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Sep 24 - Nov 8

November 8, 1974

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on November 7, 1974, the Land Use Commission voted to approve the request by the University of Hawaii at Hilo (Department of Continuing Education and Community Services) (SP74-186) to allow the establishment of the Ka'u Arts, Crafts and Vocational Center and Gift Shop at the former Hutchinson Sugar Mill identified as Tax Map Key 9-5-14: portion of 46, situated in the Agricultural District at Honuapo, Ka'u, Hawaii; subject to the 7 conditions imposed by the Hawaii County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: University of Hawaii at Hilo
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

November 8, 1974

Mrs. Mary Y. Matayoshi
University of Hawaii at Hilo
P. O. Box 1357
Hilo, Hawaii 96720

Dear Mrs. Matayoshi:

The original of the attached letter approving a special permit to the University of Hawaii at Hilo (SP74-186) to allow the establishment of the Ka'u Arts, Crafts and Vocational Center and Gift Shop at the former Hutchinson Sugar Mill identified as Tax Map Key 9-5-14; portion of 46, situated in the Agricultural District at Honuapo, Ka'u, Hawaii; subject to the 7 conditions imposed by the Hawaii County Planning Commission ; is on file in the office of the Hawaii Planning Department, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-186 - UNIVERSITY OF HAWAII DATE November 7, 1974
AT HILO
PLACE State Capitol - Room 314 TIME 10:30 a.m.

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

Comments:

Motion carried to approve staff Recommendation

STATE OF HAWAII
LAND USE COMMISSION

November 7, 1974
10:30 a.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-186 - UNIVERSITY OF HAWAII AT HILO
(Department of Continuing Education and
~~Continuing~~ *COMMUNITY* Services)

COMMUNITY A special permit request to allow the establishment of the Ka'u Arts, Crafts and Vocational Center and Gift Shop within the Agricultural District at Honuapo, Ka'u, Hawaii has been submitted by the University of Hawaii at Hilo, Department of Continuing Education and ~~Continuing~~ Services. The facility will occupy 3 existing structures at the former Hutchinson Sugar Mill complex situated on a portion of a 10 acre parcel described as Tax Map Key 9-5-14: 46.

18,560 # +
1350 #
530 #
9180 #
10,560 #
Proposed - The structures are located on the mauka side of the Hawaii Belt Road approximately 3 miles northeast of the Naalehu Urban District. It is proposed that the existing mill office will be converted to house the craft shop; the oil storage building will house the gift shop; and the existing machine shop will be converted to house the industrial arts center. Lands surrounding the mill complex are vacant or pasture lands which are rated fair or poor for overall crop use. On the makai side are the Whittington Beach Park and one single family dwelling.

This request was initiated as a result of the finding by the petitioner that the Ka'u community is in need of courses in art and culture; occupational improvement; vocational training; hobbies and academic courses. The Naalehu Catholic Mission conducts an arts and crafts program but lacks expansion space as well as space to display and sell the finished products. The proposed facility will offer the community a place to learn skills as well as the opportunity to develop a greater sense of community and individual self worth.

At the public hearing held by the County on August 22, 1974, it was indicated that:

1. The landowner, Ka'u Sugar Company, will lease the building to the petitioner at \$1.00 a year and that the use of the land for parking and other purposes will be permitted.

2. The existing water system owned by Ka'u Sugar Company will be utilized.
3. The existing arts and crafts program operated by the Naalehu Catholic Mission would be relocated to the proposed facilities and the program expanded to accommodate more people in the community as well as the scope of the program. The mill proper containing the heavy machinery has been fenced off and will not be accessible to anyone in the crafts area.
4. Because of the unique philosophy and community spirit^x of the Ka'u community, the people are volunteering their services and therefore, fees are presently for materials only.

COUNTY RECOMMENDATION

On September 13, 1974 the Hawaii County Planning Commission voted to recommend approval of the special permit based on the following reasons which the staff has summarized:

1. The proposed use would be in conformity with policies expressed in the Hawaii General Plan respecting public facilities and economic development. The project will inject a social and learning stimulus into this rural district and afford an opportunity for the sale of the products as well as the opportunity for community betterment.
2. Since the mill operation has been terminated and is now being conducted at Pahala, the proposed use is not in conflict with existing uses in the area.
3. Since existing structures will be used for the proposed facility, the essential character of the land will not be altered.
4. Since the establishment of the Agricultural classification, the mill operation has ceased and the need for a facility to accommodate the social and educational needs of the people of Ka'u is evident.
5. Public agencies would not be unreasonably burdened as all essential services and utilities are presently available.

The favorable recommendation was subject to the following conditions:

- "1. That the grounds surrounding the subject dwellings be properly maintained in terms of landscaping, waste disposal, etc.
- "2. That on-site parking as required be provided for.
- "3. That the special permit be allowed to continue upon the renewal of the 3-year lease, and future lease renewals.
- "4. That in the event the lease is terminated or the operation is stopped because of the lack of funds or any other reason, the special permit will be declared null and void.
- "5. That if signs are to be erected, they will be required to conform to the Sign Ordinance.
- "6. That site inspection by the Planning Department will be permitted to ensure the compliance of the above stated conditions.
- "7. That all applicable rules and regulations including the 'Plan Approval' process be complied with."

It is the staff's finding that the request substantially meets the standards for determining "unusual and reasonable" uses in the Agricultural District. Enthusiastic and overwhelming support was expressed by the people of Ka'u at the hearing held by the Hawaii County Planning Commission. It is obvious that the project has the potential of greatly benefiting and enriching the lives of the people residing in the Ka'u District from a cultural, education and community spirit standpoint.

Approval of the special permit is recommended subject to the conditions imposed by the Hawaii County Planning Commission.

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

October 29, 1974

Ms. Mary Y. Matayoshi
University of Hawaii at Hilo - CECS
P. O. Box 1357
Hilo, Hawaii 96720

Dear Ms. Matayoshi:

The Land Use Commission next meets on November 7, 1974
at 10:30 a.m., in the State Capitol, Room 314, Honolulu, Hawaii

At that time the special permit application by the University of Hawaii at Hilo (CECS) (SP74-186) to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop at the former Hutchinson Sugar Mill
in the Agricultural District at Honuapo, Ka'u, Hawaii
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



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

September 20, 1974

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

RECEIVED

SEP 24 1974

State of Hawaii
LAND USE COMMISSION

SP74-186

Re: Special Permit Application - University of Hawaii at Hilo
Dept. of Continuing Education
and Community Services

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the decision and findings of the County Planning Commission on the above application.

The special permit request was to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop utilizing three (3) existing structures at the former Hutchinson Sugar Mill Complex in Honuapo, Ka'u, Hawaii, Tax Map Key 9-5-14:portion of 46.

The Planning Commission at a duly advertised public hearing held on August 22, 1974 in the County Councilroom, County Building, South Hilo, Hawaii, discussed the subject request. The Commission on September 13, 1974, voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. That the proposed use will make the highest and best use of the land involved for the public welfare. The proposed use is accommodating the General Plan policy for public facilities which states the following: "In order to provide the necessary facilities to effectively serve community needs, the County shall continue to seek ways of improving public service through coordination of service and by maximizing the use of personnel and facilities." In addition, the General Plan economic element policy states that, "the expansion of higher and continuing educational services and institutions shall be supported by the County." The proposed use intends to meet those needs by creating a facility which affords an opportunity for community energies to be channeled into productive and creative

Mr. Tatsuo Fujimoto
Page 2
September 20, 1974

efforts. The proposed project will inject a social and learning stimulus into this rural district, by providing new avenues for learning cultural skills, arts and crafts - skills as well as vocational opportunities to the people and community of the Ka'u district. Additionally, the end result of these skills would be demonstrated in the form of products made by the local community as well as provide new directions for individuals. Furthermore, the economic base will be somewhat strengthened by the commercialization of the products made and sold at this facility, in that products would be sold to touring visitors as well as to the residents of the County. Inasmuch as the residents of Ka'u have represented their support of this project in the form of a petition, this then is strong enough evidence that these people have a desire as well as a need to have a project of this nature in their community. The social and economic perspectives as proposed in the project is in concept to give the people of the Ka'u district a new direction for themselves if they want it. Most important of all, for a project which is oriented to the people, the opportunities must exist if the people are going to participate.

2. That the land upon which the proposed use is sought is not being utilized for the uses permitted within the district. The Hutchinson Sugar Mill complex has been vacated as a result of full operations now being conducted at the Pahala Mill complex. That being the case, the fact that it is vacated and not being used for its original use at the present time, it is concluded that there is no conflict with respect to the use of the land if the proposed uses of the craft shop, the office building and the industrial arts center were to be permitted within this complex.
3. That the proposed use will not substantially alter or change the essential character of the land and the present use. The applicant is proposing to utilize three existing structures within the existing complex. The only substantial changes to be made will be to the interior of the proposed structures to be used, however some minor exterior improvements will also be required. The essential character of the area will not be changed as landscaping is to be done in such a manner as to utilize existing vegetation in the area in addition to the introduction of other types of flora. And though the use of the land is changing, the essential character of the land would not be substantially changed because the proposed uses will be using the existing structures and existing accesses.

Mr. Tatsuo Fujimoto

Page 3

September 20, 1974

4. That unusual conditions, trends and needs have arisen since the establishment of the district boundaries. For reasons of the merger between Hawaiian Sugar Company and Ka'u Development Company, the Hutchinson Sugar Mill complex was closed and vacated and all operations moved to the Pahala Sugar Mill, thereby reducing the value of the vacated mill and its original use. Also, arts and crafts activities involving approximately 80 individuals are now being conducted at the Naalehu Catholic Mission in Naalehu. The program has had increasing interest, but because of the limited facilities it has become necessary to find new facilities. The Federally funded project Learn, which seeks to fulfill some of the social and educational needs expressed by the people in the community of the Ka'u district has also necessitated that a facility be made available. The resultant effect has made it necessary to locate an area in which a project like this might be able to function. It is felt that the subject area because of its present status does not offer the applicants an area to serve the proposed project's needs as well as community and individual needs and goals.
5. That such use will not unreasonably burden public agencies to provide roads, sewers, water, drainage, police and fire protection. All essential utilities are available to the subject property. These include the private water system and cesspool serving the mill and the Hawaii Belt Road which provides access to the area. Although the Fire Department is 3 miles away in Pahala, fire hydrants are located in the area. Therefore, it is felt that because of the presence of available utilities, accessibility, location of fire hydrants, the project could operate without unreasonably burdening public agencies for services.

The favorable recommendation was also subject to the following conditions:

1. That the grounds surrounding the subject dwellings be properly maintained in terms of landscaping, waste disposal, etc.
2. That on-site parking as required be provided for.
3. That the special permit be allowed to continue upon the renewal of the 3-year lease, and future lease renewals.
4. That in the event the lease is terminated or the operation is stopped because of the lack of funds or any other reason, the special permit will be declared null and void.

Mr. Tatsuo Fujimoto
Page 4
September 20, 1974

5. That if signs are to be erected, they will be required to conform to the Sign Ordinance.
6. That site inspection by the Planning Department will be permitted to ensure the compliance of the above stated conditions.
7. That all applicable rules and regulations including the "Plan Approval" process be complied with.

Arthur W. Martin
Arthur W. Martin
Chairman

lat

Enclosures

cc University of Hawaii at Hilo - CECS

Planning Commission Takes Varied Actions

Honolulu Tribune-Herald 9-17-74

By George Ferguson
Kona, Kohala, Ka'u Reporter

CAPTAIN COOK — The Hawaii County Planning Commission Friday deferred action on two items but set up public hearings on others.

Deferred was action on an application by Randolph Solomon for a variance to allow the creation of a 13,759-square-foot lot in lieu of the minimum building site requirement of 15,000 square feet as stipulated within a single family residential district. The property is located off Kapaa Street in the Ainako Subdivision, Punahoa 2nd, South Hilo.

—An application of the State Department of Land and Natural Resources on behalf of B.P. Bishop Estate for a variance to allow the creation of two lots below the minimum building site area requirement of five acres was deferred pending clarification of land ownership. The property is located near the old Keauhou

School in Keauhou, North Kona.

—Commissioners set up for public hearing an application by Mokuauikaua Church in Kailua-Kona for a variance to allow relief from the parking requirement for an activities center facility on the historic church's grounds. The church is objecting to replacing grass with asphalt.

—A recommendation to the State Land Use Commission was okayed upon an application of the University of Hawaii at Hilo, Department of Continuing Education and Community Services, for a special permit to allow establishment of an arts, crafts and vocational center and gift shop utilizing three existing structures at the for-

mer Hutchinson Sugar Mill complex in Honuapo, Ka'u.

—Commissioners also voted to send a favorable recommendation to the State Land Use Commission for approval on an application by the J.M. Tanaka Construction Inc. for a special permit to allow the installation of a batching plant silo within the existing quarry complex at Keauhou 1st, North Kona.

Public hearings were also approved for the following:

—An application of R&F Inc. for a variance to allow a six-foot, two-inch side yard setback for a single-family dwelling in lieu of the minimum side yard

requirement of 10 feet and a variance to allow a two-foot, eight-inch clear space between the eave of the building and the side property line. The property is located along Alapaki Place in the Luana Gardens Subdivision, Ponahawi, South Hilo.

—An application of Linco Construction Company Inc. for a variance to allow the creation of an 8,667-square-foot lot in lieu of the minimum building site area requirement of 10,000 square feet. The variance is the result of a proposed consolidation and resubdivision of two lots situated along Olioli Way in the Komohana Gardens Subdivision, Unit 1, Waiakea Homesteads, 2nd series, South Hilo.

NOTICE OF COMPLETION

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

RECEIVED

SEP 8 1974

State of Hawaii
LAND USE COMMISSION

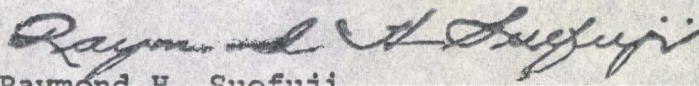
August 29, 1974

Mrs. Mary Y. Matayoshi
University of Hawaii at Hilo - CECS
P. O. Box 1357
Hilo, Hawaii 96720

Re: Special Permit Application
Tax Map Key 9-5-14:portion of 46

This is to inform you that the above application will be discussed on Friday, September 13, 1974, by the Planning Commission. The meeting will be held in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, Hawaii, and is scheduled to begin at 2:00 p.m.

We shall notify you of the Commission's action.


Raymond H. Suefuji
Director

NH:sb

cc: ✓ State Land Use Commission
Honorable Dante Carpenter

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PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

September 13, 1974

The Planning Commission met in special session at 2:04 p.m. in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, with Chairman Arthur W. Martin presiding.

PRESENT: Arthur W. Martin ABSENT: Scott H. Asai
 Lorraine Jitchaku Takashi Domingo
 Daniel J. Johnson, Jr. Akira Fujimoto, Ex-officio Member
 Roy H. Nagata
 Leon K. Sterling, Jr.
 Ed C. Watt

Sidney M. Fuke
Norman K. Hayashi
Royden H. Yamasato
Quirino Antonio

Edward Harada, Ex-officio Member
Clifford Lum, Corporation Counsel
Richard Nishimura, Public Works
William Sewake, Water Supply
Gary Kawasaka, Water Supply

and approximately 6 people in attendance at 2:00 p.m. and 26 people at 7:00 p.m.

AGENDA & MINUTES

The agenda was approved as printed and circulated.

The minutes of April 8 and 22, 1974 were approved as distributed.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PARKS
& RECREATION
PANAewa, SOUTH HILO

Special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna boundary, TMK: 2-1-13:portion of 2.

The staff again recommended for deferment because the access problem has not been resolved.

The Chairman questioned what is being done.

The Deputy Planning Director stated that the Department of Parks and Recreation is working with the Department of Hawaiian Home Lands. He also mentioned that Francis Ching and Associates did walk through this area and did not discover anything of historical significance.

Mr. Sterling moved to defer this item; seconded by Mr. Nagata and carried.

VARIANCE
RANDOLPH SOLOMON
PUNAHOA, SOUTH HILO

Family Residential -15,000 square foot (RS-15) zoned district. The property is located off Kapaa Street in the Ainako Subdivision Series 2, Punahoa 2nd, South Hilo, TMK: 2-5-24:12.

The Chairman announced that the staff recommendation is for a denial and that the previous votes on the matter indicated a mixed vote.

Mr. Sterling moved to defer because they do not have the full members present; seconded by Mr. Nagata and carried.

VARIANCE
STATE DEPT. OF LAND &
NATURAL RESOURCES
KEAUHOU, NORTH KONA

3,565 square feet in size, is proposed for a booster pumping station for the North Kona Water System. The property is located on the mauka side of the North Kona Belt Road, approximately 1,400 feet south of the old Keauhou School, Keauhou 1st, North Kona, TMK: 7-8-06:3.

The staff mentioned that the attorney of the Haanio's family had stated that the question of the land exchange and the agreement between the Bishop Estate has not been resolved as yet, therefore the staff recommended deferment on this matter.

Mr. Sterling moved for deferral pending clarification of land ownership; seconded by Mrs. Jitchaku and carried.

PRELIMINARY HEARING
VARIANCE
MOKUAUKAUA CHURCH
KEOPU, NORTH KONA

Variance to allow relief from the parking requirement for an activities center facility situated on the church grounds in Keopu 2nd, North Kona, TMK: 7-5-07:18 and 45.

The Chairman announced that this matter will be deferred to the evening meeting at which time another member of the Commission is expected to attend to make a quorum. At the moment, one member is expected to abstain on this item and the membership present lacks a quorum.

