SP74-183 - AMFAC COMMUNITIES, INC. (Kaanapali)

AMFAC COMMUNITIES - MAUI

P. O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE (808) 661-3671

LAND USE COMMISSION
STATE OF HAWAII
MAY 11 3 45 PM '77

AN Amfac COMPANY

Regarding status of SP74-183, as you mentioned in your letter of April 21, 1977, please find enclosed a letter from the County of Maui verifying the final approval of the subdivision.

ELMER F. CRAVALHO
Mayor

WAYNE UEMAE
Director of Public Works
FELIX PASCUAL
Deputy Director of Public Works

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

IN REPLY REFER TO:
4.298

March 4, 1977

Mr. R. K. Rogers
P. O. Box 1887
Kahului, Hawaii 96732

Dear Mr. Rogers:

Re: KAANAPALI TRANSPORTATION CENTER - Subdivision of Parcel 2 of Tax Map Key 4-4-02 into Lot 1 and Lots 2 to 8 and Designation of Easements "A" to "I" inclusive. Lahaina, Maui, TMK 4-4-02:2. ZONING: State Agricultural (LUC Special Permit). NO. OF LOTS: 7.

This is to inform you that final approval of the above subdivision was granted on March 4, 1977.

We will send a copy of the approved plat to the State Tax Office.

Enclosed for your file is a copy of the approved plat.

Please submit original and five copies of the roadway lot deed to the County of Maui within sixty (60) days after final approval with a completed State conveyance tax certificate.

Very truly yours,

WAYNE UEMAE
Director of Public Works

Enclosure

cc: Engineering 4.298
Water Supply SD 75-18
Maui Electric Company
State Highways Division

3634

S. & F. LAND COMPANY
237 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
TELEPHONE (808) 877-6501

LAND USE COMMISSION
STATE OF HAWAII
APR 26 2 47 PM '77

April 22, 1977

Mr. Gordan Y. Furutani
Executive Officer
State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Furutani:

Thank you for your letter of April 21, 1977. We are enclosing herewith a copy of the building permit and the completed application for that permit, showing the date of submittal and subsequent approval signatures of the various departments of the County of Maui.

Since the subdivision covered by SP74-183 was the responsibility of Amfac Communities-Maui, we have no record of the formal subdivision approval from the County, but we are sure that Amfac Communities would be happy to provide this data to you for your files. We are quite sure that this building permit would not have been issued had the subdivision not been approved in final form.

Even though it was not a requirement that the other lots within the subdivision submit requests for building permits, it is our understanding based on a personal review of the site this past week, that building permits for all other lots within the Kaanapali Transportation Center subdivision have been requested, and in most cases approved, for construction as of this date.

Yours very truly,

S & F LAND COMPANY

C. Earl Stoner, Jr.

CES:jc
encl.

cc: Mr. Teney T. Takahashi,
President, Amfac Communities-Maui

BUILDING PERMIT

DEPARTMENT OF PUBLIC WORKS

BUILDING DIVISION, COUNTY OF MAUI

PERMIT NO. 628 DATE ISSUED 3/29/77

OWNER Trans Warehouse Assoc. TENANT

LOCATION Halawai Dr., Lahaina
Hse. No. St. Pole No. Town District

BUILDER Fong Construction Co., Ltd.

TO BE OCCUPIED AS Storage/garage/office

THIS PERMIT SHALL EXPIRE AND BECOME NULL AND VOID IF WORK AUTHORIZED UNDER THIS PERMIT IS NOT STARTED WITHIN 90 DAYS FROM DATE OF ISSUANCE.

for BUILDING SUPERINTENDENT

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE JOBSITE DURING THE PROGRESS OF WORK AS REQUIRED BY LAW.

SP&G

APPLICATION TO BE TYPED

COUNTY OF MAUI

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

Application for Building Permit

Tel: 877-6501

PERMIT NO. #628

TOTAL VALUATION $ 110,000.00

PERMIT FEE $ 236.50

2nd. Division				
Z	S	PL	PAR	LOT
4 2	4	02 4	02	6

Legal Owner Trans Warehouse Associates Address c/o Maui Petroleum, Box 1566, Kahului

Lessee/Tenant - Address -

Owner's Agent C. Earl Stoner, Jr. (phone 877-6501) Address 237 Dairy Rd, Kahului, HI 96732

Plans By SHIGERU SANO A & B Commercial Co. Address Wailuku P.O.Box 218, Kahului, HI 96732

Builder Fong Construction Co., Ltd. License # AB 1017 Address 237 Dairy Rd, Kahului, HI 96732

Plumbing Contractor ~~Souther determined~~ Kahului Plumbing Address Kahului

Electrical Contractor G & S Electric Address 75 Puunoa Place, Lahaina, HI 96761

To construct ~~addition~~, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building X ; Type steel/hollow tile Constr.; Stories 1 ; Repairing ; Demolition ; Reconstruction ;

Old Building ; Addition ; Alteration ; Remodel ; Moving ; Misc. Structure ;

At Lot 6 (House Number) Halawai Drive (Street) Kaanapali (Town) Lahaina (District)

Now Occupied as not occupied To Be Occupied as ~~Storage~~ warehouse & offices Lot Area 24,522 sq.ft.

Fire Zone No. Zone Occupancy

Dimensions 60 x 102 ; Floor Area 6,120 + 460 Sq. Ft.: Ceiling steel & gyp board

Walls steel & hollow tile ; Floor concrete ; Basement Floor none

Partitions gyp bd on wood studs ; Roof steel and built up ; Connection to Sewer or Cesspool sewer ***

Foundation concrete ; Roof Overhang office 4'-0" ; Kind of Toilets W.C.

Distance between walls of this and the nearest building on the same property not applicable

Distance to nearest interior lot boundary (right) 33'-0" (left) 43'-0" (rear) 23'-0" (front) 28'-6"

The free clearance between the bottom of floor and ground 0 in. Construction to be completed on or about March, 1977

Wayne C. Fong
APPLICANT'S SIGNATURE Per DATE OF APPLICATION 2/25/77

Remarks

The use shall be limited to u-drive and ground transportation only and not for warehouse purposes that are not directly related to what was allowed by the State Land Use Commission Special Permit approval. LAND USE & CODES ADMINISTRATION

RECEIVED
Time
FEB 25 1977
LAND USE & CODES ADM.
COUNTY OF MAUI

D-77-195

Date of Receipt

3-23-1977 DATE APPROVED — DEPARTMENT OF HEALTH, STATE OF HAWAII

3-24-1977 DATE APPROVED — for FIRE MARSHAL

DATE APPROVED — ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS

3/16/1977 DATE APPROVED — PLANNING DEPARTMENT

2/25/1977 DATE APPROVED — DEPARTMENT OF WATER SUPPLY

3/25/1977 DATE APPROVED — BUILDING OFFICIAL

3/29/77 DATE OF ISSUANCE — BUILDING DIVISION, DEPARTMENT OF PUBLIC WORKS

Date Inspected:		
/19 INSPECTOR	/19 INSPECTOR	/19 INSPECTOR

APPLICANT'S COPY

(cesspool temporary)

April 21, 1977

MR. C. EARL STONER, JR.
S. & F. Land Company
237 Dairy Road
Kahului, Maui, Hawaii 96732

Dear Mr. Stoner:

This is in response to your March 25 letter advising us of the status of SP74-183. Your submittal meets the requirement of the condition "that within 10 days of the County approval of the subdivision request, petitioner will apply for a building permit for the structure." For the record, however, could you please transmit either a letter from the County or some other notification that will verify that subdivision approval has been secured, and a building permit request has been filed.

Thank you very much for your kokua. If you have any questions on the above, please contact me.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk

3601

S. & F. LAND COMPANY
237 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
TELEPHONE (808) 877-6501

LAND USE COMMISSION
STATE OF HAWAII
MAR 29 1 23 PM '77

March 25, 1977

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Attention: Mr. Gordon Furutani

Subject: KAANAPALI TRANSPORTATION CENTER,
Special Use Permit SP74-183,
August 10, 1974 to Amfac Communities, Inc.

Gentlemen:

This is a status report regarding the subject Special Use Permit to verify action on the part of the undersigned S & F Land Company in behalf of Trans Warehouse Associates, purchaser of Lot 6 of the subject property.

On February 24, 1977 we were advised of tentative final approval by the County of Maui of the subdivision of the subject property. We were further advised by Amfac Communities, Inc on March 4, 1977, that said final approval had been received. In accordance with the requirements of the Land Use Commission and the County of Maui stated in the re-hearing on this special permit, plans and specifications for the construction of auto rental office and warehouse space on Lot 6 were submitted to the County of Maui along with a request for building permit on February 25, 1977. At this time, the building permit request is still under consideration by the County of Maui, and minor modifications to the plans and specifications have been made to satisfy those departments which have reviewed the plans to date. We expect approval of this building permit request in the near future, and wish to advise you that in accordance with the action desired and expressed by the Land Use Commission and the County of Maui in the re-hearing in September of 1976, we intend to proceed immediately with construction of the project and provision of spaces for car rental and transportation users, so that a re-location of those operators whom we can accommodate can proceed in a smooth and efficient manner, subject to the completion of our project.

Should you have any questions regarding the project or its time schedule, we shall be pleased to provide answers.

Thank you.

Yours very truly,

S & F LAND COMPANY

C. Earl Stoner, Jr.

CES:jc
cc: Mr. Tosh Ishikawa, County of Maui
Mrs. Hulu Nakasone, County of Maui
Mr. James J.C. Haynes, Trans Warehouse Assocs.

September 27, 1976

MAUI COUNTY PLANNING COMMISSION
200 South High Street
Wailuku, Maui, Hawaii 96793

Attention: Mr. Tosh Ishikawa, Planning Director

Gentlemen:

This is with reference to Special Permit SP74-183 Amfac Communities-Hawaii which was approved by the Land Use Commission on August 10, 1974, subject to a total of nine conditions.

Condition No. 7 specified:

> "That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year."

By letter dated August 13, 1976, Mr. Teney K. Takahashi, President of Amfac Communities-Hawaii, indicated that the County of Maui has raised a question on whether the requirements of Condition No. 7 have been completed. He requested the Land Use Commission to review the matter and reaffirm the validity of the Special Permit.

At its meeting on September 24, 1976, the Land Use Commission reviewed the matter and voted to reaffirm the validity of Special Permit SP74-183, Amfac Communities, Inc., subject to the condition that within ten days of County approval of the subdivision request that petitioner will apply for a building permit for the structures. It was indicated that the relocation refers only to the transportation facility and not to the public facility.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk

cc: Mr. Teney Takahashi
Mrs. Hulu Nakasone

Mrs. Hulu Nakasone
Administrator
Land Use & Codes Administration
Department of Public Works
200 South High Street
Wailuku, Maui 96793

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-183, AMFAC COMMUNITIES-HAWAII REQUEST TO REAFFIRM VALIDITY OF SPECIAL PERMIT DATE September 24, 1976

PLACE State Office Building Wailuku, Maui TIME 9:30 a.m.

