

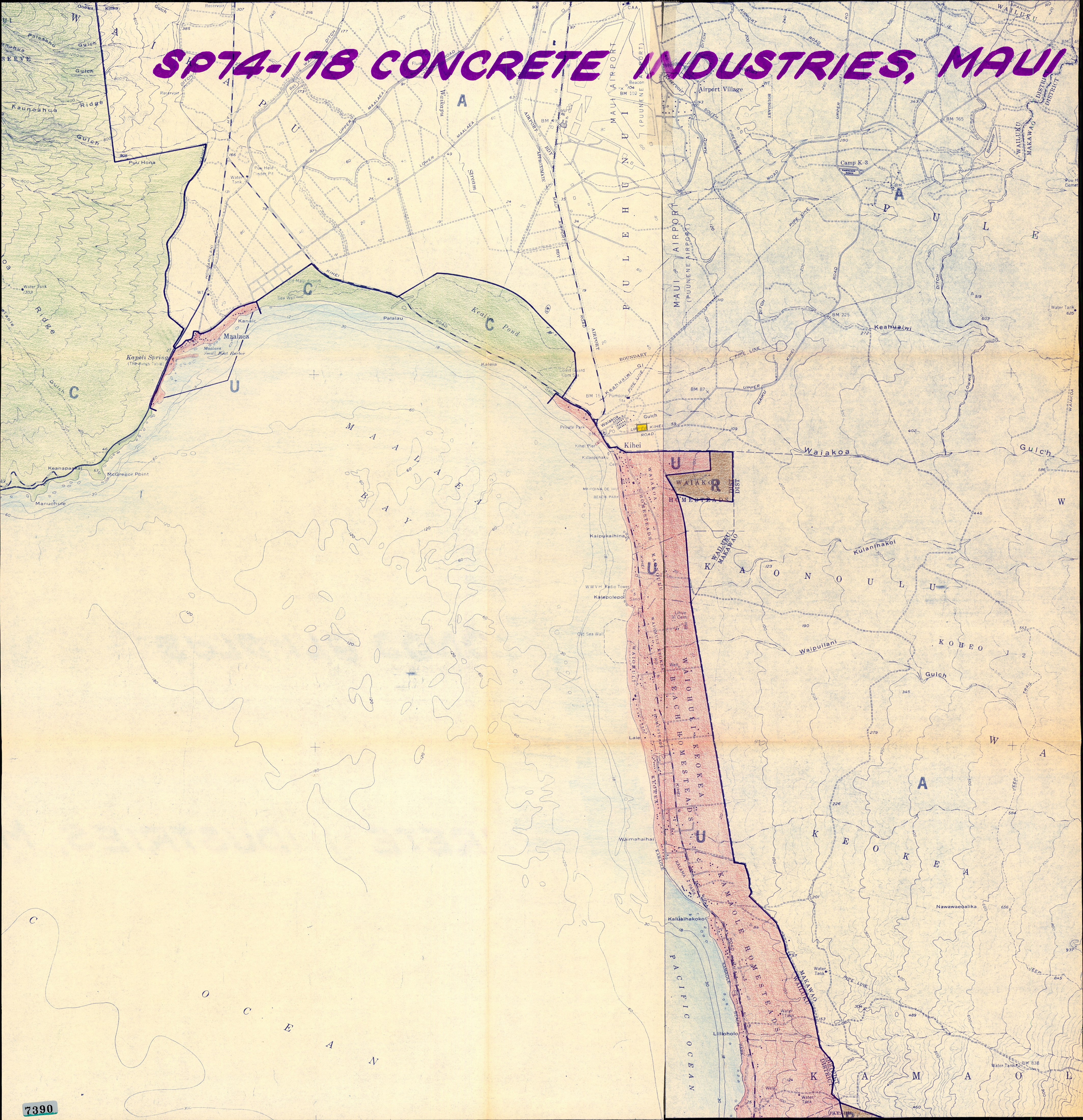
June 19 - Aug 3

Active
July 11

SP74-178/CONCRETE INDUSTRIES, MAUI

SP74-178/CONCRETE INDUSTRIES
MAUI

SP74-178 CONCRETE INDUSTRIES, MAUI



8974-178 CONCRETE INDUSTRIES, MAUI

11-6



ALTERNATE D

ALTERNATE E
Alignment to be recommended at Public Hearing to be held on July 31, 1974

ALTERNATE F

SAM O. HIROTA
 REGISTERED PROFESSIONAL ENGINEER & SURVEYOR
 No. 610 ES
 HAWAII, U.S.A.

SAM O. HIROTA
 REGISTERED PROFESSIONAL ENGINEER & SURVEYOR
 No. 610 ES
 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
Sam O. Hirota, P.E.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
Sam O. Hirota, P.E.

SCALE: 1 INCH = 100 FT.
 CONTOUR INTERVAL: 5 FT.
 HAWAIIAN PLANE COORD. SYSTEM ZONE 2
 SHEET 2 OF 27 SHEETS

7392 SCALE: 1 INCH = 100 FT.

NOTE: Topography prepared by photogrammetric methods.

TOPOGRAPHIC MAP OF PROPOSED PUI ANI HIGHWAY - KIHAI TO LULUAI AKIA

SHEET INDEX

July 22, 1974

Mr. Thomas E. Bastic, Manager
Concrete Industries, Maui
P. O. Box 86
Puunene, Maui 96784

Dear Mr. Bastic:

The original of the attached letter approving a special permit to Concrete Industries, Maui (SP74-178) to establish a concrete batching plant on approximately 2 acres of land situated in the Agricultural District at Kihei, Maui, identified as Tax Map Key 3-8-04: portion of 2; subject to the 7 conditions imposed by the Maui County Planning Commission, and 4 additional conditions recommended by staff, is on file in the office of the Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

July 22, 1974

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on July 18, 1974, the Land Use Commission voted to approve a special permit to Concrete Industries, Maui (SP74-178) to establish a concrete batching plant on approximately 2 acres of land situated in the Agricultural District at Kihei, Maui, identified as Tax Map Key 3-8-04; portion of 2; subject to the 7 conditions imposed by the Maui County Planning Commission, and 4 additional conditions recommended by staff.