LAND USE COMMISSION
SPECIAL PERMIT
U OF H AT HILO
DEPT. OF CONTINUING ED.
& COMMUNITY SERVICES
HONUAPPO, KA'U

Special permit to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop utilizing three (3) existing structures at the former Hutchinson Sugar Mill complex in Honuapo, Ka'u, TMK: 9-5-14: portion of 46.

The staff presented a brief review on the background information and recommended that the request be approved based on the following considerations:

1. That the proposed use will make the highest and best use of the land involved for the public welfare. The proposed use is accommodating the General Plan policy for public facilities which states the following: "In order to provide the necessary facilities to effectively serve community needs, the County shall continue to seek ways of improving public service through coordination of service and by maximizing the use of personnel and facilities." In addition, the General Plan economic element policy states that, "the expansion of higher and continuing educational services and institutions shall be supported by the County." The proposed use intends to meet those needs by creating a facility which affords an opportunity for community energies to be channeled into productive and creative efforts. The proposed project will inject a social and learning stimulus into this rural district, by providing new avenues for learning cultural skills, arts and crafts - skills as well as vocational opportunities to the people and community of the Ka'u district. Additionally, the end result of these skills would be demonstrated in the form of products made by the local community as well as provide new directions for individuals. Furthermore, the economic base will be somewhat strengthened by the commercialization of the products made and sold at this facility, in that products would be sold to touring visitors as well as to the residents of the County. Inasmuch as the residents of Ka'u have represented their support of this project in the form of a petition, this then is strong enough evidence that these people have a desire as well as a need to have a project of this nature in their community. The social and economic perspectives as proposed in the project is in concept to give the people of the Ka'u district a new direction for themselves if they want it. Most important of all, for a project which is oriented to the people, the opportunities must exist if the people are going to participate.
2. That the land upon which the proposed use is sought is not being utilized for the uses permitted within the district. The Hutchinson Sugar Mill complex has been vacated as a result of full operations now being conducted at the Pahala Mill complex. That being the case, the fact that it is vacated and not being used for its original use at the present time, it is concluded that there is no conflict with respect to the use of the land if the proposed uses of the craft shop, the office building and the industrial arts center were to be permitted within this complex.
3. That the proposed use will not substantially alter or change the essential character of the land and the present use. The applicant is proposing to utilize three existing structures within the existing complex. The only substantial changes to be made will be to the interior of the proposed structures to be used, however some minor exterior improvements will also be required. The essential character of the area will not be changed as landscaping is to be done in such a manner as to utilize existing vegetation in the area in addition to the introduction of other types of flora. And though the use of the land is changing, the essential character of the land would not be substantially changed because the proposed uses will be using the existing structures and existing accesses.
4. That unusual conditions, trends and needs have arisen since the establishment of the district boundaries. For reasons of the merger between Hawaiian Sugar Company and Ka'u Development Company, the Hutchinson Sugar Mill complex was closed and vacated and all operations moved to the Pahala Sugar Mill, thereby reducing the value of the vacated mill and its original use. Also, arts and crafts activities involving approximately 80

individuals are now being conducted at the Naalehu Catholic Mission in Naalehu. The program has had increasing interest, but because of the limited facilities it has become necessary to find new facilities. The Federally funded project Learn, which seeks to fulfill some of the social and educational needs expressed by the people in the community of the Ka'u district has also necessitated that a facility be made available. The resultant effect has made it necessary to locate an area in which a project like this might be able to function. It is felt that the subject area because of its present status does not offer the applicants an area to serve the proposed project's needs as well as community and individual needs and goals.

5. That such use will not unreasonably burden public agencies to provide roads, sewers, water, drainage, police and fire protection. All essential utilities are available to the subject property. These include the private water system and cesspool serving the mill and the Hawaii Belt Road which provides access to the area. Although the Fire Department is 3 miles away in Pahala, fire hydrants are located in the area. Therefore, it is felt that because of the presence of available utilities, accessibility, location of fire hydrants, the project could operate without unreasonably burdening public agencies for services.

It was further recommended that the request be approved subject to the following conditions:

1. That the grounds surrounding the subject dwellings be properly maintained in terms of landscaping, waste disposal, etc.
2. That on-site parking as required be provided for.
3. That the special permit be allowed to continue upon the renewal of the 3-year lease, and future lease renewals.
4. That in the event the lease is terminated or the operation is stopped because of the lack of funds or any other reason, the special permit will be declared null and void.
5. That if signs are to be erected, they will be required to conform to the Sign Ordinance.
6. That site inspection by the Planning Department will be permitted to ensure the compliance of the above stated conditions.
7. That all applicable rules and regulations including the "Plan Approval" process be complied with.

The Chairman made a correction to the staff's comment in regard to the Pahala Fire Department which is located 10 miles away and the Naalehu fire truck station which is 3 miles away. He added that the wire fence in the area was put up by C. Brewer to protect the people who come over there because the heavy equipment and machinery used to come around from the mill.

Mrs. Jitchaku moved to forward a favorable recommendation to the Land Use Commission according to the staff's recommendation with the conditions as stipulated; seconded by Mr. Nagata and carried.

COPY

PLANNING DEPARTMENT

COUNTY OF HAWAII

25 AUPUNI STREET

HILO, HAWAII 96720

August 23, 1974

RECEIVED

AUG 30 1974

State of Hawaii
LAND USE COMMISSION

Mrs. Mary Y. Matayoshi
University of Hawaii at Hilo - CECS
P. O. Box 1357
Hilo, Hawaii 96720

Re: Special Permit Application
TMK: 9-5-14:por. 46

The Planning Commission at its meeting of August 22, 1974 held a duly advertised public hearing on the above described application for a Special Permit to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop utilizing three (3) existing structures located within the vacated Hutchinson Sugar Mill complex in Honuapo, Ka'u, Hawaii.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on the request.

Should you have any questions in the meantime, please feel free to contact the Planning Department at 961-8288.


Arthur W. Martin
Chairman

NKH:mh

cc State Land Use Commission

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SEP 11 1974

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

Agenda for the Meeting of September 13, 1974 - 2:00 p. m.
Sgt. Yano Memorial Hall, Capt. Cook, South Kona, Hawaii

MINUTES

1. August 22, 1974

REPORTS

UNFINISHED BUSINESS

- ✓ 1. Application of the County Department of Parks and Recreation for a special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna boundary, TMK: 2-1-13:portion of 2.
2. Application of Randolph Solomon for a variance to allow the creation of a 13,759 square foot lot in lieu of the minimum building site area requirement of 15,000 square feet as stipulated within a Single Family Residential - 15,000 square foot (RS-15) zoned district. The property is located off Kapaa Street in the Ainako Subdivision Series 2, Punahoa 2nd, South Hilo, TMK: 2-5-24:12.
3. Application of the State Department of Land and Natural Resources on behalf of the B. P. Bishop Estate for a variance to allow the creation of two (2) lots below the minimum building site area requirement of five (5) acres as stipulated within the Agricultural 5-acre (A-5a) zoned district. One of the lots which will be 3,565 square feet in size, is proposed for a booster pumping station for the North Kona Water System. The property is located on the mauka side of the North Kona Belt Road, approximately 1,400 feet south of the old Keauhou School, Keauhou 1st, North Kona, TMK: 7-8-06:3.
4. Preliminary hearing on the application of Mokuaukua Church for a variance to allow relief from the parking requirement for an activities center facility. The proposed facility will be situated on the church grounds in Keopu 2nd, North Kona, TMK: 7-5-7:18 & 45.
- ✓ 5. Application of the University of Hawaii at Hilo, Department of Continuing Education and Community Services for a Special Permit to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop utilizing three (3) existing structures at the former Hutchinson Sugar Mill Complex in Honuapo, Ka'u, TMK: 9-5-14:portion of 46.
- ✓ 6. Application of J. M. Tanaka Construction, Inc., for a Special Permit to allow the installation of a batching plant silo within the existing quarry complex. The property is situated at the northern corner of the Kuakini Highway-North Kona Belt Road junction, Keauhou 1st, North Kona, TMK: 7-8-07:15.

PLANNING COMMISSION

Planning Department
County of Hawaii

August 22, 1974

RECEIVED

SEP 11 1974

State of Hawaii
LAND USE COMMISSION

The Planning Commission met in regular session at 1:00 P.M. in the County Councilroom, County Building, with Chairman Arthur W. Martin presiding.

PRESENT: Arthur W. Martin
Lorraine Jitchaku
Scott H. Asai
Ed C. Watt
Leon K. Sterling, Jr.
Takashi Domingo

ABSENT: Roy H. Nagata
Daniel J. Johnson, Jr.

Akira Fujimoto,
Ex-officio Member
Edward Harada,
Ex-officio Member

Raymond H. Suefuji (afternoon)
Sidney Fuke (evening)
Norman K. Hayashi
Royden H. Yamasato
Quirino Antonio, Jr.
Duane Kanuha

Earl Nakasato, Deputy Corporation Counsel
David Murakami, Public Works

and approximately 6 people in attendance at 1:00 P.M. and
80 people at 7:00 P.M.

MINUTES AND AGENDA

Approval of the minutes of August 8, 1974, was deferred until the next meeting, since they were not distributed to the Commissioners until after the meeting started and the Commissioners did not have a chance to read the minutes.

The agenda of August 22, 1974, was approved as circulated.

INTRODUCTION OF STAFF

Quirino Antonio, Jr. and Duane Kanuha of the Planning Department were introduced and welcomed to the meeting.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PARKS
AND RECREATION
PANAWEA, SOUTH HILO

Special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo, near the South Hilo-Puna boundary, TMK: 2-1-13: Portion of 2.

The staff read a letter dated August 6, 1974, from Ann K. Nathaniel, Legislative Chairman of Keaukaha-Panaewa Community Association, and recommended deferral on this application.

Asai moved to defer this application; seconded by Jitchaku, motion carried.

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LAND USE COMMISSION
SPECIAL PERMIT
UNIVERSITY OF HAWAII AT HILO
DEPT. OF CONTINUING EDUCATION
AND COMMUNITY SERVICES
HONUAPO, KA'U

A duly advertised public hearing was held on the application of the University of Hawaii at Hilo Department of Continuing Education and Community Services for a special permit to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop

utilizing three (3) existing structures at the former Hutchinson Sugar Mill complex in Honuapo, Ka'u, TMK: 9-5-14: Portion of 46.

Councilman Dante Carpenter was invited to sit with the Commissioners.

The staff presented the attached background information.

It was noted that about 75 people from the communities of Ocean View, Waiohinu, Honuapo, Naalehu, and Pahala representing all age groups, senior citizens to the young people, rented a bus and came in to the hearing to give support to the application.

Sterling asked about the status of the land. Staff replied that they were informed by Ka'u Sugar Company that the land and buildings have been vacated and the buildings eventually will be torn down. The material within the buildings will be removed.

The staff stated that the agreement between the State and the Ka'u Sugar Company is that the three buildings will be leased to the applicant without any rent; however, the use of the land will be permitted for parking and other purposes. The utilities and real property and personal property taxes will have to be paid by the applicant.

Mrs. Matayoshi said that according to the terms of the lease with C. Brewer and Company, the rental agreement is for \$1.00 a year and for a term of 3 years until June 30, 1977, and if the program is successful they have indicated that they will consider extending the lease. The document has been approved by the C. Brewer officials and is now in the hands of the Contract Officer of the University of Hawaii.

The following presented testimonies in favor of the application:

Mrs. Mary Matayoshi, Director of CECS, University of Hawaii at Hilo;
Brother Zachary
Bill Merrill
Dante Carpenter, Councilman;
Robert Brooks
Mary Gali
Helen Tayamin
Lillian Biggle
Betty Schuster
Lily Hekekia
Mr. Hekekia
Mr. Lucas
Sharon Lui

Motion was made by Sterling, seconded by Jitchaku, to close the public hearing. Motion carried.

The Chairman thanked the Ka'u people for coming to this meeting and said that the Commissioners are gratified for all the work they are doing in Ka'u; and that for once a public hearing has been fun. He explained that on an application for a Special Permit, the Commissioners

cannot vote tonight, but will have to wait 15 days before a vote is taken. The next meeting will be in Kona on September 13 and this matter will be taken up again. If the Commission approves the application, it will then be forwarded to the State Land Use Commission. He also said that this Commission will accept any written testimony. If there are any testimonies, they will be read at the next meeting in Kona.

RECONSIDERATION
VARIANCE
R. CHARLES PORTER
KEAHIALAKA, PUNA

Application for a variance to allow the construction of a single-family dwelling with nineteen (19) foot side yard setbacks in lieu of the minimum requirement of twenty (20) feet as stipulated within the Agricultural zoned district. The property is located on Alapai Street in the Leilani Estates Subdivision, Keahialaka, Puna, TMK: 1-3-16:9

The Chairman announced that certain members of the Commission wished to reconsider the application of R. Charles Porter which was taken up at the last meeting, at which time the application was denied. The Chairman asked the Commissioners if they would want to have the application reconsidered.

Sidney Fuke explained that this matter was denied at the last meeting and Mr. Porter has appealed the decision. According to the Roberts Rules of Order, the Commission may reconsider this item. If the Commission elects not to reconsider the item, the appeal will have to be carried through the Board of Appeals; that the reconsideration motion must be initiated by a member who had voted with the majority. Before any discussion on the item can occur, there will have to be a reconsideration motion and action taken first.

Sterling moved to reconsider the Porter application, seconded by Watt. Roll call vote was taken:

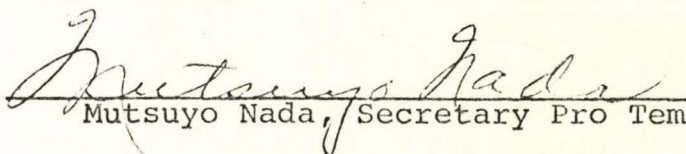
Asai, Domingo, Jitchaku, Martin: No
Sterling, Watt: Aye

Motion to reconsider did not pass.

ADJOURNMENT:

Since there was no further business to take up, the Chairman declared the meeting adjourned at 8:27 P.M.

Respectfully submitted,


Mutsuyo Nada, Secretary Pro Tem

A T T E S T:

Arthur W. Martin
Chairman, Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

August 22, 1974

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RECEIVED

SEP 24 1974

State of Hawaii
LAND USE COMMISSION

A regularly advertised public hearing on the application of the University of Hawaii at Hilo, Department of Continuing Education and Community Services for a Special Permit, was called to order at 7:20 P.M. in the County Council Room, County Building, by Chairman Arthur W. Martin.

PRESENT: Arthur W. Martin
Lorraine Jitchaku
Scott H. Asai
Ed C. Watt
Leon K. Sterling, Jr.
Takashi Domingo

Sidney Fuke
Norman K. Hayashi
Royden H. Yamasato
Quirino Antonio, Jr.
Duane Kanuha

Earl Nakasato, Deputy Corporation Counsel
David Murakami, Public Works

ABSENT: Roy H. Nagata
Daniel J. Johnson, Jr.

Akira Fujimoto,
Ex-officio Member
Edward Harada,
Ex-officio Member

and approximately 80 people in attendance.

CHAIRMAN: Item No. 8. Public hearing on the application of the University of Hawaii at Hilo, Department of Continuing Education and Community Services for a special permit to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop utilizing three (3) existing structures at the former Hutchinson Sugar Mill complex in Honuapo, Ka'u, TMK: 9-5-14: Portion of 46.

Staff?

STERLING: Before we proceed any further, we should invite Councilman Dante Carpenter to come up and sit with us.

CHAIRMAN: We do have an empty chair.

(Dante Carpenter took a seat with the Commissioners)

YAMASATO: Mr. Chairman and Commissioners. The applicant, the Department of Continuing Education and Community Services of the University of Hawaii at Hilo, is requesting a Special Permit to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop utilizing three (3) existing structures located within the vacated Hutchinson Sugar Mill complex in Honuapo, Ka'u, Hawaii, TMK: 9-5-14: Portion of 46.

The buildings are located on the mauka side of the Hawaii Belt Road directly across the entrance to Whittington Beach Park, approximately 2.6 miles Volcano side of Naalehu School.

The applicant intends to convert the existing mill office into a craft shop, the existing oil storage building into a gift shop, and the existing machine shop building into an industrial arts center, respectively. The gift shop will serve as the outlet for the products made at the art center, as well as for the products made in individual homes.

The subject area is situated within the State Land Use "Agricultural" district and the County's Agricultural - 20-acre (A-20a) zoned district. The County General Plan designates the area for "Industrial" uses, which accommodates the following types of land uses: "manufacturing and processing; wholesaling; large storage and transportation facilities; power plants, and government baseyards."

The property is also within the General Plan's potential Tsunami Inundation and Fault Zone designation. The General Plan defines the tsunami inundation areas as "areas subject to high seas damage and vulnerable to damage due to the impact of wave action. It may not necessarily imply great tsunami force, depth or damage, but also identify areas susceptible to flooding or overflowing. The following passage is stated within the General Plan: "The entire coastline of the district is subject to tsunami and high seas activity, with the Punaluu and Honuapo Bay areas having been severely damaged from past tsunami activity."

The Soil Conservation Services soil classification rating for the area is VIIIs. This rating is defined as soils with severe limitations that make them unsuited to cultivation, and restrict their use largely to pasture or range, woodland, or wildlife. The soil is limited mainly because it is shallow, droughty, or stony. The mean annual rainfall is between 40-50 inches, with the dominant slope of the land between 10 to 15 per cent. However, the land upon which the existing complex stands is relatively flat in character.

The surrounding lands on the mauka side of the highway are vacant and pasture lands, while makai lands contain the County's Whittington Beach Park, one single-family dwelling and additional vacant and pasture lands.

In support of the request, the following was submitted: "Through a series of dialogues, initiated by the Continuing Education and Community Services division of the University of Hawaii at Hilo, Project Learn, a number of needs and concerns were expressed by the people of the Ka'u community. Included among the needs and concerns mentioned most frequently were the following: There is a need for Art and Cultural courses; occupational improvement courses; vocational training courses, particularly in the area of hotel and restaurant training; hobby and "How-to" courses; academic courses, etc.

