

Action

Oct 25 — Dec 9

SP74-190/VALLEY ISLE THEATERS, INC.

(MAUI)

December 9, 1975

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Tosh Ishikawa
Planning Director

Gentlemen:

At its meeting on December 5, 1975, the Land Use Commission voted to approve an extension request, as recommended by the Maui Planning Commission, on the Special Permit granted to Valley Isle Theatres, Inc. (SP74-190) to establish a four screen multi-plex drive-in theatre on 23 acres of land situated in the Agricultural District at Waikapu, Maui, Tax Map Key 3-8-7: 89 and portion of 73; subject to the conditions imposed by the Maui Planning Commission.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.

cc: Valley Isle Theatres, Inc.
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM EXTENSION REQUEST BY VALLEY ISLE DATE December 5, 1975
THEATERS, INC. - SP74-190
PLACE DOE Board Room #404 TIME 1:30 p.m.
Honolulu, Hawaii

NAME	YES	NO	ABSTAIN	ABSENT
<i>M</i> YAMAMURA, TANJI	✓			
DUKE, CHARLES	✓			
MACHADO, COLETTE				
YANAI, EDWARD	✓			
OURA, MITSUO	✓			
CARRAS, JAMES	✓			
<i>S</i> SAKAHASHI, STANLEY	✓			
WHITESELL, CAROL	✓			
TANGEN, EDDIE	✓			

Comments:

I move that we grant the extension request with the conditions imposed by the County of Maui.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

December 5, 1975 - 1:30 p.m.

DOE Board Room #404
Queen Liliuokalani Building
Honolulu, Hawaii

Approved
February 13, 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Mitsuo Oura
Carol Whitesell
Tanji Yamamura
Edward Yanai

COMMISSIONER ABSENT: Colette Machado

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Gordan Furutani, Planner
Michael Marsh, Deputy Attorney General
Benjamin Matsubara, Consultant
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

The meeting was called to order by the Chairman.

Mr. Leong, Acting Executive Officer, requested the Commission's permission to add two items to the agenda for consideration. He elaborated that one item related to the hiring of a consultant to assist the Commission in the administration and implementation of Act 193; and the other concerned the boundary change petitions pending before the Land Use Commission which would fall under the procedures contained in the newly adopted Rules and Regulations.

Commissioner Duke moved to add the two items to the agenda, which was seconded by Commissioner Yamamura and unanimously carried.

Chairman Tangen announced that a question had been raised by some of the people present today on one of the items on the agenda

Nays: Commissioners Yamamura, Sakahashi, Carras, Yanai

Absent: Commissioners Duke, Machado

The second motion also failed to pass.

At this point, Chairman Tangen directed that Commissioner Duke be requested to rejoin the proceedings.

REQUEST BY THE SPIRITUAL ASSEMBLY OF THE BAHAI'S OF PUNA (SP75-229)
TO ESTABLISH A COMMUNITY CENTER AT PUNA, HAWAII

Chairman Tangen called on Mr. Gordan Furutani to present the staff memo (see copy on file).

Commissioner Duke moved to approve the application as recommended by the City and subject to the conditions imposed by the City Planning Commission. It was seconded by Commissioner Carras and carried with the following votes:

Ayes: Commissioners Oura, Yamamura, Carras, Duke, Yanai
Whitesell, Chairman Tangen

Nay: Vice Chairman Sakahashi

Absent: Commissioner Machado

REQUEST BY MAUNA ZIONA CHURCH (SP75-230) TO ESTABLISH RESTROOM
FACILITIES FOR AN EXISTING CHURCH AT N. KONA, HAWAII

The staff memo was presented by Mr. Leong.

Upon Commissioner Oura's motion, seconded by Commissioner Yamamura, the Special Permit was unanimously approved, subject to the conditions imposed by the Hawaii Planning Commission.

MISCELLANEOUS

✓ EXTENSION OF TIME REQUEST BY VALLEY ISLE THEATERS, INC. ON CONDITION
IMPOSED ON SP74-190

Mr. Leong read the staff memo relative to the extension request by Valley Isle Theaters, Inc. (see copy on file).

Commissioner Yamamura moved to approve the extension request, subject to the conditions imposed by the Maui Planning Commission. It was seconded by Vice Chairman Sakahashi and unanimously passed.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

December 5, 1975
1:30 p.m.

FROM: Staff

SUBJECT: Request for Extension of Time - SP74-190 Valley Isle
Theatres, Inc.

Valley Isle Theatres, Inc. now owned by Consolidated Amusement Co., Ltd, received approval of a Special Permit to establish a four screen multi-plex drive-in theatre on 23 acres of land situated in the Agricultural District at Waikapu, Maui, on November 7, 1974.

One of the 8 conditions imposed was the following requirement:

"That the project be initiated within one (1) year from the date of final approval."

By letter dated November 6, 1975, Mr. Tosh Ishikawa, Maui Planning Director, advised that the Maui Planning Commission, at its meeting on November 5, 1975, voted unanimously to recommend approval of an extension request submitted by Valley Isle Theatres, Inc., subject to the following conditions:

1. That the extension be granted for a period of one (1) year after final approval by the Land Use Commission subject to further extensions upon a favorable review by the Planning Commission.
2. That the applicant meet all of the conditions imposed by the Land Use Commission as recommended by the Planning Commission on the initial permit granted.

Records on this matter transmitted by the Maui Planning Department consist of:

1. Letter dated October 23, 1975 from Art Gordon, President of Valley Isle Theatres, Inc. stating that:

"In November of 1974 Valley Isle Theatres, Inc. was granted approval for a Special Permit to build a Multi-plex Drive-In Theatre in Waikapu, district of Wailuku, Maui.

After diligently proceeding and planning subsequent to this approval and spending a tremendous amount of dollars relative to Architects, Engineers, and preliminary planning time, our company has now satisfied the majority, if not all, of the special conditions imposed therein.

We now find, however, that we cannot, at this time, obtain financing for this project due to the highly increased costs of construction and today's difficult money market conditions.

We are, therefore, respectfully requesting an eighteen month extension of this Special Permit in order to hopefully resolve this problem."

2. Maui Planning Department Staff Report to the Maui County Planning Commission recommending approval of the extension.

3. Minutes of the November 5, 1975 meeting of the Maui County Planning Commission in which the extension matter was considered. At this meeting, the petitioner further explained this extension request with the following:

- a) Costs were tremendous
- b) Company has worked diligently and has met the majority of conditions
- c) Tight money market
- d) Unable to obtain financing

No testimony was received opposing the granting of the extension at the meeting of the Maui Planning Commission or since.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

December 5, 1975
1:30 p.m.

FROM: Staff

SUBJECT: Request for Extension of Time - SP74-190 Valley Isle
Theatres, Inc.

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2. That the applicant meet all of the conditions imposed by the Land Use Commission as recommended by the Planning Commission on the initial permit granted.

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- d) Unable to obtain financing

No testimony was received opposing the granting of the extension at the meeting of the Maui Planning Commission or since.

EXCELEST
November 21, 1975

Mr. Arthur Gordon
Valley Isle Theaters, Inc.
P. O. Box 3737
Honolulu, Hawaii 96812

Dear Mr. Gordon,

The Land Use Commission next meets on December 5, 1975.

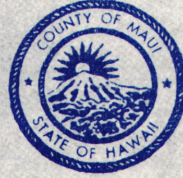
At that time, the extension request by Arthur Gordon on behalf of Valley Isle Theaters, Inc. (SP74-190) for the construction of a multi-plex drive-in theater at Waikapu, Maui, will be considered.

Should you have any questions regarding this matter, please feel free to contact us.