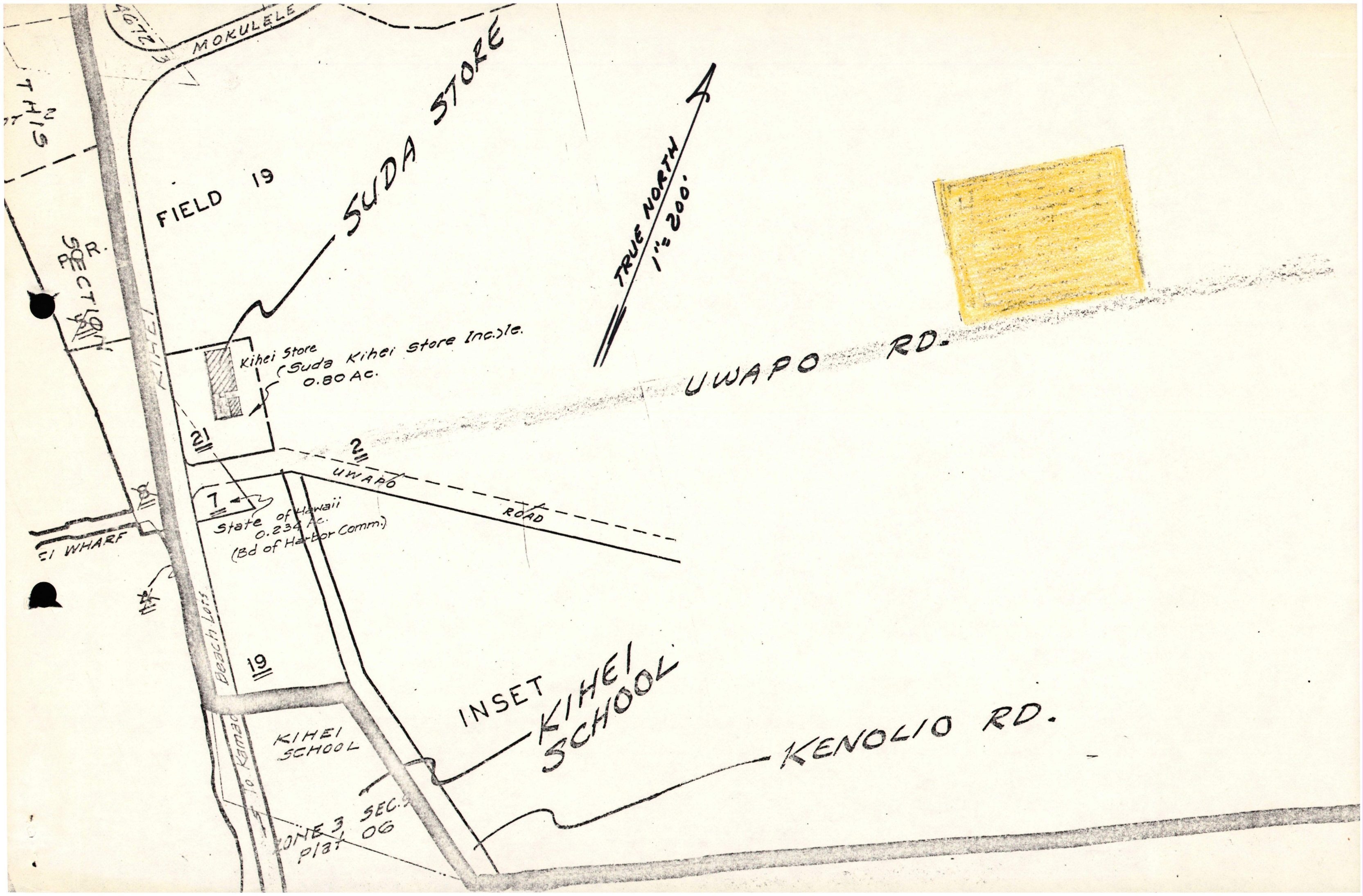
A copy of the staff memorandum is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Concrete Industries, Maui
Dept. of Tax., Maui
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.



STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-178 - CONCRETE INDUSTRIES, DATE July 18, 1974
 MAUI
 PLACE COUNCIL CHAMBERS, COUNTY BLDG. TIME 10:00 a.m.

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

Comments:

Approve staff recomm.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Council Chambers, County Building
Lihue, Kauai

Adopted
OCT 7 1975

July 18, 1974 - 10:00 a.m.

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
Sunao Kido
Mitsuo Oura
Tanji Yamamura
Edward Yanai
James Carras

COMMISSIONERS ABSENT: Shelley M. Mark
Alexander Napier

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Deputy Attorney General
Loretta Moon, Stenographer

Chairman Tangen called the meeting to order and expressed appreciation to the County of Kauai for the use of the facilities and the refreshments. All those who intended to testify at today's hearing were sworn in. Approximately 17 persons were in attendance at this meeting.

HEARING

PETITION BY COUNTY OF KAUAI (A74-375) TO RECLASSIFY APPROXIMATELY 21 ACRES FROM AGRICULTURAL TO URBAN AT KALAHEO, KAUAI

Tatsuo Fujimoto, Executive Officer, presented the staff report and described the area in question by use of maps. (See Staff report on file)

Mr. Manuel K. Medeiros from the Mayor's Executive Committee on Housing, County of Kauai, spoke on behalf of Mayor Ching. Mr. Medeiros displayed a map showing the areas proposed for housing.

Mr. Medeiros explained that Mayor Ching organized this citizens' committee to determine the housing needs of Kauai. It found that there

are many dilapidated homes scattered around Kauai which are unuseable. The greatest housing needs are among the elderly citizens, single Filipino men of varied ages, and families in the lower income brackets. He noted that Alexander and Baldwin, Inc. contributed 21 acres of land in Kalaheo which is part of the lands covered by this petition. The land is feasible for housing development and will accommodate the housing needs of the Eleele-Kalaheo area. He also indicated that the remaining portion of the subject property of approximately 3 1/2 acres in the Koloa area is ideal for the development of housing for the elderly.

Kauai Council Chairman Shigeo Kubota presented testimony in favor of the petition.

Mr. Curtis Ako, an intern planner with the Kauai County Planning Department, stated the agency's concern over the housing needs of the low income families and the elderly in Kauai. He indicated that this problem was given a high priority in the County.

Mr. Walter Bryan of the Kauai Water Department appeared to clarify questions on water availability.

Since no further testimony was offered, Chairman Tangen closed the hearing on this petition and advised that written testimony will be accepted up to 15 days from today and that action will be taken within 45 to 90 days.

ACTION

APPLICATION BY KAUAI SEI-CHO-NO-IE TEMPLE (SP74-177) FOR A SPECIAL PERMIT TO ADD CLASSROOMS TO AN EXISTING CHURCH COMPLEX WITHIN THE RURAL DISTRICT AT OMAO, KAUAI

Mr. Ah Sung Leong, staff planner, presented the staff memorandum and described the subject area with the use of maps. (See staff memo on file)

Commissioner Yamamura inquired on the number of members in this organization. Mr. Leong replied that the County's submittal to the Land Use Commission did not include this information.

It was moved by Commissioner Sakahashi and seconded by Commissioner Yamamura to approve the Special Permit and to include the new conditions as recommended by staff. (See memo on file)

The motion was unanimously passed.

✓ APPLICATION BY CONCRETE INDUSTRIES, MAUI (SP74-178) FOR A SPECIAL PERMIT TO ESTABLISH A CONCRETE BATCHING PLANT ON 2 ACRES OF LAND WITHIN THE AGRICULTURAL DISTRICT AT KIHEI, MAUI.

The staff memorandum was presented by Mr. Ah Sung Leong, staff planner, who also identified the area under question on maps. (see staff memo on file)

Commissioner Kido asked for a clarification of "Environmental and safety precautions" contained in condition #6. Mr. Leong stated that it related primarily to dust problems and that the petitioner would be required to pave the roads.