"Many adults, as well as young people need training.

"There are many residents of Ka'u who have skills and talents which they are willing to share with the community.

"The community needs a place where the various activities can take place.

"Evidence of the interest in and need for the Arts and Crafts can be aptly demonstrated by what is presently happening at the Naalehu Catholic Mission. Here, under the direction of Zachary DeBernadi, eighty persons per week are involved in the following: Woodworking, leatherwork, silk screening, jewelry, welding, sculpture, stone carving, baking, knitting, crocheting, and basketry.

"What is going on is good, however, the program is limited because of lack of space for working as well as lack of space for display. In addition, a suitable area for the sale of the finished articles is needed."

The objectives of the program strive basically toward providing the community with the opportunity to "learn and practice arts and crafts skills," as well as to encourage Ka'u residents to develop a greater sense of community and individual self-worth by working and sharing together in an organized venture.

The following governmental agencies had the following comments:

The Department of Public Works commented that "Driveway approaches from the Hawaii Belt Road to proposed parking areas should be coordinated with the State Highways Division and that permits will be required for improvements to existing structures." Concurrently, the State Highways Division commented that "sufficient parking spaces shall be provided on site to eliminate the need for pedestrians to cross the highway."

The Department of Water Supply comments that the nearest water system servicing this area and that the nearest public water system is located at the Waiohinu Well approximately 5 miles above the subject area. However, a private water system does serve the Mill complex. All other cooperating agencies had no comments or objections to the request.

On August 12, 1974, a petition supporting the Special Permit request was submitted to the Planning Department. The petition, which contained 711 signatures were all represented as being residents of the Ka'u district. For the Commissioners' information, the population of Ka'u as of July 1, 1973, is 3,478, of which 1,014 live in Naalehu, and 1,057 live in Pahala.

Thank you.

CHAIRMAN: Any of the Commissioners have any questions they wish to ask the staff?

STERLING: What is the status of the land now, who owns it?

YAMASATO: According to a letter from the Ka'u Sugar Company, the land has been vacated and the present status of the buildings is that they have been vacated and the materials within the buildings will be removed and eventually torn down.

STERLING: The land itself, is the Sugar Company going to lease it to the State or is the State going to purchase it?

YAMASATO: The agreement between the University of Hawaii - CECS and the Ka'u Sugar Company is that the buildings will be leased to the applicant without any rent, just the buildings alone. However, the use of the land will be permitted for parking and other purposes. As far as the lease is concerned, it will cover only the three buildings.

STERLING: Will the Sugar Company, if the private organization use this, will they be willing to furnish this complex with water?

YAMASATO: The private water system of the existing complex will be utilized by the applicant.

STERLING: How about electric power, is this the same way?

YAMASATO: Electric bills will have to be paid by the applicant.

STERLING: But they will be coming from private sources? The Sugar Company supply most of the electric services in the area?

YAMASATO: Public sources are available.

CHAIRMAN: Commissioner Sterling, Ka'u is up to date, they do have power and electric light.

STERLING: I just wanted to make sure so that we wouldn't get into any situation which might be costly.

CHAIRMAN: Any more questions? If not, I will call on the representative of the applicant. Mrs. Matayoshi, will you come forward.

MARY MATAYOSHI: My name is Mary Matayoshi and I am Director of Continuing Education and Community Service of the University of Hawaii at Hilo. Although I am a representative of the University, I would prefer to be considered a representative of the people of Ka'u because in our work, the University work in the Ka'u area, we have found that we certainly, at the University, cannot be effective unless we have the cooperation of the community, and I would like to say here tonight there are people from Ocean View, Waiohinu, Honuapo, Naalehu and Pahala represented here, and they represent all age groups, as you can see, senior citizens, some who can hardly speak English, and all the way down to the young people. These are the people we are servicing in the area.

We have had the very great cooperation from C. Brewer & Company and we have had great cooperation from the ILWU, the senior citizens; we crossed all ethnic lines and I think it is a marvelous project and we are very happy to be associated with the people of Ka'u. And I think that they are very fortunate that Dante Carpenter, Councilman, has represented them so well and supported this program. And I would just like to say that this is just a part of the larger community project that the University is involved in in the Ka'u area.

I do have some newspaper that explain the larger project which, maybe, I can distribute to the Commissioners here this evening. But at this point I would like to turn it over to the people who really had done the work to establish this Center. I turn it over to Bill Merrill here on my right, and Brother Zachary on my left. They, in turn, I am sure, would like to have you Commissioners meet some of the people who are involved in this project.

BROTHER ZACHARY: Commissioners, I just want to say that a project like this is much easier....I arrived in Naalehu just a year ago at the request of the pastor of the Catholic Church and in the Parish Hall we opened the doors and just began our arts and crafts program because it seemed to be needed and that's why he asked me to come to Hawaii. It has proven so that it seems to have been needed because from the first week we've had people there from morning till night, from all ages and all groups, up to 80 a week, and some more than one time; but I counted just once, 80 a week, and more wanting to come and we don't have space for them, no room for them for all the activities.

So, the mill was closed down just a year ago, about the same time that I arrived, and it has been sitting vacant ever since. The idea came up that perhaps we could use those existing buildings and move the Center down there, expand, we intend to work with the schools; and there is good relation between us now with County organizations that are doing things and whatever is needed in Ka'u and whatever the people want that they can't find any place else, we intend and hope and have been trying to promote.

We do concentrate somewhat, it's part of our objective to concentrate on local arts and crafts that had been in existence on Hawaiiana and that sort of thing along with teaching more alien or modern techniques of other things, and perhaps eventually working around to bringing some new techniques to the old crafts and seeing how they might have advanced if it had continued.

This is part of our program, also teaching modern crafts and modern industrial arts and the mill seemed to be a suited place; it's between the communities, it has easy access and the buildings are in sufficient repairs that they can be used with the minimum amount of painting and really no renovation as far as tearing down and putting up; just cleaning and painting and little landscaping the place in the last year has somewhat grown up, the bouganvillia took over and things like that. So, besides being useful to the community itself, the buildings and the landscape improved, and I think the whole area will become quite attractive and will really be a boom for Ka'u.

The existing plan we will use and we are most concerned about the land. We have no intention to do anything to the land than to keeping it up. It is agricultural, and we are all in favor of that, it is zoned agricultural now. We will keep that as it is and there will be no bulldozing or anything like that. We will cut the grass, which we haven't done recently. The buildings will be kept in repair. We do not really need any improvements other than the cleaning and the painting. C. Brewer has been most cooperative with the buildings. They have fenced in the area, on the map the yellow building in the back, there is a fence going right around that building, all around it, running straight out where those two lines are, straight down to the road, and also on the other side. So, there is no danger of anyone straying out into the larger mill section with all the machinery and equipment that is left up there. That's completely closed off although it can be seen by tourists and what not but it is not accessible to any one in the vocational and craft area.

The parking will be in front, there seems to be ample space all along in there. There will be no visitors running through the back part as such. Tourists and what nots will be restricted to the front building, other than perhaps we can have at certain times a guided tour if that seems feasible, but there will not be tourists and ordinary people will not be running through where the work is being done so that shouldn't be a problem and that it won't be dangerous for the people back there. Only people who are working and learning and studying will be back in that area.

CHAIRMAN: You won't be using the proposed buildings; you will be using any of the other buildings?

BROTHER ZACHARY: The three yellow buildings and access to them across the land, all enclosed in the fence there. I think that pretty well presents the picture.

CHAIRMAN: Mr. Merrill?

BILL MERRILL: I just would like to give you a rundown on some of the activities currently going on at Brother Zachary's shop at the Catholic Mission at Naalehu. He has ceramics going on, throwing on the wheel, both casting and greenware and handbuilding, also upholstery, weaving and spinning and furniture refinishing, jewelry making, shell craft, kukui nuts, semi-precious stones, silver and some other metals. Also copper enamels, batiks, silk screen, tie dying, glass bottle cutting. Also, we are going to have some print shop equipment. It hasn't come in yet but it has been identified and is coming in from Honolulu. Also, there will be woodworking equipment and we will have a plants repair shop. Those are some of the activities that are going on presently and some others that we contemplate in the near future. I guess that is all that I can add at the moment. I will be most happy to respond to questions that you may have.

CHAIRMAN: The chair would like to mention for the benefit of the Commissioners that Mr. Merrill is a former State Superintendent of Schools for one of the New England States...New Hampshire.

MERRILL: I might add that like Brother Zachary I have been here only a year; a year in August, we both came a year ago.

MATAYOSHI: They are kamaainas in spirit.

CHAIRMAN: I think that the background which they give to the program really speaks good for it as a start.

MATAYOSHI: I might say that the Vocational Rehab people are very interested in having some of their training done at the Center, and it is very fortunate that Bill has the background because usually it is very difficult to find someone of this background to head a program like this when they want to move into a community to help the handicapped.

We have also talked with other groups that are interested in helping us help them, and we expect this Center to begin training according to the needs that are expressed by the people. I would like to say that we are by the seat of our pants operation, not like the \$6 million operation that you have heard previous to ours, but we are very proud of it. I think you would be very pleased if you had seen how messy that mill was and by people going out there with their sickles and cleaning that area and putting in new plants, I think this is the kind of community involvement and spirit that the people of Ka'u have.

CHAIRMAN: That's why the people behind you look kinda worn out.

MATAYOSHI: By the way, they rented a bus and they all came out here and sang all the way with lot of spirit and I think it is time that you met some of these people.

STERLING: Mrs. Matayoshi, is there a bus service available for senior citizens?

MATAYOSHI: They do have a very limited bussing for the senior citizens service there but it is very limited, and I know the people are very happy that Dante Carpenter now serves on the Transportation Committee of the Council, and I might add here, as a side line, Dante, there came across my desk, I sent for it from Washington, some information about funds that can be used for the study of transportation in counties, but it must have University input. I would like to discuss with Dante at some later time...the involvement of the University in a complete study of transportation for the County of Hawaii and especially for Ka'u.

CHAIRMAN: The members of this Commission are very interested in that, too.

STERLING: What kind of fees are they charging, Mrs. Matayoshi?

MATAYOSHI: This is a very interesting operation, because we hardly charge any fees because Brother Zachary has this philosophy. For example, I know that Mary Cachola is here, for instance, we tried to buy some of her crafts the other day at the crafts workshop and she said, "Oh, no, I'm not selling these because I want to show the people how to make; I want to teach for the area for the project." And she is going to volunteer her services and by the people themselves volunteering their services, this is how we intend to do the major part of their work.

Through the University's Continuing Education Division, of which I am Director, we do send resource people now and again I think I am very gratified that the people are not....they just give of themselves so it is very easy thing to work with them, and I hope they'll never be spoiled that way in this kind of a feeling. So we do things on cost basis so the materials are the only charges that we have there; whereas, in Hilo sometimes it does cost more.

STERLING: It sounds very commendable.

MATAYOSHI: Thank you.

CHAIRMAN: Since the Ka'u Councilman's name was brought up, Dante Carpenter, he wishes to make a statement, too, so I will turn the microphone over to him.

CARPENTER: Thank you very much, Mr. Chairman. I just came from a crash course in how to make a public statement yesterday which we had with the reporters of various news media. I appreciate the opportunity to sit with the Planning Commission this evening and I would like to leave a statement for the record here.

My name is Dante Carpenter. I am a member of the County Council with a residency requirement in the district of Ka'u.

I am testifying tonight in support of the University of Hawaii's Continuing Education and Community Services request for a special permit to establish an arts, crafts and vocational center and gift shop which will utilize the three existing structures at the former Hutchinson Sugar Factory complex at Honuapo, Ka'u.

For as long as I have been a resident of Ka'u, there has always been an expressed concern by numerous individuals from all walks of life for the establishment of such an institute as this. As an example, numerous educators have expressed great disappointment at the general lack of cultural pursuits available to residents of the Ka'u communities. I believe that this, in part, has tended to reduce the continuity of teaching staff at our elementary and high schools.

The inspirations of Artisan Brother Zachary and the University of Hawaii Continuing Education and Community Services personnel has indeed "caught on" and presently involves many individuals within the community, only some of whom are present tonight.

As a former employee at Honuapo Factory I know that the site provides safe and ample facilities for the conduct of a center's anticipated activities.

I hope you will agree that approval of the application can only serve to improve the cultural, educational, and possibly economical conditions for the people of the Ka'u communities and will afford them the added opportunity to exercise their individualities.

Thank you very much.

STERLING: I give you A on that.

CARPENTER: After all the bouquets that have been thrown around, it would be pretty difficult to speak against it. But I also happen to be quite familiar with the water system which I helped to install. The system comes off a public system which emanates at mountain house at about a 3500 foot elevation. The system has a capability of something like a hundred thousand gallons of water deliverable per day and the conditions of the pipe line system that were from the main pipe line is from new to very good. It also serves Whittington Park across the street and in 1968, the Company, the Hutchinson Sugar Company at that time, installed a chlorine station which is located just above the factory so that the water would be indeed potably of good quality. It does serve also the private homes across the street from Whittington Park and, I guess, about 3,000 head of cattle. We have very good teeth. And I do know that the principals of Hawaiian Sugar and Ka'u Sugar Company are certainly in total agreement with the concept applied here and the use and vision for the communities.

CHAIRMAN: Thank you, Councilman Carpenter. Before I open up for any other statements, Mrs. Matayoshi is there anything else you want to say?

MATAYOSHI: I might just say that there is a need, Mr. Sterling, for transportation in the Ka'u area and the people have formed a committee to investigate perhaps ways that they can cooperate to provide local transportation. The need doesn't seem to be too much between the Ka'u area and Hilo as much as getting within that area and certainly if a shuttle system could be provided between all of these towns within the Ka'u area, I think it would be great.

CARPENTER: Mrs. Matayoshi, your point is very well taken, and, coincidentally, this afternoon I was talking with Mr. Walton Wood, who is the Transportation Coordinator for the County of Hawaii. He has promised that he will sit down and try and ascertain what our transportation facilities are currently operating in the Ka'u area, with just such a purpose as this in mind. And he has also indicated that he will be just too happy to sit down with the Project Learn people to rap on the idea. This, by the way, was advanced to me by Mrs. Markey Hendricks last night and knowing the kind of person Markey is, I thought I'd better get on it right away.

STERLING: With the variables that are offered, isn't there a possibility of federal funding like some of the busses we have in Kona, the OEO busses, particularly for the senior citizens where they will be able to attend some of these classes and will certainly help.

CARPENTER: I think there is already a certain amount of funding allowed by the County of Hawaii for the purpose of senior citizens' use. Then, too, there is a system of availability on, I am not sure how many hours a week or a month basis for the OEO, which is federally funded. I think what we would like to do is to put it all together and to see how we can best serve the bulk of all of the age categories and different ethnic groups and the locale and locations and logistics of the whole thing to best serve the entire community.

STERLING: Certainly the opportunities afforded here are well taken and I would like to see as many people as possible be able to participate and some of those don't have the means. This is what concerns me in getting the bussing. Thank you very much.

CHAIRMAN: What is the rental agreement?

HAYASHI: Mr. Chairman, according to the terms of the lease with C. Brewer, the rental agreement is for a term of 3 years until June 30, 1977. Should they find that the program is successful in 1977....

CHAIRMAN: Have you received any kind of indication from C. Brewer as to whether they will renew or extend the lease?

MATAYOSHI: Yes, at first they talked about a five-year lease, and I think, I don't know for what reason, but they brought it down to three years. But, I think, they have indicated that if it is successful they will consider extending the lease, but it depends on what they have planned for that area. But, knowing the people of Ka'u, I am sure they will dig up another mill in that area should the need arise, but we do need a facility like this. And if the lease is not renewed, I guess we'll just have to search for other quarters. It's too bad.

STERLING: Mrs. Matayoshi, in negotiating this lease between the University of Hawaii and the Sugar Company, are you familiar with this or is this another body within the University setup to negotiate this?

MATAYOSHI: No, it's going to be negotiated with the University of Hawaii at Hilo and the C. Brewer, and it's actually a \$1.00 a year lease and the contract has been drawn up and it has been approved by the C. Brewer officials, the Board of Directors, and it is now in the hands of the Contracts Officer at the University to approve the wording of it. And then it will be signed and sealed and delivered, hopefully within the next few days.

STERLING: From what Mr. Hayashi says, there is no option for renewal.

MATAYOSHI: They have indicated that....

STERLING: Verbally with you folks?

MATAYOSHI: Yes, verbally.

CARPENTER: Perhaps I can add something to that. As an employee of C. Brewer and Company, I have been working on the other side of the fence also, in terms of the main factory operating unit, the heart, which is the boiler unit there. And we have been looking at several different alternatives for the total sugar operations in the area. There is a possibility that that unit may be relocated to Pahala which will then obviously obviate the need for any factory operations continuations at this point. I would say, off hand, that continuation of the sugar factory operations at Honuapo after three years will be very, very small indeed. More than likely, the bulk of the large equipment presently located there will be stripped and removed to other areas.

STERLING: We have the tax key. Does the tax key take in that exact area, Mr. Hayashi, 9-5-14:46?

HAYASHI: That is correct, Commissioner Sterling.

STERLING: For the complex we are talking about, would it be possible, Dante, under this deal, to more or less be binding on the sugar Company? I am exploring this now. On this lease, for instance, they would have to pay the taxes on it?

MATAYOSHI: I think the University is to pay the taxes now, according to the contract that I have seen. And then, because we are an educational unit, we would be free of that obligation then. But also we are going to purchase insurance, liability insurance in the event of accidents and things like that. That is part of the contract.