	NAME	YES	NO	ABSTAIN	ABSENT
M	SAKAHASHI, STANLEY	X			
	OURA, MITSUO	X			
S	MIYASATO, SHINSEI	X			
	CARRAS, JAMES				X
	DUKE, CHARLES				X
	YANAI, EDWARD	X			
	WHITESELL, CAROL	X			
	MACHADO, COLETTE				X
	TANGEN, EDDIE	X			

Comments:

I move that we reaffirm the validity of Special Permit SP74-183, Amfac Communities, Inc., subject to the condition that within 10 days of County approval of the subdivision request, petitioner will apply for a building permit for the structure.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room - State Office Building
54 South High Street
Wailuku, Maui

September 24, 1976 - 9:30 a.m.

Approved
NOV 9 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

COMMISSIONERS ABSENT: Charles Duke
Colette Machado

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Michael Lilly, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

CONTINUATION OF HEARING

A75-405 - KULA ALII, LTD.

The Chairman announced that the Commission will proceed with a continuation of the hearing of August 5, 1976 on the petition by Kula Alii, Ltd., Docket A75-405.

Since Mr. Crockett, representing the petitioner, submitted that he had no further witness, Chairman Tangen called on the County of Maui to proceed with its presentation.

COUNTY OF MAUI

Mr. Scott, Deputy County Attorney, representing the Maui Planning Department, made reference to the County's written testimony which had been submitted at the initial hearing held on August 5, 1976.

Toshi Ishikawa - Witness

Mr. Toshi Ishikawa, Planning Director, Maui Planning Department, having been duly sworn in, was called as a witness, examined,

The Commissioners were polled as follows:

Ayes: Commissioners Yanai, Carras, Whitesell, Oura, Miyasato, Chairman Tangen

Nay: Vice Chairman Sakahashi

The motion was carried.

REQUEST TO REAFFIRM VALIDITY OF SPECIAL PERMIT SP74-183, AMFAC COMMUNITIES-HAWAII

A short recess was called by the Chair for the purpose of reviewing the staff memo regarding the subject request (see copy of memo on file).

Chairman Tangen elaborated that the issue involved in the present request concerned condition #7 imposed by the Maui Planning Commission at the time of approval of the Special Permit, i.e. "That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year."

After much discussion among the Commission members over the definition of "final approval", it was the consensus that henceforth, in approving Special Permits, the following terminologies be more precisely and clearly defined:

1. Final approval (by whom and for what type of request)

2. Initiation date

Mr. Takahashi, President of Amfac Communities-Maui, submitted that the off-site improvements were substantially completed and they were presently at the point of proceeding with the building permit for the on-site structure.

Mr. Stoner, representing one of the parties involved, advised that his client was prepared to apply for a building permit as soon as the subdivision approval is received. He added that an application for subdivision had been filed with the County, and that the construction of the roads, utilities, etc. within the subdivision, will be completed within a week or two.

Chairman Tangen suggested that a condition be added that "within 10 days after the approval by the County of the subdivision request, petitioner will apply for the building permit for the structures".

It was moved by Vice Chairman Sakahashi to reaffirm the validity of Special Permit SP74-183, with the condition that within 10 days of County approval of the subdivision request, a building permit request be made to the County. The motion was seconded by Commissioner Miyasato and unanimously passed.

AMFAC COMMUNITIES - MAUI

AN Amfac COMPANY

P. O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE (808) 661-3671

RECEIVED
SEP 24 1976
State of Hawaii
LAND USE COMMISSION

September 24, 1976

State of Hawaii
Land Use Commission
Box 2359
Honolulu, Hawaii 96804

Subject: KAANAPALI TRANSPORTATION CENTER, TMK 4-4-02:Por. 2
Special Use Permit SP74-183, Aug. 10, 1974, to
Amfac Communities, Inc.

Gentlemen:

We respectfully submit the following for your consideration:

Summary:

On September 22, 1976, Amfac Communities was informed by the County of Maui that processing of the final subdivision plat and building permits for the proposed facilities on the subject subdivision (Location Map Exhibit A) cannot proceed because the Special Use Permit, approved on August 10, 1974, had lapsed.

Purpose:

The purpose of this presentation is to inform the Land Use Commission of the position of the County of Maui and to attempt to resolve this matter through procedures set forth by the Land Use Commission.

Background:

The question of the validity of the Special Use Permit revolves around the interpretation of a specific restrictive clause recommended by the County of Maui and described in the memo to the Land Use Commission dated August 10, 1974 (Exhibit B).

This clause #7 states: "That the project shall be initiated within six months of the final approval date and all relocations implemented within one year". Since the relocation of the transportation facilities in the Kaanapali Resort have not been completed, it is the County of Maui's feeling that the Special Use Permit was technically invalid on August 10, 1975.

Status of Project:

The offsite improvements for the subdivision have been completed and the lots are now ready for construction of the structures and facilities.

Reasons for Delay:

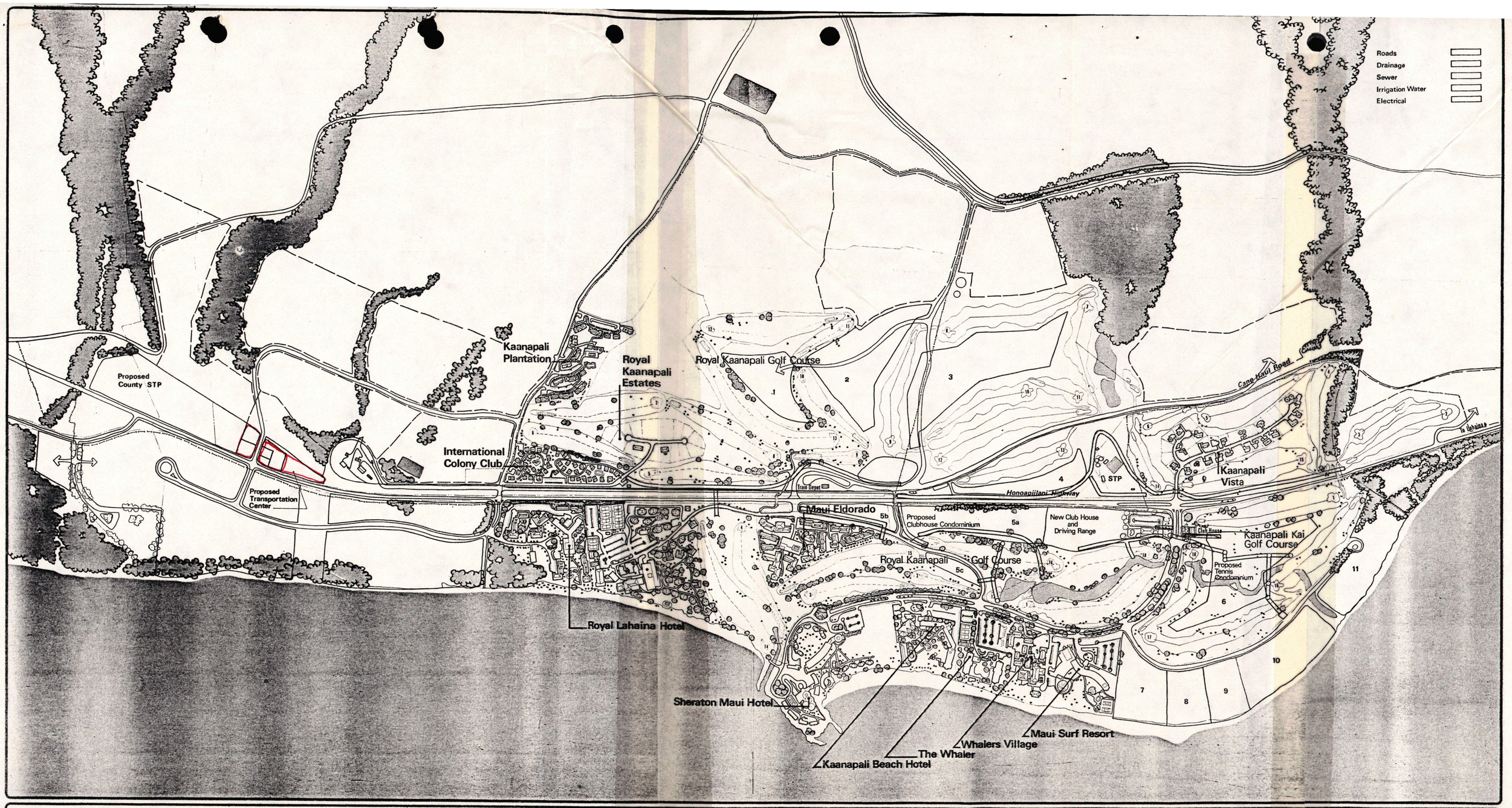
We submit a chronological listing of our performance attached herewith as Exhibit C.

Briefly, engineering design on this project was begun in September, 1974, immediately after Special Use Permit approval, and completed in early 1975. Subsequent submittals to the County of Maui resulted in preliminary approval in April of 1975 with a requirement to satisfy several matters; resolution of the state highway access to the transportation center, development of drainage facilities required by the Soil Conservation District involving a portion of the facility. Negotiations and design revisions, plus resolution of the highway access resulted in further delays, with final approval for offsite construction granted by the County of Maui on March 5, 1976. Pioneer Mill Company, Limited removed the sugar cane from the location on March 20, 1976 and construction of the improvements proceeded immediately thereafter. It is our feeling that the delays in the resolution of typical development requirements were generally outside of our control, and that we have proceeded expeditiously. The attached exhibit will show that we have made consistent and positive progress on this development.

Respectfully submitted,

Tenney K. Takahashi
President

Enclosures



Engineering Improvements

B

Kaanapali Beach Resort

AN Amfac DEVELOPMENT ON THE ISLAND OF MAUI

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

A. Description of Property: (1) Tax Map Key No. 4-4-02, Por. of 2

(2) Lot Area 4.31 ac. (3) Location Kaanapali, Maui, Hi

B. Ownership: (1) Owner's name Pioneer Mill Company, Ltd.

(2) Lessee's name - (3) Unexpired term ___ years

C. Request: (1) State request briefly and exactly: Allow use of the area as a transportation facility to service visitor transportation needs of ~~Kaanapali Beach Resort Area. Area will house and consolidate all~~ U-Drive and other ground transportation operations within the resort ~~aeea. In addition, Lot 1-B has been designated for a sewer pump~~ station being a part of the West Maui Wastewater System. Further, Lot #5 has been reserved by Hawaiian Telephone Company for its new West Maui Switching Station.

(See attached maps covering subject area)

(2) Reasons justifying granting of request: Provide area to gas, wash and store U-Drive cars now operating illegally under County Laws, within Hotel properties. Further, area conforms to intended use of area under West Maui 701 General Plan. All basic utilities and ~~are provided~~ egress/from highway adjacent to subject property.

