in the staff memorandum presented by Mr. Gordan Furutani that the subject petition be approved to enable the petitioner and the Department of Education to proceed with the badly needed facilities (see copy of report on file).

Commissioner Yamamura moved to approve the petition, which was seconded by Commissioner Carras, and unanimously passed.

HAWAII LABORERS' HOUSING CORPORATION

It was reported by Mr. Fujimoto that another extension request for action on the Hawaii Laborers' Housing Corporation property in

STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-160 - DEPT. OF PUBLIC WORKS DATE October 17, 1973

PLACE County Council Room TIME 10:30 a.m.  
Hilo, Hawaii

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

S  
M

Comments:

I move to approve the special permit subject to the conditions imposed by the Maui County Planning Commission.

STATE OF HAWAII  
LAND USE COMMISSION

October 17, 1973  
10:30 a.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-160 - DEPARTMENT OF PUBLIC WORKS (MAUI)

The Maui Planning Commission on August 28, 1973 held a public hearing on this special permit application by the Maui County Department of Public Works. The application is to allow the construction and operation of a County baseyard on property located in the State's Agricultural District, along Waiale Drive, Wailuku, Maui, Tax Map Key 3-8-07: parcel 58. The parcel contains approximately 20 acres of which 9 acres are situated within the Agricultural District and comprises the subject of this special permit request. The remaining 11 acres are situated within the Urban District.

BACKGROUND

The Department of Public Works states that the proposed baseyard would enable them to consolidate and centralize a substantial part of the operations of the Department of Water Supply and the Department of Public Works, resulting in public benefits. It would enable them to modernize equipment and facilities, and provide additional space for adequate and safe operations.

The surrounding area is characterized chiefly by sand dunes with kiawe and lantana vegetation on the east side and by sugar cane fields to the west.

Soil classification is Class E indicating "poor" suitability for crop production. The topography of the parcel is variable and the land consists primarily of lime with deep, non-stony sand. The median annual rainfall is approximately 27 inches.

There were no letters of protest or approval received by the Maui County Planning Department.

COUNTY RECOMMENDATION

On September 18, 1973, the Maui Planning Commission unanimously recommended approval of the special permit application on the following bases:

- "1. That the desired use would not adversely affect the surrounding property.
- "2. That the land upon which the proposed use is sought is unsuited for uses permitted within the district.
- "3. That the proposed use will make the highest and best use of the land involved for the public welfare."

The approval recommended is subject to 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 an environmental assessment be prepared, and be subject to favorable review by the County's Environmental Coordinator.
- "4. That all State and County requirements be met."

#### ANALYSIS

This special permit application essentially meets the guidelines established in Section 2.24 of the State Land Use District Regulations since:

1. The request is in conformance with the Wailuku-Kahului General Plan.
2. The parcel under consideration has little value as agricultural use due to poor soil conditions.
3. The proposal would not unreasonably burden public facilities as the applicant plans to provide for sewage disposal and drainage facilities for this project. All other public facilities can adequately handle this development.
4. The proposed use will have no adverse affect upon the sugar cane field operations nearby nor will it appreciably change the character of the area if it is properly landscaped.

Based on these findings, the staff recommends approval of this special permit application subject to the conditions imposed by the County of Maui. It is further recommended that the subject area be considered for inclusion in the Wailuku Urban District during the coming boundary review.

October 3, 1973

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

Dear Mr. Goshi:

The Land Use Commission next meets on  
October 17, 1973, at 10:30 a.m., in the County Council  
Room, 25 Aupuni Street, Hilo, Hawaii.

At that time the special permit application by the  
Department of Public Works (Maui) (SP73-160) to construct  
and operate a County baseyard in the Agricultural District  
at Wailuku, 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

JOHN A. BURNS  
GOVERNOR



3830  
FREDERICK C. ERSKINE  
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES  
DEPUTY TO THE CHAIRMAN

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

October 3, 1973

RECEIVED

OCT 4 1973

State of Hawaii  
LAND USE COMMISSION

MEMORANDUM

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

SUBJECT: 1) A73-369 - Katsumi Nii (Hawaii)  
2) SP73-158 - Mauna Kea Sugar Company (Hawaii)  
3) SP73-159 - Makoto Nitahara (Hawaii)  
4) A73-370 - K. Oue, Ltd. (Hawaii)  
5) A73-371 - Leo I. Fleming (Hawaii)  
6) SP73-157 - Hawaii Land Corporation (Hawaii)  
7) ✓ SP73-160 - Dept. of Public Works (Maui)

1) A73-369 - Katsumi Nii (Hawaii)

The Department of Agriculture has reviewed this proposed boundary amendment and finds no significant effects on agriculture. This change is consistent with present use of surrounding areas.

The Department, recommends that the Agriculture status of lands mauka of the Kupulau Street boundary be retained in the present classification. We do suggest that considered use of tax exemptions can maintain a favorable balance of open areas in suburban districts. Crop use of these areas could provide some aesthetic benefits.

This applicant is employed by the Department of Agriculture as a meat inspector. At no time has he contacted the Department on this matter and his position would not have any influence on the Department's position on this matter.

2) SP73-158 - Mauna Kea Sugar Company (Hawaii)

The subject application proposes to construct a sewage treatment plant and waste stabilization pond on approximately five acres of land zoned for agricultural use now planted in sugar cane. We feel that the use of this parcel for construction of sewer line, sewage treatment plant, waste stabilization pond, and injection well will serve community needs and will not have an adverse economic effect on agricultural activities in the area.