STERLING: Yes, that was what initiated the question. From what you have offered here, you are going to have various people offering services and in order to protect them, and from what Dante said, and I am assuming that there is no possibility of cut off of the water within the near future, although you said that it does emanate from a public source but it is privately owned up to this point.

CARPENTER: The only cut off might come from the County of Hawaii and I doubt it very much if they will consider that.

HAYASHI: Mr. Chairman, in response to Commissioner Sterling's question on real property tax, according to a letter from C. Brewer, it is stated that the tenant shall pay the real property taxes and personal property taxes, if any, and all utility charges.

STERLING: Thank you.

CHAIRMAN: Mrs. Matayoshi, the buildings that are going to be built, the three yellow ones, are they there now?

MATAYOSHI: Yes, they are there now.

CHAIRMAN: They are there now? I misunderstood. I thought they had to be built.

MATAYOSHI: They need a coat of paint. Other than that, they are standing there.

ASAI: Mrs. Matayoshi, what is the size of that large building in the square foot?

MERRILL: I can give it to you roughly, it is approximately 100 feet by 60.

CHAIRMAN: Any other questions? The Chair would like to open it up to anyone else who would like to say anything, especially, I appreciate so many of you people from Ka'u coming out here, and I hope that Mrs. Matayoshi's faith is well founded that they all came in support of it. We will open it up to anyone who wish to give testimony in favor of the application. I would like to encourage all of you to say something. Don't be bashful; we will try to be informal even though we are sitting up here and you are down there. It is not required, but if you have anything written out, give it to our secretary, if possible, but please give us your name and you are welcome to say anything that you wish, and if you will raise your hand if you would like to make a statement.

JITCHAKU: Mr. Chairman, can I add something.

CHAIRMAN: Yes, Commissioner Jitchaku.

JITCHAKU: I just want to, maybe be one of the first to commend the University of Hawaii. I think the starting of a program up in Ka'u shows a very favorable, especially the idea of the University and if that continues on, I think, maybe you'll decide to go Kohala way.

MATAYOSHI: As a matter of fact, we have considered, we were thinking in terms of moving into the Puna area next.

CHAIRMAN: Thank you, thank you.

MATAYOSHI: And Takashi (Domingo) knows that we are working with him in another project.

CHAIRMAN: Any help I can give you in Puna, I'll be happy to. Anyone wish to give testimony?

ROBERT BROOKS: My name is Robert Brooks; I am a resident of Kiolakaha Homesteads in Ka'u, one of the small areas that Commissioner Sterling was concerned that we are not going to have electricity. I would like to speak in favor of the project at Honuapo Mill. My own interest being in the appliance repair shop, which I hope in the near future to be able to be an instructor.

My experience is primarily in electronics, some 18 or 20 years worth, and I do have some instructional background both in the military and civilian life. I feel that I am well qualified to instruct in basic electricity and appliance repair for young people in the high school area who are thinking perhaps of dropping out of school because it is not too interesting to them. And I think I can perhaps introduce some of our friends here in the community also to speak out in favor of the proposed project since we all sang together on the bus coming in.

STERLING: How familiar are you in building windmills? I'll go along with you.

BROOKS: This is one of the proposed projects at the mill, to look into wind generated power. There is plenty of wind in Ka'u, and I think we will be getting into this area of wind generated plants there at Honuapo eventually.

CHAIRMAN: Thank you, Mr. Brooks. I heard that there was a lot of singing on the bus; maybe we could be entertained. Some one else wish to offer testimony?

MARY GALI: Mr. Chairman and Commissioners, I am Mary Gali. I am not a superintendent of schools, neither am I a teacher of any kind. I am just a resident of Naalehu. Well, the Hutchinson Sugar Company complex mill has been abandoned due to the merging of Hutchison and Hawaiian Ag Sugar Company into one, renamed Ka'u Sugar Company. We, the residents of Ka'u area wish to express our sincere and dire need for an arts and crafts center for all interested Ka'u surrounding area. We thank the University of Hawaii Continuing Education and if you see it our way, we also thank you all. And please, we are counting on it. Thank you. We are working very hard to have this arts and crafts complex going for us and we really need it. So again, I am asking that all of you will see fit in granting us our wish. That is all I have to say.

CHAIRMAN: Thank you very much, Mrs. Gali. Someone else would like to offer a statement? Please don't be bashful. I know for many of you this is the first time you've been to a hearing like this and I would like to encourage you.

HELEN TAYAMIN: My name is Helen Tayamin. We need the mill very badly because as I went into Brother Zachary's little shop one day, I don't think they will expect me in there more because of my size; so I think this way all of us here prove it that we need something bigger and stronger and something solid that we can stand on.

CHAIRMAN: Thank you. Anyone else?

LILLIAN BIGGLE: I am Lillian Biggle and I didn't mean to speak at all, but everybody shoved this at me. But I have been covering all of the meetings for West Hawaii Today and for our little messenger newspaper, and the enthusiasm of this group is something that you just don't see. In most meetings, the people are usually lackadaisical, they'll propose something, and then it dies off and you never hear anything more about it. But the group that has been working involves a very enthusiastic young group and people of all ages and all talents or lack of talents, and I think this is an unusual and unique group. If Kona can get their coffee mill, Ka'u needs their sugar mill. Thank you.

STERLING: Thank you very much, Mrs. Biggle. It is also a welcome to have so much support for something. Usually a group comes and they are against it.

WATT: I would like to make a comment here. You people seem to be such a friendly group as compared with people from Mr. Sterling's area. I wonder if it is the water.

CHAIRMAN: Anyone else?

BETTY SCHUSTER: I am Betty Schuster and, of course, I am speaking in favor of this proposition. In observing what's been happening in these meetings, one of the things that appears to me that will be of benefit to the whole district is the growing unity between Pahala and Naalehu. When we first moved there a little over two years ago, there was very little communication between the two towns and a lot of antagonism. I have seen people from both towns sitting at meetings and truly getting to know each other and we've got to know people from Ocean View, and it's really unifying our community. The other benefit that I can see very strongly coming from this is encouraging the cream of the crop of the young people in Ka'u to stay in Ka'u and not to go off to Hilo and Honolulu with their talents.

CHAIRMAN: Thank you very much, Mrs. Schuster. Your comments are very gratifying and I am very happy to hear what's going on.

LILY HEKEKIA: I am Lily Hekekoa from Pahala. All these years I have been in Honolulu and so I retired here and I have been here a little over a year and a half and I find that the village of Pahala and the district of Ka'u really need a center like this. And we are very fortunate to have distinguished workers like Brother Zachary and Mr. Merrill and all his helpers. And I am glad that this thing is going through.

CHAIRMAN: Thank you very much.

MRS. LUCAS: I am Mrs. Lucas from Naalehu. I am a housewife and I like to thank Mrs. Matayoshi, Brother Zachary and Bill Merrill and the rest of our members here. We are all happy to get the place in Honuapo because I used to live there before. I used to have a bar across the mill and I know people like that place and nice place to work and I guess Dante did help us too, so, thank you very much.

CHAIRMAN: Thank you, Mrs. Lucas.

MR. HEKEKIA: Mr. Chairman, my name is Hekekoa and I am a member of the Pahala Senior Citizens and I am not too old to learn. There are some young people here who are not too young to learn. And I love to woodcraft and that's the place for me to go. Mahalo Nui Loa. I hope everybody will get up and say something.

CHAIRMAN: Thank you very much.

MATAYOSHI: I think Sharon Lui might want to say about what the young people have to say.

CHAIRMAN: Sharon had to face me in school and now she is facing me again.

SHARON LUI: About a year ago we started a Youth Committee and with the help of Mrs. Matayoshi we've done all kinds of things, and our last project was a survey of the Senior Citizens in Ka'u and we are trying to help them come out of their shells if they are not already active and with the result try to help them start with new programs. And also with a lot of help from CECS, we are planning on a trip to Honolulu in September and about 20 of us are going for college orientation and we will stay there a week. And if it hadn't been for them, we wouldn't be really working that hard. Thank you.

MATAYOSHI: They are earning their own money.

CHAIRMAN: Thank you, Sharon. I would like to say for the benefit of the Commissioners that Sharon is one of the top young people in Ka'u.

STERLING: Mrs. Matayoshi, what is the cost of the bus ride? I want to know because if it is cheap enough, I want all you folks to come to Kona.

MATAYOSHI: We have the Saplan bus in Ka'u and they helped us.

STERLING: It is very gratifying to see the older people, ethnic groups, and young people all gathered together in one common cause and to see that you are doing wonderful things out there, and God will continue to bless you to continue to progress with that.

CHAIRMAN: Anyone else would like to make a statement? Following the procedure of public hearing, I would like to ask the following question. Anyone here who would like to make a statement to oppose the application? I don't think anyone dares.

STERLING: Mr. Chairman, if there is no one to speak in opposition, I move to close the public hearing.

JITCHAKU: I second the motion.

CHAIRMAN: It has been moved by Commissioner Sterling, seconded by Commissioner Jitchaku, that we close the public hearing. Any discussion? All those in favor say "aye."

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? Motion is carried. I have a couple of statements to make. One, I hope, will be very good, and I know you will be disappointed in the other one. First of all, we are gratified that so many of you came from Ka'u. Also, we are gratified that for once we had a public hearing that was fun; usually they are not. I think I speak for all the Commissioners that I am very happy for all the work you are doing and I would like to second the comments that were made before, as far as your getting together.

Sorry to say the next statement, but this is a Special Permit, and, according to the law, we cannot take a vote tonight. We have to wait 15 days. That is the rule around a Special Permit. We cannot vote for 15 days. Our next meeting will be in Kona on September 13. Then, if the Commission denies the application, it is dead. If the Commission approves the application, it still must go to the State Land Use Commission. They may or may not hold a public hearing. They will have to vote on it. That is the rule around a Special Permit, which is not a change of zone or variance but a Special Permit to use land already zoned for something else, to use it for a special project. I am sorry that that's the way the rules are. You came here and you cannot see us vote. Come to Kona, it might show the Kona people there.

If the Commissioners don't mind, there are some Commissioners you never met before. Far right is Commissioner Domingo who represents the Hamakua district. He is with Honokaa Sugar Company. Commissioner Sterling represents Kona. He spends quite a bit of time with a couple of churches there. On my far left is Commissioner Watt who represents Hilo. He has a farm up in Panaewa Forest. And Commissioner Asai, who represents the Kohala district. Commissioner Jitchaku is from Hilo. She is manager of Orchid Isle Hotel. And most of you know me. I represent Puna, and sometimes I think I represent Ka'u, too.

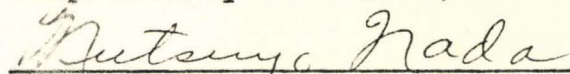
MATAYOSHI: I think the people have really expressed it.

CARPENTER: I recall many evenings after pau hana I've seen them diligently watering the poor bouganvillias because it is very dry area. We planted a bunch of bouganvillias, a bunch of hibiscus, and periodically we castrated the coconut trees to make it a really nice place to work, so we could sit under the trees and enjoy the sunlight and it is close to our working place, and I know that they have just now done a tremendous amount of work in clearing the area and in about six weeks it is going to be just beautiful. I hope the 15-day period will allow it to become more beautiful. Thank you very much.

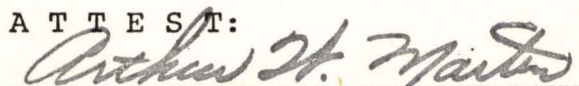
CHAIRMAN: I should say that during the 15 days before we vote, the Commission will accept any written testimony anyone will give to the Commission. They will be read at the next meeting.

The public hearing was adjourned at 8:15 P.M.

Respectfully submitted,


Mutsuyo Nada, Secretary Pro Tem

A T T E S T:


Arthur W. Martin, Chairman

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED

SEP 24 1974

State of Hawaii
LAND USE COMMISSION

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Honuapo - Tax Map Key 9-5-14:46 in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

To establish the Ka'u Arts, Crafts and Vocational Center and Gift Shop

Description of Property: Tax Map Key 9-5-14:46 - Ka'u Sugar Mill,
Honuapo, ~~10.0 acres~~ ^{3 BUILDINGS} - Zoning A200 - State Land Use - Agriculture

Petitioner's interest in subject property: To establish the Ka'u

Community Arts, Crafts and Vocational Center and Gift Shop. (See
Petitioner's reason(s) for requesting Special Permit: attached proposal)

NOTE: The applicant must show that (a) such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the desired use would not adversely affect surrounding property; (c) such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection; (d) unusual conditions, trends and needs have arisen since the district boundaries and regulations were established; (e) that the land upon which the proposed use is sought is unsuited for the uses permitted within the district; (f) that the proposed use will not substantially alter or change the essential character of the land and the present use; (g) that the proposed use will make the highest and best use of the land involved for the public welfare.

See attached proposal

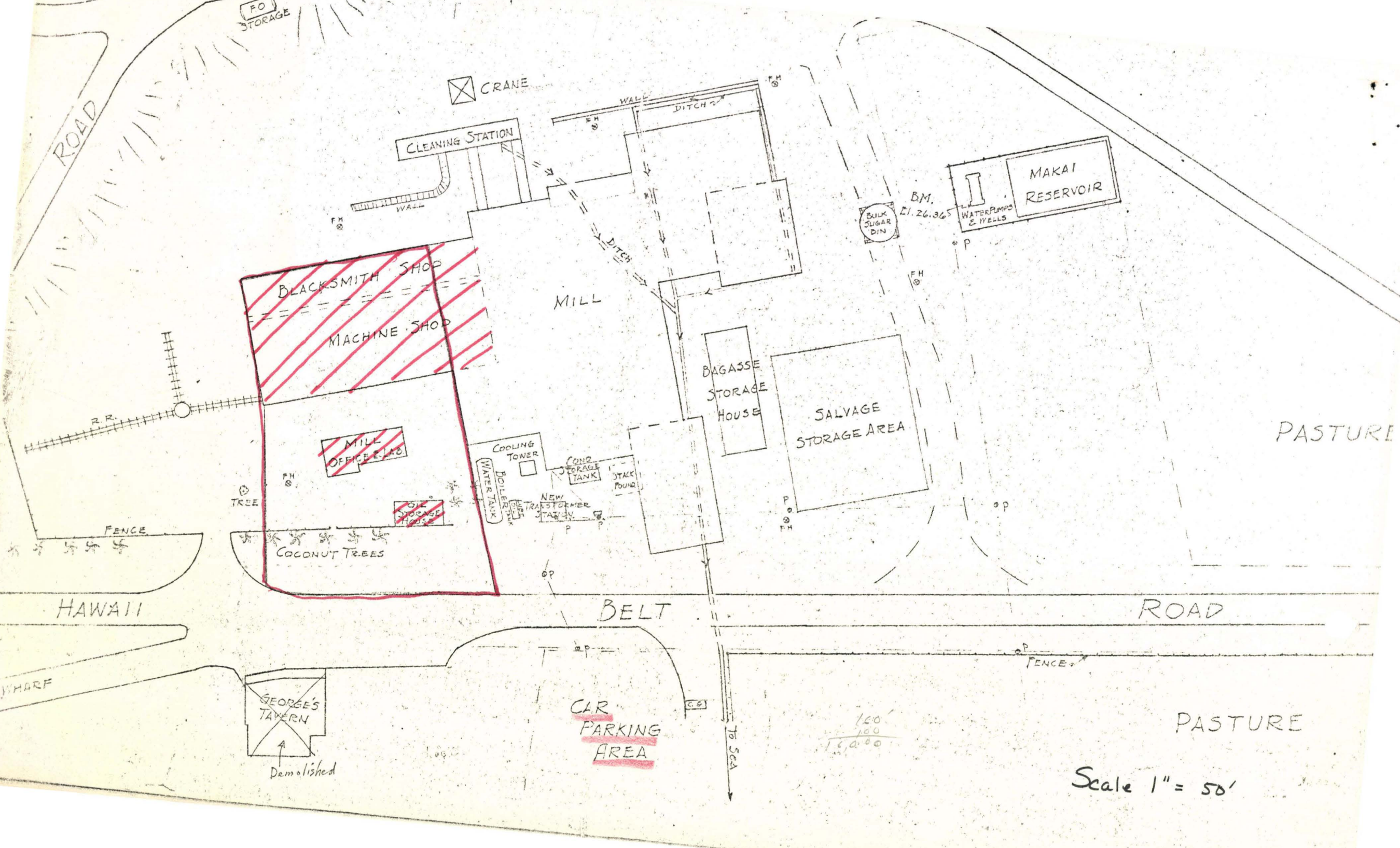
The application will be accompanied with a deposit of \$ 100.00 to cover publication and administrative costs and a map of the area proposed for change.