D. Applicant: (1) Name Amfac Communities-Hawaii-Agent for Pioneer Mill Company, Ltd.

(2) Address P. O. Box 698, Lahaina, Hi 96761 (3) Telephone 661-3671

(4) Signature

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

Reasons:

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

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

EXHIBIT B

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT
* * *

LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

JOHN A. BURNS
Governor

EDDIE TANGEN
Chairman

STANLEY SAKAHASHI
Vice Chairman

COMMISSION MEMBERS
James R. Carras
Sunao Kido
Shelley M. Mark
Alexander J. Napier
Mitsuo Oura
Tanji Yamamura
Edward Yanai
TATSUO FUJIMOTO
Executive Officer

August 12, 1974

RECEIVED
AUG 16 1974
AMFAC, INC.
HAWAII MAUI

Mr. Peter A. Sanborn
Project Manager
Amfac Communities, Inc.-Hawaii
P. O. Box 696
Lahaina, Maui 96761

Dear Mr. Sanborn:

The original of the attached letter approving a special permit to Amfac Communities, Inc.-Hawaii (SP74-183) to establish a transportation facility on approximately 4.3 acres of land situated in the Agricultural District at Kaanapali, Lahaina, Maui, identified as Tax Map Key 4-4-02: portion of 2; subject to the 9 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

P. A. SANBORN
AUG 19 1974

Encl.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 10, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Tatsuo Fujimoto, Executive Officer

SUBJECT: SP74-183 - AMFAC COMMUNITIES, INC.-HAWAII

A 4.3 acre area to house and consolidate all U-Drive and ground transportation operations servicing a resort area is the subject of a special permit application by Amfac Communities, Inc.-Hawaii. The property lies within the State's Agricultural District at Kaanapali, Maui and is described as Tax Map Key 4-4-02: portion of 2.

The land in question fronts the mauka side of Honoapiilani Highway directly across the Kaanapali airstrip. The southern portion of the property is adjacent to the Lahaina-Kaanapali and Pacific Railroad Round House and Maintenance yard. The entire property, as well as lands immediately adjacent, are presently in cane cultivation. Nearby land uses in the Urban District include the International Colony Club, resort hotels and golf facilities. Land Study Bureau rating for the property in question is A71i, indicating that the land is irrigated and highly suited for overall agricultural production, well suited for machine cultivation, nonstony, well drained and averages between 2 to 5% in slope.

The petitioner proposes to subdivide the property into 6 lots ranging from 8,555 square feet to 42,595 square feet in size. Two of the lots will be used for public utility purposes and the remaining 4 lots for transportation facilities. A 70 foot building setback from the highway and a 10 foot wide landscaping strip fronting the highway will be provided and incorporated in the lease arrangements. Petitioner indicates that Pioneer Mill is investigating the possibility of utilizing idle lands in the Puukolii and Ukumehame areas for cane cultivation in order to replace the 4.3 acres incorporated in this proposal.

COUNTY RECOMMENDATION

The Maui County Planning Commission acted to recommend approval of this special permit at its meeting on June 26, 1974 with the following conditions:

"1. That a minimum of 4.3 acres of uncultivated land be put into production as a replacement for those proposed to be converted to the urban type uses.

"2. That a drainage plan compatible with the 'Engineering Master Plan for Kaanapali Resort Development' be submitted for review and approval by the Department of Public Works.

"3. That any requirements imposed by the Department of Water Supply and State Highways be implemented.

"4. That a total landscaping plan be submitted for review and approval by the Planning Department and appropriate agencies. Further, that said landscaping plans reflect adequate screening of the subject uses.

"5. That all related uses situated in the resort be relocated to the subject property and that the applicant shall be responsible for implementing such relocation.

"6. That all structures be setback a minimum of 30 feet from the highway right-of-way and 20 feet from the landscaping easement. Should any structures be located between the above building setback and the 70 feet setback for future highway, the State shall not be responsible for the cost of acquiring or relocating said structures when highway widening is implemented.

"7. That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year.

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

"9. That approval be limited only to the specific proposed use (U-Drive and ground transportation)."

The Commission will recall that the 4.3-acre subject area was part of a 17-acre boundary amendment request on which a public hearing was conducted by this Commission in August 1973. However, the matter was withdrawn by the petitioner at the subsequent action meeting held by the Commission on November 28, 1973.

The reduction of the acreage to abut 25% of the original 17-acre request and consideration of the proposal under a special permit rather than a boundary amendment procedure would alleviate some of the concerns reflected in the testimony presented at the Land Use Commission meeting in August 1973, relating to removal of cane

lands from cultivation, lack of substantiation for a 17-acre request to accommodate the limited number of uses proposed, and other questions relating to drainage and access. Under the conditions imposed by the Maui County Planning Commission under the special permit procedure, these concerns will be resolved.

Evaluation of the special permit under the above circumstances finds that the proposed use is an "unusual and reasonable" use in the Agricultural District.

Staff joins with the Maui County Planning Commission in recommending approval with the 9 conditions stipulated by that agency.

August 12, 1974

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on August 10, 1974, the Land Use Commission voted to approve a special permit to Amfac Communities, Inc.-Hawaii (SP74-183) to establish a transportation facility on approximately 4.3 acres of land identified as Tax Map Key 4-4-02: portion of 2, situated in the Agricultural District at Kaanapali, Lahaina, Maui; subject to the 9 conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

Tatsuo Fujimoto

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Amfac Communities, Inc.-Hawaii ✓
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

TRUE NORTH

1" = 500'

PLAT

PIONEER MILL CO., LTD.
68.304 Acs.
(68.186 Acs.)

AMFAC, INC.
(Erik Lien)
(Jacobsen)
11.764 Acs.

AMFAC, INC.

KAANAPALI
KAANAPALI DEPOT
(AMFAC INC. 1.003 Ac.
(HAWAIINA-HANAMAULI
PACIFIC RAILROAD INC.)

KAANAPALI
(4.516 Ac.)

HIGHWAY

HONOAPILANI

Honokowai

INTERNATIONAL
COLONY CLUB No. 1

Res.

Res.

AMFAC, INC.
6.520 Ac.

Hawaiian
Development
Corp.
(Lahaina
Investment
Corp.) ie.
Leasement &
Drainage etc.
Leasement
(1937)

Leasement 3 Roadway &c.

Leasement 4
(1982)

Leasement 5
(1937)

Leasement 6
(1937)

Leasement 7
(1937)

Leasement 8
(1937)

Leasement 9
(1937)

Leasement 10
(1937)

Leasement 11
(1937)

Leasement 12
(1937)

Leasement 13
(1937)

Leasement 14
(1937)

Leasement 15
(1937)

Leasement 16
(1937)

Leasement 17
(1937)

Leasement

EXHIBIT C

CHRONOLOGICAL LISTING OF EVENTS

August 10, 1974	State Land Use Commission Approval
Sept. 11, 1974	Design Contract let and work commenced
Sept. 30, 1974	Request for intersection design approval sent to State Highway Department
Nov. 18, 1974	Initial submission of Traffic Study to State Highway Department
Dec. 31, 1974	Application for Preliminary subdivision approval submitted to County of Maui
April 21, 1975	Preliminary subdivision approval
June 17, 1975	Off-Site Construction Plans submitted to State and County
July 16, 1975	Final approval of location of Highway Access
Aug. 29, 1975	State Highways approval of off-site construction plans
March 5, 1976	County approval of construction plans
March 5, 1976	Notice to proceed with construction to contractor
March 20, 1976	Cane harvested, construction begins
March 31, 1976	Access Rights Completed

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission — September 24, 1976 9:30 a.m.

FROM: Staff

SUBJECT: Request by Teney K. Takahashi to reaffirm validity of Special Permit 74-183 Amfac Communities-Hawaii

The above Special Permit to allow a transportation facility on 4.3 acres of land in the Agricultural District at Kaanapali, Maui was approved by the Land Use Commission on August 10, 1974 subject to nine conditions imposed by the Maui County Planning Commission. The petitioner proposed to consolidate all U-Drive and ground transportation operations at the Kaanapali resort on the site. The 4.3 acres was proposed to be subdivided into six lots--two to be used for public utility purposes and four of the lots for transportation facilities.

Condition No. 7 provided:

> "That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year."

By letter dated August 13, 1976, Mr. Takahashi, President of Amfac Communities, Hawaii, indicated that the County of Maui has raised a question on whether the requirements of Condition No. 7 have been completed. He indicated that:

1. Engineering design was started in September, 1974 and completed in early 1975.

2. Subsequent submittals resulted in the County's granting preliminary approval in April, 1975 with a requirement to satisfy:

   a) relocation of the access

   b) development of drainage facilities.

3. Negotiations, design changes, acquisition and relocation of the highway access caused further delays and resulted in final approval on March 5, 1976.

4. Cane was removed from the site by Pioneer Mill around March 20, 1976 and construction of the improvements proceeded immediately.

Mr. Takahashi noted that the major portion of the delays was beyond the petitioner's control and that Amfac has proceeded as expeditiously as possible. It has made consistent and positive progress and the project is near completion.

Mr. Takahashi respectfully requested the Land Use Commission to review the matter and reaffirm the validity of the Special Permit.

Attached are the pertinent correspondence on this matter.

25% COTTON
EXCELERASE
by
FOX RIVER

1483

AMFAC COMMUNITIES - MAUI

AN Amfac COMPANY

P. O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE (808) 661-3671

LAND USE COMMISSION
STATE OF HAWAII
SEP 23 8 20 AM '76

September 22, 1976

Ah Sung Leong
Acting Executive Officer
State Land Use Commission
Pacific Trade Center, Suite 1795
Honolulu, HI 96813

Subject: Special Use Permit SP 74-183, August 10, 1974
TMK 4-4-02:por 2

Dear Mr. Leong:

We have just been advised that we must resubmit the subject Special Use request to the Land Use Commission. I understand that you intend to have a Commission meeting on Maui this Friday, September 24, 1976. We would like to request that this matter be placed on your agenda.

Due to the short notice, we were unable to transmit copies of our presentation with this letter. However, we will insure that sufficient copies of our presentation are available at the meeting. In your absence, I was unable to discuss this with you today, and I will call you tomorrow, Thursday, September 23rd.

Thank you in advance for your consideration.

Sincerely,

Teney K. Takahashi

Teney K. Takahashi
President

TKT:mp

State of Hawaii
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804

August 17, 1976

Mr. Teney K. Takahashi, President
Amfac Communities-Hawaii
P. O. Box 696
Lahaina, Maui, Hawaii 96761

Dear Mr. Takahashi:

This is in response to your letter of August 13, 1976 requesting the Land Use Commission to reaffirm the validity of Special Permit 74-183, Amfac Communities Inc., Hawaii.

Please be advised that the matter will first have to be considered by the Maui County Planning Department and the Maui County Planning Commission since the Planning Department is charged with the enforcement of the land use district classification and regulations and the Planning Commission is the agency which conducted the hearing on the Special Permit request and which originally imposed the nine conditions on SP74-183.

We, therefore, suggest that first you take this matter up with the County of Maui.

Should you have any further questions, please contact this office.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk
cc: Mr. Tosh Ishikawa
Mr. Earl Stoner
Land Use Commission
bcc: Mike Marsh

7463

AMFAC COMMUNITIES-HAWAII

AN Amfac COMPANY

P.O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE 661-3671

LAND USE COMMISSION
STATE OF HAWAII
AUG 16 1 42 PM '76

August 13, 1976

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

Re: Special Use Permit SP74-183 Amfac Communities-Inc.,Hawaii
Dated August 10, 1974 - 4.3 acres TMK 4-4-02: portion of 2
Kaanapali, Lahaina, Maui

The County of Maui has raised a question on the subject Special Permit, since the requirements indicated in Item #7 in the attached memo from Mr. Tatsuo Fujimoto, of the Land Use Commission, have not been completed. This requirement presupposes full completion of improvements and facilities on the project.

