

Action
May 13th - June 27

SP75-204 - MAUI BROADCASTING CORPORATION

SP75-204 Maui Broadcasting Corp.

September 23, 1975

Mr. Ronald D. Vaught
Maui Broadcasting Corporation
1728-C Kaahumanu Avenue
Wailuku, Maui 96793

Dear Mr. Vaught:

The original of the attached letter is on file
in the office of the Maui Planning Department, 200
South High Street, Wailuku, Maui.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.

September 23, 1975

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Tosh Ishikawa
Planning Director

Gentlemen:

At its meeting on September 22, 1975, the Land Use Commission voted to approve a special permit to the Maui Broadcasting Corporation (SP75-204) to allow the establishment of an unmanned broadcasting transmitter and antenna site on approximately 10,000 square feet of land situated in the Agricultural District at Ulupalakua, Maui, Tax Map Key 2-1-9: portion of parcel 1; subject to the conditions as set forth by the Maui County Planning Commission and Ulupalakua Ranch.

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

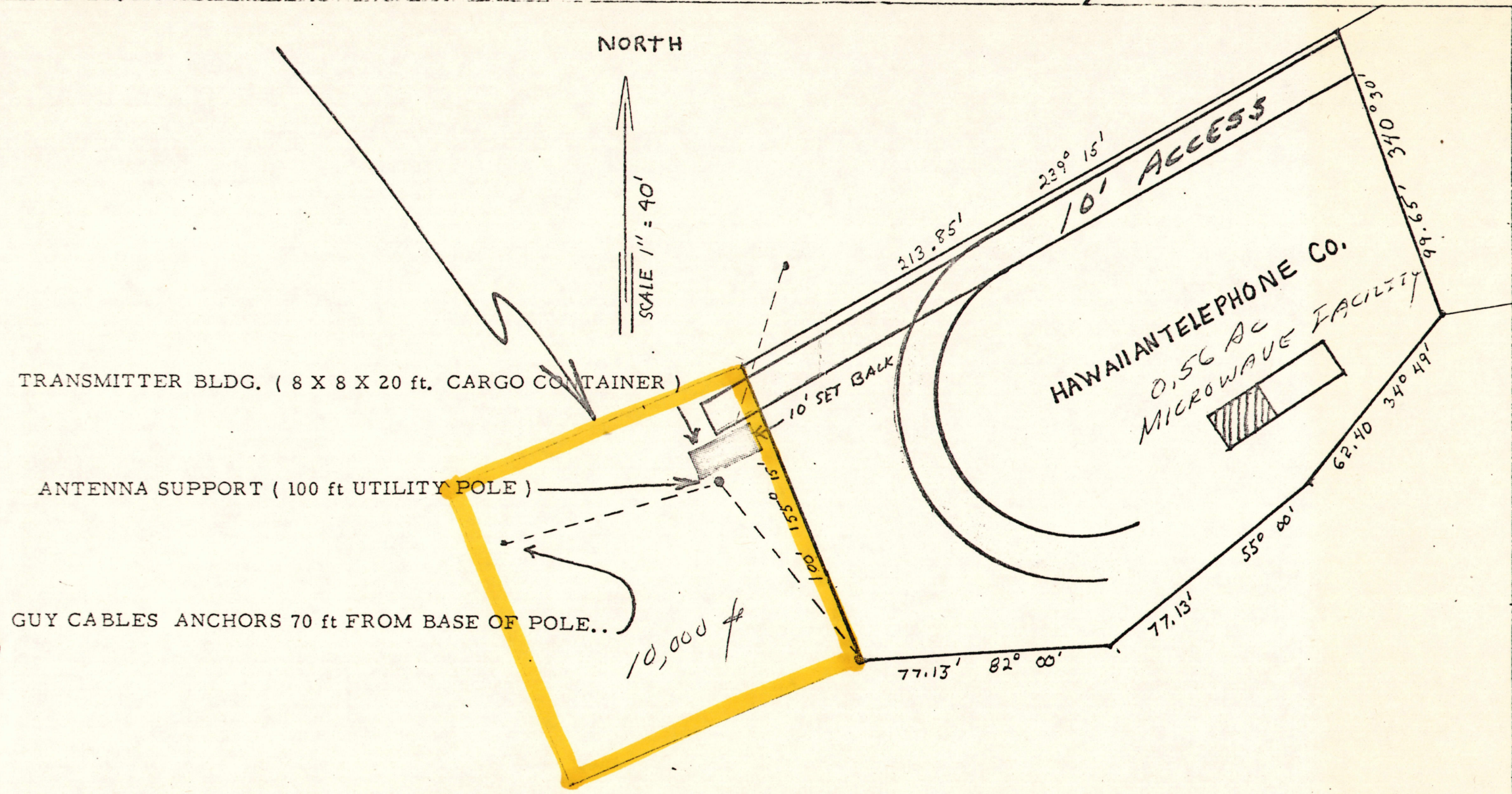
Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.

cc: Maui Broadcasting Corp.
Ulupalakua Ranch, Inc.
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

SP75-204 MAUI BROADCASTING CORP



SP75-204 MAUI BROADCASTING CORP

K A O I - FM TRANSMITTER and ANTENNA LOCATION
AT ULUPALAKUA RANCH....