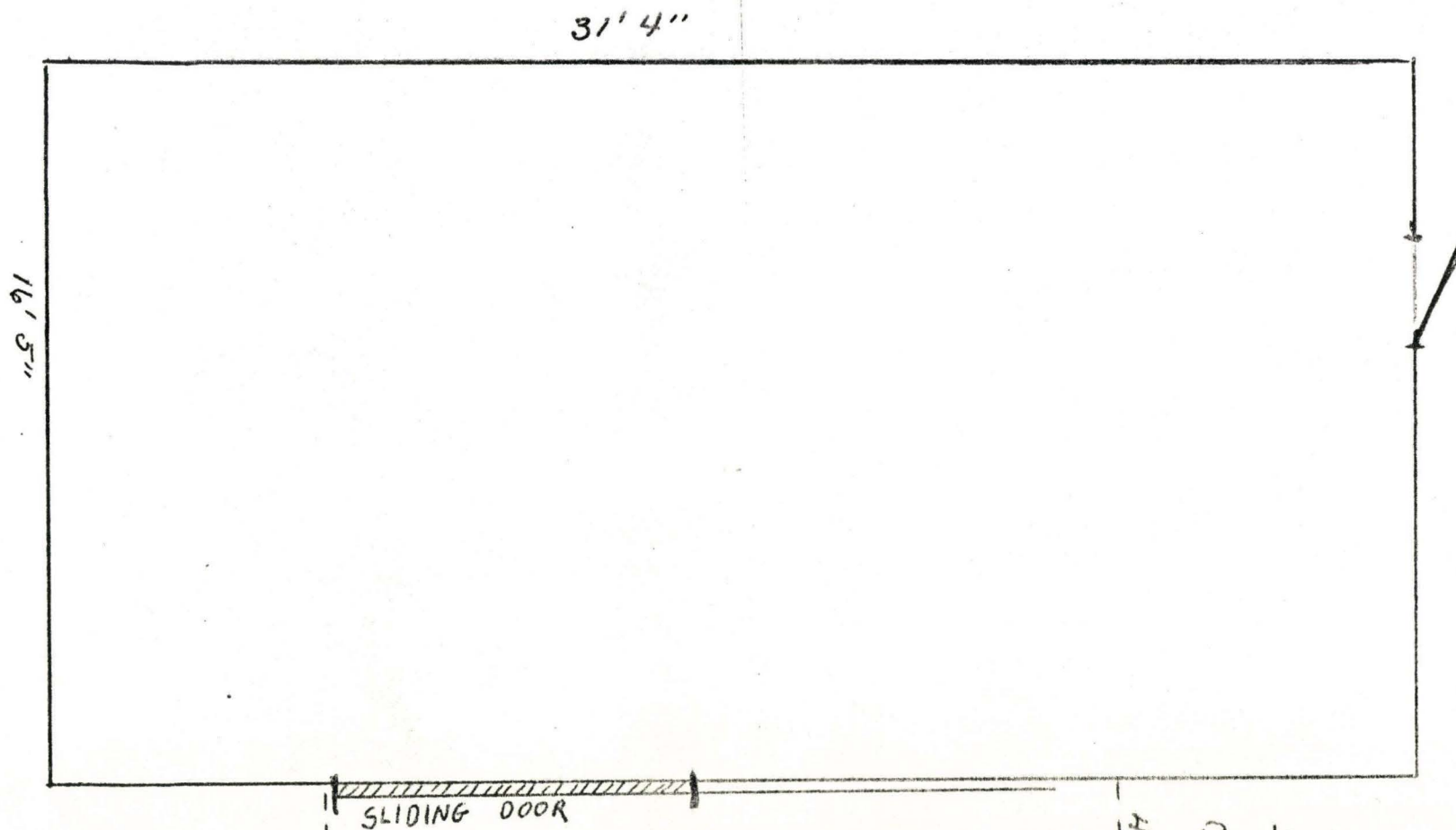
Signature Mary J. Matayoshi
Address Univ. of Hawaii at Hilo - CECS
P. O. Box 1357 Hilo, HI 96720
Telephone 961-9350

This space for official use

The property is situated in a(n) _____ District.

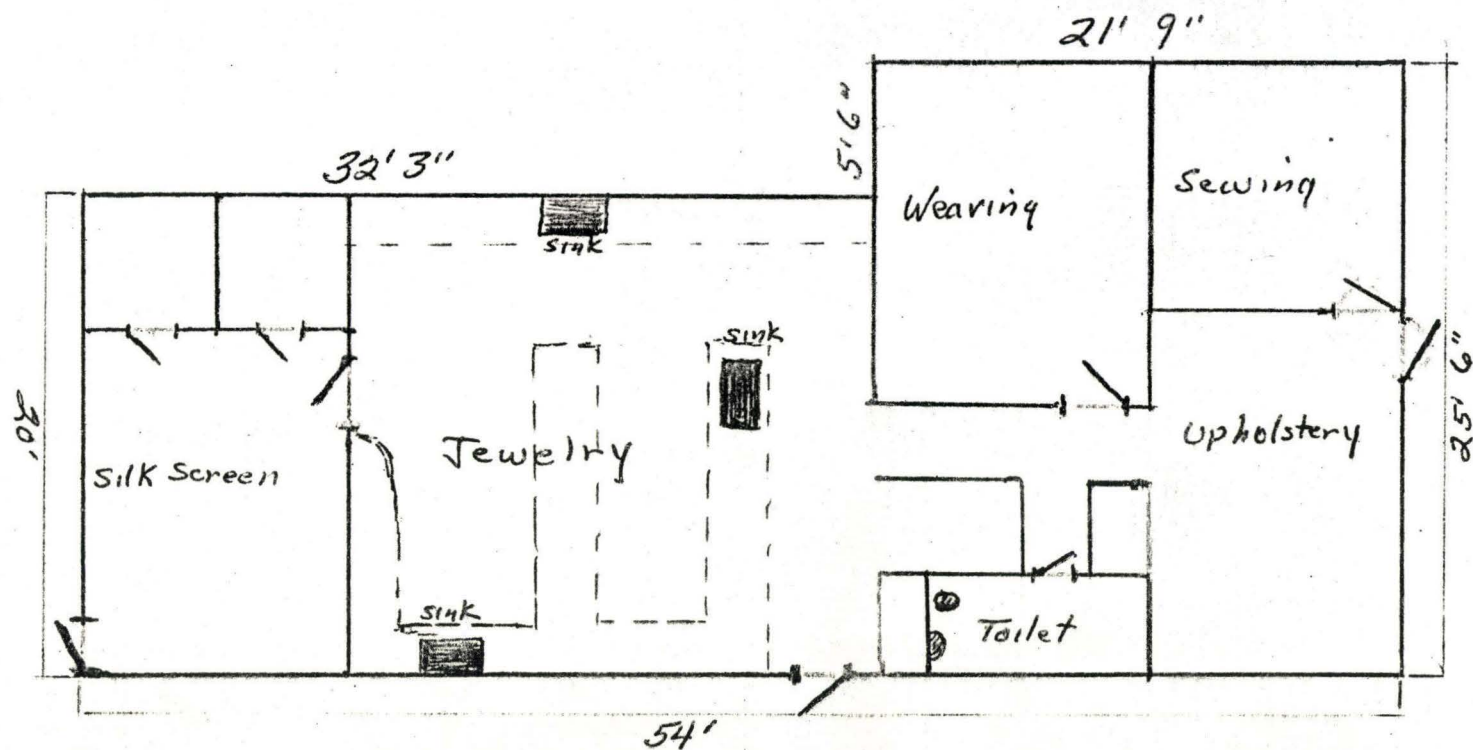
REMARKS:





Proposed Gift Shop
Concrete Block Walls
Corrugated Iron Roof

Oil Storage Building
Scale $\frac{1}{4}" = 1'$
See map



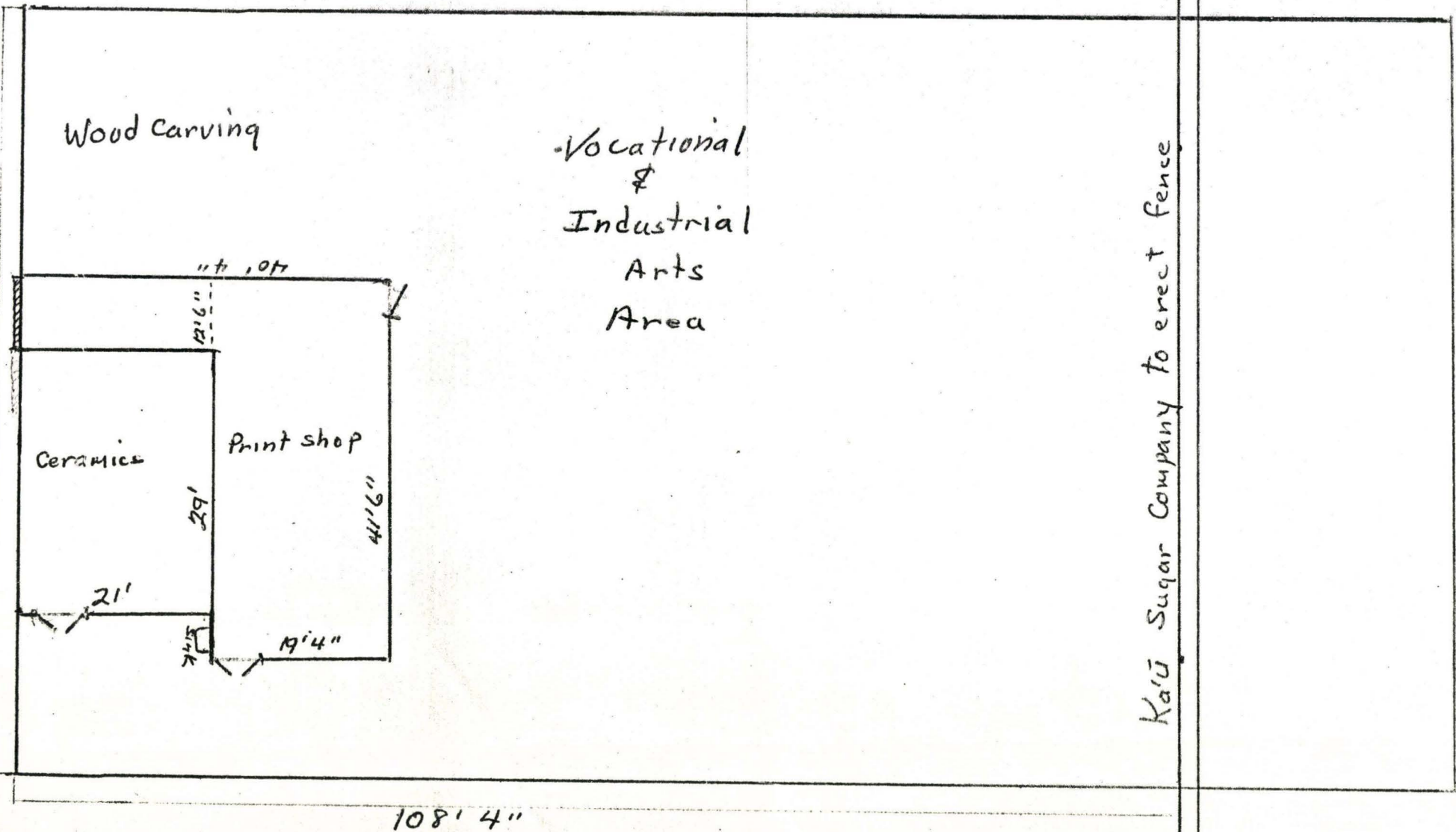
Proposed Craft Shop
Corrugated Iron Roof

Mill Office & Lab.

Scale $\frac{1}{8}" = 1'$

See map

11/17/8



Corrugated Iron Roof
Industrial Arts Building

Factory Shop Building
Scale $\frac{1}{16}'' = 1'$
See map

THE KA'U COMMUNITY

Ka'u is the largest district in the State of Hawaii, as large as the island of Oahu. Located on the southeast flank of Mauna Loa, the single largest land mass on earth, it is the southernmost portion of the United States.

Blessed with fertile soil, benign climate, and adequate rainfall, Agriculture is the main source of livelihood for its peoples. Major Agricultural enterprises include sugar, ranching, and macadamia nuts.

While Ka'u is large in land area, its population density is low; however, because of new subdivision developments, as well as proposed resort development, population is projected to increase rapidly in the next ten years. The actual population in 1972 was 3398 with the projected population for 1980, 5100.*

South Point, the southernmost point as the name indicates, is believed to be the first landing place of the ancient Hawaiians. For this reason, it is an important area for archeological research.

One can drive from border to border of this district, admiring the volcanoes, the views of Puu Enuhe and Puu Makaanau, the Black Sand Beach at Punalu'u, the sugar towns of Pahala and Naalehu, the valley of Waiohinu, the southern tip, and the new development at Hawaiian Ocean View Estates, without leaving his car.

The main population centers at the present time are: Pahala, site of the Ka'u sugar mill and Ka'u high school, which serves students in grades 9-12 from Kapapala to Ocean View, a distance of approximately thirty-five miles. Naalehu, the southernmost community in the United States, where many of the plantation workers reside. Waiohinu, located in a beautiful valley and having quantities of clear fresh water from the Ha'ao Springs, was, in earlier times, the home of the Alii. Today it is a small village with great potential for residential growth, evidenced by two recently approved subdivisions

*Figures taken from - The Recreation Plan for the County of Hawaii, May 1, 1973.

within its boundaries. Hawaiian Ocean View Estates, located close to the South Kona line, is a newly established community populated largely by Caucasians from many different sections of the Mainland. This community is dependent upon Naalehu for shopping, Post Office, and other governmental services.

BACKGROUND - THE NEED

Through a series of dialogues, initiated by the Continuing Education and Community Services division of the University of Hawaii at Hilo, Project LEARN, a number of needs and concerns were expressed by the people of the Ka'u community. Among the needs and concerns mentioned most frequently were the following:

Bright young people are leaving Ka'u after high school.

Unemployment and underemployment are high among Ka'u residents.

There is need for Art and Cultural courses; Occupational Improvement courses; Vocational Training courses, particularly in the area of Hotel and Restaurant training; Hobby and "How-To" courses; Academic courses, etc.

Many adults, as well as young people need training.

There are many residents of Ka'u who have skills and talents which they are willing to share with the community.

The community needs a place (adequate housing) where the various activities can take place.

Evidence of the interest in and need for the Arts and Crafts can be aptly demonstrated by what is presently happening at the Naalehu Catholic Mission. Here, under the direction of Zachary DeBernardi, eighty persons per week are involved in the following: Woodworking, woodcarving, weaving, upholstery, ceramics, papier-mache, batik, spinning, leatherwork, silk screen, jewelry, welding, sculpture, stone carving, baking, knitting, crocheting, and basketry.

What is going on is good, however, the program is limited because of lack of space for working as well as lack of space for

display. In addition, a suitable area for the sale of the finished articles is needed.

Ka'u High School has the dubious distinction of having one of the lowest achievement test records in the state. Reasons which contribute to this low standing, as given by the high school administration are: 1. Low ability levels of many of the students, 2. Family attitudes about learning and education, 3. Poor attendance of many students, 4. Lack of effort by some students, other activity being more important to them than studying.

One may question the "real" reasons for low achievement - curriculum not meeting the needs - cultural attitudes - motivations - inadequate testing - whatever the reasons may be, the fact remains that the low profile exists.

A follow up study, conducted by the administration at Ka'u High, of graduates over the past five years indicates that the students who did well are leaving the area. In other words, the cream is being skimmed off leaving behind those who, by and large, are lacking in marketable skills for employment.

There is a need for skilled tradespeople in Ka'u, evidenced by the fact that it is virtually impossible to get appliances repaired, electrical or plumbing problems serviced or radio and television sets repaired without transporting them to Hilo sixty miles away.

PHASE I ART CENTER AND GIFT SHOP
FOR THE KA'U COMMUNITY

Objectives - Phase I

1. To obtain a place (housing) where Ka'u residents can learn, teach and practice Arts and Crafts skills. (Art Center)
2. To provide an outlet (Gift Shop) for items produced at the Center or in the residents' homes. (Cottage Crafts)
3. To encourage the preservation of native Hawaiian Arts and Crafts as well as the Arts and Crafts of other ethnic groups.
4. To support and encourage Ka'u residents who want to start independent projects in their homes. (Cottage Crafts)
5. Through the process of creating, learning and teaching, to develop and enhance a feeling of self-awareness and self-worth on the part of the Ka'u residents.
6. To develop a spirit of unity among the various communities of the Ka'u District by sharing, learning and working together.
7. To create an atmosphere of mutual respect and trust at the Center where people will feel comfortable about learning, teaching and working.
8. To provide training for Ka'u residents in Purchasing and Sales. (Gift Shop)
9. To develop an appreciation for and preservation of the natural resources of the area.

THE PROPOSAL

PHASE I ART CENTER GIFT SHOP

Housing must be located which has adequate space for many kinds of Arts and Crafts projects to go on at the same time. At the Center students and teachers (for the most part local resource people identified by the community) will be brought together at a time and date mutually convenient.

The Education Committee of Project LEARN voted unanimously in favor of this project and has designated two of its members to pursue locating housing. One site, in particular, was identified as highly desirable by the Committee. The site is the recently closed Ka'u sugar mill located at Honuapo. The Honuapo site is desirable for several reasons, namely:

1. It has adequate space for Phase I - (Art Center-Gift Shop) as well as for Phase II - (Vocational Training) with additional future possibilities.
2. It has ample customer parking space.
3. The Honuapo location is between the two largest population centers of Pahala and Naalehu.

In addition to locating housing, the Education Committee is conducting a survey, in each community, to identify residents who have skills to share.

Equally important will be the Gift Shop part of Phase I. This will serve as the outlet for the products made at the Center as well as for the products made in individual homes, commonly referred to as Cottage Crafts. Products in each case will be placed in the Gift Shop for sale by students who are seeking training in Purchasing, Sales and Display.

PHASE II VOCATIONAL TRAINING CENTER

Objectives:

1. To establish courses in the following areas:

A. Tailoring	F. Agriculture	K. Landscaping
B. Upholstery	G. Horticulture	L. Welding
C. Woodworking	H. Aquaculture	M. Appliance Repair
D. Furniture Making	I. Electricity	N. Sewing
E. Cabinet Making	J. Electronics	O. Silk Screen
2. To cooperate with Ka'u High School to allow the use of the Center facilities as an alternative additional vocational training center.
3. To establish additional courses when there is evidence of a need.
4. To promote an "Ecological Awareness" by giving consideration and emphasis to the natural resources of Ka'u.
5. To establish courses based on the needs of the agricultural interests in Ka'u.
6. To promote individualized and indepth instruction by keeping class size small.