We have reviewed our files and have discussed this matter both with Messrs. Peter A. Sanborn and C. Earl Stoner, Jr., who were previously involved in this transaction on behalf of Amfac. Briefly, engineering design of this project was begun in September of 1974 and completed in early 1975. Subsequent submittals to the County of Maui resulted in preliminary approval in April of 1975 with a requirement to satisfy several matters. One required relocation of State Highway access to allow for access to the Transportation Center (mauka of Honoapiilani Highway) as well as to the northerly portion of the resort. The second required the development of drainage facilities caused by the relatively low plain of the southmost portion of this facility. Negotiations and design revisions, plus acquisition and relocation of the aforementioned highway access resulted in further delays with final approval occurring on March 5, 1976. Pioneer Mill Company, Limited removed sugar cane from the location approximately on March 20, 1976 and construction of the improvements proceeded immediately. There were significant delays in the resolution of these requirements and that the major portion of the delays were outside of our control.

LUC. 8/16/76

Amfac has proceeded as expeditiously as possible and has made consistent and positive progress on this development and the project is now near completion. We respectfully request that the State Land Use Commission review this matter and reaffirm the validity of the Special Permit at this time. Please do not hesitate to contact me if you have any questions or desire any additional information.

Sincerely,

Teney K. Takahashi
President

TKT/a

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 10, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Tatsuo Fujimoto, Executive Officer

SUBJECT: SP74-183 - AMFAC COMMUNITIES, INC.-HAWAII

A 4.3 acre area to house and consolidate all U-Drive and ground transportation operations servicing a resort area is the subject of a special permit application by Amfac Communities, Inc.-Hawaii. The property lies within the State's Agricultural District at Kaanapali, Maui and is described as Tax Map Key 4-4-02: portion of 2.

The land in question fronts the mauka side of Honoapiilani Highway directly across the Kaanapali airstrip. The southern portion of the property is adjacent to the Lahaina-Kaanapali and Pacific Railroad Round House and Maintenance yard. The entire property, as well as lands immediately adjacent, are presently in cane cultivation. Nearby land uses in the Urban District include the International Colony Club, resort hotels and golf facilities. Land Study Bureau rating for the property in question is A71i, indicating that the land is irrigated and highly suited for overall agricultural production, well suited for machine cultivation, nonstony, well drained and averages between 2 to 5% in slope.

The petitioner proposes to subdivide the property into 6 lots ranging from 8,555 square feet to 42,595 square feet in size. Two of the lots will be used for public utility purposes and the remaining 4 lots for transportation facilities. A 70 foot building setback from the highway and a 10 foot wide landscaping strip fronting the highway will be provided and incorporated in the lease arrangements. Petitioner indicates that Pioneer Mill is investigating the possibility of utilizing idle lands in the Puukolii and Ukumehame areas for cane cultivation in order to replace the 4.3 acres incorporated in this proposal.

COUNTY RECOMMENDATION

The Maui County Planning Commission acted to recommend approval of this special permit at its meeting on June 26, 1974 with the following conditions:

"1. That a minimum of 4.3 acres of uncultivated land be put into production as a replacement for those proposed to be converted to the urban type uses.

"2. That a drainage plan compatible with the 'Engineering Master Plan for Kaanapali Resort Development' be submitted for review and approval by the Department of Public Works.

"3. That any requirements imposed by the Department of Water Supply and State Highways be implemented.

"4. That a total landscaping plan be submitted for review and approval by the Planning Department and appropriate agencies. Further, that said landscaping plans reflect adequate screening of the subject uses.

"5. That all related uses situated in the resort be relocated to the subject property and that the applicant shall be responsible for implementing such relocation.

"6. That all structures be setback a minimum of 30 feet from the highway right-of-way and 20 feet from the landscaping easement. Should any structures be located between the above building setback and the 70 feet setback for future highway, the State shall not be responsible for the cost of acquiring or relocating said structures when highway widening is implemented.

"7. That the project [redacted], and all relocations implemented within one year.

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

"9. That approval be limited only to the specific proposed use (U-Drive and ground transportation)."

The Commission will recall that the 4.3-acre subject area was part of a 17-acre boundary amendment request on which a public hearing was conducted by this Commission in August 1973. However, the matter was withdrawn by the petitioner at the subsequent action meeting held by the Commission on November 28, 1973.

The reduction of the acreage to abut 25% of the original 17-acre request and consideration of the proposal under a special permit rather than a boundary amendment procedure would alleviate some of the concerns reflected in the testimony presented at the Land Use Commission meeting in August 1973, relating to removal of cane

lands from cultivation, lack of substantiation for a 17-acre request to accommodate the limited number of uses proposed, and other questions relating to drainage and access. Under the conditions imposed by the Maui County Planning Commission under the special permit procedure, these concerns will be resolved.

Evaluation of the special permit under the above circumstances finds that the proposed use is an "unusual and reasonable" use in the Agricultural District.

Staff joins with the Maui County Planning Commission in recommending approval with the 9 conditions stipulated by that agency.

7462

S. & F. LAND COMPANY
237 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
TELEPHONE (808) 877-65

LAND USE COMMISSION
STATE OF HAWAII
AUG 12 1 37 PM '76

August 9, 1976

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Attention: Mr. Ah Sung Leong

Gentlemen:

S & F Land Company acting in behalf of its client, Mr. James C. Haynes, for Lot 6, Kaanapali Transportation Center, recently submitted a plan to the Planning Department, County of Maui, with information pertaining to a proposed office and warehouse building to be constructed on said lot by Mr. Haynes for the purpose of relocating rental car agencies and other transportation facilities from other locations within the Kaanapali Resort. At the time of this submittal, I was out of town and requested that Mr. Norman Uchimura, of A & B Commercial Company, submit drawings for preliminary comment by the County of Maui so that building permits and other necessary action could be expedited when Amfac's construction of the Transportation Center parcel is complete.

Apparently, Mr. Uchimura was advised by the Planning Department that in their opinion the Special Permit covering the 4.3-acre Transportation Center facility had lapsed, since the project had not been initiated within six months of the final approval date and all relocations had not been implemented within one year. This would have been in conflict with sub-item #7, on the staff memorandum enclosed herewith, of the Special Permit as required by the Maui Planning Commission and approved by the Land Use Commission on August 10, 1974.

Because, in our opinion, Amfac had initiated and followed through on the project, we requested an opportunity to review Amfac's files on this to provide a history of action on the project since the Special Permit approval by the Land Use Commission. Briefly, delays for construction start of this project included plan review negotiations between Amfac, Inc. and the State Highway Department, and delays in final approval due to disagreement between the Soil Conservation Department, Land Use and Codes Administration and Amfac, regards the drainage facilities. A review of correspondence indicates that Amfac requested engineering design commencement by its engineer, Norman Saito, in early September 1974, and received

LUC. 8/16/76

preliminary approval from the County of Maui on the subdivision on April 21, 1975. Thereafter correspondence within the Amfac files indicates negotiations continued on an almost weekly basis to resolve problems having to do with highway access and drainage facilities to the satisfaction of the State Department of Highways and the Maui County Soil Conservation Service as well as other County agencies. It would appear that Amfac acted in an expeditious manner at all times and, in fact, proceeded immediately with construction of the project after receiving final approved drawings and specifications from the County of Maui in early March of 1976. The present status of the project is near completion of roads, utilities and lot grading in accordance with plans and specifications approved by the County of Maui.

We have requested that Amfac direct a letter to you under separate cover, requesting action by the Land Use Commission to continue this Special Permit in good standing, in that we believe that the permitee has acted expeditiously and with good faith since the inception of the Special Permit in August of 1974. If we may be of any assistance in expediting this matter, we will be pleased to do so.

Sincerely,

S & F LAND COMPANY

C. Earl Stoner, Jr.

encl.

cc: Toshio Ishikawa, County of Maui
James J. C. Haynes
Amfac, Inc., Attn: Teney Takahashi

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

JOHN A. BURNS
Governor

EDDIE TANGEN
Chairman

STANLEY SAKAHASHI
Vice Chairman

COMMISSION MEMBERS
James R. Carras
Sunao Kido
Shelley M. Mark
Alexander J. Napier
Mitsuo Oura
Tanji Yamamura
Edward Yanai
TATSUO FUJIMOTO
Executive Officer

Task
Copies to LUCA & appropriate staff. Also, please see me re: relocation of uses. HKN

August 12, 1974

RECEIVED
AUG 20 1974
DEPT. OF PLANNING
COUNTY OF MAUI

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on August 10, 1974, the Land Use Commission voted to approve a special permit to Amfac Communities, Inc.-Hawaii (SP74-183) to establish a transportation facility on approximately 4.3 acres of land identified as Tax Map Key 4-4-02: portion of 2, situated in the Agricultural District at Kaanapali, Lahaina, Maui; subject to the 9 conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

Tatsuo Fujimoto

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Amfac Communities, Inc.-Hawaii
Dept. of Taxation, 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

MEMORANDUM

August 10, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Tatsuo Fujimoto, Executive Officer

SUBJECT: SP74-183 - AMFAC COMMUNITIES, INC.-HAWAII

A 4.3 acre area to house and consolidate all U-Drive and ground transportation operations servicing a resort area is the subject of a special permit application by Amfac Communities, Inc.-Hawaii. The property lies within the State's Agricultural District at Kaanapali, Maui and is described as Tax Map Key 4-4-02: portion of 2.

The land in question fronts the mauka side of Honoapiilani Highway directly across the Kaanapali airstrip. The southern portion of the property is adjacent to the Lahaina-Kaanapali and Pacific Railroad Round House and Maintenance yard. The entire property, as well as lands immediately adjacent, are presently in cane cultivation. Nearby land uses in the Urban District include the International Colony Club, resort hotels and golf facilities. Land Study Bureau rating for the property in question is A71i, indicating that the land is irrigated and highly suited for overall agricultural production, well suited for machine cultivation, nonstony, well drained and averages between 2 to 5% in slope.

The petitioner proposes to subdivide the property into 6 lots ranging from 8,555 square feet to 42,595 square feet in size. Two of the lots will be used for public utility purposes and the remaining 4 lots for transportation facilities. A 70 foot building setback from the highway and a 10 foot wide landscaping strip fronting the highway will be provided and incorporated in the lease arrangements. Petitioner indicates that Pioneer Mill is investigating the possibility of utilizing idle lands in the Puukolii and Ukumehame areas for cane cultivation in order to replace the 4.3 acres incorporated in this proposal.

COUNTY RECOMMENDATION

The Maui County Planning Commission acted to recommend approval of this special permit at its meeting on June 26, 1974 with the following conditions:

LUC - 8/16/74

"1. That a minimum of 4.3 acres of uncultivated land be put into production as a replacement for those proposed to be converted to the urban type uses.

"2. That a drainage plan compatible with the 'Engineering Master Plan for Kaanapali Resort Development' be submitted for review and approval by the Department of Public Works.

"3. That any requirements imposed by the Department of Water Supply and State Highways be implemented.

"4. That a total landscaping plan be submitted for review and approval by the Planning Department and appropriate agencies. Further, that said landscaping plans reflect adequate screening of the subject uses.

"5. That all related uses situated in the resort be relocated to the subject property and that the applicant shall be responsible for implementing such relocation.

"6. That all structures be setback a minimum of 30 feet from the highway right-of-way and 20 feet from the landscaping easement. Should any structures be located between the above building setback and the 70 feet setback for future highway, the State shall not be responsible for the cost of acquiring or relocating said structures when highway widening is implemented.