TMK
2-1-09-19

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-204 - MAUI BROADCASTING
CORPO.

DATE September 22, 1975

PLACE Room 416, State Capitol

TIME 10:00 a.m.

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

Comments:

Motion to Approve

I move that we grant this special permit, subject to the conditions as set forth by the Maui County Planning Commission and Ulupalakua Ranch.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

September 22, 1975 - 10:00 a.m.

Room 416 - State Capitol
Honolulu, Hawaii

Adopted
OCT 28 1975

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice-Chairman
James Carras
Charles Duke
Colette Machado
Carol Whitesell
Tanji Yamamura

COMMISSIONERS ABSENT: Mitsuo Oura
Edward Yanai

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Gordan Furutani, Planner
Dora Horikawa, Clerk Reporter
Ray Russell, Court Reporter

Due to the late appearance of the Chairman, Vice-Chairman Sakahashi called the meeting to order and called for the first item on the agenda.

ACTION

✓ SPECIAL PERMIT APPLICATION BY MAUI BROADCASTING CORPORATION (SP75-204) TO CONSTRUCT A BROADCASTING TRANSMITTER AND ANTENNA SITE AT ULUPALAKUA, MAUI

Mr. Ah Sung Leong, Acting Executive Officer, presented the staff memorandum on the above Special Permit (see copy of report on file).

Mr. Kirk Monroe, President of Maui Broadcasting, responded to questions raised by the Commissioners; i.e. that the petitioner agrees to all the conditions that were imposed by the Maui County Planning Commission; the tower will be painted either a light green or yellow to make it as inconspicuous as possible. Maui Broadcasting is an FM station and is presently broadcasting two

hours of classical programs and will be getting into some cultural type of programs.

Vice-Chairman Sakahashi advised petitioner that he was limited in his testimony to present only those facts which were presented at the public hearing at the county level.

Since there was no further discussion, the Chair called for a motion.

Upon motion by Commissioner Yamamura, seconded by Commissioner Duke, the Special Permit was unanimously passed, subject to the conditions as set forth by the Maui Planning Commission and also by the Ulupalakua Ranch.

SPECIAL PERMIT APPLICATION BY OCEANIC PROPERTIES, INC. (SP75-206)
TO ESTABLISH A PRIVATE SANITARY LANDFILL AT WAIPIO, OAHU

The staff memorandum was presented by Mr. Leong (see copy of report on file). Chairman Tangen made his appearance at this time.

It was clarified by Mr. Leong that any additional condition imposed by the City Council would be acted upon under a Conditional Use Permit which has nothing to do with the Land Use Commission's Special Permit. By the same token, any additional restrictions imposed by the LUC would not be applicable to the City's Conditional Use Permit since they are two separate procedural requirements. However, both sets of conditions would be enforced by the City.

Mr. Hideo Okada, resident of Waipahu, spoke of some of the problems connected with open dumping. While supporting the sanitary landfill, he cautioned that the City and State should exercise strict controls over the operation to minimize any problems.

Commissioner Duke moved to approve the Special Permit subject to the conditions as outlined by the City, including the representations made by the petitioner in his original application. Commissioner Whitesell seconded the motion, and it was unanimously passed.

SPECIAL PERMIT APPLICATION BY HAWAIIAN OCEAN VIEW ESTATES COMMUNITY ASSOCIATION (SP75-206) TO ESTABLISH A COMMUNITY ASSOCIATION BUILDING AT KAHUKU, KA'U, HAWAII

Planner Gordan Furutani read the staff memorandum prepared for the above subject petition (see copy on file).

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

Sept. 22, 1975
10:00 a.m.