Very Truly yours

AH SUNG LEONG
Acting Executive Officer

PLANNING COMMISSION
Kazuo Kage, Chairman
George Murashige, Vice-Chairman
Shiro Hokama
Patrick Kawano
Charles Ota
Leo Polo, Jr.
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio



7276
Elmer F. Cravalho
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

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

RECEIVED
NOV 13 1975

November 6, 1975

State of Hawaii
LAND USE COMMISSION

Mr. Ah Sung Leong
Acting Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Leong:

Re: LUC Special Permit (SP74-190) extension request by Arthur Gordon on behalf of Valley Isle Theaters, Inc. in conjunction with the construction of a multi-plex drive-in theater at Waikapu, Maui, TMK 3-8-7:89

The Maui Planning Commission at its meeting of November 5, 1975, voted unanimously to recommend approval of the subject extension request with the following conditions:

1. That the extension be granted for a period of one (1) year after final approval by the LUC subject to further extensions upon a favorable review by the Planning Commission.
2. That the applicant meet all of the conditions imposed by the Land Use Commission as recommended by the Planning Commission on the initial permit granted.

Attached for your information and use are copies of the staff report, minutes of the meeting, and the applicant's letter of request.

Please contact our office, should you have any questions.

Yours very truly,

TOSH ISHIKAWA
Planning Director

cc Valley Isle Theaters, Inc.
cc Land Use and Codes Administration
cc Department of Water Supply
cc District Engineer-Maui, State Highways

Consolidated Amusement Co., Ltd.

RECEIVED
NOV 13 1975

HONOLULU OFFICE
510 SOUTH STREET
P. O. BOX 3737
TELEPHONE 536-3571
CABLE ADDRESS:
"MUSE," HONOLULU

State of Hawaii
LAND USE COMMISSION
LOS ANGELES OFFICE
120 NO. ROBERTSON BLVD.
TELEPHONE (213) 657-8420
CABLE ADDRESS:
"PACTHEATRE," LOS ANGELES

Honolulu, Hawaii 96812

OCT 24 1975

October 23, 1975

DEPT. OF PLANNING
COUNTY OF MAUI

ZURK	
CHAS	
RALPH	FOR
JEFF	PK
PAT	
JEAN	
JUNE	11/5
<input checked="" type="checkbox"/> Please handle <input type="checkbox"/> Please see me	
<input type="checkbox"/> Please file <input type="checkbox"/> Please return	
<input type="checkbox"/> Circulate	
Signed <u>T</u>	Date

Mr. Tosh Ishikawa
Planning Director
County of Maui
200 S. High Street
Wailuku, Maui, Hi 96793

Dear Mr. Ishikawa:

In November of 1974 Valley Isle Theatres, Inc. was granted approval for a special permit to build a Multiplex Drive-In Theatre in Waikapu, district of Wailuku, Maui.

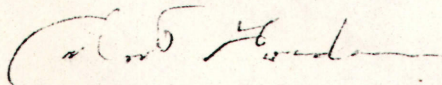
After diligently proceeding and planning subsequent to this approval and spending a tremendous amount of dollars relative to Architects, Engineers, and preliminary planning time, our company has now satisfied the majority, if not all, of the special conditions imposed therein.

We now find, however, that we cannot, at this time, obtain financing for this project due to the highly increased costs of construction and today's difficult money market conditions.

We are, therefore, respectfully requesting an eighteen month extension of this special permit in order to hopefully resolve this problem.

Very truly yours,

VALLEY ISLE THEATRES, INC.



Art Gordon
President

AG/jc

cc: Tatsuo Fujimoto - Land Use Commission, State of Hawaii

November 5, 1975

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff

RECEIVED
NOV 13 1975

State of Hawaii
LAND USE COMMISSION

A. EXPLANATION OF REQUEST

1. Applicant: Mr. Arthur Gordon on behalf of Valley Isle Theaters, Inc.
2. Location: Along Waiko Road approximately 700 feet mauka of Kuihelani Highway.
3. TMK: 3-8-7:89 and portion of 73
4. Area: 23.164 acres
5. Request: The applicant requests an 18 month extension of a LUC Special Permit subject to expire on November 6, 1975, in conjunction with the construction of a multi-plex drive-in theatre at Waikapu, Maui.

B. COMMENTS

1. Special Permits for a drive-in theatre project at Waikapu were granted by the Land Use Commission on March 25, 1970, August 3, 1973, and November 7, 1974. New permits were required due to changes in the plans for the drive-in theatre.

2. Valley Isle Theatres, Inc. now owned by Consolidated Amusement Company, Ltd. received a special permit on November 7, 1974 to construct a multi-plex four screen drive-in theatre. One of the conditions for approval was that the applicant initiate the project within one (1) year after the date of final approval.

3. The applicant has met or has agreed to meet the various requirements of all County and State agencies involved in the review of the proposed project. The building permit is under review by the appropriate County and State agencies.

5. Due to the increased cost of construction the applicant has not received financing for the project, although negotiations were conducted for several months.

6. Our review of the status of the subject project indicates that the applicant is meeting all State and County requirements through the building permit process and only the lack of financing is causing the delay of the project.

C. RECOMMENDATION

Staff recommends approval of the request for an extension to the LUC Special Permit with the following conditions:

1. That the extension be granted for a period of one (1) year subject to further extensions upon a favorable review by the Planning Commission. *After final approval granted by LUC.*

2. That the applicant meet all of the conditions imposed by the Land Use Commission as recommended by the Planning Commission on the initial permit granted.

MAUI PLANNING COMMISSION
Regular Meeting
November 5, 1975

The regular meeting of the Maui County Planning Commission was called to order by Vice Chairman George Murashige at 1:30 p.m. on Wednesday, November 5, 1975, in the Hearing Room, Room 614, 6th Floor, County Building, Wailuku, Maui.

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

A. MINUTES OF THE REGULAR MEETING OF OCTOBER 20, 1975, were approved as circulated.

B. COMMUNICATIONS

1. ARTHUR GORDON of Valley Isle Theater, Inc., requesting time extension of the LUC Special Use Permit in conjunction with the multi-plex drive-in theater project at Waikapu, Maui.

Mr. Masuda explained the request from the staff report.

Mr. Ishikawa: As far as the plans, are there any changes to the plans that were submitted and approved in 1974?

Mr. Masuda: The plans were not to construct four screens at one time, so they will be phasing the project. Overall concept remains the same.

Mr. Ota: Does this meet the approval of the LUC?

Mr. Masuda: Yes.

Upon Mr. Ishikawa's request for further justification for the extension, Mr. Gordon explained that:

1. Costs were tremendous
2. Company has worked diligently since the granting of the original permit and has met majority of the conditions imposed.
3. Tight money market.
4. Unable to obtain financing.

Mr. Ota: What kind of money are we talking about?

Mr. Gordon: To build four plex as originally planned, our original bid was half million dollars. However with certain adjustments and retaining the original concept, the only feasible way was to do it in phases. We are still prepared to try to hurdle this barrier.

Mr. Matsui questioned the status of the right of way.

Mr. Gordon: ...condition was to pave and we have agreed to do that. We did not know about right of way until just last month.

It was moved by Mr. Polo, seconded by Mr. Kawano and unanimously

VOTED: To approve the extension of the SUP for Valley Isle Theaters, Inc. with the following conditions:

1. That the extension be granted for a period of one (1) year after final approval by the LUC subject to further extensions upon a favorable review by the Planning Commission.
2. That the applicant meet all of the conditions imposed by the Land Use Commission as recommended by the Planning Commission on the initial permit granted.

2. DAVID HYUN of Kapalua Land Company, requesting approval for Step II of the Planned Development Ordinance for the Kapalua Golf Course Clubhouse at Kapalua, Maui.

Mr. Masuda explained the request from the staff report.

Minutes, meeting of 11/5/75 - 2
Maui Planning Commission

Mr. Ishikawa: Are the 23 parking stalls off-site?

Mr. Masuda: Yes, 23 of the required are on adjacent site - Site 3.