3) SP73-159 - Makoto Nitahara (Hawaii)

The Department of Agriculture supports Mr. Nitahara's application for a planned arboretum, botanical garden, and nursery complex for they represent excellent

opportunities to promote and market the variety of flowers and foliage grown in Hawaii.

Moreover, we have encouraged Mr. Nitahara through farm loans to convert his papaya orchard into a flower, foliage, and tree nursery. Mr. Nitahara moved to Panaewa in hopes of raising papayas, but because of replant problems, had to convert to other uses.

Outstanding growth in our export of flowers and foliage is complementing the growth in papaya as a valued export from Hawaii County. Increased exposure of visitors to plant and flowers will reinforce the export market for flower and foliage products of the State.

In all developments in agricultural areas we favor establishment of natural screening of working or parking areas to assure preservation of aesthetic values. The use of a display garden arboretum system combined with an on site marketing opportunity represents an addition to the tourist aspects for Hilo.

Similar arboretum gardens nearer the center of Hilo will eventually be displaced. To assure a continuity of this type of operation it is necessary to plan for the future by encouraging more developments of this type in the Panaewa Farm-Lot area and other specialized plantings further from Hilo.

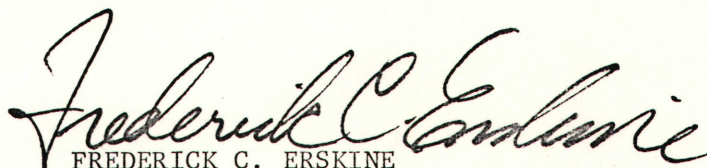
We feel an arboretum, botanical-garden operation which is a permitted activity in an RA Zone should be permissible in areas having the lower A Zone classification.

We strongly support this petition.

- 4) A73-370 - K. Oue, Ltd. (Hawaii)
- 5) A73-371 - Leo I. Fleming (Hawaii)
- 6) SP73-157 - Hawaii Land Corporation (Hawaii)
- 7) SP73-160 - Dept. of Public Works (Maui)

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

Thank you for the opportunity to comment on these matters.

  
FREDERICK C. ERSKINE  
Chairman, Board of Agriculture

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

October 2, 1973

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATIONS

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

A73-369 - Katsumi Nii (Waiakea Homesteads, South Hilo, Hawaii)

Approximately 10.89 acres from the Agricultural District to the Urban District at Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-4-03: 5 for residential subdivision.

SP73-157 - Hawaii Land Corporation (Kupahua, Puna, Hawaii)

Special permit request to allow the development of a resort-residential development on approximately 61 acres of land in the Agricultural District at Kupahua, Puna, Hawaii, Tax Map Key 1-2-02: 9, 20, 29 and 31.

SP73-158 - Mauna Kea Sugar Company (Pepeekeo, South Hilo, Hawaii)

Special permit request to allow the construction of a sewage treatment plant, injection well and sewer lines on approximately 4 acres of land in the Agricultural District at Pepeekeo, South Hilo, Hawaii, Tax Map Key 2-8-07: portion 1.

SP73-159 - Makoto Nitahara (Panaewa Farm Lots, South Hilo, Hawaii)

Special permit request to allow the operation of a commercial arboretum on approximately 20 acres of land in the Agricultural District at Panaewa Farm Lots, South Hilo, Hawaii, Tax Map Key 2-2-48: 13.

✓ SP73-160 - Department of Public Works (Wailuku, Maui)

Special permit request to construct and operate a County baseyard on approximately 20.04 acres of land in the Agricultural District at Wailuku, Maui, Tax Map Key 3-8-7: 58.

The public hearing on the above boundary amendment application and action on the special permits are scheduled for October 17, 1973.\*

We would appreciate any written comments for or against the above requests, or you or your agent may appear at the public hearing. If you are planning to testify before the Commission during the public hearing on any of the above requests, we would appreciate a copy of your testimony in writing.

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.

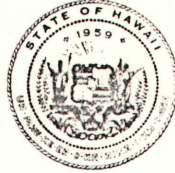
Very truly yours,

*Tatsuo Fujimoto*  
TATSUO FUJIMOTO  
Executive Officer

\*See enclosed agenda

SEE MASTER FILE FOR MAILING LIST.

JOHN A. BURNS  
GOVERNOR



3826  
E. ALVEY WRIGHT  
DIRECTOR

LAWRENCE F. O. CHUN  
DEPUTY DIRECTOR

MUNNY Y. M. LEE  
DEPUTY DIRECTOR

DOUGLAS S. SAKAMOTO  
DEPUTY DIRECTOR

STATE OF HAWAII

DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

PMN 7.1580

October 1, 1973

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OCT 2 1973

State of Hawaii  
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

We have reviewed the following applications and have no comments for or against them:

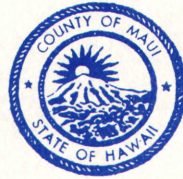
- A73-369 - Katsumi Nii (Hawaii)
- A73-370 - K. Oue, Ltd. (Hawaii)
- A73-371 - Leo I. Fleming (Hawaii)
- SP73-157 - Hawaii Land Corporation (Hawaii)
- SP73-158 - Mauna Kea Sugar Company (Hawaii)
- SP73-159 - Makoto Nitahara (Hawaii)
- SP73-160 - Dept. of Public Works (Maui)

Very truly yours,,

PAUL H. ARIZUMI  
Property Management Officer

3805

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



Elmer F. Cravalho  
Mayor

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

Howard Nakamura  
Planning Director

**COUNTY OF MAUI  
PLANNING DEPARTMENT**

200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

IN REPLY REFER TO:

September 20, 1973

**RECEIVED**

SEP 24 1973

**State of Hawaii  
LAND USE COMMISSION**

Mr. Tatsuo Fujimoto  
State Land Use Commission  
Department of Planning  
and Economic Development  
State of Hawaii  
P. O. Box 2359  
Honolulu, Hawaii

SP-73-160

Dear Mr. Fujimoto:

Re: Special Permit Application by Mr. Stanley  
Goshi, Director, Department of Public Works

The Maui Planning Commission at its September 18, 1973 meeting unanimously voted to recommend approval of the applicant's request to construct and operate a County baseyard at TMK 3-8-7:58. Approval was recommended subject to 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 an environmental assessment be prepared, and be subject to favorable review by the County's Environmental Coordinator.
4. That all State and County requirements be met.

In reviewing the matter, the Commission concurred with staff's findings that the subject request meets the following State Land Use Guidelines 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.
- c. That the proposed use will make the highest and best use of the land involved for the public welfare.

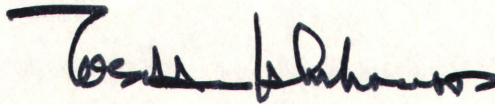
Mr. Tatsuo Fujimoto

2

September 20, 1973

Attached for your information are copies of the staff reports and other pertinent data. Should you have any questions, please contact us at any time.

Very truly yours,



HOWARD K. NAKAMURA  
Planning Director

Attachments

cc: Mr. Stanley Goshi

RECEIVED

SEP 24 1973

MAUI PLANNING COMMISSION  
PUBLIC HEARING  
AUGUST 28, 1973

State of Hawaii  
LAND USE COMMISSION

The public hearing on the following request for SPECIAL USE PERMIT under provisions of Section 98H-6, REVISED LAWS OF HAWAII, 1963, was opened by Chairman Yoshikazu Matsui in the Hearing Room, 6th Floor of the County Building, Wailuku, Maui, Hawaii, at 1:34 p.m. on Tuesday, August 28, 1973.

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

MR. STANLEY GOSHI, Director of the Department of Public Works, County of Maui, requesting approval of a Land Use Commission Special Permit to construct and operate a County Baseyard on property located along Waiale Drive in Wailuku, Maui, TMK 3-8-07:58. Said property contains 20.04 acres.

Mr. Toshio Ishikawa read the Notice of Public Hearing for this request, along with other public hearing requests, which was published in the Maui News on August 7, 1973, a copy of which is attached hereto and made a part hereof.

Mr. Jeffrey Chang explained the request from the staff report, a copy of which is attached hereto and made a part hereof. He showed the site plan for the proposed baseyard.

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

The Chair opened the hearing to the public.

Mr. Stanley Goshi: "This request is to enable to the County of Maui to construct new facilities for our baseyard for both the Department of Public Works and Department of Water Supply. This will enable us to consolidate operations and get the Board of Water Supply out of the Naska area, and also to provide the County of Maui with modern up-to-date maintenance facilities for the maintenance of vehicles and heavy vehicles...The modern facilities for servicing will enable us to meet the needs in this area, as well as removing the present baseyard from the existing area on the corner of Waiale Drive and Kaohu Street - not too compatible. By placing the baseyard in this area, which is away from any development, this would be most in keeping with the environmental concerns. With those few reasons, I would like to urge approval of this request."

Chairman Matsui: "What's going to happen to the old baseyard? You're not going to use the baseyard?"

Mr. Goshi: "I have no idea."

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed the hearing. (A 15-day waiting period is required before the Commission takes action.)

Respectfully submitted,

*June S. Murakami*

JUNE S. MURAKAMI  
Clerk-Stenographer

RECORD OF ATTENDANCE:

Present: Y. Matsui  
G. Murashige  
S. Hokama  
A. Freeland  
S. Goshi

Excused: K. Kage  
M. Kimura  
C. Kaiama

Others: H. Nakamura  
T. Ishikawa  
J. Chang  
F. Pascual  
P. Matsui  
C. Hart  
D. De Mello  
D. Ting  
R. Ohata  
Father Herman  
Mr. & Mrs. Hector Baxter  
G. Ivey  
H. Tavares  
G. Grounds  
E. Miyamasu  
R. Pearson  
R. McCurdy  
J. Stinson  
P. Ferreira  
P. Sanborn  
K. Kong  
E. Murayama  
J. Sumida  
C. Longo

September 18, 1973

RECEIVED

SEP 24 1973

State of Hawaii  
LAND USE COMMISSION

STAFF REPORT

TO: Maui Planning Commission

FROM: Planning Department Staff

SUBJECT: Request by Mr. Stanley Goshi, Director, Department of Public Works, County of Maui, for a Special Permit to construct and operate a baseyard for the Departments of Public Works and Water Supply at Wailuku, Maui, TMK 3-8-7:58, a portion (9 acres) of which is in the State Agricultural District.

COMMENTS:

1. The public hearing on this matter was held by the Commission on August 28, 1973. Aside from the applicant, no one spoke for or against the subject request. No written testimony was presented.
2. Since the public hearing, no letters for or against have been received.
3. Briefly, plans submitted by the Department of Public Works show a 20 acre baseyard complex with 7 buildings and with areas for parking, storage and maintenance.
4. The subject request meets the following guidelines established by the State Land Use Commission for Special Permits in an Agricultural District.
  - 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.
  - c. 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 subject to 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 an environmental assessment be prepared, and be subject to favorable review by the County's Environmental Coordinator.
4. That all State and County requirements be met.