PROPOSAL PHASE II VOCATIONAL TRAINING CENTER

Vocational courses will be open to high school age students as well as adults. Courses will be taught by local resource people and/or instructors from the University of Hawaii at Hilo. Classes will be scheduled for the mutual convenience of both students and instructors.

Since the Center will be cooperating with all existing educational agencies, it will be viewed as providing additional and in depth training for those seeking it in particular areas.

The Center will be staffed on a full time basis by a person who has had experience teaching most of the areas enumerated as well as by a professional management person. In addition, secretarial support will be provided as needed.

GOVERNANCE:

The proposed programs, based on needs expressed by the Ka'u community, will be governed by representatives of the community.

EVALUATION:

Evaluation will be based on meeting the stated objectives. Techniques employed will include the following:

1. Photographs - before and after - (site)
2. Record of citizen participation.
3. Questionnaire on participants' response to Center.
4. Statements from participants regarding the learning/teaching situation.
5. Statements from participants regarding their progress.
6. Record of Cottage Craft placement in the Gift Shop.
7. Record of new persons starting Cottage Crafts businesses.
8. Record of various types of courses going on.
9. Statement from resource people on the achievement of students.
10. Analysis of financial condition of Center.



University of Hawaii at Hilo *Continuing Education and Community Service*

UHH-CECS

P. O. BOX 1357 □ HILO, HAWAII 96720 □ TELEPHONE (808) 961-9354

July 30, 1974

RECEIVED

SEP 24 1974

State of Hawaii
LAND USE COMMISSION

Raymond H. Suefuji, Director
Planning Department
County of Hawaii
25 Aipuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

This letter is in reply to your questions re: Special Permit Application
TMK: 9-5-14: Por. of 46

Question 1: What type of water system is to be used to service the project?

Domestic water is supplied to the Office, Lab., and drinking fountains in the portion of the Mill which the Project will use. This same water is supplied to the homes in the Honuapo area. It is chlorinated and maintained by Mr. Tsure Sumida of Pahala who works for the Board of Water Supply.

Question 2: Is parking to be allowed also within the project area in addition to the proposed area adjacent to the highway?

Parking will not be permitted within the Project area. Artisans, students and Project staff will park in the parking lot across Route 11 from the Project Site. Visitors and customers will park in the proposed area adjacent to the highway.

Question 3: Will the existing fence fronting the subject area be taken down?

The existing fence fronting the Project area will not be taken down. It is desirable to leave it intact for security and safety reasons.

Question 4: Who is to be responsible for clearing the area and renovating the buildings for the proposed users?

Ka'u Sugar Company is presently clearing their equipment from the Project area. The Project staff will clean the buildings, clean and trim the grounds, and paint the buildings. We do not see the need for major renovations in the immediate future. If and when renovations are needed, the Project will be responsible for them, with the approval of Ka'u Sugar Company.

Question 5: How is the project being funded?

The University of Hawaii at Hilo - Continuing Education and Community Service Center has been granted Title I funds for a community development project under the Higher Education Act. UHH-CECSC will provide continuing support in terms of professional resources and workshops.

Raymond Suefuji

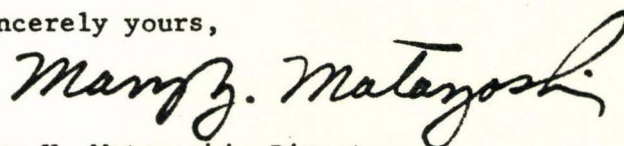
page 2

In addition, funds for permanent personnel and equipment will be sought through State and Federal funds as well as through private foundations. The project is working towards a self-supported community center.

If and when the project is incorporated and self-supporting, the University will turn the governing of the Project over to the corporation.

Please contact me if you need further clarification.

Sincerely yours,

A handwritten signature in cursive script, reading "Mary Y. Matayoshi". The signature is written in dark ink and is positioned above the typed name and title.

Mary Y. Matayoshi, Director
UHH-CECSC

DANTE K. CARPENTER
COUNCILMAN



COUNTY COUNCIL
COUNTY OF HAWAII
HAWAII COUNTY BUILDING
HILO, HAWAII 96720

August 22, 1974

Mr. Arthur Martin, Chairman and
Members of the Hawaii County Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

My name is Dante Carpenter. I am a member of the County Council with a residency requirement in the district of Kau.

I am testifying tonight in support of the University of Hawaii's Continuing Education and Community Services request for a special permit to establish an arts, crafts and vocational center and gift shop which will utilize the three existing structures at the former Hutchinson Sugar Factory complex at Honuapo, Kau.

For as long as I have been a resident of Kau, there has always been an expressed concern by numerous individuals from all walks of life for the establishment of such an institute as this. As an example, numerous educators have expressed great disappointment at the general lack of cultural pursuits available to residents of the Kau communities. I believe that this, in part, has tended to reduce the continuity of teaching staff at our elementary and high schools.

The inspirations of Artisan Brother Zachary and the University of Hawaii Continuing Education and Community Services personnel has indeed "caught on" and presently involves many individuals within the community, only some of whom are present tonight.

- 2 -

As a former employee at Honuapo Factory I know that the site provides safe and ample facilities for the conduct of a center's anticipated activities.

I hope you will agree that approval of the application can only serve to improve the cultural, educational, and possibly economical conditions for the people of the Kau communities and will afford them the added opportunity to exercise their individualities.

Thank you very much.

A handwritten signature in dark ink, appearing to read 'Dante K. Carpenter', with a long horizontal flourish extending to the right.

Dante K. Carpenter
COUNCILMAN

RECEIVED

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PLANNING DEPT.
COUNTY OF HAWAII
FILE NO

Naalehu, Kau, Hawaii
August 14, 1974

Mr. Sidney Fuke
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Re: Special Permit Application - Honuapo,
Ka'u, Hawaii TMK 9-5-14

Dear Mr. Fuke:

This is in reply to your letter dated the 9th of August on the proposal of establishing Art, Craft, Vocational Center and Gift Shop at the former Hutchinson Sugar Mill complex at Honuapo, Mrs. Kado and I have no objection on the application.

Very truly yours,

Shigeki Kado
Shigeki Kado

HAWAII DISTRICT
P. O. BOX 276
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
August 15, 1974

IN REPLY REFER
TO LETTER NO.
HWY-H
74-2.931

Mr. Raymond H. Suefuji
Director, Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Subject: Special Permit Application
University of Hawaii at Hilo - CECS
TMK: 9-5-14:Portion of 46

Dear Mr. Suefuji:

Reference your inquiry of August 6, 1974.

We have no objections to the proposed development other than the suggested parking scheme, as we noted in our original comments on 6/21/74.

We strongly object to both the parallel roadside parking and the across-the-highway parking lot. There is room for parking over 20 cars within the fenced area surrounding the mill office building, and ample additional level area available to the southwest of the building area, served by an existing driveway.

We therefor recommend approval of this development subject to the provision of on-site parking--i.e., within the chain link fence which parallels the highway.

For your reference we submit an accurate scale drawing of the area.

Very truly yours,

A handwritten signature in cursive script, reading "Chas L. Schuster".

CHAS L. SCHUSTER
District Engineer

enc.



C. BREWER AND COMPANY, LIMITED

P.O. BOX 3470
HONOLULU, HAWAII 96801
TELEPHONE 536-4461
CABLE ADDRESS: BREWER

August 12, 1974

Serial BLD 2680
B/S 5389
Corres: KS 7

Mr. Raymond Suefuji
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

University of Hawaii at Hilo's Use of Portion
of Ka'u Sugar Company, Inc.'s Honuapo Mill
Site for "Project Learn" in the Ka'u Community

Mrs. Mary Matayoshi, Director, Continuing Education & Community Service, University of Hawaii at Hilo, requested we write to you in regards to the above subject and UH's application for a special permit for use of the premises.

On behalf of Ka'u Sugar Company, Inc., this is to inform you that the Plantation's Board of Directors has authorized the issuance of a Rental Agreement to the University of Hawaii at Hilo covering a portion of the subject site for use as an Arts, Crafts, Vocational Center and a Gift Shop for "Project Learn" in the Ka'u community and pending the finalization of the contractual agreement we submit the following information which will provide background on the subject scheduled for discussion at the public hearing to be held on the 22nd of August. (Ka'u Sugar Company, Inc. is referred to as "Landlord" and University of Hawaii at Hilo is referred to as "Tenant").

1. Premises. Factory office, warehouse, machine shop and lubrication storage building, together with the land whereon said buildings are located, being portions of the Landlord's Honuapo factory complex, containing an area of 23,982 square feet, being portion of the land designated as bearing Tax Map Key 9-5-14-46. Together, also, with the non-exclusive right and easement to use, at the sole risk of the Tenant, in common with the Landlord and its successor and assigns, portion of the Landlord's land for the parking of vehicles and ingress and egress from and to the demised premises and the Hawaii Belt Road.

2. Use of Premises. The demised premises shall be used only for an Arts, Crafts and Vocational Center, a Gift Shop and other related educational activities in the Ka'u community for "Project Learn", a federally funded program under Title I of the Higher Education Act of 1965.

Mr. Raymond Suefuji
August 12, 1974
Page 2

3. Term and Rental. The term of the Rental Agreement shall be for a period of three (3) years commencing on July 1, 1974, to and including June 30, 1977, at no rent.

4. Zoning or Classification Changes. The Tenant shall be solely responsible for obtaining at its expense any governmental zoning, classification, approval or consent required by law for or in connection with the demised area or any improvement thereon or use thereof.

5. Taxes, Rates and Other Charges. The Tenant shall pay real property taxes and personal property taxes, if any, and all charges for water, light, power, telephone, gas, sewer, garbage and other public service charges used on the premises. The Landlord shall pay all other rates and assessments or impositions assessed or imposed against the premises.

Please let us know if you need additional information or if we could be of further assistance.

Very truly yours,

C. BREWER AND COMPANY, LIMITED


Harold P. Luscomb
Manager, Land Department

/fn

cc: W. B. Case, Vice President, Sugar Operations, C. Brewer and Co., Ltd.
J. H. Hewetson, Vice President and Manager, Ka'u Sugar Co., Inc.
Mary Matayoshi



C. BREWER AND COMPANY, LIMITED

HILO BRANCH OFFICE

P.O. BOX 1801
HILO, HAWAII 96720
TELEPHONE 935-6671

July 22, 1974

Mr. Raymond H. Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni St.
Hilo, HI 96720

Dear Mr. Suefuji:

This is in response to your letter of July 18 requesting information on the present and future status of the sugar mill at Honuapo. These data are needed to process:

Special Permit Application
University of Hawaii at Hilo - CECS
TMK 9-5-14, Por. of 46

The buildings involved are the old office, oil storage and machine shop facilities. All equipment has been removed from these three units. With respect to the mill itself, we will remove the usable equipment over the next few years and scrap the balance. Eventually, say five years, the complete structures housing the milling train and boiling house will be removed.

The boiler-powerhouse complex is a different story. Frankly, we do not know the final disposition of this installation at this time. There are several alternatives that require study before a firm answer can be given.

My apologies for not answering your question completely. I hope, however, that the above information is sufficient to permit the U of H to use the buildings they desire.

Yours truly,

J. H. Hewetson, Acting President
Hawaiian Sugar Company

cc: Kau Sugar Company



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

June 18, 1974

TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT APPLICATION
UNIVERSITY OF HAWAII AT HILO - CECS
9-5-14:Portion of 46

Attached is a copy of a special permit application for your review and comment.
May we please have your written comments within two weeks.

RAYMOND H. SUEFUJI
Director

RY:lst

Attach.

Department of Health, Hawaii
July 17, 1974

We recommend approval of the above subdivision on the basis that the rules and regulations of the Department of Health can be complied with satisfactorily.

Y. KISHI
Supervising Sanitarian, Hawaii
/sm



Ka'u Soil and Water Conservation District

Naalehu, Ka'u, Hawaii

July 11, 1974

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

The University of Hawaii at Hilo-CECS request for special permit application concerning TMK 9-5-14:Portion 40 was submitted through the USDA Soil Conservation Service for our informal review. Soils and related information that may be considered are listed below.

Soils

rRO Rock land. This miscellaneous land type consists of pahoehoe lava covered in places with a very shallow soil. Pahoehoe rock outcrops occupy 50 to 90 percent of the surface area. The soil material occurring between the rock outcrops average 6 to 8 inches. In some areas, the soil extend deeper into the cracks and crevices of the lava. Vegetation is confined mainly to the soil covered areas and in fractures and crevices of the pahoehoe lava. Plants suffer from drought during dry spells. Vegetation varies according to rainfall and climate. Elevation ranges from 10 to over 150 inches. Water erosion hazard is slight.

Other Factors

The Ka'u Community Arts, Crafts and Vocational Center and Gift Shop will satisfy a need of the Ka'u District. We hope this project will succeed for the betterment of the community and individuals.

We hope that we have been of some assistance on the matter. Please do not hesitate to contact us through the SCS should the need arise.

Sincerely,

Jay Sasan
Chairman

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

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

July 5, 1974

MEMORANDUM

TO: Mr. Raymond H. Suefuji, Director
Planning Department, County of Hawaii

SUBJECT: Special Permit Application
University of Hawaii at Hilo - CECS
9-5-14: Portion of 46

The Department of Agriculture has reviewed the Honuapo request to convert three buildings to establish the Ka'u Arts, Crafts, Vocational Center and Gift Shop.

The Department supports this approach which provides for alternatives to sugar-related employment. Also, there is a clear need for encouraging local residents to develop special craft skills.

Thank you for the opportunity to comment on this matter.

William E. Fernandes
for FREDERICK C. ERSKINE
Chairman, Board of Agriculture



COUNTY OF
HAWAII

PLANNING DEPARTMENT

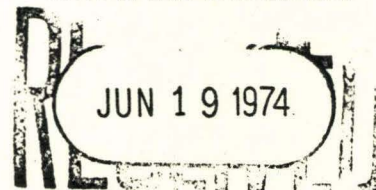
25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

June 18, 1974

HAWAII FIRE DEPARTMENT



COUNTY OF HAWAII

TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT APPLICATION
UNIVERSITY OF HAWAII AT HILO - CECS
9-5-14:Portion of 46

Attached is a copy of a special permit application for your review and comment.
May we please have your written comments within two weeks.

RAYMOND H. SUEFUJI
Director

8 1974

~~TELEPHONE MESSAGE~~

RY:1st

Attach.

Date 7/5/74 Time 8:00 AM
For MR SUEFUJI
From INSPECTOR KOLASITI
of HAWAII FIRE DEPT.

Phone No. _____

Message: WATER HYDRANTS ARE
LOCATED. FIRE DEPT APPROX
IMATELY 5 MILES AWAY.

By Teruichi Kohasaka

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

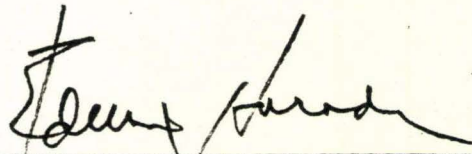
MEMORANDUM

Date June 25, 1974

TO: Planning Department
FROM: Chief Engineer
SUBJECT: Special Permit Application
University of Hawaii at Hilo - CECS
9-5-14: Portion of 46

We have reviewed the subject special permit application and have the following comments:

1. Driveway approaches from the Hawaii Belt Road to proposed parking areas should be coordinated with the State Highway Division.
2. Permit required for improvements to existing structures.



EDWARD HARADA, Chief Engineer



OUR REFERENCE

YOUR REFERENCE

COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



ADDRESS ALL
COMMUNICATIONS TO:
ERNEST J. FERGERSTROM
CHIEF OF POLICE
HILO, HAWAII

June 27, 1974

TO : RAYMOND H. SUEFUJI, PLANNING DIRECTOR
FROM : GUY A. PAUL, ACTING CHIEF OF POLICE
SUBJECT: SPECIAL PERMIT APPLICATION - UNIVERSITY OF HAWAII AT HILO-CECS
9-5-14:Portion of 46

We have reviewed the special permit application submitted by the University of Hawaii at Hilo-CECS and from the police standpoint, can foresee no adverse effects from the requested use.


GUY A. PAUL
ACTING CHIEF OF POLICE

MKLK/k

Hilo Electric Light Company Ltd

HILO, HAWAII-96720

June 21, 1974

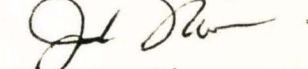
Mr. Raymond H. Suefuji,
Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Subject: Special Permit Application
University of Hawaii at Hilo-CECS
9-5-14: Portion of 46

Dear Sir:

In reference to your letter of June 18, 1974, we have no comment.

Very truly yours,



Jitsuo Niwao, Manager
Engineering Department

JN:sms

HAWAII DISTRICT
P. O. BOX 276
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
June 21, 1974

IN REPLY REFER
TO LETTER NO.
HWY-H
74-2.724

Mr. Raymond Suefuji
Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Subject: Special Permit Application
University of Hawaii at Hilo - CECS
TMK 9-5-14: Portion of 46

Dear Mr. Suefuji:

We have no objections on the proposed action for the subject permit but sufficient parking spaces shall be provided on site to eliminate need for pedestrian to cross the highway.

Very truly yours,

A. Kuyama
for CHAS L. SCHUSTER
District Engineer



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF
HAWAII

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

June 18, 1974

TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT APPLICATION
UNIVERSITY OF HAWAII AT HILO - CECS
9-5-14:Portion of 46

Attached is a copy of a special permit application for your review and comment.
May we please have your written comments within two weeks.

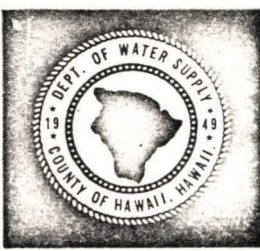
RAYMOND H. SUEFUJI
Director

RY:lst

Attach.