Mr. Ishikawa: That would be compact turf parking?

Mr. Masuda: No. The compact ones are onsite.

Mr. Ishikawa: Relative to the kinds of uses, restaurant, bar, snack, etc. are these going to be separate or one facility, which will include all of these.

Mr. Masuda: It will be located in the clubhouse facility.

Mr. Hyun: It will be one operation located in one building. Function separated into two distinct areas....

Mr. Matsui: What's the distance from the off-site to the golf course clubhouse.

Mr. Masuda: 300 feet.

Mr. Matsui: Any parking set aside for employees?

Mr. Hyun: There is no parking we have set aside, but parking could be designated for employees.

Mrs. Nakasone: I believe when the parking ordinance was made, employees parking was considered as parking. Employees parking is included. That is part of the ratio figure used....

Mr. Ishikawa: Since this is a planned development and allows Planning Commission to review and provide conditions. If they feel additional parking is desirable they can do so. I think that perhaps that should be considered recognizing that because you have 23 offsite parking that you don't want to get in the situation that onsite parking will be used by the employees....

It was moved by Mr. Polo, seconded by Mr. Kawano and unanimously

VOTED: to approve the request as recommended in the staff report, together with the added condition that applicant work with staff for employee parking.

C. OLD BUSINESS

1. HARLOW WRIGHT, Chairman, NBCID Advisory Committee, recommending approval of a change in zoning request at Napili, Maui.

Mr. Ishikawa questioned whether construction of the project would proceed expeditiously once the zoning is granted, and whether financing is available.

Mr. Luna: Yes, we have the proposed leasee, McCormack Development Company and Mr. Bob Dugan will be in charge of that.

Mr. Matsui stated for the record that this approval is not a commitment for the design presented to the NBCID Advisory Committee.

It was moved by Mr. Polo, seconded by Mr. Kawano and unanimously

VOTED: to approve the request for change in zoning as recommended by the NBCID Advisory Committee.

D. NEW BUSINESS

E. DIRECTOR'S REPORT

1. Hawaii Congress of Planning Officials Conference was held on Kauai. Next year's Conference will be held in Honolulu.

2. Staff has received revisions to the proposed hotel development by Western Inland at Wailea. Mr. Ishikawa requested Commission to grant staff the authority to review and approve changes at staff level. Density is less than what was proposed and change reduces condominiums and adds to hotel rooms.

Inasmuch as the majority of the Commission members did not object to the staff's proposal, the Chair granted the staff's request to review and approve the changes. (Mr. Ota objected)

ADJOURNMENT: There being no further business to come before the Commission the meeting was adjourned at 2:05 p.m.

Respectfully submitted,

JEAN A. UEMAE
Private Secretary

RECORD OF ATTENDANCE

Present: George Murashige
Harlow Wright
Patrick Kawano
Leo Polo
Shiro Hokama
Charles Ota
Hulu Nakasone
Shigeto Murayama
Mel Yoshii

Excused: K. Kage

Others: T. Ishikawa
Y. Matsui
A. Gordon
J. Murakami
E. Paschoal
R. Masuda
J. Foster
C. Hart
H. Tavares
D. Hyun

Maui planners okay extension of permit

maui news 11/8/75

A one-year extension of a special use permit for a four-screen drive-in theater at Waikapu was approved by the Maui County Planning Commission Wednesday.

The applicant, Arthur Gordon of Valley Isle Theatres, Inc., originally had requested an 18-month extension of a State Land Use Commission permit which expired November 6.

Gordon told the commission the theater firm was asking for a permit extension because it was unable to get financing after repeated attempts during the year.

"We're victims of a condition that exists throughout the country and especially in Hawaii," Gordon said. "We're just unable to get financing."

Gordon said the drive-in is planned to be built in four phases by Consolidated Amusement Co., Ltd., which bought controlling interest in Valley Isle Theatres in August, 1974. He said the cost of the first theater is estimated at "about half a million dollars."

Last year when the Planning Commission was deliberating whether to grant a special use permit for the drive-in, Gordon told the panel his firm was "very prepared and very up-to-date," urging passage of his request because "time would be of the essence" in view of rising construction costs.

At that time—late September—Gordon said "once we receive approval, we are ready to go."

Was not 'ready to go'

Since the firm apparently wasn't all that "ready to go" when it got the first permit, commissioner Charlie Ota Wednesday questioned whether the company actually intends to build a theater this time around.

Gordon said that after all the effort and money already expended on the project the company intends to proceed with it.

"We still feel that Maui wants a drive-in theater, needs a drive-in theater, and we would like to build it," Gordon told the commission.

The panel accepted the planning staff's recommendation that the permit extension be approved for only one year, subject to further extensions upon a favorable review by the Planning Commission.

A further condition is that the applicant must meet all of the conditions imposed by the Land Use Commission as recommended by the Planning Commission last year, when the initial permit was granted.

At that time, the conditions imposed included paving a half-mile of Wai-

ko Road and installing streetlights at nearby intersections, narrow bridges and at the drive-in entrances.

The permit extension will take effect after approval by the State Land Use Commission.

LUC will act on two Maui requests

The State Land Use Commission is scheduled to take "action" on special permit requests from Wailea Development Company and Valley Isle Theaters, Inc., at its meeting in Honolulu on Thursday, November 7.

Wailea Development Company is seeking a permit for a golf course and related activities on 176 acres of land in the agricultural district.

Valley Isle Theaters has applied for a permit to allow a

drive-in theater and accessory uses on about 23.16 acres of land in the agricultural district at Waikapu.

The meeting will begin at 10:30 a.m. in Room 314 of the State Capitol.

Tatsuo Fujimoto, the LUC's executive officer, also announced that a meeting will be held November 15 in the County Building (sixth floor) in Wailuku, starting at 10:30 a.m. On the agenda is Life of the Land's request for a hearing on a proposed amendment of

Part I, rules of practice and procedure of the Land Use Commission.

November 8, 1974

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on November 7, 1974, the Land Use Commission voted to approve a special permit to Valley Isle Theatres, Inc. (SP74-190) to allow a drive-in theater and accessory uses on approximately 23.16 acres of land situated within the State's Agricultural District described as Tax Map Key 3-8-07: 89 and 73; Waikapu, Maui; subject to the 8 conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Valley Isle Theatres, Inc.
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Tax.

November 8, 1974

Mr. Arthur Gordon
Valley Isle Theatres, Inc.
P. O. Box 3737
Honolulu, Hawaii 96812

Dear Mr. Gordon:

The original of the attached letter approving a special permit to Valley Isle Theatres, Inc. (SP74-190) to allow a drive-in theater and accessory uses on approximately 23.16 acres of land situated within the State's Agricultural District, described as Tax Map Key 3-8-7: 89 and 73; Waikapu, Maui; subject to the 8 conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-190 - VALLEY ISLE THEATRES, DATE November 7, 1974
 PLACE State Capitol - Room 314 INC. TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
S SAKASHI, STANLEY	✓			
OURA, MITSUO	✓			
M YAMAMURA, TANJI	✓			
CARRAS, JAMES	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO				✓
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: SP74-190 - VALLEY ISLE THEATRES, INC.

A special permit request to establish and operate a four screen multiplex drive-in theater with accessory uses within the State Land Use Agricultural District at Wailuku, Maui has been forwarded by the Maui County Planning Commission. The land comprises approximately 23 acres and is identified as Tax Map Key 3-8-7: 89, and portion 73. The subject properties are owned by Alexander and Baldwin, Inc. and leased to the applicant.

On March 25, 1970, a special permit for a drive-in theater at the same site was granted to Valley Isle Drive-In Theatres, Inc. by the Land Use Commission. Approval of the special permit was on the condition that construction of the theater be initiated within two years from the date of final approval. This condition was not complied with, therefore the permit expired on March 24, 1972.