"7. That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year.

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

"9. That approval be limited only to the specific proposed use (U-Drive and ground transportation)."

The Commission will recall that the 4.3-acre subject area was part of a 17-acre boundary amendment request on which a public hearing was conducted by this Commission in August 1973. However, the matter was withdrawn by the petitioner at the subsequent action meeting held by the Commission on November 28, 1973.

The reduction of the acreage to abut 25% of the original 17-acre request and consideration of the proposal under a special permit rather than a boundary amendment procedure would alleviate some of the concerns reflected in the testimony presented at the Land Use Commission meeting in August 1973, relating to removal of cane

lands from cultivation, lack of substantiation for a 17-acre request to accommodate the limited number of uses proposed, and other questions relating to drainage and access. Under the conditions imposed by the Maui County Planning Commission under the special permit procedure, these concerns will be resolved.

Evaluation of the special permit under the above circumstances finds that the proposed use is an "unusual and reasonable" use in the Agricultural District.

Staff joins with the Maui County Planning Commission in recommending approval with the 9 conditions stipulated by that agency.

August 12, 1974

Mr. Peter A. Sanborn
Project Manager
Amfac Communities, Inc.-Hawaii
P. O. Box 696
Lahaina, Maui 96761

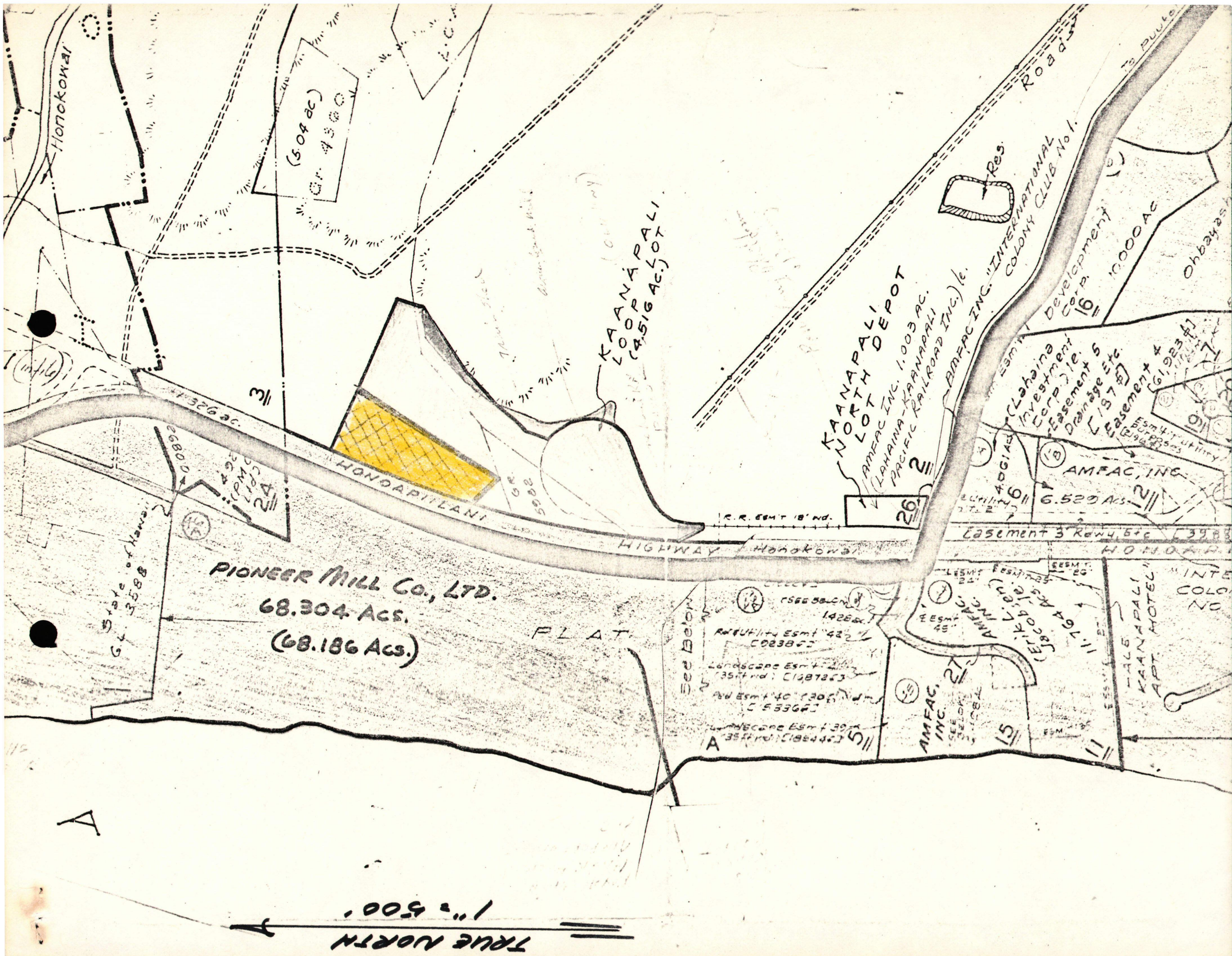
Dear Mr. Sanborn:

The original of the attached letter approving a special permit to Amfac Communities, Inc.-Hawaii (SP74-183) to establish a transportation facility on approximately 4.3 acres of land situated in the Agricultural District at Kaanapali, Lahaina, Maui, identified as Tax Map Key 4-4-02: portion of 2; subject to the 9 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.



Honokowai
(5.04 ac)
Gr. 4360
KAANAPALI LOOP LOT (4.516 Ac.)
KAANAPALI NORTH DEPOT LOT
AMFAC INC. 1.003 AC.
(LAHAINA-KAANAPALI PACIFIC RAILROAD INC.) le.
AMFAC INC. "INTERNATIONAL COLONY CLUB No 1.
Res.
Road
To Puuko
Development Corp.
10.000 Ac
Ohbayash
(Lahaina Investment Corp.) le.
Easement 5 Drainage Etc.
Easement 4
AMFAC, INC.
6.529 Acs.
Easement 3 Rdwy. Etc.
HONOAPIILANI HIGHWAY
Honokowai
R.R. ESM'T 18' wd.
PIONEER MILL Co., LTD.
68.304 Acs.
(68.186 Acs.)
PLAT
State of Hawaii
G.L. 3588
See Below
Rd & Utility Esmt "42"
Landscape Esmt
Ped Esmt "40"
AMFAC, INC.
(Erik L. Jacobsen) le.
11.764 Acs.
HALE KAANAPALI APT. HOTEL
"INTE COLO NO
TRUE NORTH
1" = 500'

August 12, 1974

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on August 10, 1974, the Land Use Commission voted to approve a special permit to Amfac Communities, Inc.-Hawaii (SP74-183) to establish a transportation facility on approximately 4.3 acres of land identified as Tax Map Key 4-4-02: portion of 2, situated in the Agricultural District at Kaanapali, Lahaina, Maui; subject to the 9 conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Amfac Communities, Inc.-Hawaii
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

TRUE NORTH

1" = 500'

PLAT

PIONEER MILL CO., LTD.
68.304 Acs.
(68.186 Acs.)

AMFAC, INC.

AMFAC, INC.
11.764 Acs.
(Erik L. Jacobsen)

KAANAPALI
APT. HOTEL

HONOAPIILANI HIGHWAY / Honoapiilani

Easement 3 Rdwy etc.

AMFAC, INC.
6.529 Acs.

Easement 4
Drainage etc.
Easement 5
Conservation
Easement 6
(1923 Acs.)

Clahaina
Investment
Corp. etc.

Development Corp.
10.000 Ac.

Ohabazi

To Puunene

ROAD DISTRICT

AMFAC-JTB PACIFIC (Lahaina) INC.

KAANAPALI
LOT
KAANAPALI DEPOT

Res.

INTERNATIONAL
COLONY CLUB No. 1

Lahaina
Pioneer Mill
Airport

Kaanapali
Lot
(5.516 Ac.)

Honokowai

(5.04 Ac.)

Gr. 5680

Gr. 3665

Gr. 5680

Gr. 5680

Gr. 5680

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-183 - AMFAC COMMUNITIES, INC. DATE August 10, 1974

PLACE Capitol Auditorium TIME 10:00 a.m.
Honolulu, Hawaii HAWAII

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

Comments: Motion carried to approve based on staff report

I move for staff recommendation which includes all county conditions.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 31, 1974
2:00 p.m.

TO: Land Use Commission

FROM: Tatsuo Fujimoto, Executive Officer

SUBJECT: SP74-183 - AMFAC COMMUNITIES, INC.-HAWAII

A 4.3 acre area to house and consolidate all U-Drive and ground transportation operations servicing a resort area is the subject of a special permit application by Amfac Communities, Inc.-Hawaii. The property lies within the State's Agricultural District at Kaanapali, Maui and is described as Tax Map Key 4-4-02: portion of 2.

The land in question fronts the mauka side of Honoapiilani Highway directly across the Kaanapali airstrip. The southern portion of the property is adjacent to the Lahaina-Kaanapali and Pacific Railroad Round House and Maintenance yard. The entire property, as well as lands immediately adjacent, are presently in cane cultivation. Nearby land uses in the Urban District include the International Colony Club, resort hotels and golf facilities. Land Study Bureau rating for the property in question is A71i, indicating that the land is irrigated and highly suited for overall agricultural production, well suited for machine cultivation, nonstony, well drained and averages between 2 to 5% in slope.

The petitioner proposes to subdivide the property into 6 lots ranging from 8,555 square feet to 42,595 square feet in size. Two of the lots will be used for public utility purposes and the remaining 4 lots for transportation facilities. A 70 foot building setback from the highway and a 10 foot wide landscaping strip fronting the highway will be provided and incorporated in the lease arrangements. Petitioner indicates that Pioneer Mill is investigating the possibility of utilizing idle lands in the Puukolii and Ukumehame areas for cane cultivation in order to replace the 4.3 acres incorporated in this proposal.

COUNTY RECOMMENDATION

The Maui County Planning Commission acted to recommend approval of this special permit at its meeting on June 26, 1974 with the following conditions:

"1. That a minimum of 4.3 acres of uncultivated land be put into production as a replacement for those proposed to be converted to the urban type uses.

"2. That a drainage plan compatible with the 'Engineering Master Plan for Kaanapali Resort Development' be submitted for review and approval by the Department of Public Works.

"3. That any requirements imposed by the Department of Water Supply and State Highways be implemented.

"4. That a total landscaping plan be submitted for review and approval by the Planning Department and appropriate agencies. Further, that said landscaping plans reflect adequate screening of the subject uses.

"5. That all related uses situated in the resort be relocated to the subject property and that the applicant shall be responsible for implementing such relocation.

"6. That all structures be setback a minimum of 30 feet from the highway right-of-way and 20 feet from the landscaping easement. Should any structures be located between the above building setback and the 70 feet setback for future highway, the State shall not be responsible for the cost of acquiring or relocating said structures when highway widening is implemented.

"7. That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year.

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

"9. That approval be limited only to the specific proposed use (U-Drive and ground transportation)."

The Commission will recall that the 4.3-acre subject area was part of a 17-acre boundary amendment request on which a public hearing was conducted by this Commission in August 1973. However, the matter was withdrawn by the petitioner at the subsequent action meeting held by the Commission on November 28, 1973.