TO: Land Use Commission
FROM: Staff
SUBJECT: SP75-204 - MAUI BROADCASTING CORPORATION

A special permit to allow the establishment of an unmanned broadcasting transmitter and antenna site on approximately 10,000 square feet of land situated in the Agricultural District at Ulupalakua, Maui, has been submitted by Ronald Vaught, on behalf of Maui Broadcasting Corporation. The subject property is described as a portion of parcel 1, Tax Map Key 2-1-9, and is owned by Ulupalakua Ranch, Inc. Petitioner has a five year lease on the subject property commencing April 1, 1975. In a letter dated May 14, 1975, Mr. C. Pardee Erdman, President of Ulupalakua Ranch, Inc., has granted permission to the petitioner to apply for this Special Permit.

The site in question is located approximately 1.5 miles south of Ulupalakua village on the mauka side of Piilani Highway on a hill known as Puu Mahoe which has an elevation of over 2,600 feet. The site is presently unimproved and is covered with trees, brush and grass. The surrounding area is extensively used for cattle grazing. Along the east boundary of the subject property is a 0.56 acre site leased by the Hawaiian Telephone Company on which an unmanned microwave facility is located.

Access to the subject property is from Piilani Highway and a series of dirt and gravel roads traversing Ulupalakua ranch lands. The required electrical power is available in the subject area and would not burden the existing system. Private water and telephone services, although available, would not be required for the operation of the facility.

According to the Land Study Bureau soils report, the soil of subject property

is classified "E", indicating very poor suitability for overall agricultural use.

Although the area is relatively isolated, three residences exist in the general vicinity. The Maui Planning Department staff feels that the facility would not create any adverse impact on the residences or the surrounding area. The moderately sloping site, according to the petitioner, requires minimal sitework for the installation of a 100 foot pole with guy wires and an 8' x 8' x 20' shipping container to house the necessary FM equipment. The pole and container will be painted so as to be as inconspicuous as possible. The facility will be unmanned as is the adjacent Hawaiian Telephone Company microwave facility.

According to the petitioner, approval of the special permit would centralize all such communication facilities on Ulupalakua Ranch, and would improve FM reception in certain areas of the County. A letter dated April 10, 1975, has been received from Brother Richard Roesch of St. Anthony Intermediate and High School in Wailuku supporting the special permit request as it will fill a cultural need in this area by providing clear reception of good music.

COUNTY RECOMMENDATION

On May 7, 1975, the Maui County Planning Commission unanimously voted to recommend approval of the special permit subject to the final approval of the State Land Use Commission. The recommendation was also subject to the following conditions:

- "1. That the subject use be established within one year after final approval by the State Land Use Commission.
- "2. That the subject use be limited to those structures indicated in the application, and further, that they be painted a suitable color to blend with the environment.
- "3. That minimal site disruption be undertaken and further that the subject area be fenced.
- "4. That all State and County requirements be met."

In its report to the Maui County Planning Commission, the Maui Planning

Department staff recommended approval since "the subject request meets the following guidelines established by the State Land Use Commission for use in Agricultural Districts:

- a. The desired use would not adversely affect the surrounding property.
- b. Such use would not burden public agencies to provide undue services and utility improvements.
- c. The proposed use will not substantially alter or change the essential character of the land."

Presently, Maui Broadcasting Corporation transmits from a site formerly utilized by Hawaiian Telephone Company which is located approximately 2,000 feet to the east of the subject property. The present site was found to be unsuitable for broadcasting and transmission purposes, and apparently, this was the same reason Hawaiian Telephone Company vacated the site.

In agreeing to allow the petitioner to relocate the facility, Ulupalakua Ranch in part requires that:

1. The transmitter tower be no higher than 100' in height.
2. The sea-going container and the tower shall be made as inconspicuous as possible. If a building is to be used in place of the container, the Ranch reserves the right of design approval.
3. Any interference to television or radio communication in the Ulupalakua Community caused by the facility shall be immediately corrected at the expense of petitioner.

These are the pertinent facts relating to this Special Permit as summarized by staff.



STATE OF HAWAII
DEPARTMENT OF AGRICULTURE

1428 SO. KING STREET
HONOLULU, HAWAII 96814

August 7, 1975

RECEIVED
AUG 11 1975

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

To: Mr. Tatsuo Fujimoto, Executive Officer
State Land Use Commission

Subject: Boundary Amendment Petitions and Special Permits

The Department of Agriculture has reviewed the applications for boundary amendment change and special permit, and submits the following comments:

A75-386 - Amfac Communities-Hawaii (Lahaina, Maui)

The Department has no objection to the petition to change 60[±] acres from agriculture to urban district; however, it should be pointed out that a major portion of the parcel is rated as having "very good" soil with irrigation by the State Land Study Bureau. The USDA Soil Survey report rates the soil in the subject parcel as having crop suitability rating of Class IV with irrigation on a rating scale of 1 to 8 (Class I soils having few limitations).