Mr. Jack Burford, Vice President of HC&D, testified that the prime reason for this Special Permit is the traffic relief.

Commissioners Sakahashi questioned the petitioner as to where the aggregate was coming from. The petitioner replied that the aggregate comes from a quarry operation 10 miles from the subject site.

Commissioner Yamamura's motion for approval of the Special Permit with the inclusion of the 4 additional conditions recommended by the staff was seconded by Commissioner Sakahashi and unanimously approved.

MISCELLANEOUS

REQUEST BY BOISE CASCADE PROPERTIES, INC. (SP70-86) TO EXTEND THE AUGUST 15, 1974 DEADLINE FOR TERMINATION OF THE USE OF THE EQUESTRIAN CENTER AT BOISE'S WAIKOLOA DEVELOPMENT AS A TEMPORARY SALES OFFICE.

The staff memorandum was presented by the Executive Officer, Tatsuo Fujimoto, and a map was used to show the area under consideration. (See memo on file)

Mr. Walt Southward, Manager of Public Affairs of Boise Cascade Properties, Inc. stated that he had no further testimony to add to the staff memorandum.

Commissioner Kido asked the petitioner what necessitated the extension of time request. In reply, Mr. Southward stated that the extension was required because of a slowdown of the Waikoloa project caused by legal problems dealing with title to lands at Anaehoomalu Bay.

Mr. Fujimoto inquired as to the status of the temporary building in the commercial area. Mr. Southward replied that the temporary building will be constructed in the commercial area in one year. After that they will no longer need the temporary sales office.

A motion to approve the staff memorandum with the exclusion of the last sentence in the staff memorandum was made by Commissioner Carras and seconded by Commissioner Oura. The motion was unanimously carried.

ACTION

APPLICATION BY DEPARTMENT OF TRANSPORTATION (SP74-176) FOR A SPECIAL PERMIT TO CONSTRUCT IMPROVEMENTS AT LANAI AIRPORT WITHIN THE AGRICULTURAL DISTRICT AT LANAI.

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 18, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-178 - CONCRETE INDUSTRIES, MAUI

The Maui Planning Department has forwarded the proceedings and findings of a special permit request by Concrete Industries, Maui, a division of HC&D, Ltd., to establish a concrete batching plant on approximately 2 acres of land situated in the Agricultural District at Kihei, Maui. Alexander & Baldwin, Inc., owner of the property described as Tax Map Key 3-8-04: portion of 2, has, by letter dated March 1, 1974, agreed to lease the property to the petitioner and has authorized him to apply for this special permit.

The site in question fronts unimproved Uwapo Road approximately 1,500 feet away from its intersection with Kihei Road. In the general vicinity of the intersection are a general store, the Kihei Beach condominium development and Kihei school. Immediately surrounding the site are sugarcane fields and directly across Uwapo Road is a large stand of Keawe trees. The site itself is presently vacant and covered with rocks and boulders. Land Study Bureau classification of the soil indicates "E", or very poor suitability for agricultural use. Further, HC&S Co. has classified the site as wasteland.

Petitioner proposes to utilize the boulders to create a 12 foot high berm along Uwapo Road which would be planted with ground cover to screen the operation. To minimize dust problems, Uwapo Road would be paved from the site to the Kenolio Road intersection. The batching operation would be located to the rear of the site and a security fence of chain link construction will surround the property. A batching plant 55 feet in height, a push loader and a small office will be the only structures to be erected. These will either be portable or be of "knock down" construction. The plant will be equipped with dust control and collection systems and will be painted so as to blend with the surrounding areas. Sand and aggregates required for the concrete batching operation will be stockpiled around the area. A sprinkler system will be used in dry weather to prevent blow off.

Since the 18" Kihei water main traverses the property in question, the petitioner has conferred with the Department of Water Supply and has agreed to accomplish the following:

1. No materials or structures will be placed over the main.
2. A 25 foot opening will be left in the rock berm to allow access for maintenance of the main. A gate will be constructed to allow access only to water supply personnel.
3. The water meter location will be determined by the Department of Water Supply.
4. The Department of Water Supply will decide the final depth of cover over the main, and if necessary, will require a reinforced concrete pad over that portion travelled by the mixer trucks.

The petitioner also indicated that no complaints have been received over a similar operation at Kaanapali. Air, water, and noise emissions will be controlled and will not be a problem. In addition, the number of trucks required to service the Kihei-Wailea area will be reduced by one-half, thus reducing traffic on Kihei Road accordingly. Presently, the petitioner holds contracts to supply 17,700 cubic yards of ready mix concrete in the Kihei-Wailea area in 1974, with a potential of an additional 30,000 cubic yards. Servicing present orders from this site would eliminate approximately 1,800 round trips over Mokulele Road, thus reducing congestion and wear and tear on the road. It would help the State's program to conserve fuel and would assure private and public users in the Kihei-Wailea area of a fast, economical source of ready mix concrete.

COUNTY RECOMMENDATION

On May 29, 1974, the Maui County Planning Commission voted unanimously to recommend approval of the special permit subject to the following stipulations:

- "1. That the use be limited to only those uses specified in the application.
- "2. That the use be limited to a two year time limitation subject to extension should the facts warrant.
- "3. That an alternate access road (other than Uwapo Road) be considered for the proposed site and said alternate road be determined by the staff and applicant.
- "4. That any requirements imposed by the Department of Water Supply relative to the water main easement be implemented.
- "5. That, unless absolutely necessary, truck traffic be prohibited on Kenelio Road in the school area before, during and after school.

"6. That adequate environmental and safety precautions be provided on-site as well as off-site.

"7. That all other State and County requirements be met."

The Maui Planning Department noted that the proposed Piilani Highway as indicated in its General Plan would traverse the subject property. However, the Department of Transportation advised that the preliminary timetable for acquisition of the right of way is 1977. Condition #2 of the Maui Planning Commission would enable the Department of Transportation to acquire the property at that time should the proposed alignment be implemented. Other provisions to alleviate potential problems relating to the Kihei water line, traffic, and environmental considerations are incorporated in the conditions imposed by the County.

Staff finds that the proposal essentially meets the guidelines for "unusual and reasonable" uses within the Agricultural District and recommends approval subject to the 7 conditions imposed by the County, with the further stipulations that:

8. Hours of operation and number of truck trips per day may be regulated by the Maui Planning Director should he determine that traffic and safety considerations warrant so.
9. The site shall be restored to a condition satisfactory to the Maui Planning Director at the termination of the operation.
10. Should the site be required by the State for highway purposes before the 2 year time period allowed by the Maui County Planning Commission, the operation shall be terminated within 3 month's notice by the State. Any improvements to the site shall not be a consideration in acquisition of the property for public purposes. Any relocation of the operation shall be the sole responsibility of the petitioner.
11. Any time extensions of this request shall be subject to the final approval of the Land Use Commission.