August 28, 1973

STAFF REPORT

TO: Maui Planning Commission  
FROM: Planning Department Staff

RECEIVED

SEP 24 1973

State of Hawaii  
LAND USE COMMISSION

A. EXPLANATION OF THE REQUEST

1. Applicant's Name: Department of Public Works by Mr. Stanley Goshi
2. Location: Wailuku, Maui
3. TMK: 3-8-7:58
4. Area: 20.04 acres
5. Zoning: State Urban and Agricultural Districts;  
County Agricultural Zone
6. General Plan: Public Use
7. Request: The applicant requests approval of a Special Permit to construct a baseyard for the Departments of Public Works and Water Supply.

B. EXISTING CONDITIONS

1. The subject property is located along Waiale Drive in the vicinity of the former County Jail complex and Waiale Reservoir. Approximately 9 acres of the 20 acres total are in the State Agricultural District. The remaining 11 acres are in the State Urban District.

2. Electrical, telephone and water service are available at the area. There are no facilities to handle drainage or sewerage. A powerline easement extends along the mauka side of the subject property.

3. Waiale Road is the only access to the subject property at this time. However, a cane haul road borders the mauka boundary also.

4. According to the Land Study Bureau, soils in the area are classified "E", indicating poor use for agriculture. The site is presently unimproved, consisting of sand dunes with kiawe and lantana vegetation.

C. ANALYSIS OF THE REQUEST

1. The applicant proposes to construct a baseyard for operation by the County's Departments of Public Works and Water Supply. Plans submitted by the applicant show a complex of 7 buildings with areas for parking, storage and maintenance. A portion of the subject property will remain undeveloped for future expansion.

2. With reference to the lack of any facilities for sewerage and drainage, the applicant has indicated that cesspools will be utilized and that surface runoff will be diverted to Waiale Reservoir.

3. Staff concurs with the applicant's reasons for justifying the granting of the request which are:

- a. The request is in conformance with the Wailuku-Kahului General Plan.
- b. The additional area is required for the adequate and safe operation of men and equipment in the expanding of County services.
- c. The baseyard would consolidate and centralize a substantial part of the operations of the existing baseyards of the Departments of Public Works and Water Supply resulting in public benefits.

4. As of this date, the Planning Department has not received any letters of protest or approval.

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

August 30, 1973 - 2:00 p.m.

State Conference Room  
Wailuku, Maui

COMMISSIONERS PRESENT: Eddie Tangen, Acting Chairman  
Alexander J. Napier  
Shelley M. Mark  
Sunao Kido  
Stanley Sakahashi  
Tanji Yamamura

*Approved*  
OCT 17 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
E. John McConnell, Dep. Atty. Gen.  
Dora Horikawa, Clerk Reporter

Acting Chairman Tangen called the meeting to order and introduced E. John McConnell who has been assigned to the Land Use Commission to replace former Deputy Attorney General Benjamin Matsubara.

Thereafter, all persons wishing to testify before the Commission today were duly sworn in.

ADOPTION OF MINUTES

The minutes of November 3, 1972, November 30, 1972, January 12, 1973, January 19, 1973, February 2, 1973, March 23, 1973, March 30, 1973, April 6, 1973, and June 1, 1973 were approved as circulated, upon motion by Commissioner Kido, seconded by Commissioner Yamamura.

HEARING

PETITION BY AMFAC COMMUNITIES, INC. (A73-366) TO RECLASSIFY 17.4 ACRES FROM AGRICULTURAL TO URBAN AT KAAHAPALI, LAHAINA, MAUI

Staff planner, Mr. A. S. Leong presented the staff report and gave a detailed description of the property under petition and the surrounding land uses (see copy of report on file).

needs. In this connection, Mr. Harold Sonomura, engineer with the Department of Accounting and General Services, offered the information that the enrollment projections were based on the ultimate area to be developed according to the Lahaina General Plan. He also clarified that the acreage in sugar cane was 38 and not 50 as indicated in the staff report. Mr. Sonomura also explained that land acquisition was included in the cost factor even though the land may be state owned in order to arrive at a breakdown.

Senator Yamasaki continued his presentation of that portion of the letter dealing with petition A73-368, reiterating the ILWU's position concerning conversion of agricultural lands to urban use (see copy of letter on file).

Since there was no further testimony, the hearing on this petition was closed.

#### ACTION

✓ APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS, MAUI, (SP73-155) FOR A SPECIAL PERMIT TO ESTABLISH A SEWAGE TREATMENT PLANT IN THE AGRICULTURAL DISTRICT AT KIHEI, MAUI

A recommendation to approve the special permit, subject to the conditions imposed by the Maui County Planning Commission, was made by Mr. Tatsuo Fujimoto, Executive Officer (see copy of memo on file). It was further noted that a letter had been received from the Lieutenant Governor's office, dated August 6, 1973, approving the final Environmental Impact Statement of the Kihei Sewerage System, County of Maui (see copy on file).

Insofar as the water requirements were concerned, Mr. Stanley Goshi, Director of Public Works, Maui, advised that their needs were minimal and could be accommodated by the existing facilities. He also agreed that they will abide by all of the conditions imposed by the Maui Planning Commission.

In response to Commissioner Napier's questions regarding any adverse effects to the residents resulting from the plant, Mr. Goshi replied that winds were variable in Kihei, and since the treatment process will be completely aerobic, no problems were anticipated.