A75-387 - Joseph and Helen A. Hew and H&L Development Co. (Kula, Maui)
and

A75-389 - Kula Alii Ltd (Keohea, Maui)

Agriculture has been and continues to be very important to the economy of Maui. The Kula and Kihei areas produce the bulk of vegetable crops on the island. Soil ratings in the subject parcels are described in the USDA Soil Survey report as "Kula cobbly loam, 12 to 20% slopes; the surface layer is dark reddish-brown loam about 8 inches thick. The subsoil, about 46 inches thick, is reddish-brown loam, silt loam and silty clay loam that has subangular blocky structure." "...Permeability is moderately rapid. Runoff is medium and the erosion hazard is moderate..." "...Small areas are used for truck and orchard crops."

The surrounding parcels, both in rural and ag districts, which are currently in cultivated row crops have identical soil ratings. Therefore, unless there is a proven need for further rural subdivisions in the Kula region, the Department does not favor these applications for change in district designation.

(over)

August 7, 1975

A75-388 - Henry R. and Otto S. Meyer, Alex I. Egusa (Molokai)

No objection or comments to petition.

A75-390 - Kaiser Cement & Gypsum Corporation

No comments or objection to petition.

A75-391 - Richard K. G. Stursberg

No objection; realignment of highway mauka of parcel will cut off a portion of subject parcel.

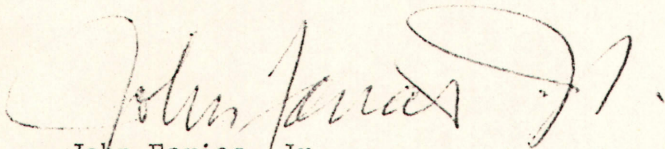
A75-392 - Amfac Communities-Hawaii

No objection to petition; however, for the record, USDA Soil Survey report rates the soil in subject area as having a crop suitability of Class II with or without irrigation.

✓ SP75-204 thru
SP75-209

No comments or objections to these special permit applications.

Thank you for the opportunity to comment.



John Farias, Jr.
Chairman, Board of Agriculture

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

September 10, 1975

Mr. Ronald D. Vaught
Maui Broadcasting Corporation
1728-C Kaahumanu Ave.
Wailuku, Maui 96793

The Land Use Commission next meets on September 22, 1975
at 10:00 a.m. in the State Capitol, Room #416
Honolulu, Hawaii

At that time the special permit application by Maui
Broadcasting Corporation (SP 75-204) to establish a
broadcasting transmitter and antenna site
in the Agriculture District at Ulupalakua, Maui
will be considered.

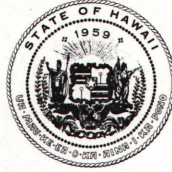
Should you have any questions regarding this matter, please
feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801

July 11, 1975

RECEIVED
JUL 15 1975

State of Hawaii
LAND USE COMMISSION

7154
GEORGE A. L. YUEN
DIRECTOR OF HEALTH

Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health

Henry N. Thompson, M.A.
Deputy Director of Health

James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

In reply, please refer to:

File: EPHS - SS


MEMORANDUM

To: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission, State of Hawaii

From: Chief, Environmental Protection & Health Services Division

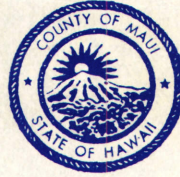
Subject: Application for Special Permit
File No.: SP75-204

Without knowing the environmental location, we find it is difficult to make comments on this application. A study of radiation from broadcast towers is now being conducted. If the tower is some distance away from tall buildings, there may be no effect.


SHINJI SONEDA

TA:as

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



COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

May 9, 1975

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

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

RECEIVED
MAY 13 1975
State of Hawaii
LAND USE COMMISSION

SP 75-704

Dear Mr. Fujimoto:

Re: Special Permit request by Maui Broadcasting
Corporation - TMK 2-1-9:por. 1

The Maui Planning Commission, at its meeting of May 7, 1975, unanimously voted to recommend approval of the request for a State Land Use Commission Special Permit to establish and operate a broadcasting transmitter and antenna site in the Ulupalakua region of Maui. At the public hearing of April 9, 1975, no one spoke for or against the request except for the applicants. Since the hearing, a letter in favor of the request has been received by the Planning Department.

Approval of the Special Permit request was granted with the following conditions:

1. That the subject use be established within one year after final approval by the State Land Use Commission.
2. That the subject use be limited to those structures indicated in the application, and further, that they be painted a suitable color to blend with the environment.
3. That minimal site disruption be undertaken and further that the subject area be fenced.
4. That all State and County requirements be met.