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

July 9, 1974

Mr. Thomas E. Bastic, Manager
Concrete Industries, Maui
P. O. Box 86
Puunene, Maui 96784

Dear Mr. Bastic:

The Land Use Commission next meets on July 18, 1974
at 10:00 a.m. in the Council Chambers, County Building,
4396 Rice Street, Lihue, Kauai

At that time the special permit application by Concrete
Industries, Maui (SP 74-178) to establish a
concrete batching 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

July 9, 1974

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATION AND
SPECIAL PERMIT APPLICATIONS

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

A74-375 - County of Kauai (Kalaheo, Koloa, Kauai)

Approximately 21 acres from the Agricultural District to the Urban District at Kalaheo, Kauai, Tax Map Key 2-2-01: portion of 1 for housing; and approximately 3.5 acres from the Agricultural District to the Urban District at Koloa, Kauai, Tax Map Key 2-6-04: portion of 40 for housing.

SP74-176 - Department of Transportation (Lanai)

Special permit request to construct improvements at existing Lanai Airport on approximately 91.3 acres of land in the Agricultural District at Lanai, Hawaii, Tax Map Key 4-9-02: 42.

SP74-177 - Kauai Sei-Cho-No-Ie Temple (Omao, Kauai)

Special permit request to add classrooms to church complex on approximately 1.098 acres of land in the Rural District at Omao, Kauai, Tax Map Key 2-5-01: 3.

SP74-178 - Concrete Industries (Kihei, Maui)

Special permit request to establish a concrete batching plant on approximately 2 acres of land in the Agricultural District at Kihei, Maui, Tax Map Key 3-8-04: portion of 2.

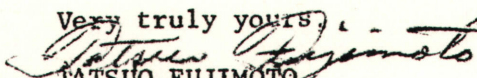
SP74-179 - Robert Aitken (Kaupakulua, Maui)

Special permit request to allow an existing structure to be used for a religious training center on approximately 7.2 acres of land in the Agricultural District at Kaupakulua, Maui, Tax Map Key 2-7-13: 51.

The public hearing on the above boundary amendment application and action on the special permits are scheduled for July 18, 1974.*

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,

IATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

NOTE: See master file for mailing list.

5749

HIGHWAYS DIVISION
DESIGN BRANCH
TRANSMITTAL MEMORANDUM

HWY-DS
LETTER NO. 2.16942

TO DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
LAND USE COMMISSION
ATTN: MR. AH SONG LEONG

DATE 6-26-74

FROM: HWY-DS ^{HW} HWY-DB
 HWY-DD HWY-DT
 HWY-DH HWY-DC

RECEIVED

JUN 28 1974

SUBJECT: PILANI HIGHWAY, KINEI TO KALANIA
PROJ. NO. F-031-1(6)

State of Hawaii
LAND USE COMMISSION

We are forwarding the following:

Attached

Under Separate Cover

Estimate

Contract

Copy of Letter

Shop drawings

Prints / Sketches

Specifications

Utility Agreement

Addendum

Special Provisions

Calculation

PS&E Checklist

Design Data

Descriptions

Plans

COPIES	DESCRIPTION
1	PLANS INDICATING PROPOSED HIGHWAY ALIGNMENTS.

These are transmitted as checked below:

For Approval

Approved as Submitted

For Review and Comments

Approved as Noted

Appropriate Attention and Action

Returned for Corrections

For Your Information & File

Resubmit Copies for Approval

As Requested

Suspense Date

REMARKS: ALTERNATE "E" IS THE ALIGNMENT THAT WILL BE RECOMMENDED
AT THE PUBLIC HEARING TO BE HELD ON JULY 31, 1974. OUR CURRENT
SCHEDULE FOR BEGINNING ACQUISITION IS SEPT. 1975.

Copies sent to:

cc: HWY-R
HWY-DS (J. SOGIMARA)
OPC

This space for reply:

Signed [Signature]
By HERBERT T. TATISCH
ASS'T CHIEF, ENGINEERING

5899

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Louis Hao
Shiro Hokama
Kazuo Kage
George Murashige
Leo Poho, Jr.
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

Elmer F. Cravalho
Mayor
BOARD OF ADJUSTMENT
& APPEALS
Young Whee Chun, Chairman
George Tamura, Vice-Chairman
William Hong
Norman Muranaka
Herbert Vierra
Howard K. Nakamura
Planning Director
Tosh Ishikawa
Deputy Planning Director

June 6, 1974

SP7K-178

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

RECEIVED
JUN 19 1974
State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

The Maui Planning Commission at its meeting of May 29, 1974, voted unanimously to recommend approval of a Special Permit request by Mr. Thomas Bastis, manager of Concrete Industries, Maui, to establish and operate a concrete batching plant in Kihei, Maui, TMK 3-8-4:Por. 2.

In reviewing the subject matter, the Commission expressed their concern over truck traffic and vehicular safety at the Suda Store intersection and the nearby Kihei School. Also, the Commission discussed the probable conflict with the proposed Piilani Highway alignment. In recommending approval, the Commission concurred with staff that the request be subject to the following conditions:

1. That the use be limited to only those uses specified in the application.
2. That the use be limited to a two year time limitation subject to extension should the facts warrant.
3. That an alternate access road (other than Uwapo Road) be considered for the proposed site and said alternate road be determined by the staff and applicant.
4. That any requirements imposed by the Department of Water Supply relative to the water main easement be implemented.
5. That, unless absolutely necessary, truck traffic be prohibited on Kenolio Road in the school area before, during and after school.
6. That adequate environmental and safety precautions be provided on-site as well as off-site.
7. That all other State and County requirements be met.

Mr. Tatsuo Fujimoto

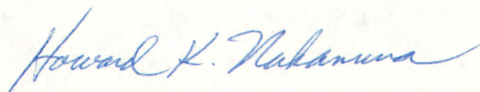
2

June 6, 1974

Transmitted for your review and consideration are pertinent data relative to the subject request.

Should you have any questions, please contact our office at any time.

Very truly yours,



HOWARD K. NAKAMURA
Planning Director

/jc/

Attachments

cc: Mr. T. Bastis, C.I.M.
Mr. G. Ivey, A & B, Inc.

May 29, 1974

RECEIVED

JUN 19 1974

STAFF REPORT

TO: Maui Planning Commission

State of Hawaii
LAND USE COMMISSION

FROM: Planning Department Staff

SUBJECT: Request by Mr. Tom Bastis, Manager of Concrete Industries Maui, for a LUC Special Permit to establish and operate a concrete batching plant at Kihei, Maui, TMK 3-8-4: por. 2, State Agricultural District.

COMMENTS:

1. The public hearing on this request was held by this Commission on April 10, 1974. Aside from the applicant, no one spoke for or against the subject request.

2. Briefly, the batching plant site is proposed to be off Uwapo Road approximately 1800 feet from Kihei Road nearby Suda Store. According to the application, Uwapo Road would be paved and a one way loop road would be incorporated to accommodate traffic on the subject property. The site would consist of a batcher, office, stock pile area, planted berm on the road frontage and a security fence along the perimeter of the property. Clear space for the Kihei water line that crosses the property would also be provided.