Subsequently, on August 3, 1973, the Land Use Commission again granted a special permit for a Drive-in theater and golf driving range for the same site to Valley Isle Theatres, Inc. A condition that the theater be initiated within two years from the date of final approval was also imposed as part of this permit. The two years time period has not yet lapsed; however, plan changes to the proposed facility has necessitated the reapplication of a special permit. Valley Isle Theatres, Inc. now desires to redesign the originally proposed drive-in theater complex by eliminating the golf driving range, constructing a multiplex four screen drive-in theater and increasing the number of parking areas from 450 cars to approximately 1,600 spaces. Additionally, a fenced playground area, a snack bar and a 360 car holding area within the drive-in proper is being proposed to alleviate traffic congestion on Waiko Road.

The property in question is situated on the North side of W iko Road approximately 1,000 feet from the Kuihelani Highway intersection. Lands adjacent to the property and the property itself are presently vacant and unused. The Waikapu Urban District lies approximately a mile west of the subject property.

The Land Study Bureau's soil classification rating for the site is "E", indicating that it is very poor for overall agricultural productivity. The mean annual rainfall for the area ranges between 10 to 30 inches and the elevation is at the 200 foot level. Power, telephone, and water service are available to the area.

COUNTY RECOMMENDATION

At its meeting on October 16, 1974 the Maui Planning Commission voted to recommend approval of this special permit subject to the following conditions:

- "1. That a revised subdivision application be filed and approved for the subject property.
- "2. That the use be restricted to a drive-in theater with a snack bar and playground accessory uses.
- "3. That the project be initiated within one (1) year from the date of final approval.
- "4. That the applicant meet the requirements of the Department of Water Supply which are as follows:
 - a. That the applicant sign an elevation and service agreement.
 - b. The applicant install a private water line from the Lihei 18 inch main to the project site.
 - c. The maximum size water meter shall be 5/8 inch and will be located at the 18 inch main.
 - d. The applicant will provide adequate storage for fire protection, domestic, and other uses.
- "5. That the applicant meet the requirements of the Department of Public Works which include:
 - a. That the applicant pay for the cost of paving (using the penetration method) the unpaved portion of Waiko Road of approximately 20 feet in width from the end of the existing pavement to the cane haul road.
 - b. That the applicant install street lights at the entrance and exits of the drive-in theater, at the intersection of Waiko Road and the cane haul road, and at all narrow bridge crossings.
- "6. That the final plans be reviewed and approved by the appropriate agencies in regards to drainage, lighting, sewage disposal, water, landscaping, and signs.

"7. That the applicant meet the requirements of the State Highways Division in regards to improvements such as, street light installation and acceleration-deceleration lanes at the Kuihelani Highway-Waiko Road intersection and submit a traffic impact study as requested to the State Highways Division for review.

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

Staff finds that conditions have been imposed to assure that this development will not unreasonably inconvenience or burden the general public.

The proposed use will not adversely affect the surrounding property since much of the areas are vacant and unimproved. The site is not actively used for agricultural production and is classified as "very poor" for overall agricultural use. Therefore, its proposed use will not remove lands in agricultural production nor lands with high potential for agricultural productivity.

Further, in addition to providing recreational activities for the area, the proposed development will open new employment opportunities.

Based on the above findings and discussion, it is the recommendation of the staff that the special permit to construct and operate a drive-in theater with accessory uses be approved subject to the conditions imposed by the Maui County Planning Commission.

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

October 29, 1974

Mr. Arthur Gordon
Valley Isle Theatres, Inc.
P. O. Box 3737
Honolulu, Hawaii 96812

Dear Mr. Gordon:

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 Valley Isle
Theatres, Inc. (SP 74-190) to construct and
operate a four screen multiplex drive-in theatre with accessory uses
in the Agricultural District at Waikapu, Maui
will be considered.

Should you have any questions regarding this matter, please
feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

6692

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



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

Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Young Whee Chun, Chairman
George Tamura, Vice-Chairman
William Hong
Norman Muranaka
Herbert Vierra

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

SP74-190

October 18, 1974

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

RECEIVED

OCT 25 1974

State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

Re: LUC Special Permit request by Valley Isle Theatres, Inc.

The Maui County Planning Commission at its meeting of October 16, 1974, voted to recommend approval of the above application for a special permit filed by Valley Isle Theatres, Inc., to construct and operate a four screen multiplex drive-in theatre with accessory uses at Waikapu, Maui, TMK 3-8-7: 89 and portion of 73. The public hearing on the subject request was held by the Planning Commission on September 25, 1974. Aside from the applicant, no one testified for or against the subject request.

Approval of the application is contingent upon the following conditions:

1. That a revised subdivision application be filed and approved for the subject property.
2. That the use be restricted to a drive-in theatre with a snack bar and playground accessory uses.
3. That the project be initiated within one (1) year from the date of final approval.
4. That the applicant meet the requirements of the Department of Water Supply which are as follows:
 - a. That the applicant sign an elevation and service agreement.
 - b. The applicant install a private water line from the Kihei 18 inch main to the project site.
 - c. The maximum size water meter shall be 5/8 inch and will be located at the 18 inch main.
 - d. The applicant will provide adequate storage for fire protection, domestic, and other uses.

Mr. Tatsuo Fujimoto
Page 2
October 18, 1974

5. That the applicant meet the requirements of the Department of Public Works. A copy of the conditions is attached.

6. That the final plans be reviewed and approved by the appropriate agencies in regards to drainage, lighting, sewage disposal, water, landscaping, and signs.

7. That the applicant meet the requirements of the State Highways Division in regards to improvements such as, street light installation and acceleration-deceleration lanes at the Kuihelani Highway-Waiko Road intersection and submit a traffic impact study as requested to the State Highways Division for review.

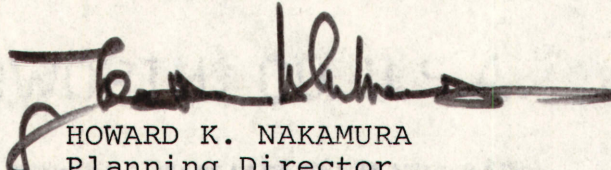
8. That all other State and County requirements be met.

In recommending approval, the Planning Commission concurred with the staff's report that the subject request generally meets the guidelines established by the Land Use Commission in evaluating special permits.

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

Should you have any questions concerning the subject matter, please contact our office at any time.

Yours very truly,



HOWARD K. NAKAMURA
Planning Director

Attachements

cc Valley Isle Theatres, Inc.
cc Mr. Harris Suyama, Highways Division
cc Public Works Director
cc Land Use and Codes Administration
cc Department of Water Supply

RECEIVED

OCT 25 1974

State of Hawaii
LAND USE COMMISSION

October 16, 1974

RECEIVED

OCT 16 1974

DEPT. OF PLANNING
COUNTY OF MAUI

MEMORANDUM

TO: Howard Nakamura
Planning Director

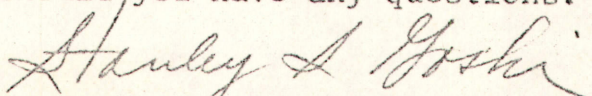
FROM: Wayne Uemae
Acting Director of Public Works

SUBJECT: Special Permit Application for Valley
Isle Theatres, Inc.

The Department of Public Works has reviewed the subject application and request that approval of the application be subject to the following conditions:

1. That the applicant pay for the cost of paving (using the penetration method) the unpaved portion of Waiko Road of approximately 20 feet in width from the end of the existing pavement to the cane haul road.
2. That the applicant install street lights at the entrance and exits of the drive-in theatre, at the intersection of Waiko Road and the cane haul road, and at all narrow bridge crossings.

Please contact our office should you have any questions.