The reduction of the acreage to ~~about~~ about 25% of the original 17-acre request and consideration of the proposal under a special permit rather than a boundary amendment procedure would alleviate some of the concerns reflected in the testimony presented at the Land Use Commission meeting in August 1973, relating to removal of cane

lands from cultivation, lack of substantiation for a 17-acre request to accommodate the limited number of uses proposed, and other questions relating to drainage and access. Under the conditions imposed by the Maui County Planning Commission under the special permit procedure, these concerns will be resolved.

Evaluation of the special permit under the above circumstances finds that the proposed use is an "unusual and reasonable" use in the Agricultural District.

Staff joins with the Maui County Planning Commission in recommending approval with the 9 conditions stipulated by that agency.

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

July 15, 1974

Mr. Peter A. Sanborn
Project Manager
Amfac Communities, Inc.-Hawaii
P. O. Box 696
Lahaina, Maui, HI 96761

Dear Mr. Sanborn:

The Land Use Commission next meets on July 31, 1974 at 2:00 p.m., in the Wailuku Elementary School Cafeteria, 355 South High Street, Wailuku, Maui.

At that time the special permit application by Amfac Communities, Inc.-Hawaii (SP74-183) to establish a transportation facility on 4.3 acres of land in the Agricultural District at Kaanapali, Lahaina, 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

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

6023

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

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

SP74-183

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

July 3, 1974

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

Dear Mr. Fujimoto:

Re: Special Permit Request by Mr. Peter Sanborn for Amfac Communities, Inc., TMK 4-4-02:Portion 2.

The Maui Planning Commission at its meeting of June 26, 1974, voted unanimously to recommend approval of the subject request for Special Permit in Kaanapali, Maui.

The Commission in considering the request discussed matters relative to use, landscaping, setback and cane cultivation. The subject request was approved with the following conditions:

1. That a minimum of 4.3 acres of uncultivated land be put into production as a replacement for those proposed to be converted to the urban type uses.

2. That a drainage plan compatible with the "Engineering Master Plan for Kaanapali Resort Development" be submitted for review and approval by the Department of Public Works.

3. That any requirements imposed by the Department of Water Supply and State Highways be implemented.

4. That a total landscaping plan be submitted for review and approval by the Planning Department and appropriate agencies. Further, that said landscaping plans reflect adequate screening of the subject uses.

5. That all related uses situated in the resort be relocated to the subject property and that the applicant shall be responsible for implementing such relocation.

6. That all structures be setback a minimum of 30 feet from the highway right-of-way and 20 feet from the landscaping easement. Should any structures be located between the above building setback and the 70 feet setback for future highway, the State shall not be responsible for the cost of acquiring or relocating said structures when highway widening is implemented.

7. That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year.

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

9. That approval be limited only to the specific proposed use (U-Drive and ground transportation).

Attached for your information are copies of the staff report and other pertinent data.

Please contact our office should you have any questions.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

Enclosure

cc: Mr. Peter Sanborn

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

AMFAC COMMUNITIES INC.-HAWAII

AN Amfac COMPANY

P.O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE 661-3671

March 19, 1974

RECEIVED
MAR 22 1974
DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Howard Nakamura
Planning Director - County of Maui
Wailuku, Maui, Hi 96793

Dear Mr. Nakamura:

Subject: Special Use Permit - Transportation Facility
Kaanapali, Maui

Enclosed herewith for your review and action in triplicate are the following:

1. Application for Special Use Permit.

2. Aerial photograph outlining area under application.

3. Preliminary subdivision plan for subject area.

4. Application fee in the amount of $35.00.

It is respectfully requested that the above permit application be approved and transmitted to the State Land Use Commission for approval at your earliest convenience. If any additional information is needed on said request, please don't hesitate to contact the undersigned.

Sincerely,

Peter A. Sanborn

Peter A. Sanborn
Project Manager

PAS/ar

Enclosures

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:

SP74-183

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____

Notice published _____

Public hearing _____

Recommendation to LUC _____

Action by State LUC _____

County & Appl. notified _____

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

A. Description of Property: (1) Tax Map Key No. 4-4-02, Por. of 2

(2) Lot Area 4.31 ac. (3) Location Kaanapali, Maui, Hi

B. Ownership: (1) Owner's name Pioneer Mill Company, Ltd.

(2) Lessee's name - (3) Unexpired term ___ years

C. Request: (1) State request briefly and exactly: Allow use of the area as a transportation facility to service visitor transportation needs of ~~Kaanapali Beach Resort Area. Area will house and consolidate all~~ U-Drive and other ground transportation operations within the resort ~~aeea. In addition, Lot 1-B has been designated for a sewer pump~~ station being a part of the West Maui Wastewater System. Further, Lot #5 has been reserved by Hawaiian Telephone Company for its new West Maui Switching Station.

(See attached maps covering subject area)

(2) Reasons justifying granting of request: Provide area to gas, wash and store U-Drive cars now operating illegally under County Laws, within Hotel properties. Further, area conforms to intended use of area under West Maui 701 General Plan. All basic utilities and egress/~~are provided~~ from highway adjacent to subject property.

D. Applicant: (1) Name Amfac Communities-Hawaii-Agent for Pioneer Mill Company, Ltd.

(2) Address P. O. Box 696, Lahaina, Hi 96761 (3) Telephone 661-3671

(4) Signature [signature]

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

Reasons: _____

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

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

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, May 29, 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. AMFAC COMMUNITIES-HAWAII in behalf of Pioneer Mill Co., Ltd. requesting approval of a State Land Use Commission Special Permit in order to develop and operate a transportation center facility on property located on the Mauka side of Honoapiilani Highway in Kaanapali, Lahaina, Maui, TMK 4-4-02:2 (portion of). Said property contains approximately 4.31 acres.

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JUL 12 1974
State of Hawaii
LAND USE COMMISSION

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-5/9/74)

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

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

RECEIVED
MAY 23 1974
DEPT. OF PLANNING
COUNTY OF MAUI

May 22, 1974

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

Dear Mr. Nakamura:

Subject: Application for Special Permit
Kaanapali, Maui - TMK: 4-4-02, Por. of 2

This request for Special Use Permit is confusing in that the proposed use of the area under consideration is for transportation facilities. The request submitted also include information regarding the subdivision of the area for other uses which in fact is not the case. It might be helpful to clarify whether the area in question which is presently zoned for agricultural will eventually be zoned for commercial or business use and subdivided in accordance to the request made by AMFAC.

The Department of Water Supply requests that the following conditions be made a part of the approval for this application of the Special Permit. The Applicant is required to do the following:

1. Construct a storage reservoir or make payment based on the Modified Storage Assessment, payment to be made upon conditional approval of this request by the Planning Commission.

2. Provide adequate water service for domestic use, irrigation use and fire protection purposes for the lot.

3. Submit overall water service plan as called for in their own water master plan for the area.

Aloha,

Carl Kaiama

Carl Kaiama, Director
Department of Water Supply

CK/f/hn

"By Water All Things Find Life"

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

May 20, 1974

RECEIVED
MAY 23 1974
DEPT. OF PLANNING
COUNTY OF MAUI

TO: Mr. Howard K. Nakamura, Planning Director

FROM: Stanley S. Goshi, Director of Public Works

SUBJECT: Special Permit Request, TMK: 4-4-2: Portion 2, Kaanapali, Maui

This development should be compatible with the "Engineering Master Plan for Kaanapali Resort Development," prepared by Belt,Collins & Associates. Their drainage plan shows a future drainage channel along the mauka side of Honoapiilani Highway.

Stanley S. Goshi
Director of Public Works

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

May 29, 1974

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

STAFF REPORT

TO: Planning Commission

FROM: Planning Department Staff

SUBJECT: Special Permit Request

Applicant: Mr. Peter Sanborn for Amfac Communities, Inc.
Location: Kaanapali, Maui
TMK: 4-4-2:Por 2
Area: 4.31 acres
Zoning: State Agricultural District
G.P.: Apartment designation
Request: The applicant requests approval of a Special Permit to establish and operate a transportation facility at Kaanapali, Maui.

COMMENTS:

1. A similar request (SLUC District Boundary Change) for a transportation facility was recommended for deferral by this Commission on August 28, 1973. At the November 28, 1973, State Land Use Commission meeting, the matter was verbally withdrawn by the applicant.

2. The request before this Commission is for a 4.3 acre transportation facility. The subject property is situated at the Napili side of the Kaanapali Resort area in the vicinity of the Old ~~Prison~~ Mill power station. The pie-shaped property is presently in cane cultivation and is bordered by Honoapiilani Highway on the makai side, a cane haul road on the mauka side and cane land on the Napili end.

3. No direct road access to the property from Honoapiilani Highway exists. The applicant proposes to construct a 60 feet roadway into the project area. Highways Division has indicated that an access road is not permitted in this section of the highway.

4. A 16" water line and electric line exists along the mauka side of the highway. Portions of a designated flood plain exists at the southern end of the property. A 24" culvert crosses the highway at this point. An irrigation siphon crosses on the northern end. No sewer system exists on the subject property. The proposed County STP will be located nearby.

Comments received from the Departments of Public Works and Water Supply indicate the following:

Public Works - The development should be compatible with the "Engineering Master Plan for Kaanapali Resort Development" which shows a future drainage channel on the mauka side of the highway.

Water Supply - Questions the eventual use of the subject property. Should approval be granted the following conditions would be required:

a. Construct a storage reservoir or make payment based on the modified storage assessment.
b. Provide adequate water service for domestic use, irrigation use and fire protection purposes for the lot.
c. Submit overall water service plan as called for in their own water master plans.

5. According to the Land Study Bureau, soils of the subject property are classified A, indicating excellent crop productivity. The soils are basically well-drained and nonstony in character.

6. No letters of protest or approval have been received.

June 26, 1974

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

STAFF REPORT

TO: Maui Planning Commission

FROM: Planning Department Staff

SUBJECT: State Land Use Commission Special Permit request

COMMENTS:

1. The public hearing on this matter was held by the Commission on May 29, 1974. Aside from the applicant, no one spoke for or against the subject request.

2. The request by Mr. Peter Sanborn for AMFAC Communities, Inc. is for the approval of a special permit to establish and operate a transportation facility at Kaanapali, Maui, to serve the Kaanapali resort area. The facility is proposed to be located on the Napili side of the resort area and mauka of the highway. The proposal basically conforms to the County's general plan for the Lahaina district.

The applicant proposes to create 6 lots on the subject property. Two lots are scheduled for utility purposes and the remainder for transportation activities. A 10' landscaping easment along the highway frontage will be provided. A 70' building setback from the highway will be provided also. The applicant has stated that provisions for the landscaping easements and setback requirements will be incorporated in the lease agreements.

3. The access road to the subject property will be located in conformance to State Highways recommendations. Water service requirements will also be in conformance to the requirements of the Department of Water Supply.

4. Relative to the cultivation of cane, the applicant has indicated that Pioneer Mill is currently investigating the possibility of cultivating additional lands for cane in the Puukolii and Ukumehame areas.

5. 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 adversely affect surrounding property
b. Such use would not burden public agencies to provide public services
c. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.

RECOMMENDATION:

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

1. That a minimum of 4.3 acres of uncultivated land be put into production as a replacement for those proposed to be converted to the urban type uses.

2. That a drainage plan compatible with the "Engineering Master Plan for Kaanapali Resort Development" be submitted for review and approval by the Department of Public Works.