3. Precautions against adverse environmental considerations were outlined by the applicant. Some questions on traffic safety in the school areas were raised. The staff report also pointed out that the proposed facility may be in conflict with the proposed Piilani Highway. Recent communications with Highways Division verifies this conflict. Although the alignment for the highway has not been given final approval, the design for the Uwapo Road intersection is more or less finalized and therefore, the subject property could be affected. Improvements planned for this section includes access to and from Uwapo Road. The timetable for right of way acquisition is anticipated to commence in late 1976 - early 1977.

4. The subject request meets the following guidelines established by the State Land Use Commission for "unusual and reasonable" uses in Agricultural Districts.

- a. That the desired use would not affect the surrounding property.
- b. Such use would not unreasonably burden public agencies to provide public services and improvements.

5. No letters of protest or approval have been received as of this date.

RECOMMENDATION:

Staff recommends approval of the Special Permit request with the following conditions:

1. That the use be limited to only those uses specified in the application.
2. That the use be limited to a two year time limitation.
3. That an alternate access road (other than Uwapo Road) be considered for the proposed site.

4. That any requirements imposed by the Department of Water Supply relative to the water main easement be implemented.

5. That, unless absolutely necessary, truck traffic be prohibited on Kenelio Road in the school area before, during and after school.

6. That adequate environmental and safety precautions be provided on-site as well as off-site.

7. That all other State and County requirements be met.

April 10, 1974

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Department Staff

Applicant: Mr. Tom Bastis, Manager, Concrete Industries Maui

Location: Kihei, Maui

TMK: 3-8-4:Por. 2

Area: 2-3 acres

Zoning: State Agriculture District

General Plan: Proposed Highway

Request: The request for approval of a State Land Use Special Permit to establish and operate a concrete batching plant on property located in Kihei, Maui.

COMMENTS:

1. The subject property is situated 1800 feet away from Kihei Road along Uwapo Road in the vicinity of Suda Store and the Wailea Nursery. The site is bordered by canefields and vacant kiawe lands. The land is owned by A & B, Inc. and will be leased to H C & D, Ltd.

2. Access to the property is from Uwapo Road which is approximately 25 feet wide and not paved. Uwapo Road is connected to Kihei and Kenolio Roads near Suda Store. According to the applicant, Uwapo Road will be paved at the companies expense from the Kenolio intersection to the mauka property line. Staff recommends that the road be wide enough to accommodate the width of two trucks and further that a speed bump be installed on Uwapo Road to insure complete stoppage of traffic entering the Kenolio Road intersection.

Wow!
3. Utilities are available in the area and seem to be adequate to serve the proposed facility. According to the applicant, no fire protection is required due to the products handled and the type of equipment used. Water and electrical requirements would be acquired from an 18 feet water main which traverses the property and a 440V electrical line which fronts the property on Uwapo Road. All Board of Water Supply's requirements relative to the water main easement will be adhered to.

4. With reference to the proposed Piilani Highway, the State Department of Transportation, Highways Division has indicated that the facility may be affected by the highway alignment. Preliminary timetable for right-of-way acquisition and construction is 1977. Should this request be granted, staff recommends that approval be granted on a year to year basis with review by this Commission each year:

5. The proposed facility will be composed of the following:

- a. A one-way loop road along the property boundary.
- b. A portable office structure.
- c. A batching plant 55 feet in height.
- d. An area for stockpiling of materials.
- e. A 12 feet high landscaped rock berm along the road frontage.
- f. A 6 feet high chain link fence around the property for security purposes.

According to the application, the property will be leveled and all excess material will be used to construct the berm. Operations will occur in the rear portion of the site with traffic entering from the Mauka end and departing at the makai end. No trucks will be parked on the site overnight.

6. The precautions proposed by the applicant against possible environmental problems seem to be adequate. Staff recommends that truck traffic be prohibited on Kenolio Road especially in the school area and also that the truck drivers be instructed to provide extreme care in driving during the hours before and after school.

7. Due to the increased construction activity in the Kihei region, the applicant has indicated a desire to locate a batch plant in Kihei. Reasons justifying the request seem to be appropriate in that truck traffic will be drastically reduced between the Kahului plant and Kihei. Traffic in Kihei will also be reduced because fewer trucks would be required to service the area. The applicant has indicated that the savings realized in operations will ensure the public of an economical source of ready-mix. Additionally, it is felt that the unusable agriculture lands will be put to a productive use that it will benefit the community. The soils for this particular site are classified E by the Land Study Bureau, indicating poor productivity for agriculture. The soils in the area are stony, sloping from 0-10 per cent and are well drained.



ALEXANDER & BALDWIN, INC.

P. O. BOX 156 • KAHULUI, MAUI, HAWAII 96732 • PHONE 877-5523

March 1, 1974

RECEIVED

MAR 1 1974

DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Howard K. Nakamura, Director
Planning Department, County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Sir:

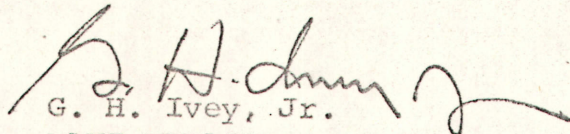
KIHEI BATCH PLANT SITE: Subject to approval by appropriate governmental agencies, we have agreed to lease to HC&DLtd, doing business as Concrete Industries Maui, a 2 to 3 acre concrete batch plant site within TMK 3-8-04-2, Kihei, Maui, as shown in red on the attached map.

Concrete Industries Maui will shortly initiate their request for the special use permit required as the proposed site lies within the State Land Use Commission Agricultural District.

We hereby authorize Concrete Industries to seek the necessary governmental approvals for use of the site for the purposes indicated.

Very truly yours,

PROPERTIES GROUP


G. H. Ivey, Jr.
MAUI MANAGER

GHI:b
encl.

cc: A&B-Properties Group, Hon. w/encl.
Concrete Industries Maui "

on file

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY given of a public hearing to be held by the Maui Planning Commission on Wednesday, April 10, 1974, at the County Building, 6th Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

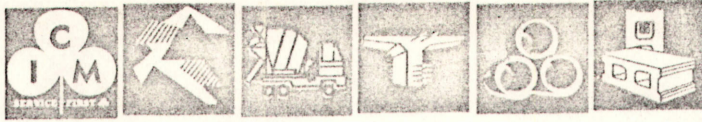
1. MR. THOMAS BASTIS, Manager, Concrete Industries Maui, requesting approval of a State Land Use Special Permit to establish and operate a ready mix batch plant on property located mauka of Suda Store along an existing cane haul road in Kihei, Maui, TMK 3-8-4:2 (portion of)

Information pertaining to the above request is on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and is open to the public for inspection during office hours.

All testimony regarding the SPECIAL USE PERMIT should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui 96793, before the date of the Hearing or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--3/21/74)



CONCRETE INDUSTRIES MAUI / P.O. Box 86 / Puunene, Maui 96784 / Telephone 877-5065

A Division of H. C. & D., Ltd.