No Comments AL 6/20/74

Taxation



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

June 19, 1974

TO: Planning Department

FROM: Department of Water Supply

SUBJECT: Special Permit Application
University of Hawaii at Hilo - CECS
Tax Map Key: 9-5-14: Portion of 46

As you requested, we reviewed the subject Special Permit Application and would like to inform you that we do not have any water system in this area. Our nearest water system is at the Waiohinu Well.

E. W. I. John
Akira Fujimoto
Manager

WHS

cc: Ms. Mary Matayoshi - University of Hawaii at Hilo - CECS

... Water brings progress...

Hayashi
AUG 12 1974

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honoapiʻapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Joseph Kaava
M. Nagata esq.
~~Lybi Takaki~~
~~Monty C. Barrett~~
Joseph Muckini
Jean Muckini
Phillip Garro
Irene Kobasa
Lil Toki Kohau
Ray Kohau
Joyce Nakano
~~Alison~~
Alice Kokebun

Yosako Kokebun
Edwin M. Tamm
Francis Ramos
Barbara Haigh
Lyle E. Haigh
Ellen Kuper
James E. Fryh.
Charles A. Akui
Bizzie Johnson
Kiyue Fukunaga
Y. Lee
Elsie Seaba

Bertha Young	Rowland White
Ayako Nakamura	Esther B. White
Joe Kaawa	Satsuki Funai
Iijima Kaawa	Hale D. Saege
Mary Aguil	Herbert Ching
Josef Sebastian	J. Lupita
M. Beloz	Tamaki Wakemine
Grace Regueiman	Pedro Agustin
Eddie Regueiman	William Amalaki
Ignacio Cariaga	Konos Kistaki
Anna Cariaga	Lydia Cheng
Tranquilino Jara	Wayne G. Fritjofa
Roberta Jara	Rosemary E. Oyama
Robert Freitas	Marguerite K. Taylor
Yamanaka	Mores Ponce
Yamanaka	C. Hondonero
Don Durangel	S. Lion
Chiyoko Yokoyagi	Betsy Nishimura
Katherine Cheing	Lang Gali
Jane S. Abellera	Helen Mae Olivera
Aurelio Abellera	Agnes Kallian
Stephanie Subada	Paul L. Biggle
Regino Subada	
Alfred Viana	
Kentichu Hastimoto	

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Sam Kau
Barbara K.
Karel Z. Kau
Mauricia L. Castillo
Ramon Ponce
Eunice L. Hashimoto
Akachi Yamamoto
Meddie A. Baruz
modesto Baruz
Maximo Esperon
Catalina Esperon
Maria Taylor

Roberto Inamura
Sueko Inamura
Lincoln Hanon
Mary De Morales
Joseph Apo
Lorette Lorenzo
Margaret B. Wright
Jean A. Bepko
John Lee
Carolyn H. Carlson
Perfecta Garcia
Rosita Trunzpahan
John K. Kani
Chris K. Kani

Harro Thomas
Miguel M. Tanaya
William Diggie
Ruth Hoover
Luan Matin
Vicky Matin

Edward Young

V. J. L. - Maximina Baclic

Samuel Chyee p.

Onae Akeme

Imoe Sate

John A. Ponce

Brian R. Hammel

Ether Sanakoda

Incarnation L. Evangelista

Mr & Mrs Peter K. Lu Hong, Jr.

Barbara J. Barba

Robert P. Barba

Shirley K. Barba

Rose Martinez

Donald F. Elliott

Evelyn Evans

Warren Evans

L. Williams Avenue

Matilde Eys
Anastasi Whitten
Posily Avenue
Julia W. W.

Debra W. W.

Mary Ann Ocho Cruz

Joseph J. R. Crook

Lucy K. Kamei

Majorie R. Crook

Nellie S. Sonoda

Edward E. Crook

Dolores M. McMann

Helen Velez

R. McMann

Ernesto Salmeron

Clarence Salmeron

Isidoro Castaneda

Theodore J. Darling

George Baruz

Agnes Baruz

Annie Lee

Pat Taylor

Andy Taylor

Mrs Dora Andrade

Morothy Louie

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Douglas S. S. S.
Richard M. Schatz III

Veronica L. Strom

Adelaide C. Cain

Cynthia Wright

Lana Jainter

Bridget Wright

August Kreifberg

John B. B.

Mia Bacarella

Michael G. Lowe

Will S. S.

Charlotte Freitas

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Sue Yamamoto
Tom Yamamoto
Harue Nakima
Harry Nakima
Lucrecia Castaneda
Lomings Castaneda
Fidel Castaneda
Gregoria Castaneda
Alfonso Madriaga
Nicomedes Ramment
Odellia L. Tamura
Harry S. Tamura
Kay Takaki
Luana Takaki

W. Curbala
Hami, Brakaki
Mildred Nishimoto
Isutae Yamasaki
Georgia Castaneda
Leocadio Castaneda
Josephine Ah Yee
Martha L. Kipuna
Herman Ah Yee
Loon Little
Norma Little
Joseph C. Little
Frank Javer
Ellen H. Taylor
Cynthia Taylor 29

To: COUNTY OF HAWAII-PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Gallant J Andrade - Pahala Hawaii
Rita M Andrade - PAHALA, HI
George Yokota - Pahala, HI
Michiko Yokota - Pahala, Hawaii
Yoshuyuki Sumida - Pahala, Hawaii
Mr & Mrs Thomas Kailiama - Pahala
Gerald Grayson - Pahala
Teofilo Peralta
Oliver Kailiama - Pahala
Celestino Gumapas - Pahala
Hannah Toledo - Pahala
Paul O. & Co. - Pahala

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Ruth M. Nishihara

Patrick J. Andrade

Charlene C. Andrade

Betty J. Schuster

Gordon S. Schuster

Robert S. Ramsey

Shirley L. Chester

Pat Squitman

Robert Barba

Barbara J. Barba

Shiro Fukushima

Manuel Squitman

Cheryl Macaluso

Pahala Hawaii

Pahala Hawaii

Pahala, Hawaii

Pahala, Hawaii

Pahala Hawaii

Pahala Hawaii

Pahala Hawaii

Pahala, HI

Pahala, Hawaii

Pahala, Hawaii

Pahala, Hawaii

" "

" "

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

<i>Edna Moses</i>	<i>Pakale</i>
<i>L. S. S. S.</i>	"
<i>Lorraine Ostano</i>	"
<i>Amy Silva</i>	"
<i>George A. Silva</i>	"
<i>Alice Moses</i>	"
<i>Jo Herbert</i>	"
<i>Nanni Lopez</i>	"
<i>Jane S. Weder</i>	"
<i>Domingo Adorinto</i>	"
<i>Shirley Bryan</i>	"
<i>Baron Bryan</i>	"
<i>Fukiko Lumida</i>	"

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Nicolas Deliza	Pahala
Michael Kailiawa	"
Keith Yoshida	"
Davin Bryan	"
Setau Shironu	"
John J. Guse	Pahala
Mary Akana	"
Shirley Gomes	"
Lillian Ortega	"
Dandra Espejo	"
Pat Jones	"

To: COUNTY OF HAWAII PLANNING DEPARTMENT

We the undersigned residents believe that (a) use of a portion of the Ka'u Sugar Mill at Honuapo for an Arts and Crafts and Vocational Center and Gift Shop will NOT be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the proposed use will NOT adversely affect surrounding property; (c) that the proposed use will NOT require ANY additional burden to public agencies; (d) that there is an established need which has been demonstrated for an Arts, Crafts and Vocational Training Center; (e) that the Sugar Mill is NOT being used as such at the present time; (f) that the proposed use will NOT substantially alter or change the essential character of the land and the present use; (g) that the proposed use WILL DEFINITELY make the HIGHEST and BEST use of the land and buildings involved for the Public Welfare.

SIGNED: KA'U RESIDENTS:

Mrs. Mamie Sumida
Mr. Arnold P. Ramot
Marahiro Ogata
Mrs. Grace Horke
Mr. D. W. Osato Pahala
Mrs. Alice H. Osato Pahala
Ann Yamaguchi
Felix Y. Osato Pahala
Felix Y. Osato Pahala
Joe K. Keaweamahi Jr.
Yutaka Nishihara

Pahala Hawaii
Pahala Hawaii
" "
Pahala, Hawaii.

Pahala, Hawaii

Pahala,

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SIGNED: KA'U RESIDENTS:

Joyce Miranda
Jim Mungia
Walter H. Taylor
Dwayne Kura
Winston Vienna
Tary Alba
Robert C. Mundy
Kathryn E. Mundy
Thorne Lanika
Julian J. Buck
Heleka Sato
Hichiro Sato
Bernard Kelikoa
Larry O. Oliver
Lawrence John
Dennis Balme

Helip, ibura
Harriet Arakaki
Ivan Carpenter
Lily Nagata
Sliding Yoshida
John Beijer
Charlotte Wilkinson
Margaret Lancel
Mateo Lancel
Rafael Lancel
Helen Jayamen
Rosanna Gili
Josephine de Morales
Eddie GALIL
Peter Kihikihi
Zemah-Haskins
Cali Kihikihi
Eddie Haskins
Ruth Bynner
Trinidad A. Bynner
Teggy Ann Mader
John Gali
Seabree Cho
Bert Niskant

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SIGNED: KA'U RESIDENTS:

Steve Ogawa	Will Mokiao	Benny Salvador
James Mohio	Norma Mokiao	Jan Vieira
Marie Okada	Helen Capigal	Mady Kp
Agnes Kamakura	Pedro Capigal	Shirley Lorenz
Aggie Sumner	Martha Lucas	Satoshi Fujita
Kichitaro Watanabe	Marcello Cabenting	Concepcion M. Lopez
Haluko Watanabe	Esteban Lucas	Ray Jo
Julian Bumanglag	Carmelo Fernando	Hiroko Segal
Jaqueline Amoral	Thomas Palabon	Helen Nagamatsu
Haruh Kachue Jr	Lenore R. Shira Kawa	Felix Salinas
Anna H. Brubaker	Kiyomasa	Makiko Salinas
Arthur Sakai	Agnes Yanagawa	Rodena Salinas
	Charles D. Andrade	
	Joseph K. Kameoka, Jr.	

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SIGNED: KA'U RESIDENTS:

Christina Gali	MELVIN PETERALTA	Royato Egoza
Toshiko Hamada	Masawa Takaki	Barbara Hoshimoto
Katsuyoshi Hamada	Hisako Sugita	Hilario Diego
Herbert Hamada	Tamatsu Sugita	Clyde Agre2
Calven Hamada	Santiago Sales	Victoria Agre2
Emma Kuahimani	Margaret Sales	HELEN MURAKIJO
Violet Pedro	Glennell Wang Chong	Carlina Holimba
Francis Pedro	Julie Acijido	Margaret Cariaga
Paula & Carlos	Manabu Uyeda	Loretta De Peralta
Camilo Carlos	Sachiko Uyeda	Victor De Peralta
Iken Kamakura	Lloyd Uyeda	Manuel Cariaga
Robert Kamakura	Sueko & Yamamoto	Lois Barro
Mildred Andrade	Nobuko Yoshida	Sammie Galindo
Josephine Jarvis	Sue Ballou	Loyce Replogle
		Glorie Johnson
		Norman D. Johnson

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SIGNED: KA'U RESIDENTS:

Geo. Cado - Honuapo - Henry Enos

Eva Kado Honuapo

Minnie Lorenzo Naslehu

Joseph Lorenzo "

Mary Ballantyne

Mary Louise apo Waiokumu

Charles Hor Dong

Benjamin Macomber

Thelma Onija

Robert Onija Jr.

Richard Onija

Lenaalea B. Knos

Lucy Enos

Doris Silva

Lionel Silva

Elizabeth Kaawa

Joseph Kaawa

Silva Kaawa

Vivian Kaawa

Dorothy Kaawa

Charlene Lacro

Matsue Fujita

Shunichi Fujita

Jan S. Shibuya

Ally Koo

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SIGNED: KA'U RESIDENTS:

Ella Davis - Naalehu.
 McKinley Davis Sr. - Naalehu.
 Holly Davis - Kaa.
 Lenamae Davis - Kaa.
 Angie Davis - Kaa.
 Wendy Espino - Pahala
 McKinley Davis Jr - Naalehu
 Melvin Davis - Naalehu
 Miriam Alcoriba - Naalehu
 Ronald Alcoriba - Naalehu
 Donald Shitaya - Naalehu
 Barbara Shitaya - Naalehu
 Caesar v. Salmo - Naalehu
 Prudencio Salmo - Naalehu
 Ermino Salmo - Naalehu
 Frederick Pabalan - "

Barbara Salmo - Naalehu
 Romulo Salmo - "
 Rosenda Salmo - "
 Ronald Salmo - "
 Dennis Kaawe - "
 Leah Kama - "
 Hatsume Murakami - "
 Yutaka Murakami - "
 R. A. Tapiro - "
 R. B. Tapiro - "
 Agustina v. Yachoo - "
 Clyde Silva - Pahala
 Ernesto Salmo - Naalehu
 Clarence Salmo - "
 Eladio Arumion
 Alice Arumion

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SIGNED: KA'U RESIDENTS:

<i>Helen H. Wong Chong</i>	<i>John G. Pedra</i>
<i>Rose D. Andrade</i>	<i>Caroline J. Kame</i>
<i>Adeline Andrade</i>	<i>Elizabeth N. Kuluwaimaka</i>
<i>Lily Kailiawa</i>	<i>Joseph Y. Kame</i>
<i>Robert K. Ahia</i>	<i>Melvin R. Kuluwaimaka</i>
<i>William S. Young</i>	<i>Annie H. Wong Yuen</i>
<i>Mary Young</i>	<i>Walter T. L. Wong Yuen</i>
<i>Grand Kawasaka</i>	<i>Walter Wong Yuen</i>
<i>Sarah Kawasaka</i>	<i>Biz Baldwin</i>
<i>Curtis Kawasaka</i>	<i>Jerry Alley</i>
<i>Margaret Ibarra</i>	<i>Chris Birnbaum</i>
<i>S. Marumoto</i>	<i>Janice Saxon</i>
<i>Susie Marumoto</i>	<i>Adeline Liko</i>
	<i>Lucille Smith Lonedine</i>
	<i>William Liko Jr.</i>

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SIGNED: KA'U RESIDENTS:

Barbara J. Grohs
Earl O. Grohs
Ruth Beauchamp
Jeannette Howard
C. Beauchamp
x Alvin G. Hui Jr.
J. Honoo
Alvin J. Enos
Betty Arnold
Amie P. Honon
Leanae B. Enos
Lily Hehukia
Charles Hehukia

Christine Saplan
Nellie Luntto
Lucille Lessor
Howard Lorenzo
Bryson Lorenzo
Charmaine Grace
James Grace
Barbara Kainoa
Leonard Kainoa
Nelson Young
Geraldine Amaral
Richard Amaral
Carol Amaral

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SIGNED: KA'U RESIDENTS:

Benjamin Salmo
Damaris S. Salmo
Benjamin S. Salmo
Rini'lo Salmo
Norma Salmo
Melania Duplan
Rupino Duplan
Mary Madnaga
Barclone Becolen
Maurine Madnaga
Lito Lukunaga

Haalehu
Haalehu
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Haalehu

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SIGNED: KA'U RESIDENTS:

Antonia Tubera
Alijandra de Guzman
Felicia Dela Cruz

Mary Cachero
Termin Cachero
Silvino Cachero

~~Exp.~~ Mrs. Lulu A. Shaveta
Gardita L. Shaveta

Mr. Vance Gallego
Mrs. Carol Gallego
Mrs. Ella Lui

Mrs. Madeline Gaston

Kenneth Gaston
Shirley Gaston
Elizabeth Yamamoto

Modesto Gaston
Masaru Yamamoto

Janet Akai
David Yoshida

Petronilo Bilog

Terencia Bilog

Eveline Kipili

Robert Kipili Sr.

Sylvia Grace

Henry Grace

Kenneth Yoshida

Sally Dela Cruz

Kiichi Satoh 25

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SIGNED: KA'U RESIDENTS:

Chie Obimoto
Juanita Guzman
Dana Galdonas
Joseph Galdonas
Diane Galdonas
Karen Guzman
Evelyn Wong
James Wong
Kennie Wong
Charlene Wong
Lorraine Hashimoto
Luisfer Guzman
Valentin R. Paller
Alvin H. Paller

Larry Little
Gary M. Kellan
Russell A. Shinn
Debra S. Javar
RANOLFO A. JAVAR
Francis Segundo
Cynthia Segundo
Evelyn Uperatta
Lawrence Makuchane
George X. Beck Jr.
Elizabeth Carvalho
David
Lucy Beck
Agnes Uda
Alfred Uda
Elizabeth Amaral
John Amaral Jr.

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SIGNED: KA'U RESIDENTS:

Louano Cambin
Shila Cambin
Dorothy Cambin
May Doi
Paul Doi
Ramon E. Smith

Welyn B. Garrett
George Gibson
Emilio Diego

Al Howard
Aunt Keanu

Minerva Manuel
George Manuel
Martha C. Smith

Henry A. Kikukog
Jerkway Yuen
Lei Y. Yuen
1/2 Jim Meehan

mas S. Sakamoto
Shila Makuakane
Mary Mae Karyu
Jarry Karyu St.