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

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT  
 Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received July 25, 73  
 Notice published \_\_\_\_\_  
 Public hearing **RECEIVED** \_\_\_\_\_  
 JUL 25 1973  
 Recommendation to LUC \_\_\_\_\_  
 DEPT. OF PLANNING \_\_\_\_\_  
 COUNTY OF MAUI \_\_\_\_\_  
 Action by State LUC \_\_\_\_\_  
 County & Appl. notified \_\_\_\_\_

A. Description of Property: (1) Tax Map Key No. 3-8-07-58  
 (2) Lot Area 20.04 Acs. (3) Location Wailuku, Maui, Hawaii

B. Ownership: (1) Owner's name County of Maui  
 (2) Lessee's name \_\_\_\_\_ (3) Unexpired term \_\_\_\_\_ years

C. Request: (1) State request briefly and exactly: To construct a base-  
yard for the operation by the DPW and DWS; the operations include  
offices & yards for equipment, material, vehicle storage, and repair  
and maintenance of vehicles and equipment, necessary for the proper  
service of County roadways, sewer systems, drainage facilities, solid  
waste disposal systems, and water systems.

(2) Reasons justifying granting of request: \_\_\_\_\_

- a. The request is in conformance with the Wailuku-Kahului General Plan.
- b. The additional area is required for the adequate & safe operation of  
men and equipment in the expanding of County services.
- c. The baseyard would consolidate and centralize a substantial part of  
the operations of the existing baseyards of the DPW and DWS resulting  
in public benefits.

D. Applicant: (1) Name Stanley S. Goshi, Director of Public Works  
 (2) Address County of Maui, Wailuku, Maui (3) Telephone 244-7846  
 (4) Signature Stanley S. Goshi

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 \_\_\_\_\_

file

RECEIVED

SEP 24 1973

State of Hawaii  
LAND USE COMMISSION

RECEIVED

AUG 13 1973

DEPT. OF PLANNING  
COUNTY OF MAUI

AFFIDAVIT OF PUBLICATION

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

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

NOTICE OF PUBLIC HEARING

Maui Planning Commission

of which the annexed is a true and corrected printed notice, was  
published .....<sup>1</sup>..... times in the MAUI NEWS, aforesaid, commencing  
on the .....<sup>7</sup>th..... day of .....<sup>August</sup>....., 19.....<sup>73</sup>, and ending  
on the..... day of....., 19....., (both days  
inclusive), to-wit: on .....  
.....<sup>August 7, 1973</sup>.....

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

*Rose Alcomindras*

Subscribed and sworn to before me this  
<sup>8</sup> day of <sup>Aug.</sup> A. D. 19<sup>73</sup>

*Howard K. Nakamura*

Notary Public, Second Judicial  
Circuit, State of Hawaii.

My commission expires August 31, 1975

NOTICE OF PUBLIC HEARING

MAUI PLANNING COMMISSION

NOTICE IS HEREBY GIVEN of a public hearing  
to be held by the County of Maui Planning Commis-  
sion on Tuesday, August 28, 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:

1. MR. DENIS DE MELLO and MR. YASUO NA-  
GAMINE, requesting a change in zoning from  
R-3 Residential District to B-2 Business District  
for property located on the Kahului side of Low-  
er Main Street in the vicinity of the Maui Super  
Market and identified as TMK 3-4-39:50. The sub-  
ject property contains 1.0 ac.
2. MR. STANLEY GOSHI, Director of the Depart-  
ment of Public Works, County of Maui, request-  
ing approval of a Land Use Commission Special  
Permit to construct and operate a County Base-  
yard on property located along Waiale Drive in  
Wailuku, Maui, TMK 3-8-07:58. Said property  
contains 20.04 acres.

Information regarding the subject requests are on  
file in the office of the County of Maui Planning Depart-  
ment at the County Building, Wailuku, Maui, and are  
open to the public for inspection during office hours.

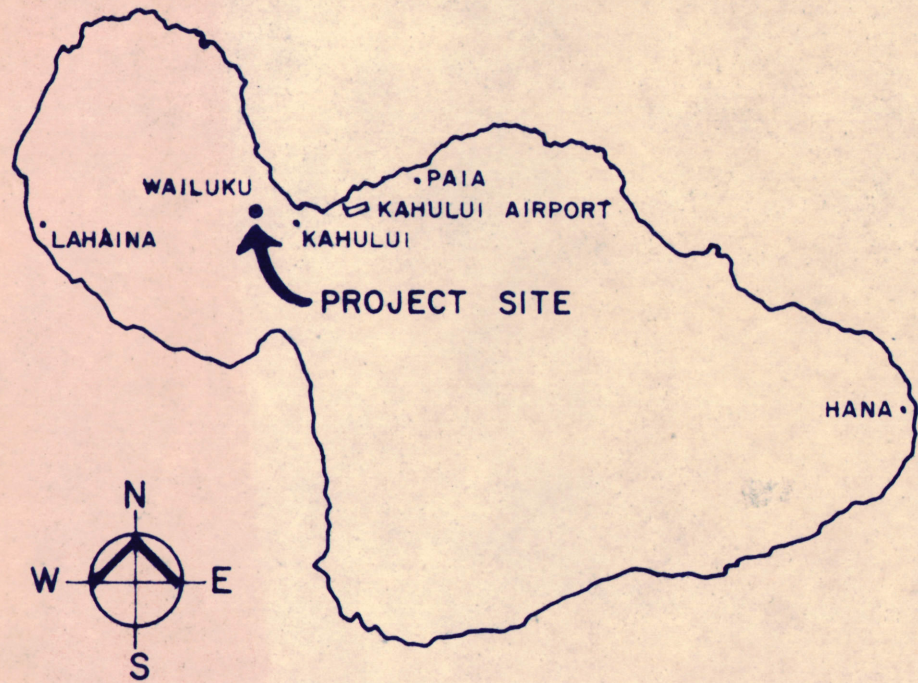
All testimonies regarding the requests should be filed  
in writing to the Maui Planning Department, 200 S. High  
Street, Wailuku, Maui, Hawaii, before the date of the  
public hearing or presented in person at the time of  
the public hearing.