February 26, 1974

Maui Planning Commission
Mr. Howard Nakamura
High St.
Wailuku, Maui, Hawaii 96793

RECEIVED

FEB 27 1974

DEPT. OF PLANNING
COUNTY OF MAUI

Dear Mr. Nakamura:

Enclosed please find C.I. Maui's application for Special Use Permit requesting permission to establish and operate a batch plant on approximately two acres of waste land located on Alexander & Baldwin property. This plot is in an area zoned as agriculture. It is requested that a Special Use Permit be granted to C.I. Maui for two years with provisions for annual renewal.

The need for locating a batch plant in the Kihei area results from the drastic increase in construction activity along Kihei Rd. between the intersection with Mokulele Rd. to Wailea. Maps and further information on this site is in the attached report. Also included is a check for \$35.00 to cover the hearing cost.

This matter has been discussed with the management of Alexander & Baldwin, Inc.. They have indicated their willingness to negotiate a lease with C.I. Maui for this site and have granted C.I. Maui permission to proceed with filing for a Special Use Permit.

Thank you for your consideration.

Very truly yours,

Thomas E. Bastis
Manager

TEB:js
cc:G. Ivey, Jr., A&B, Inc.
J. Burford- HC&D

AN AMERON COMPANY

INSTRUCTIONS:

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

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____

Notice published _____

Public hearing _____

Recommendation to LUC _____

Action by State LUC _____

County & Appl. notified _____

MAUI PLANNING COMMISSION FEB 27 1974
 P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

A. Description of Property: (1) Tax Map Key No. 3-8-04-2 (Portion)
 (2) Lot Area _____ (3) Location Kihei

B. Ownership: (1) Owner's name Alexander & Baldwin, Inc.
 (2) Lessee's name _____ (3) Unexpired term _____ years

C. Request: (1) State request briefly and exactly: To establish
and operate a Ready Mix Batch Plant in two acres of waste
land located on an HC&S cane haul road in the vicinity of
the junction of Mokulu Rd. and Kihei Rds as shown on
attached map.

(2) Reasons justifying granting of request: (1) eliminate need for
daily, multiple trips by loaded mixer trucks over Mokulele Rd. and
(2) substantially reduce mixer truck traffic on Kihei Rd. to various
construction projects (because of shorter distance to project, fewer
trucks are required to service contractors). Delivery savings
realized by individuals, companies, and public projects will help
offset increased in concrete caused by major increases in the cost of

D. Applicant: (1) Name (continued on the back) C.I. Maui
 (2) Address P.O. Box 86 Puunene (3) Telephone 877-5065
 (4) Signature Thomas E. Bastis
Thomas E. Bastis
Manager, C.I. Maui

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

Reasons: _____

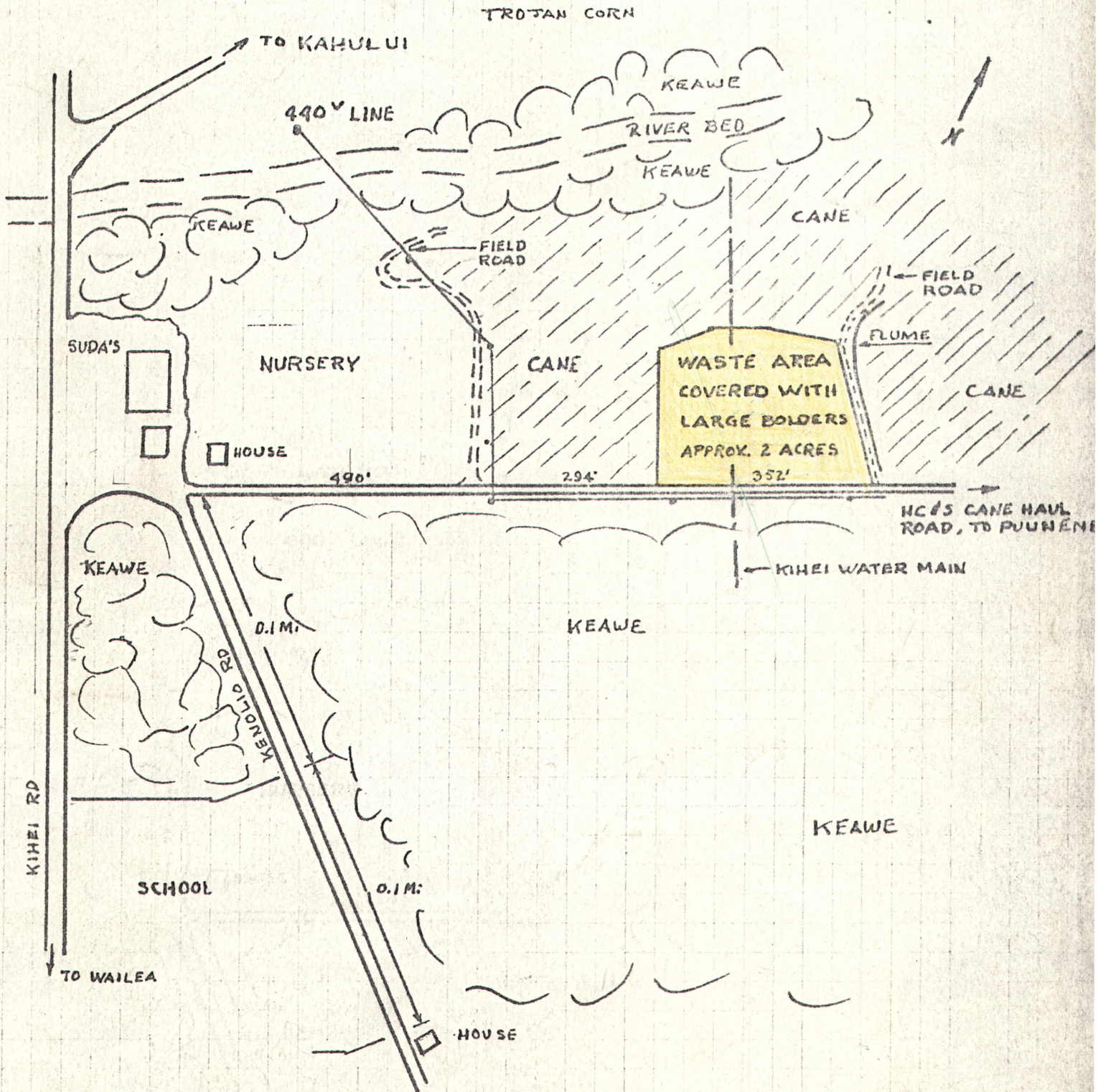
F. State Land Use Commission's action: _____ Date: _____

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

cement. Reduced vehicle travel will assist the company to
comply with government fuel conservation program.

Reference attached.

Camp 10?