STANLEY S. GOSHI, Administrator
Land Use & Codes Administration

October 9, 1974

RECEIVED

OCT 25 1974

TO: Maui Planning Commission
FROM: Planning Staff
SUBJECT: Request by Arthur Gordon for Valley Isle Theatre, Inc. for a special permit to construct and operate a four screen multiplex drive-in theatre with accessory uses along Waiko Road, TMK 3-8-7:89 and portion of 73.

State of Hawaii
LAND USE COMMISSION

COMMENTS:

The public hearing on the subject request was held by the Maui Planning Commission at its meeting of September 25, 1974.

The staff's analysis of the request covered the following items:

1. Plans submitted by the applicant show a four screen drive-in theatre with a snack bar and fenced playground area. A total of 1600 car spaces will be provided for the multiplex drive-in theatre. A 360 car hold out area within the drive-in proper is being proposed to alleviate traffic congestion on Waiko Road.

2. The site is suited for the proposed project and should not adversely affect the adjacent lands.

3. Electrical, telephone and water service are available to the area. There are no facilities to handle sewage or drainage.

4. The following comments were made by the Department of Water Supply and the State Highways Division.

a. Department of Water Supply comments:

The applicant sign an elevation and service agreement.

The applicant install a private water line from the Kihei 18 inch main to the project site.

The maximum size water meter shall be 5/8 inch and will be located at the 18 inch main.

The applicant will provide adequate storage for fire protection, domestic and other uses.

b. State Highways Division comments:

The applicant make improvements, such as installation of street lights and acceleration-deceleration lanes at the Kuihelani Highway-Waiko Road intersection.

The entrance to the drive-in theatre proper be located as far away as possible from Kuihelani Highway.

The applicant submit to the State Highways Division a traffic impact study. Further requirements as deemed necessary after review of the traffic impact study may be required.

5. At the time of the public hearing the Planning Commission expressed its concern of public usage of the unpaved portion of Waiko Road owned by Wailuku Sugar Company.

The following are data collected by staff on Waiko Road.

a. In a letter dated October 26, 1961 from Mr. James Dunn (State Land Surveyor at that time), to the Department of Public Works states that even if Wailuku Sugar Company claims to own fee title to the road, the public has acquired an easement over this road by long usage dating as far back as 1882.

b. Mr. Kazutaka Saiki, State Land Surveyor with the State Department of Accounting and General Services in a letter dated July 30, 1970, to the Department of Public Works, reiterates the point made by Mr. Dunn.

c. The County Attorney's Office in a letter to the Director of Public Works dated August 23, 1973, stated that it is their opinion that the unpaved portion of Waiko Road legally belongs to Wailuku Sugar Company. However, the County has a prescriptive easement over the road and Wailuku Sugar Company will not be able to close it.

d. In a communication from the Department of Public Works to Wailuku Sugar Company dated September 12, 1974, the County offered a sum of money based on the current market value to acquire from Wailuku Sugar Company a 44 feet right of way in order to bring the roadway up to County standards. As of this date the County has not received a response from Wailuku Sugar.

e. From the above information, the public use of Waiko Road is assured by a prescriptive easement at this time and by acquisition of the road right-of-way by the County at a later time.

6. The subject request meets the following guidelines established by the State Land Use Commission for Special Permits:

a. The land upon which the proposed drive-in theatre will be situated is classified "E" by the Land Study Bureau, indicating that it is very poor for agricultural purposes.

b. The proposed use will not adversely affect the surrounding properties since much of the surrounding area are vacant and unused.

c. Aside from the lack of sewerage facilities, the proposed use will not place an unreasonable burden on public services.

RECOMMENDATIONS

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

1. That a revised subdivision application be filed and approved for the subject property.

2. That the use be restricted to a drive-in theatre with snack bar and playground accessory uses.

3. That the project be initiated within one (1) year from the date of final approval.

4. That the applicant meet the requirements of the Department of Water Supply *and Department of Public Works.*

5. That the final plans be reviewed and approved by the appropriate agencies in regards to drainage, lighting, sewage disposal, water, landscaping, and signs.

6. That the applicant meet the requirements of the State Highways Division in regards to improvements such as, street light installation and acceleration-deceleration lanes at the Kuihelani Highway-Waiko Road intersection and submit a traffic impact study as requested to the State Highways Division for review.

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

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

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

A. Description of Property: (1) Tax Map Key No. 3-8-7: 89 & 73
 (2) Lot Area 23.164 (3) Location WAIKAPU, DISTRICT OF WAILUKU, MAUI

B. Ownership: (1) Owner's name ALEXANDER & BALDWIN, INC.
 (2) Lessee's name VALLEY ISLE THEATRES, INC. (3) Unexpired term 30 years

C. Request: (1) State request briefly and exactly:
To construct and operate a drive-in theatre including accessory uses on subject site. In 1973 a Special Permit for a drive-in theatre and golf driving range on subject site was granted to applicant by the Maui County Planning Commission and the State Land Use Commission.
Subsequently however, plans have been modified to improve by redesign and expansion the drive-in theatre facility and to eliminate the golf driving range. Such modifications therefore require this reapplication.

(2) Reasons justifying granting of request:
The proposed modified facility shall provide Maui County residents entertainment that they once enjoyed but have missed since the closing of the old Kahului Drive-In Theatre many years ago. It shall further provide them with the most modern and the first multi-screen drive-in theatre in the State of Hawaii, allowing them the luxury of program selection. As indicated by the County's decision to locate their environmental waste landfill area near here, subject site is certainly ideal for this proposed facility. It is centrally located to the island's population, on land not suitable for agricultural use and removed beyond the fringes of planned suburban growth. Your approval is respectfully requested.

D. Applicant: (1) Name VALLEY ISLE THEATRES, INC.
 (2) Address P. O. Box 3737, Honolulu, HI 96812 (3) Telephone 536-3571
 (4) Signature *Arthur Lowe*

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

Reasons: _____

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

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

[Faint handwritten signature]

RECEIVED

AUG 19 1974

DEPT. OF PLANNING
COUNTY OF MAUI

Maui Planning Commission
Public Hearing

September 25, 1974

RECEIVED

OCT 25 1974

State of Hawaii
LAND USE COMMISSION

The public hearing on the following request was called to order by Yoshikazu Matsui on Wednesday, September 25, 1974 in the Hearing Room, Room 614, 6th floor, County Building, Wailuku, Maui.

Arthur Gordon, requesting approval of a State Land Use Commission Special Permit in order to construct and operate a multiplex, four screen, Drive in Theater on property located in Waikapu, Maui, TMK 3-8-7: 89 & 73. Said property contains approximately 23.16 acres.

Mr. Ishikawa read the notice of public hearing which was published in the Maui News on September 5, 1974.

Mr. Masuda explained the request from the staff report.

Mr. Freeland: That Kihei waterline, I don't get where thousand feet away from that.

Mr. Kaiama: It is above. Thousand feet away from the property.

Mr. Matsui: How many feet of unpaved road?

Mr. Masuda: Approximately 1/2 mile. I believe the County is negotiating with Wailuku Sugar as far as acquiring that section. Above the cane haul road it is within Wailuku Sugar's jurisdiction.

Mr. Matsui: Whose road is that?

Mr. Masuda: It is Wailuku Sugar's road.

Mr. Nakamura: There is some difference as to where the actual boundaries are. It is not really clear.

Mr. Matsui: Whose going to pave? The applicant? The owner of the road?

Mr. Masuda: The applicant paved its proportionate share on the paving of the canehaul road to Kuiehelani Highway. It was one of the conditions of the 1973 approval.

Mr. Ishikawa: The situation is that, at the time when application was first considered the requirement was improving of the road and applicant did improve back to the bypass road...

Mr. Matsui: This land is owned by A & B and road owned by Wailuku Sugar.

Mr. Ishikawa: Not the portion below the canehaul road.

Mr. Masuda: Only the portion up to Waikapu.