MAUI PLANNING DEPARTMENT

By Howard K. Nakamura  
County Planning Director

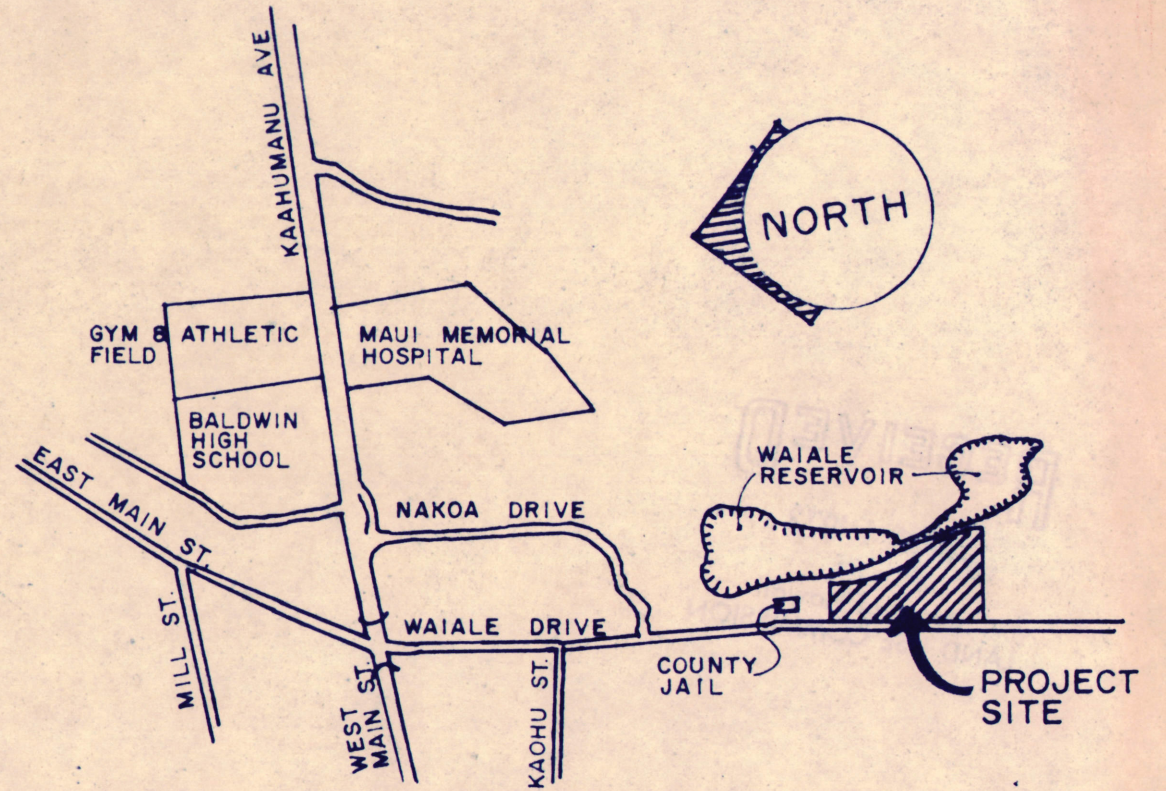
(MN: Aug. 7, 1973)