PROPOSED BATCH PLANT TO BE LOCATED IN 2 ACRE WASTE AREA

490
294
352

C. J. MAUI

EXHIBIT 2

18" KIHEI WATER LINE

CANE

106'

104'

88'

FLUME

OFFICE

STOCKPILE #1

BATCH PLANT

S.P. #2

CANE

240'

CANE

266'

S.P. #3

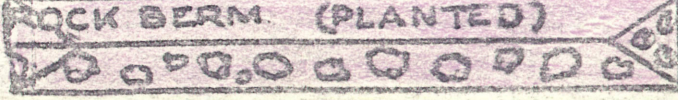
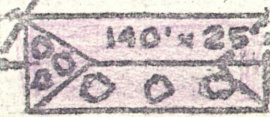
S.P. #5

ROADWAY

S.P. #4

6' CHAIN LINK FENCE

FIELD ROAD

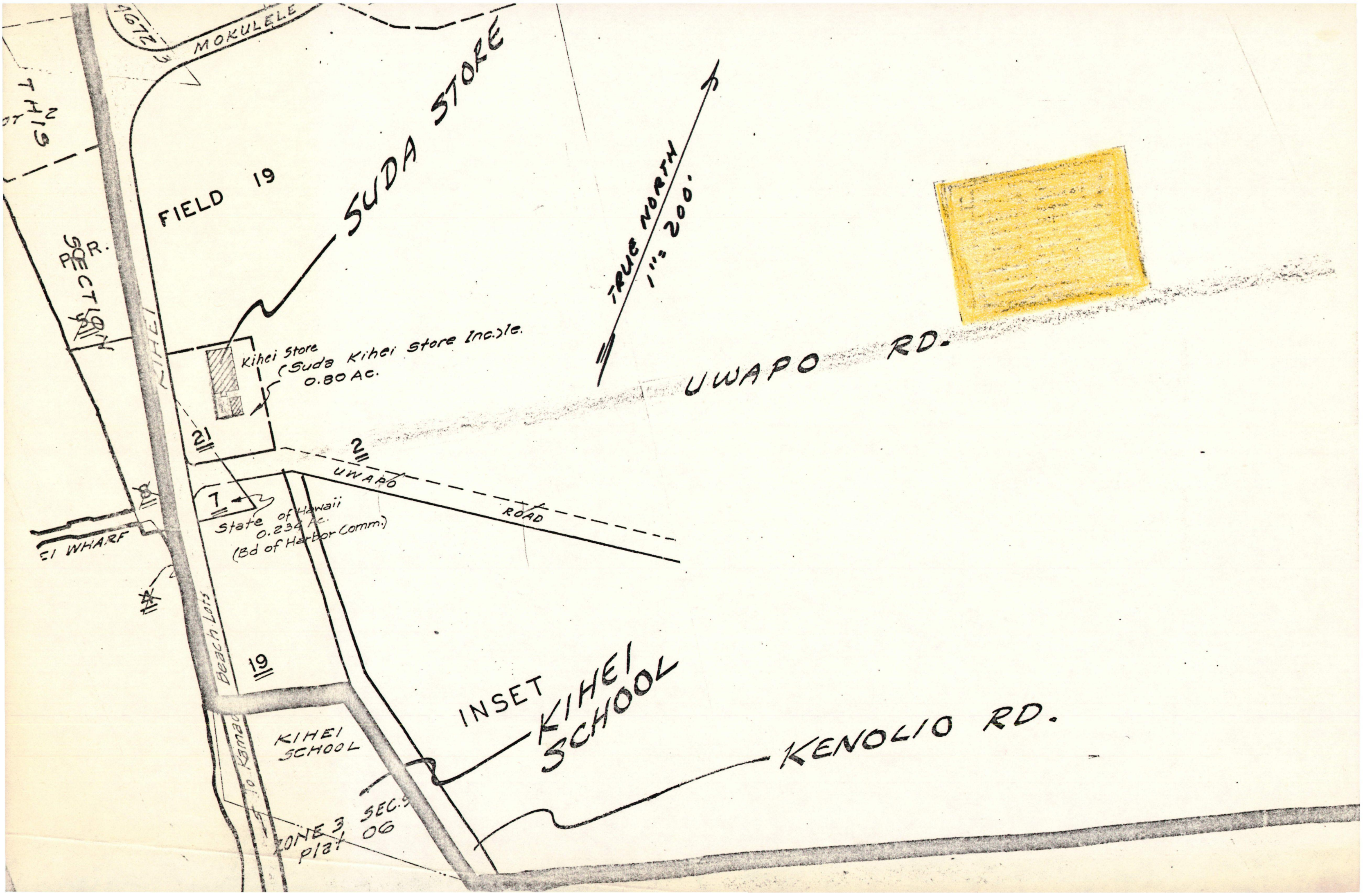


H.C.'S CANE ROAD

1" = 50'

PROPOSED BATCH PLANT

C.I. MAUI
EXHIBIT I:



FIELD 19

SUDA STORE

TRUE NORTH
1" = 200'

UWAPO RD.

Kihei Store
(Suda Kihei Store Inc.)
0.80 AC.

State of Hawaii
0.234 AC.
(Bd of Harbor Comm.)

INSET
KIHEI
SCHOOL

KENOLIO RD.

THIN

SECTION

EL WHARF

Beach Lots

KIHEI
SCHOOL

ZONE 3
PLAT
SEC. 9
06

10. Kamau

RECEIVED

JUN 19 1974

State of Hawaii
LAND USE COMMISSION

C.I. MAUI
P.O. BOX 86
PUUNENE, MAUI

TABLE OF CONTENTS

KIHEI BATCH PLANT

- I. NEED
- II. ADVANTAGES OF SITE LOCATION
- III. SITE DEVELOPMENT
- IV. IMPROVEMENTS
- V. STRUCTURES
- VI. EQUIPMENT
- VII. UTILITIES
- VIII. ENVIRONMENTAL CONSIDERATION

EXHIBIT 1: SITE LAYOUT

EXHIBIT 2: SITE LOCATION

I. NEED

Location of a batch plant in Kihei will substantially help the traffic flow and reduce road wear in the Mokulele and Kihei Roads. C.I. Maui presently holds contracts to pour approximately 17,700 s.y. of ready mix concrete in the Kihei-Wailea area during 1974 with a potential 30,000 c.y. more. After taking small orders from home owners into consideration, it is estimated the average load of a mixer truck will run 5 c.y.. If no further orders were received as of today, servicing present orders out of the proposed Kihei batch plant would eliminate approximately 1800 round trips by C.I. Maui mixer trucks over the Mokulele Road. This is a particularly important factor in view of the increasing need for workers, materials, suppliers, to travel out to the new Wailea Development and the other large condominiums that are presently under construction or planned for construction in the Kihei-Wailea area.

By locating the batch operation closer to delivery destination, traffic flow on the Kihei Rd. would be helped because fewer trucks would be required to service large pours. Depending on the type of pour, the number of trucks pouring on a large job would be reduced 40 to 60%.

A review of current socio-economic factors also indicate an important need for this plant. First, elimination of 1800 round trips will be reflected directly in reduced fuel consumption and is an important contribution to the State, County, and Company's effort in the fuel conservation program. Secondly, the proximity of the batch plant to the destination points for major pours will materially assist in scheduling deliveries to contractors; the probability of a mixer truck being held up due to slow moving traffic and delaying construction will be reduced. Finally approval of this operation would assure the County, developers, home builders and do-it-yourselfers of a fast, economical source of ready mix as the Kihei-Wailea area continues to develop.