3. That any requirements imposed by the Department of Water Supply and State Highways Division be implemented.

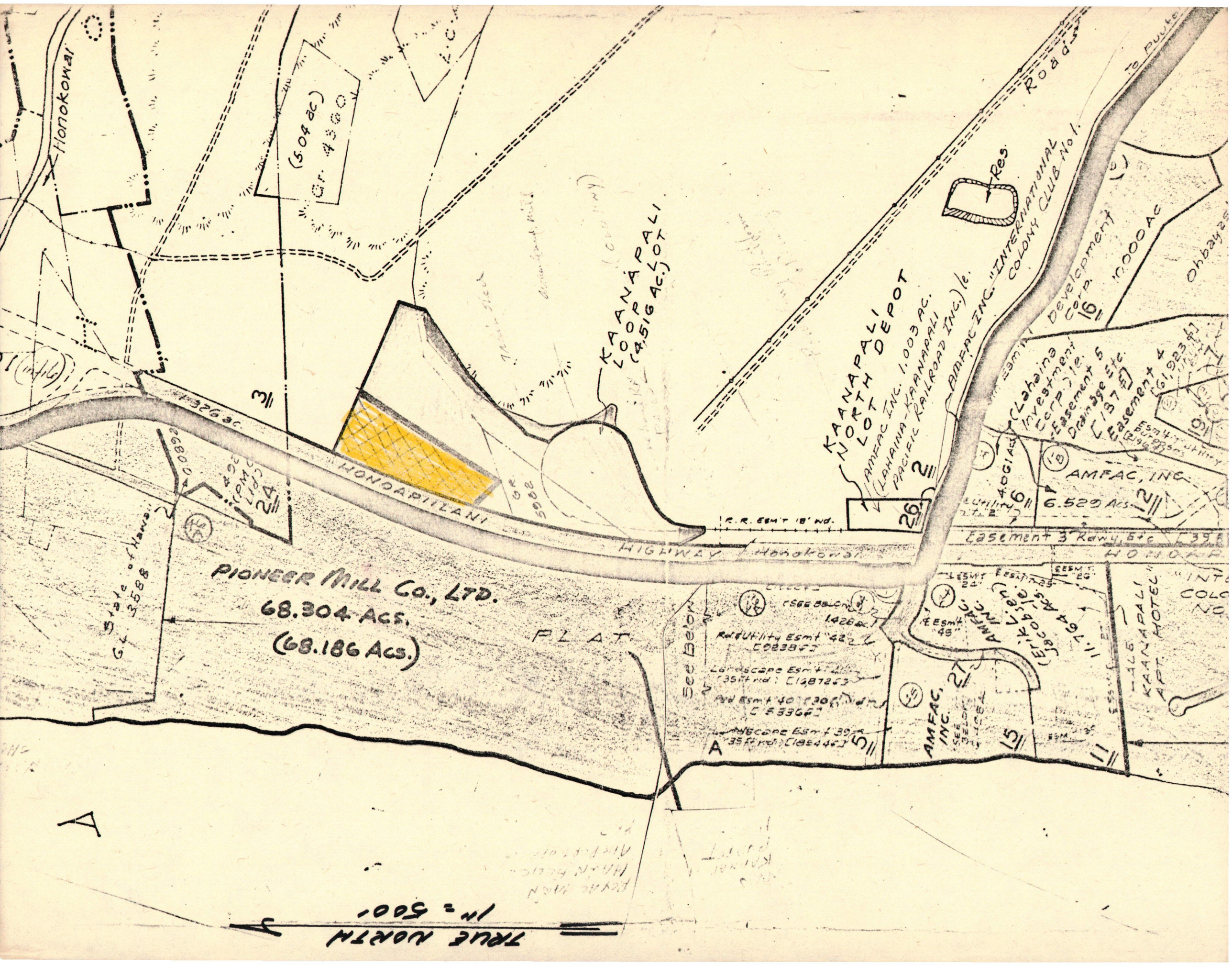
4. That a total landscaping plan be submitted for review and approval by the Planning Department and appropriate agencies. Further that said landscaping plans reflect adequate screening of the subject uses.

5. That all related uses situated in the resort be relocated to the subject property, and that the applicant shall be responsible for implementing such relocation.

6. That all structures be setback 70 feet from the highway R.O.W. as indicated on the proposed subdivision map.

7. That the project shall be initiated within six months of the final approval date, and all relocations implemented within one year.

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



Honokowai
(5.04 ac)
Gr. 4360
KAANAPALI LOOP LOT (4.516 Ac.)
KAANAPALI NORTH DEPOT LOT
AMFAC INC. 1.003 AC.
(LAHAINA-KAANAPALI PACIFIC RAILROAD INC.) le.
AMFAC INC. "INTERNATIONAL COLONY CLUB No 1.
Res.
Road
To Puuke
Development Corp.
10000 Ac
Ohbayas
(Lahaina Investment Corp.) le.
Easement 5 Drainage Etc.
Easement 4
AMFAC, INC.
6.529 Acs.
Easement 3 Rdwy. Etc.
HONOAPIILANI HIGHWAY
Honokowai
R.R. Esm't 18' wd.
PIONEER MILL Co., LTD.
68.304 Acs.
(68.186 Acs.)
PLAT
State of Hawaii
G.L. 3588
See Below
Rd & Utility Esm't 42
Landscape Esm't 41
Rd Esm't 40
Landscape Esm't 39
AMFAC, INC.
(Erik L. Jacobsen) le.
11.764 Acs.
HALE KAANAPALI APT. HOTEL
TRUE NORTH
1" = 500'

KAANAPALI TRANSPORTATION CENTER
SUBDIVISION INTO LOTS 1-A, 1-B AND 2 TO 7 INCL.

being portions of Grant 5082 to Lahaina Agricultural Co., R.P. 2567, L.C. AW. 7715, Part 1 Ap. 3 to Lota Kamehameha and R.P. 7661, L.C. AW. 76, Ap. 2 to William Shaw

KAANAPALI, LAHAINA, MAUI, HAWAII

PREPARED FOR: AMFAC COMMUNITIES - HAWAII
OWNER: PIONEER MILL CO, LTD

SCALE: 1" = 50'
DATE: APRIL 23, 1973

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII

TRUE NORTH
SCALE: 1" = 50'

MASTER PLAN ⊕

PIONEER MILL CO., LTD. - OWNER

PORTION OF R.P. 2567, L.C. AW. 7715, AP. 3 TO LOTA KAMEHAMEHA

PART 1

PIONEER MILL CO., LTD. - OWNER

PORTION OF GRANT OF AGRICULTURE CO. 5082 TO

LOT 7
13.620 Acs.

LOT 5
24,521 Sq. Ft.

LOT 4
24,282 Sq. Ft.

LOT 1-B
11,528 Sq. Ft.
(SEWER PUMP STATION LOT)

LOT 2
36,540 Sq. Ft.

LOT 1-A
8,555 Sq. Ft.

LOT 3
42,505 Sq. Ft.

WILLIAM 7661

L.C. AW. 76, Ap. 2 SHAW

EXISTING CANE HAUL ROAD

HALAWAI DRIVE

EXISTG LONG DITCH

10' EASEMENT

70 FT. SETBACK LINE

LANDSCAPE EASEMENT (10' WIDE)

EXIST'G 16" WATER MAIN

PROPOSED 27" GRAVITY LINE

EXIST'G 24" CULVERT

EXIST'G WATER M.H.

HONOAPIILANI
F.A.S.P. NO. S-0300-1

HIGHWAY (80' R/W)

TO LAHAINA →

TO HONOKOWAI

⊕ EXIST'G SIPHON

HWY STA. 172+40.00

P.T. STA. 171+76.52

NOTE:
SURFACE DRAIN STORM WATER TO CULVERT 200'± SOUTH OF SUBDIVISION
Q - 50 YEAR STORM

PROPOSED USE	PRESENT USE
t = 15 MIN.	t = 35 MIN.
C = 0.65	C = 0.25
i = 5"/HR	i = 3.8"/HR
A = 4 AC.	A = 4 AC.
Q = 4x5x0.65 = 13 cfs	Q = 4x3.8x0.25 = 3.8 cfs

EXISTING CULVERT CAPACITY = 20 cfs w/ 3'/H.W.

TAX MAP KEY: 4-4-02: POR. PAR. 2

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION



R.M. TOWILL CORPORATION
233 MERCHANT STREET
HONOLULU, HAWAII

PHOTO MAP
OF PIONEER MILL CO., LTD.
FIELD D-1
MAUI, HAWAII

RECEIVED
JUL 12 1974
State of Hawaii
LAND USE COMMISSION

SCALE 1" = 200'
ORIGIN OF COORD : LAINA
DATE OF PHOTO : 8-8-62

SP74-183

A73-366 AMFAC COMM.-HAWAII

SUBJECT TO CHANGE

TRUE NORTH
1" = 500'

PIONEER MILL CO., LTD.
68.304 Acs.
(66.186 Acs.)

KAANAPALI NORTH DEPOT LOT
(AMFAC INC. 1.003 AC.
LAHAINA-KAANAPALI PACIFIC RAILROAD INC.) le.

KAANAPALI LOT
(AMFAC INC. "INTERNATIONAL COLONY CLUB No 1.
AMFAC INC. 70.000 Acs.
(45.516 Ac.)

AMFAC INC.
46.300 ACS.
(45.550 Ac.)

AMFAC INC.
0.978 Ac.

AMFAC INC.
42.490 ACS.

AMFAC INC.
33.404 Ac.

AMFAC INC.
24.765 Ac.

PULEHUNUI
(Pioneer Mill Co. Ltd.)
1123.820 Ac.
(1103.980 Ac.)

State of Hawaii
220.70 ac.
(Pioneer Mill Co. Ltd.)
G. L. 3588

State of Hawaii
292.74 Acs.
(Pioneer Mill Co. Ltd.)
County of Maui Honokowai Pipeline Right of Way
G. L. 3588
(276.74 ac)

State of Hawaii
172.365 ac.
(Pioneer Mill Co. Ltd.)
G. L. 3588

State of Hawaii
8.20 ac.
(Pioneer Mill Co. Ltd.)
G. L. 3588

State of Hawaii
24.3 ac.
(Pioneer Mill Co. Ltd.)
G. L. 3588

20.42 ac.
Pioneer Mill Co. Ltd.
MOOMUKU
L.C. Aw. 11216:28

Pioneer Mill Co. Ltd.
7.39 ac
L.C. Aw. 485

Pioneer Mill Co. Ltd.
5.10 ac.
Gr. 7844

Reservoir Site
(3.20 ac)

Honokowai Stream

Honokowai Ditch

20' Ditch Rt of Way (0.08 ac)

16' Pipeline Rt-of-Way

Pipeline

Power Line

Road

Dirt Road

Cane

Golf

Pasture

Cemetery

Tennis Courts

Kekaa Landing

Jumping off place of the Souls

Lae Kaanapali Apt. Hotel

Colony Club No 2

Kaanapali Golf Course

Maui Electric Co. Ltd.

Pulukolu Camp

Pulukolu (School Lot)

(Bd. of Home Miss. of the Methodist Church) le
(0.253 ac.)

Pioneer Mill Co. Ltd.
(Roman Catholic Church) le
0.606 ac.