Mr. Nakamura: Upper portion of the road is where there never was a clear metes and bounds boundary description. So there is some difference as to where the boundaries are.

Mr. Matsui: To get into the drive in we are going through a private driveway.

Mr. Masuda: You can get to it from Wailuku side and by bypass road. The problem is from mauka side down.

Mr. Matsui: There is a possibility of private roads involved.

Mr. Nakamura: There is a possibility.

Mr. Matsui: What arrangement did the applicant make in case there is a private road?

Mr. Ishikawa: As far as the access the applicant prefers the principle access be from the bypass road. I believe they were designing it pretty much in that way.

Mr. Matsui: How would we know the road condition? The ownership of the road?

Mr. Masuda: As I said, we have letters from the County Attorneys office after this was turned over to them for negotiation by the County and Wailuku Sugar, but we have nothing as far as what decision has been reached.

Mr. Matsui: We cannot approve something where a private road is involved unless they have a written commitment that the usage of this road is approved by the owner of the private road.

Mr. Masuda: We have a letter from Public Works that the matter had been turned over to the Attorney's office. There were no letters of approval or protest. The chair opened the hearing to the public.

Mr. Arthur Gordon: I am General Manager of Consolidated Amusement Company and I would like to clarify that Consolidated has purchased the controlling interest of Valley Isle Theaters. Consolidated are developer-owners and we have been in Hawaii for more than 56 years. We now operate 17 theaters throughout these islands. Our parent company are pioneers in drive-in theaters. We have been very very interested in looking towards Maui. With its growth, we feel the need for a theater of this type. Maui has been without a drive in theater for sometime. That is why we took the time and effort to survey. When we build the theater we are proposing a four plex which is a way of life in the motion picture industry today. We look upon it as one theater and the general public has accepted it that way..... We are trying to build as you can see from the rendering, something more than just a theater....

Mr. Ed Goodsman: The first thought of our development was to create something that would be aesthetically compatible of the area for it is the question of the public we have to concern ourselves with. With that in mind, we have developed a very beautiful front as far as the plans and colors that are selected to fit into the general landscape. If I may address myself to the recommendations of the staff - as we come off Kuiehelani Highway which the staff has recommended, to the acceleration and deceleration lanes. We would be happy to install them. Coming up better than a quarter mile to our entrance which is on the far east side of our property, we developed a car hold out area of 360 cars. We have six box offices. Each one is self contained.

Each box office has a capability of servicing one lane only. We have the flexibility to take care of high capacity in one theater and lower in another. As people move in they are provided with individual sounds. The screens are 90 x 45 which gives them a good picture. The snack bar is fully automatic with the restroom facility above. Our snack bar is geared to take care of 3,000 people in 20 minutes. The playground equipment is cleared through many studies towards function, desirability and most of all safety. Access traffic will be directly from these two theaters and these two to this access and staggered access and staggered intermission. We don't feel there will be a heavy concentration at one time. The very nature of our business precludes us getting on the screen during the day. What this does then will concentrate our traffic there at late hours when work traffic will not be using the highway. One thing I didn't touch upon was the water system...we feel we can live within the perimeter of what they can give us now. The way we now anticipate to take care of the water is to provide a water reservoir which will be utilized for fire only...1000 gallon storage to take care of any emergency which may occur...1000 gallon storage tank and a pressure pump. Our main hours of operation from beginning to end encompasses about six hours, 18 hour period, recovery period. This will be from 1:00 a.m. to 6:30 p.m. the next day. So we feel that with the storage capability; with the pressure pumps that we have and with the lag of our usage that we can adequately service the public safety.

Mr. Polo: Won't you have a confusion with the people going to the snack bar and the cars going to the screen?

Mr. Gordon: ...there may be traffic on the site at intermission time. People will be able to pass in safety...a man will be there to help expedite traffic.

Mr. Matsui: You feel we have enough people to keep you busy?

Mr. Gordon: Yes, that is the greatness of this multiplex theater...we don't have to fill every theater...

Mr. Ishikawa: What is the anticipated construction time?

Mr. Gordon: We at this time are very much prepared up to date. We have taken time to touch base. We have been working with the engineers of Highways Dept. trying to anticipate every problem that might come up. In doing all this, once we receive approval we are already to go. We are ready to proceed and go right to bid. All I can say is time would be of the essence because we are anxious to have this theater built.

Mr. Ishikawa: How long will it take to finish?

Mr. Gordon: From the time we have received final approval. 6-8 months. We are in a very advantageous position now because we have done a lot of ground work. I might just add we have spoke to quite a few people in the Community and results have been very favorable in wanting a drive-in theater.

Mr. Hao: You mentioned that the parents can go into one and children into another.

Mr. Gordon: When I said that really what happens, generally in a drive-in we are speaking of children a little older who have

a drivers license and if the parents don't want to let them see R-rated pictures. It does give them an advantage as far as supervision and having so many theaters. We have a uniform attendant at our playground at all times. We keep it well supervised.

Mr. Nakamura: You have drive in theaters operating in Oahu?

Mr. Gordon: Yes, Kam and Kailua.

Mr. Nakamura: You are familiar with the requirement that the State Highways has recommended in terms of the access intersection improvements.

Mr. Gordon: Yes.

Mr. Nakamura: You would make the statement that you would be willing to comply with the requirements.

Mr. Gordon: Yes we are.

Mr. Nakamura: What about your financing? Is that available?

Mr. Gordon: Yes. Actually when we bought this corporation... we have no problem as far as financing.

Mr. Ivey: In access to Waiko Road, you are somewhat familiar with the title to Waiko road. Actually it is a guarantee from Kuiehelani Highway.

No one else spoke for the granting of the request.
No one spoke against the granting of the request.

The chair closed the public hearing.

Respectfully submitted,

Jean A. Uemae
Private Secretary

RECEIVED

OCT 25 1974

Consolidated Amusement Co., Ltd. State of Hawaii
LAND USE COMMISSION

HONOLULU OFFICE
510 SOUTH STREET
P. O. BOX 3737
TELEPHONE 536-3571
CABLE ADDRESS:
"MUSE," HONOLULU

Honolulu, Hawaii 96812

LOS ANGELES OFFICE
120 NO. ROBERTSON BLVD.
TELEPHONE (213) 657-8420
CABLE ADDRESS:
"PACTHEATRE," LOS ANGELES

August 16, 1974

RECEIVED

AUG 19 1974

DEPT. OF PLANNING
COUNTY OF MAUI

Maui Planning Commission
P. O. Box 1487
Kahului, Hawaii

Gentlemen:

On August 1, 1974 the majority of stock for Valley Isle Theatres, Inc. was purchased by Consolidated Amusement Company, Ltd..

Consolidated Amusement Company has been a part of Hawaii for more than 56 years, operating 17 theatres, including 2 drive-in theatres, on several islands with the home office located in Honolulu.

Being extremely interested in the growth of Maui and yet in a position of awareness for environmental and esthetic values, we feel we are in a most favorable position to build and operate a Drive-In Theatre complex befitting our islands.

We feel with the many years of experience and our natural concern for patrons and neighbors, our ability, expertise and knowledge could avoid any impending problems.....be it construction or especially operational.

We are at this time submitting, for your approval, the requested plot plans, architectural elevations and preliminary drawings, depicting some of the intended landscaping. We are well aware of the necessity and value of a beautiful area.

Additional information requested concerning drainage and grading is forthcoming.

We are requesting approval for a multiplex, four screen, Drive-In Theatre which has become a way of life in the Motion Picture industry. In addition to being economically functional it best serves our patrons, the movie goers, by diversification of programming.

An individual or family can then have a choice of films and choose the type of program that is more appealing to them.