# LOCATION MAP



ISLAND OF MAUI

# VICINITY MAP



WAILUKU

**RECEIVED**

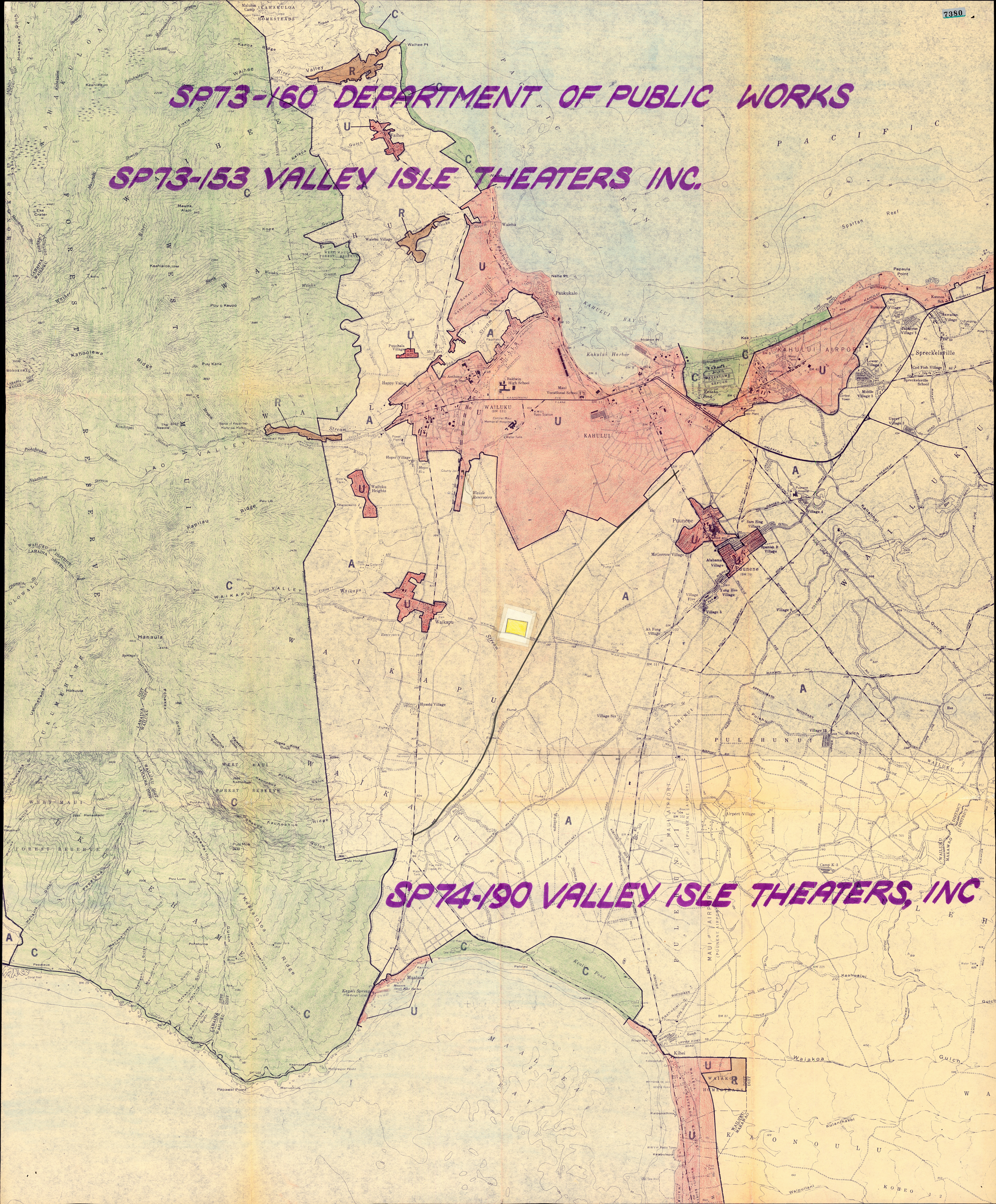
SEP 24 1973

State of Hawaii  
LAND USE COMMISSION

**SP73-160 DEPARTMENT OF PUBLIC WORKS**

**SP73-153 VALLEY ISLE THEATERS INC.**

**SP74-190 VALLEY ISLE THEATERS, INC**



8973-160 DEPARTMENT OF PUBLIC WORKS

8973-153 VALLEY ISLE THEATERS INC.

m-7

m-5

B

m-6

8974-190 VALLEY ISLE THEATERS INC.