II. ADVANTAGES

1. C.I. Maui mixer traffic on Kihei Road will be reduced by approximately one half.
2. With the exception of the trip out to the batch plant and the final trip back to Camp 10 after a job is done, all intermediate trips on Mokulele road will be eliminated.

*No. of operation
Trips/day
? Camp 10*

ADVANTAGES (continued)

3. Location of the plant site in this area will ensure developers, private individuals, and the government of an economical source of ready mix for future development in this area.

4. Un-usable land will be put to a productive use that benefits the entire community. The land will once again be made suitable for agricultural production when it is returned to the plantation. *How Long?*

5. The present condition of the land ~~makes~~ access to the water line for maintenance purposes virtually impossible through this two acres. As soon as the land is cleared up, access to this water line by county maintenance personnel will be no problem.

III. SITE DESCRIPTION

The site for the proposed Kihei Batch Plant is in an area zoned as agricultural but is presently classified as waste land by HC&S Co. It consists of approximately two acres and at the present time it is covered with large boulders up to 10 ft. diameter with smaller piles stacked inbetween the larger boulders. Along the road front, individuals have dumped garbage.

The field as shown in Exhibit 1, is surrounded by cane on all three sides. On the north-easterly edge, it is bordered by a dirt field road of approximately 18' overall width. A flume is on the far side of the road and is used to supply water to the cane to the fields north and east of the site. On the north-eastern and eastern edges of the property are roughly graded areas that are grown over but which can be traveled by a 4 wheel drive vehicle. The land opposite the site and across the HC&S cane road forms a southerly boundary and is covered with underbrush and keawe. Reference Exhibit 2.

IV. IMPROVEMENT OF THE SITE

The large boulders presently occupying the property will be moved to the front edge of the property to form a 12' high rock embankment or "berm" and the land leveled. This berm would be planted on the road side with bogenvillia and appropriate types of ground cover. The cane road would be paved at C.I. Maui's expense from it's intersection with Kenolio Rd. to the far edge of the proposed plant site--i.e. where the truck entrance is shown on Exhibit 1. The principle purpose for paving the road would be to guarantee that

IMPROVEMENT OF THE SITE (continued)

truck traffic would not create dusty air conditions during dry weather.

Layout of the site is based on experience gained in operating a batch plant at Kaanapali. There have been no complaints registered since that plant came on stream in 1972.

Truck traffic would enter at the far side of the property and circle around until the truck is positioned underneath the batch plant as shown in Exhibit 1. After batching, it would proceed out and on to make ready mix deliveries in the Kihei-Wailea areas.

The batching operation would be located in the back portion of the site and the required stockpiles of sand and aggregate spaced radially about the plant for ease of access. As can be seen in Exhibit 1, the County would have easy access to the Kihei water main whenever required for maintenance or repair purposes. With the land in its present condition access to the main is difficult.

The stockpiles are situated so the cane in fields adjacent to the site would not be damaged if there were any wind blown materials generated. A rain bird type of sprinkler will be installed and operated whenever the plant is in operation during the dry session to eliminate blow off from the sand pile.

Improvements made to the land will permit the land to be used for agricultural purposes at such time it is returned to the owners.

V. STRUCTURES

Any structures placed on the property will be of either the portable or knock down type with the exception of a 6' chain length fence around the boundaries for security purposes.

VI. EQUIPMENT

The only equipment that would be located at this site would be the batch plant and a push loader. Mixer trucks operating out of this site would be dispatched daily from Camp 10.

EQUIPMENT (continued)

Upon completion of deliveries they would return to Camp 10. The type of batch plant proposed for use here has the cement storage silo located directly over the charging hopper for the mixer trucks. It will be completely equipped with dust control and collection systems so airborne emissions from the plant will be negligible. Overall height of the batch plant including dust control equipment will be approximately 55 feet and it would be painted with a low reflectivity paint to blend with the surrounding areas.

VII. UTILITIES AND PUBLIC SERVICES REQUIRED

By the nature of products handled and the types of equipment used, no fire protection is required. A 440 volt line runs immediately in front of the property across and along the cane haul road. Electricity would come from this line through a step down transformer to power the plants. Water is available from the Kihei main which passes through the site. Requirements are small. It is estimated that 50,000 gal. per month will take care of all of the plant needs. After discussion with personnel of the Department of Water Supply the following will be done: (1) no materials or structures will be placed over the water main (2) A 25' opening will be left in the rock berm to permit immediate access to the property by the Water Department maintenance personnel. There will be a gate closing this opening off to everyone except the Department of Water Supply. (3) The water meter will be located along the cane road but the exact location will be set by the Department of Water Supply after checking the present supply system to the nursery. (4) An engineer from the Department of Water Supply will decide the final depth of cover over the water main, and if the Department of Water Supply deems it necessary, C.I. Maui will pour a reinforced pad 10' wide and 20' long over that portion of the main traveled on by the mixer trucks.

VIII. ENVIRONMENTAL CONSIDERATIONS

Layout of this plant and selection of equipment is based on the experience gained by operation of the batch plant presently located in the Kaanapali area. C.I. Maui has presently operated out of the Kaanapali area since mid 1972. The distance of the Kaanapali plant from the main highway is approximately the same as this proposed plant would be from Kihei Road. The access road from the Kihei plant will be paved as has been the road at Kaanapali. Since the plant has

ENVIRONMENTAL CONSIDERATIONS (continued)

been in operation, C.I. Maui has not received a single complaint on noise, dust, or any other claim of nuisance or pollution from either tourists or other business located in that area.

- A. Air borne Emissions: As a result of (1) paving the access road, (2) equipping the batch plant with dust collection equipment, and (3) keeping the sand pile dump during the dry season, airborne emissions from this operation will be negligible and cause no problem to the adjacent cane field.
- B. Water Control: Water will be used for batching, sprinkling of the sand stockpile and rinse off of the truck. There will be no deleterious run off to adjacent property.
- C. Noise: The loader is equipped with a good muffler and the sound level of the entire operation is so low that it will not be heard on Kenolio Road. The mixer trucks are equipped with mufflers and, because of the type of access to Kihei Road, will not create any increase in the present sound level in that area along Kihei Road.
- D. Traffic; Establishment of the batch plant at this site will reduce the number of mixer trucks required to service the major projects in the Kihei-Wailea area by one-half reducing the traffic on Kihei Road accordingly. With the exception of the initial trip out and final trip back to Camp 10, mixer truck traffic on Mokulele will be eliminated--a factor that will expedite traffic flow and reduce wear on this heavily traveled road. The entrance onto Kihei Road is ideal giving mixer truck drivers excellent visibility and views of on-coming traffic before turning onto the road. There are no trails, bikeways or water systems that will be affected by this traffic.
- E. Biological Considerations: At present the two acres proposed for use are waste lands and are overgrown with weeds. There are no breeding or nesting areas for birds. The alteration proposed will serve only to upgrade the land so that it can be put into productive use once again.