PLEASE ADDRESS ALL COMMUNICATIONS TO THE COMPANY

Maui Planning Commission
Page 2
August 16, 1974

Our basic knowledge of scheduling as well as theatre and box office design will permit the easiest traffic flow for both ingress and egress and our staff is properly trained by formulas and procedures learned through the years.

The Snack Bar will contain the most innovative equipment which incidentally includes baby bottle warmers.

A large playground area will be included for the children to use in creating a family picnic atmosphere.

To summarize, we feel our theatre and its entire operation would be a credit to Maui in every facet and we are looking forward to being a part of this community.

If further information is requested please advise.

Respectfully yours,



Art Gordon
General Manager

AG/jc

RECEIVED

SEP 11 1974

DEPT. OF PLANNING
COUNTY OF MAUI

AFFIDAVIT OF PUBLICATION

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

Barbara Y. Iwaishibeing duly sworn
deposes and says, that he is **Advertising Clerk**of the
Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper
published in Wailuku, County of Maui, State of Hawaii; that the or-
dered publication as to **NOTICE OF PUBLIC**

HEARING

of which the annexed is a true and corrected printed notice, was
published **1**times in the MAUI NEWS, aforesaid, commencing
on the **5th** day of **Sept.**, 19**74**, and ending
on the.....day of....., 19....., (both days
inclusive), to-wit: on **Sept. 5, 1974**

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

Barbara Y. Iwaishi

Subscribed and sworn to before me this
9th day of **Sept.** A. D. 19**74**

Thomas M. Kono

Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires: **7-16-75**

RECEIVED

OCT 25 1974

State of Hawaii
LAND USE COMMISSION

NOTICE OF PUBLIC HEARING

LUC SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Maui Planning Commission on Wednesday, September 25, 1974 at the County Building, 6th Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

1. ARTHUR GORDON, on behalf of Valley Isle Theatres Inc, requesting approval of a State Land Use Commission Special Permit in order to construct and operate a multiplex, four screen, Drive in Theater on property located in Waikapu, Maui, TMK 3-8-7: 89 & 73. Said property contains approximately 23.16 acres.

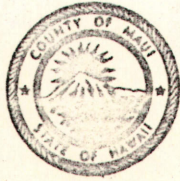
Information pertaining to the above request is on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and is open to the public for inspection during office hours.

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

MAUI PLANNING DEPARTMENT

By Howard K. Nakamura
County Planning Director

(MN: Sept. 5, 1974)



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

October 16, 1974

RECEIVED

OCT 20 1974

State of Hawaii
LAND USE COMMISSION

RECEIVED

OCT 16 1974

DEPT. OF PLANNING
COUNTY OF MAUI

MEMORANDUM

TO: Howard Nakamura
Planning Director


FROM: Wayne Uemae
Acting Director of Public Works

SUBJECT: Special Permit Application for Valley
Isle Theatres, Inc.

The Department of Public Works has reviewed the subject application and request that approval of the application be subject to the following conditions:

1. That the applicant pay for the cost of paving (using the penetration method) the unpaved portion of Waiko Road of approximately 20 feet in width from the end of the existing pavement to the cane haul road.
2. That the applicant install street lights at the entrance and exits of the drive-in theatre, at the intersection of Waiko Road and the cane haul road, and at all narrow bridge crossings.

Please contact our office should you have any questions.


STANLEY S. GOSHI, Administrator
Land Use & Codes Administration

September 24, 1974

RECEIVED

OCT 25 1974

State of Hawaii
LAND USE COMMISSION

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff

A. EXPLANATION OF REQUEST

1. Applicant: Valley Isle Theatres, Inc.
2. Location: Along Waiko Road, approximately 700 feet mauka of Kuihelani Highway.
3. TMK: 3-8-7:89 and portion of 73
4. Area: 23.164 acres
5. Zoning: State Agricultural District
6. Request: The applicant requests a special permit to construct and operate a multi-screen drive-in theatre including accessory uses on the subject properties.

B. EXISTING CONDITIONS

1. Prior to the present request the applicant had received two previous LUC Special Permit approvals. The first on March 25, 1970 and the second on August 3, 1973.
2. Some site work has been performed by the applicant. A grading permit was issued in March of 1974.
3. The applicant has met the requirements pertaining to the improvement of Waiko Road ^{at its} intersection with the cane haul road to Kuihelani Highway.
4. According to the Land Study Bureau, soils of the area are classified as "E", indicating poor use for agriculture.