m-6

SP73-160 DEPARTMENT OF PUBLIC WORKS

**CURVE DATA**

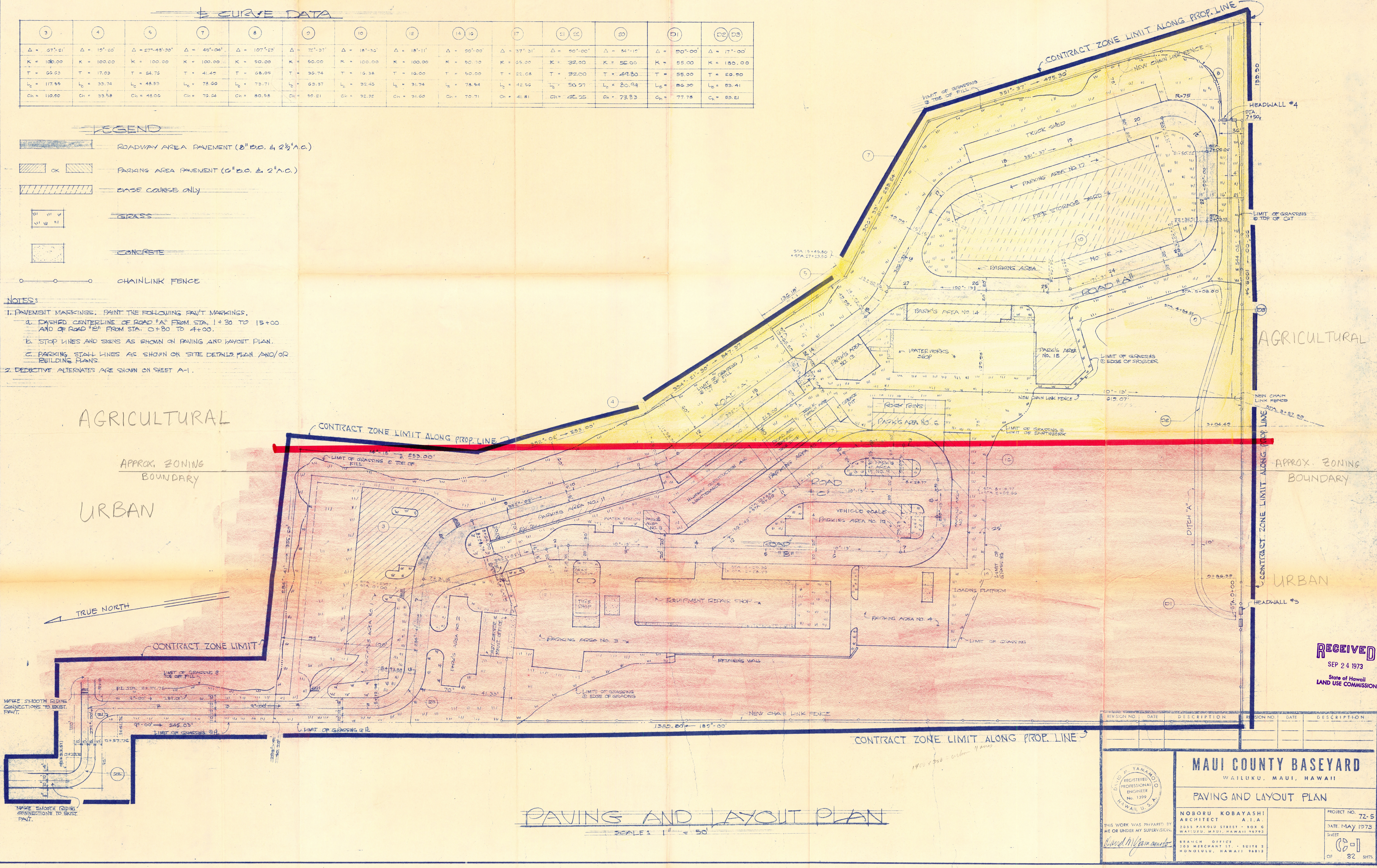
3	4	5	7	8	9	10	12	14	17	21	22	20	D1	D2	D3
$\Delta = 07^{\circ}21'$	$\Delta = 10^{\circ}20'$	$\Delta = 27^{\circ}48'30''$	$\Delta = 45^{\circ}04'$	$\Delta = 107^{\circ}23'$	$\Delta = 72^{\circ}31'$	$\Delta = 18^{\circ}35'$	$\Delta = 18^{\circ}11'$	$\Delta = 50^{\circ}00'$	$\Delta = 37^{\circ}31'$	$\Delta = 50^{\circ}00'$	$\Delta = 51^{\circ}15'$	$\Delta = 50^{\circ}00'$	$\Delta = 50^{\circ}00'$	$\Delta = 17^{\circ}00'$	
$K = 100.00$	$K = 100.00$	$K = 100.00$	$K = 100.00$	$K = 50.00$	$K = 50.00$	$K = 100.00$	$K = 100.00$	$K = 50.70$	$K = 55.00$	$K = 32.00$	$K = 55.00$	$K = 55.00$	$K = 55.00$	$K = 180.00$	
$T = 05.03$	$T = 17.03$	$T = 24.76$	$T = 41.45$	$T = 08.05$	$T = 30.74$	$T = 16.38$	$T = 16.00$	$T = 50.00$	$T = 22.08$	$T = 32.00$	$T = 49.80$	$T = 55.00$	$T = 55.00$	$T = 20.90$	
$L_c = 117.55$	$L_c = 23.74$	$L_c = 48.83$	$L_c = 78.60$	$L_c = 78.71$	$L_c = 03.37$	$L_c = 32.40$	$L_c = 31.74$	$L_c = 78.54$	$L_c = 42.56$	$L_c = 50.27$	$L_c = 80.94$	$L_c = 86.90$	$L_c = 86.90$	$L_c = 83.41$	
$Ch = 110.00$	$Ch = 33.58$	$Ch = 48.06$	$Ch = 75.24$	$Ch = 80.58$	$Ch = 50.21$	$Ch = 32.32$	$Ch = 31.60$	$Ch = 70.71$	$Ch = 41.81$	$Ch = 45.25$	$Ch = 73.83$	$Ch = 77.78$	$Ch = 77.78$	$Ch = 83.21$	

**LEGEND**

- ROADWAY AREA PAVEMENT (8" B.C. & 2 1/2" A.C.)
- PARKING AREA PAVEMENT (6" B.C. & 2" A.C.)
- BASE COURSE ONLY
- GRASS
- CONCRETE
- CHAINLINK FENCE

**NOTES:**

- PAVEMENT MARKINGS. PAINT THE FOLLOWING PAINT MARKINGS.
  - A. DASHED CENTERLINE OF ROAD "A" FROM STA. 1+30 TO 15+00 AND OF ROAD "B" FROM STA. 0+80 TO 4+00.
  - B. STOP LINES AND SIGNS AS SHOWN ON PAVING AND LAYOUT PLAN.
  - C. PARKING STALL LINES AS SHOWN ON SITE DETAILS PLAN AND/OR BUILDING PLANS.
2. DEDUCTIVE ALTERNATES ARE SHOWN ON SHEET A-1.



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SEP 24 1973  
State of Hawaii  
LAND USE COMMISSION

REVISION NO.	DATE	DESCRIPTION	REVISION NO.	DATE	DESCRIPTION

**MAUI COUNTY BASEYARD**  
WAILUKU, MAUI, HAWAII

**PAVING AND LAYOUT PLAN**

NOBORU KOBAYASHI  
ARCHITECT A.I.A.  
2035 PAKOBU STREET - BOX 6  
WAILUKU, MAUI, HAWAII 96793

BRANCH OFFICE  
205 MERCHANT ST., SUITE 2  
HONOLULU, HAWAII 96813

PROJECT NO. 72-5  
DATE: MAY 1973  
SHEET  
OF 82 SHTS.

**PAVING AND LAYOUT PLAN**  
SCALE: 1" = 50'