See Below For Owner

Kaanapali Beach Hotel

Kaanapali Golf Course Maintenance Shop

Kaanapali Golf Course Clubhouse

Kaanapali Golf Course Pro Shop

Kaanapali Golf Course Restaurant

Kaanapali Golf Course Parking

Kaanapali Golf Course Tennis Shop

Kaanapali Golf Course Abandoned Mill

Kaanapali Golf Course Comfort Station

Kaanapali Golf Course Reservoir

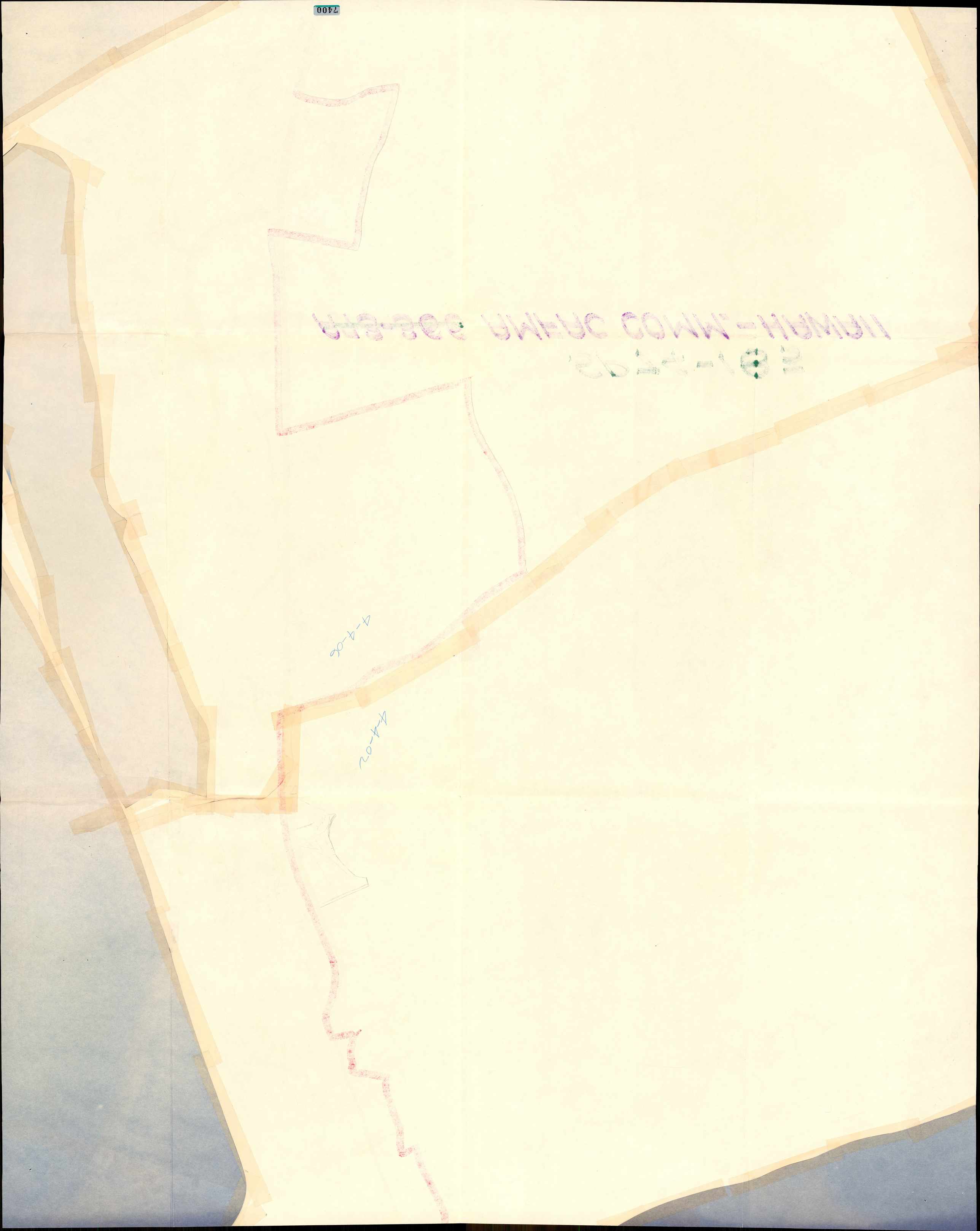
Kaanapali Golf Course Building Platform & Parking

Kaanapali Golf Course Maintenance Shop

Kaanapali Golf Course Maintenance Shop

Kaanapali Golf Course Maintenance Shop

7400



A73-366 AMFAC COMM.-HAWAII

7401

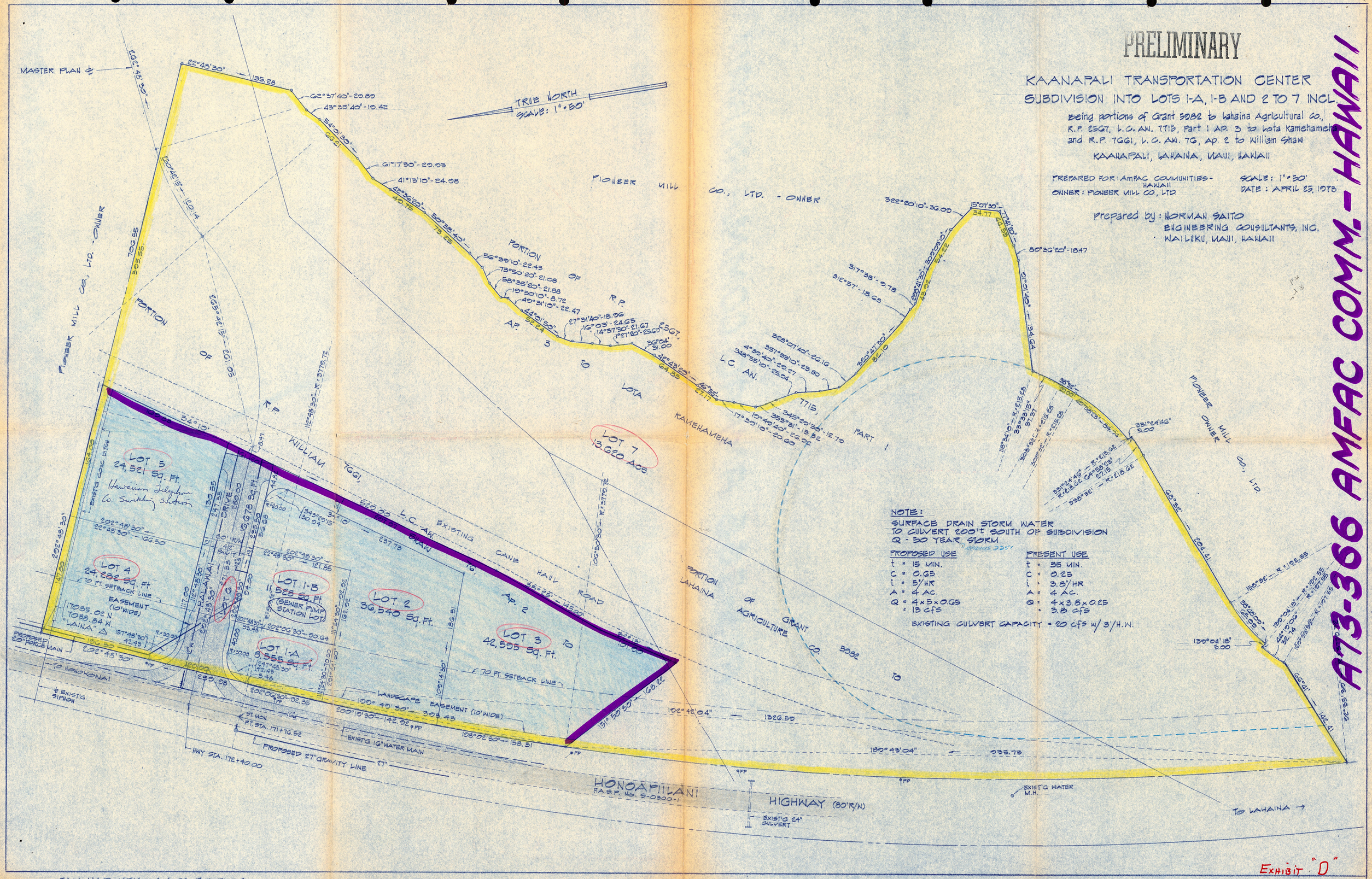
7402

M-3

AIA-368 AMPAC COMM-HAWAII

M-1

AIA-368 AMPAC COMM-HAWAII


PRELIMINARY
KAANAPALI TRANSPORTATION CENTER
SUBDIVISION INTO LOTS 1-A, 1-B AND 2 TO 7 INCL.
Being portions of Grant 5982 to Lahaina Agricultural Co., R.P. 2567, L.C. AW. 7715, Part 1 Ap. 3 to Lota Kamehameha and R.P. 7661, L.C. AW. 76, Ap. 2 to William Shaw
KAANAPALI, LAHAINA, MAUI, HAWAII
PREPARED FOR: AmFAC COMMUNITIES - HAWAII
OWNER: PIONEER MILL CO., LTD.
SCALE: 1" = 50'
DATE: APRIL 25, 1973
Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII
A73-366 AMFAC COMM. - HAWAII
TRUE NORTH
SCALE: 1" = 50'
MASTER PLAN ℄
PIONEER MILL CO., LTD. - OWNER
PORTION OF R.P. 2567, AP. 3 TO LOTA KAMEHAMEHA
PORTION OF R.P. 7715, PART 1
PORTION OF R.P. WILLIAM 7661, L.C. AW. 76, AP. 2 TO SHAW
PORTION OF GRANT 5982 TO LAHAINA AGRICULTURE CO.
LOT 5 24,521 Sq. Ft.
Hawaiian Telephone Co. Switching Station
LOT 4 24,282 Sq. Ft.
LOT 1-B 11,528 Sq. Ft. (SEWER PUMP STATION LOT)
LOT 2 36,540 Sq. Ft.
LOT 1-A 8,555 Sq. Ft.
LOT 3 42,595 Sq. Ft.
LOT 7 13,620 Acs.
EXISTING CANE HAUL ROAD
LANDSCAPE EASEMENT (10' WIDE)
EXIST'G 16" WATER MAIN
PROPOSED 27" GRAVITY LINE
HWY STA. 172+40.00
HONOAPIILANI HIGHWAY (80' R/W)
EXIST'G 24" CULVERT
EXIST'G WATER M.H.
TO LAHAINA →
TO HONOKOWAI
EXIST'G SIPHON
PROPOSED 20" FORCE MAIN
70 FT. SETBACK LINE
NOTE:
SURFACE DRAIN STORM WATER TO CULVERT 200'± SOUTH OF SUBDIVISION
Q - 50 YEAR STORM
PROPOSED USE
t = 15 MIN.
C = 0.65
i = 5"/HR
A = 4 AC.
Q = 4x5x0.65 = 13 cfs
PRESENT USE
t = 35 MIN.
C = 0.25
i = 3.8"/HR
A = 4 AC.
Q = 4x3.8x0.25 = 3.8 cfs
EXISTING CULVERT CAPACITY = 20 cfs w/ 3'/H.W.
EXHIBIT "D"
TAX MAP KEY: 4-4-02: POR. PAR. 2
7403