Masachika Fukunaga
Mitsuko Fukunaga
Victoria Martinez
Juan Martinez
Earl Martinez Mamoad
Marilyn Cabo
Eustaquio Galimba

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SIGNED: KA'U RESIDENTS:

Mary Leli
Arlene Young
Bernard Sloan
Lafay Picadura
Josephine Javan
Thomas Henderson
Verna Kaawa
David H. Kaawa Jr.
Rennis Kaawa
Dave Kaawa
Carlina Salas
Erico Saville
Shirley Abo
Antonio Noboa
Maria Noboa

[Signature]

H. C. U. E. C. A.

[Signature]

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SIGNED: KA'U RESIDENTS:

Thomas Iguchi	Lolita Lorenzo
Peggy Kihara	Anatalia Lorenzo
Wilmet Lorenzo	Vernancio Blanco
Karew Yoshida	Saturnino O. Blanco
Kiyoshi Ushijima	Bergio Castro
James P. Ohe	Fausto Blanco
Joanne Cecison	Cepriano Tabbada
Lilijir Cecison	Francisco Gonzaga
Emilio Cajigal	Leticia Gonzaga
Conchita Gara	Victor Quincin
Heliza Gara	Delicita Quincin
Marino Cabanilla	Miteneza
	Paralaga

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SIGNED: KA'U RESIDENTS:

Gladys Y. Yonemitsu
Elaine Honda
Kumaki Sakata
Martha Lynn A. Brooks
Robert L. Brooks
Cleo M. Rowland
Barbara Lii
Margie Cedar
A. M. Jones
James Richard Shaw
Zachary DeBernardi
Charles A. Cipriani
Robert Selfridge
Florence Selfridge

John W. Turner II
Emma E. Jarvis
John W. Paul
David K. Loring
Gregory Daly
Florence Daly
Lawrence D. Simons
Jon D. Gilman
Pauline Kaawa
Archie Kaawa
David Sloan
Linda Long
Vickie P. Lii
Margaret K. Girdlestone

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SIGNED: KA'U RESIDENTS:

A. Mounel	H. Makukane Sr
F. Mounel	M. Makukane
Cipriano Cabangla	Sumiye Takaki
Jean Grace	Toshi Takaki
Gary Grace	Irish D. Mello
Dennis Pedro	Eddie R. Mello
Nancy Pedro	Priscilla Ann DeMello
Howard Koshida	William D. Mason
Karen S. Frutas	Eleanor DeMason
Lighton S. Frutas	Glenn Toguchi
Elzie Naboa	Glenn Toguchi
Herman Naboa	Karl Enos
Emma Brooks	Genevieve P. Enos
Halima Makukane	

To: COUNTY OF HAWAII PLANNING DEPARTMENT

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SIGNED: KA'U RESIDENTS:

Betty Jo Fields

Bill Fields

Betty L. Richards

Sam Firtarelli

Marquiste Currier

Fredy Bollum

Robert Cassidy

Eileen C. C. Cassidy



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

RAYMOND H. SUEFUJI
Director

RECEIVED

AUG 13 1974

State of Hawaii
LAND USE COMMISSION

August 9, 1974

Mrs. Mary Y. Matayoshi
University of Hawaii at Hilo - CECS
P. O. Box 1357
Hilo, Hawaii 96720

Re: Notice of a Public Hearing
Special Permit Application
Tax Map Key 9-5-14:14:Portion of 46

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 7:00 p.m. on Thursday, August 22, 1974 in the County Council Room, County Building, South Hilo, Hawaii.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the hearing notice is enclosed for your information.

Raymond H. Suefuji
Director

lat:sb

Enclosure

cc / Land Use Commission

RECEIVED

AUG 13 1974

State of Hawaii
LAND USE COMMISSION

PUBLIC HEARINGS
PLANNING COMMISSION
COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of public hearings to be held by the Planning Commission of the County of Hawaii in accordance with the provisions of Section 5-4.3 of the Charter of the County of Hawaii.

PLACE: Councilroom, County Building, South Hilo, Hawaii

DATE: Thursday, August 22, 1974

TIME: 3:00 p.m. (Nos. 1 to 6)

7:00 p.m. (Nos. 7 and 8)

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the following requests:

1. APPLICANT: COUNTY OF HAWAII DEPARTMENT OF WATER SUPPLY.

LOCATION: 1,000 feet mauka of the Honokaa-Waipio Road, approximately four (4) miles west of Honokaa Town in Haukoi, Hamakua.

TMK: 4-7-02: portion of 2

REQUEST: Variance to allow the creation of a 4,534 square foot lots for a water tank site in lieu of the required forty (40) acres as stipulated within the Agricultural 40-acre (A-40a) zoned district. Also a variance to allow relief from improving an existing 16-foot gravel road leading to the proposed site.

2. Amendment to Chapter 8 (Zoning Code), Article 27 (Special Regulations), by adding a new Section, I, relating to the waiving of the minimum building area requirement for public utility and/or public rights-of-way subdivisions and their remnant parcels.

3. Amendments to certain Sections of Chapter 9 (Subdivision Code) relating to the definition of consolidation, refunds, public utility and/or public rights-of-way subdivisions, and consolidation/resubdivision action.
4. Amendment to Chapter 4 (Business Regulations), Article 1 (Cemeteries), Section 4 (Other Requirements), relating to lands which are transferred to the County of Hawaii under the authority of an Executive Order by the State of Hawaii for the establishment, enlargement, or extension of any cemetery.
5. APPLICANT: KAMEHAMEHA DEVELOPMENT CORPORATION/B. P. BISHOP ESTATE
LOCATION: Along the No. 12 hole of the Keauhou Golf and Country Club, Keauhou 1st, North Kona.

TMK: 7-8-10: portion of 3

REQUEST: Variance from the Shoreline Setback Rules and Regulations to allow the installation of a 6-inch sand discharge line within the shoreline setback area as a result of a proposed sand mining experiment project.

6. APPLICANT: KAMEHAMEHA DEVELOPMENT CORPORATION/B. P. BISHOP ESTATE
LOCATION: Adjacent to and mauka of the Kona Surf Hotel, Keauhou 2nd, North Kona.

TMK: 7-8-10:39

REQUEST: Deletion of Condition B set forth in Ordinance No. 614 which states that construction of the proposed facility, the convention hall, begin within one (1) year of the date of approval of the change of zone. The convention hall is now proposed to be constructed on the Kona Surf Hotel grounds. A one (1) year time extension is also

requested to commence construction of the convention hall.

7. APPLICANT: LANIHAU CORPORATION

LOCATION: Along Palani Road in Lanihau 1st, Kailua, North Kona

TMK: 7-5-04: portion of 10 and 28

REQUEST: Modification to a Planned Unit Development permit granted in October 1972 for a proposed commercial complex.

✓ 8. APPLICANT: UNIVERSITY OF HAWAII AT HILO, DEPARTMENT OF CONTINUING EDUCATION AND COMMUNITY SERVICES

LOCATION: Former Hutchinson Sugar Mill complex in Honuapo, Ka'u

TMK: 9-5-14: portion of 46

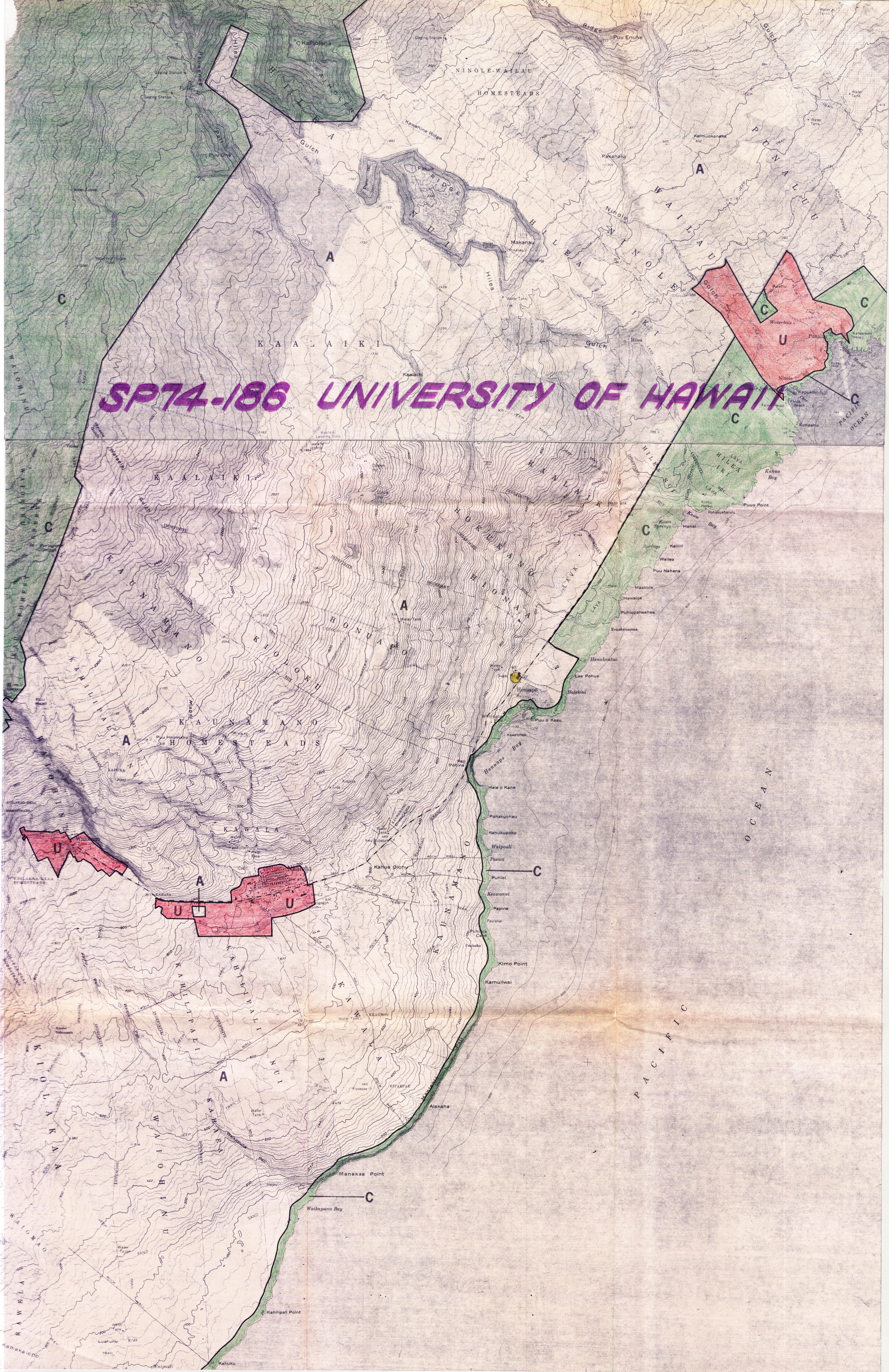
REQUEST: Special permit to allow the establishment of an Arts, Crafts and Vocational Center and Gift Shop utilizing three (3) existing structures.

Maps showing the general locations and boundaries of the areas under consideration and/or plans of the proposed developments are on file in the office of the Planning Department in the County Building at 25 Aupuni Street, Hilo, Hawaii, and are open to inspection during office hours. All comments should be filed with the Planning Commission before that date, or in person at the public hearing. Comments regarding special permit application (No. 8) may be filed no later than 15 days following the public hearing.

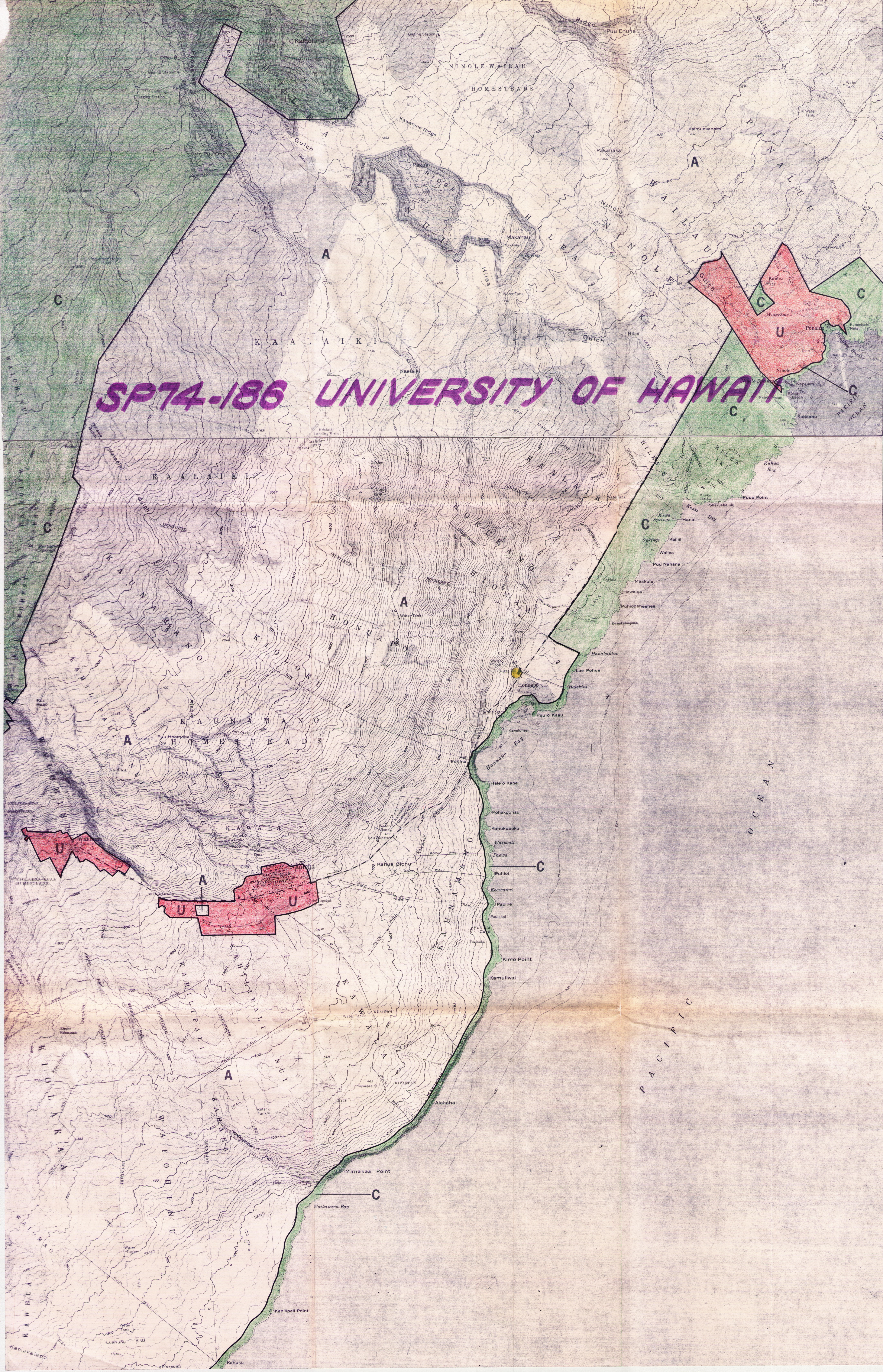
PLANNING COMMISSION
ARTHUR W. MARTIN, Chairman
By RAYMOND H. SUEFUJI
Planning Director

(Hawaii Tribune-Herald: August 12 and 20, 1974)

SP74-186 UNIVERSITY OF HAWAII



SP74-186 UNIVERSITY OF HAWAII



SOURCE: TMA I. SURVEY OFFICE

BY: P. M. C. M. N. Y. M. - B. Y. M.

DATE:.....
JAN. 1936 - REVISED MAR. 1940
DATE: REVISED OCT. 1, 1970

OWG. NO.: 2592

POR. KAALA IKI & HOKUKANO, KA'U, HAWAII



**FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE**

23

DEPARTMENT OF TAXATION
PROPERTY TECHNICAL OFFICE
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

THIRD TAXATION DISTRICT		
ZONE	SEC.	PLAT
9	5	16
SCALE: 1 IN. = 500 FT.		OCT 30 1974

50 Hilo Electric Light Co., Ltd.
"Sub-Station Site"
18,750 f

PLAT 16

TRUE NORTH
SCALE: 1 in. = 500 ft

10 Miriam K. Akamu
 William K. Akamu - 1/1.

11 C. Brewer & Co. Ltd. - 12/12
 Mrs. Kekuwa Ku Estate - 1/10

32 C. Brewer & Co. Ltd. - 7/32
 Mrs. Kekuwa Ku Estate - 2/32
 State of Hawaii - 29/32

35 Ellen H. Heen - 7/12
 Elizabeth K. Bowman - 7/12
 Margaret Carmichael - 29/32
 hsb Cecil S. - 7/12 7/12
 Kekuwa Ku Est. - 7/32

31 Kau Sugar Co. Inc. - 7/32
 Kekuwa Ku Estate - 2/32
 Cecil S. Carmichael & wife
 Margaret L. - 7/12 - 3/7 } 23/32
 Ellen H. Heen - 4/12
 Elizabeth K. Bowman - 4/12 }
 0.12G Ac

 0.07 Ac.
28 37 40 Margaret L. Carmichael & wife
 hsb Cecil S. - 7/12 - 3/7
 Ellen H. Heen - 4/12
 Elizabeth K. Bowman - 4/12
 1.073ac.

NOTE: Parcels G, 7, 8, 29, 46, 48
owned by Kau Sugar Co., Inc.
unless otherwise noted.

49 State of Hawaii
(Dept. of Transportation - Harbors Div.)
HONUAPO WHARF
(Naalehu Community Club)
Rev. Pmt.

Dropped parcels 18, 19, 29,
25, 27, 12, 13, 14, 15, 16, 24, 34,
21, 30, 33, 23, 5, 26, 22, 36, 3, 4,
43, 46,

THIRD		DIVISION
ZONE	SEC.	PLAT.
9	5	14
CONTAINING 19 PARCELS		
SCALE: 1 in. = 500 ft.		

PRINTED..... OCT 30 1974

Dwg. No: 2597

Source: Tax ops Bureau & Survey Dept
By: PK & H N Jan 1936

POR. OF HIONAA - HONUAPO, KAU, HAWAII