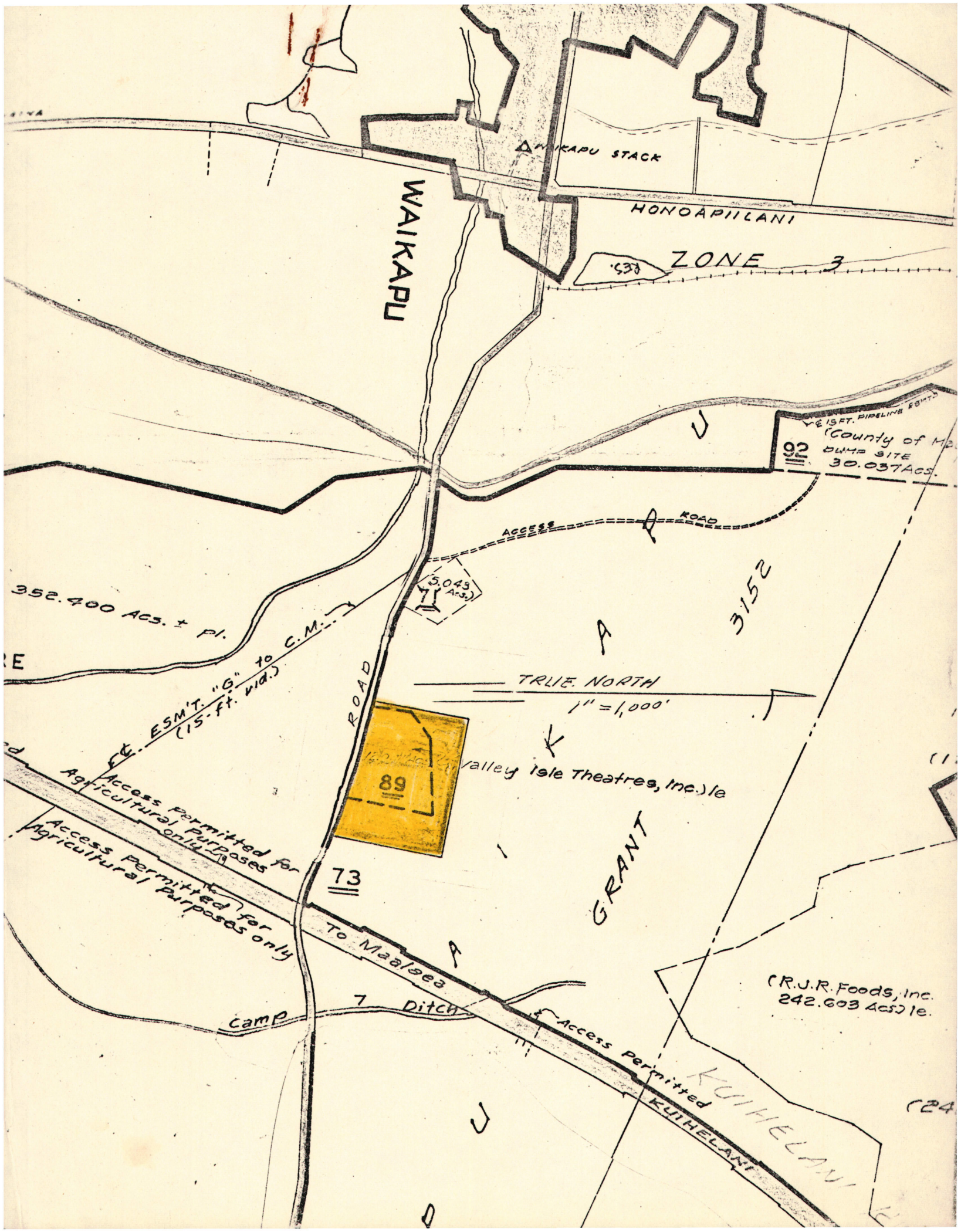
C. ANALYSIS OF THE REQUEST

1. The applicant proposes to construct a multiplex four screen drive-in theatre with a snack bar and a fenced playground area. To alleviate the possibility of traffic congestion on Waiko Road the applicant proposes a car hold out area for 360 cars.
2. The site is ideally situated away from the center of the urban districts of Central Maui, but within easy access of the populated areas of Maui. The proposed facilities will not adversely affect the adjacent lands.
3. Electrical, telephone, and water service are available to the area. There are no facilities to handle sewage or drainage.
4. The access to the proposed site from Kuihelani Highway seems adequate to handle the expected flow of traffic, but access from Honoapiilani Highway to the proposed site may be hazardous at times.
5. The State Highways Division has reviewed the application and the proposed plans and the ^{following} recommendations have been submitted:
 - a. That the applicant make improvements such as installation of street lights and acceleration-deceleration lanes at the Kuihelani Highway-Waiko Road intersection.
 - b. That the entrance to the drive-in theatre proper be located as far away as possible from Kuihelani Highway.
 - c. That the applicant submit to the State Highways Division a traffic impact study. Further requirements as deemed necessary after review of the traffic impact study may be necessary.
6. The Department of Water Supply has noted that the subject property is located at an elevation where water pressure to the property will be lower than normal and that the 18 inch water main is located approximately

STAFF REPORT - 2
Valley Isle Theatres, Inc.

1,000 feet from the subject property. The minimum requirements that the applicant must meet are as follows:

- a. The applicant sign an elevation and service agreement.
 - b. The applicant install a private water line from the Kihei 18 inch main to the project site.
 - c. The maximum size water meter shall be 5/8 inch and will be located at the 18 inch line.
 - d. The applicant will provide adequate storage for fire protection, domestic and other uses.
7. As of this date, the Planning Department has not received any letters of protest or approval.



WAIKAPU

WAIKAPU STACK

HONOAPIILANI

ZONE 3

15 FT. PIPELINE ESM'T.
(County of Maui)
DUMP SITE
30.037 ACS.

92

3,043
Ac.

3152

352.400 Ac. ± Pl.

ESM'T. "G" to C.M.
(15-ft. wid.)

TRUE NORTH

1" = 1,000'

Valley Isle Theatres, Inc.

89

GRANT

73

To Maalaea

Ditch

Camp

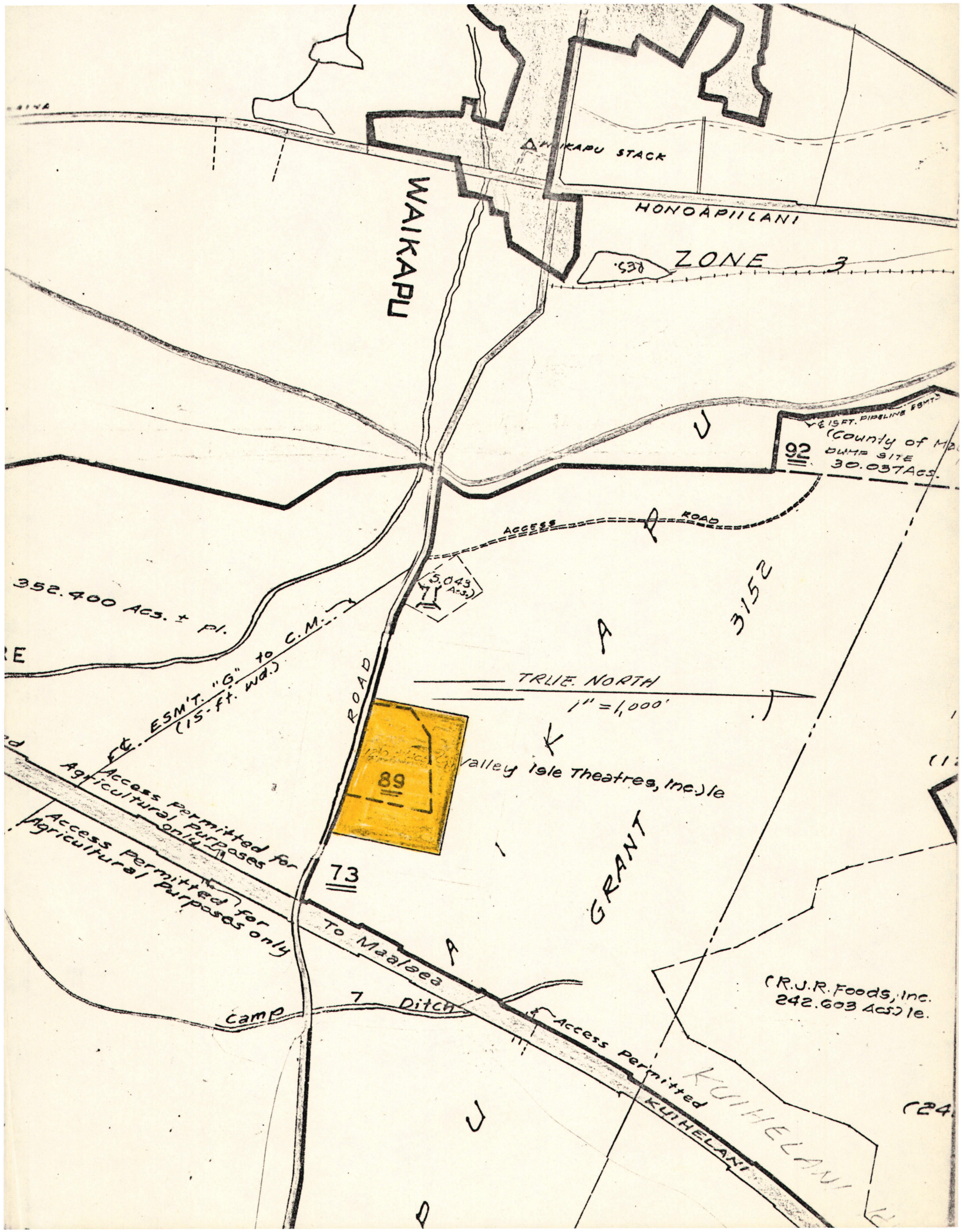
(R.J.R. Foods, Inc.
242.603 Ac.)

KUIHELANI

Access Permitted for
Agricultural Purposes
only

Access Permitted for
Agricultural Purposes only

Access Permitted
KUIHELANI



WAIKAPU

WAIKAPU STACK

HONOAPIILANI

ZONE 3

92

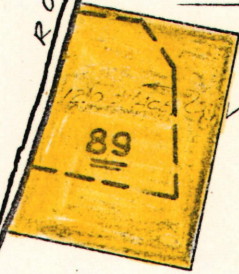
(County of Maui)
DUMP SITE
30.037 ACS.

5043
Ac.

3152

TRUE NORTH

1" = 1,000'



73

valley Isle Theatres, Inc.)

GRANT

(R.J.R. Foods, Inc.
242.603 ACS) le.

KUIHELANI

352.400 ACS. + PI.

E.S.M.T. "G" to C.M.
(15-ft. wd.)

Access Permitted for
Agricultural Purposes

Access Permitted for
Agricultural Purposes only

To Maalea

Camp

Ditch

Access Permitted
KUIHELANI

(24

SP74-190/VALLEY ISLE THEATERS,
INC.



SP74-190 VALLEY ISLE THEATERS, INC.



2414

2-8-06

3-8-07

3-8-05

2973-160 DEPARTMENT OF PUBLIC WORKS

2973-153 VALLEY ISLE THEATERS INC.