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

Please contact our office should you have any questions.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director

Encls.

cc: Ron Vaught (Maui Broadcasting
Corp.)

Staff Report

May 7, 1975

To: Maui Planning Commission
From: Planning Department Staff
Subject: Special Permit

Applicant: Mr. Ron Vaught for Maui Broadcasting Corp.
Location: Ulupalakua, Maui
TMK: 2-1-09: por. of 1
Area: Approx. 10,000 sq. ft.
Zoning: State Agricultural District
Request: The applicant requests approval of a State Land Use Commission Special Permit to establish an unmanned broadcasting transmitter and antenna site on the subject property.

Comments:

1. A public hearing on the subject request was held by the Commission on April 9, 1975. Except for the applicant, no one testified for or against the request.
2. The proposed site is situated in the Ulupalakua region of Maui. The applicant proposes to establish a transmitter and antenna site on approximately 10,000 sq. ft. of ranch land located adjacent to a Hawaiian Telephone microwave facility. Improvements proposed include the following:
 - a. clearing and grading the site.
 - b. erecting a 100 ft. pole with grey wires.
 - c. placement of a shipping container to house electronic equipment.
3. According to the applicant, the primary purpose of this request is for the co-location and centralization of such facilities on Ulupalakua Ranch, and to improve FM reception in certain areas of the County. The present site, the applicant has stated, is unsuitable for the purposes of FM broadcasting.
4. Vehicle access and utility requirements are available and adequate for the subject facility. No adverse impact to the existing residences and surrounding area is anticipated. The Land Study Bureau classification for the land is "E", indicating a poor overall productivity rating.
5. The subject request meets the following guidelines established by the State Land Use Commission for uses in Agricultural Districts:
 - a. The desired use would not adversely affect the surrounding property.
 - b. Such use would not burden public agencies to provide undue services and utility improvements.
 - c. The proposed use will not substantially alter or change the essential character of the land.
6. A letter in favor of the request has been received by the Planning Department.

Recommendations:

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

1. That the subject use be established within one year after final approval by the State Land Use Commission.
2. That the subject use be limited to those structures indicated in the application and further that they be painted a suitable color to blend with the environment.

3. That minimal site disruption be undertaken and further that the subject area be fenced.
4. That all State and County requirements be met.

St. Anthony Intermediate & High School

1618-B East Main Street • Wailuku, Hawaii 96793

April 10, 1975

Mr. Z. Matsui, Chairman
Maui County Planning Commission
Kalana O Maui
Wailuku, Maui, HI 96793

Mr. Tatsuo Fujimoto, Chairman
State Land Use Commission
250 S. King St.
Honolulu, HI 96813

Gentlemen:

This unsolicited letter is in support of the Maui Broadcasting Company's request to place a transmitter and antenna on leased property at Ulupalakua Ranch.

Radio station KADI (FM) fills a cultural need in this area of the state by providing good music with clear reception. Honolulu stations give out high quality music but with limited reception in many areas or no reception.

KNUI and KMVI also fill a definite need. However, there are many who do not like hard rock or speak Japanese or Filipino.

KADI (FM) should not only be given permission to make their transfer but should be thanked for their significant contribution to the cultural needs of listeners in many areas of the state.

Many thanks for your thoughtful consideration.

With every good wish and aloha.

Sincerely,

Brother Richard Roesch

Brother Richard Roesch, S.M.

CC: Mr. Ronald Vaught, Manager
Maui Broadcasting Corporation

RECEIVED
APR 21 1975
DEPT. OF PLANNING
COUNTY OF MAUI

STAFF REPORT

April 9, 1975

TO: Planning Commission
FROM: Planning Department Staff
SUBJECT: State LUC Special Permit

Applicant: MR. RONALD VAUGHT for MAUI BROADCASTING CORPORATION
Location: Ulupalakua, Maui
TMK: 2-1-9:por of 1.
Area: Approx. 10,000 sq. ft.
Zoning: State Agricultural District
Request: The applicant requests approval of a State Land Use Commission Special Permit to establish an unmanned broadcasting transmitter and antenna site on the subject property.

COMMENTS:

1. The subject site is located past Ulupalakua Village mauka of Piilani Highway (Kanaio Road) on a hill known as Puu Mahoe. The site is presently unimproved and is covered with trees, brush and grass. Cattle grazing occurs in the surrounding area. A Hawaiian Telephone microwave facility is located adjacent to the proposed site. The property will be leased from Ulupalakua Ranch.
2. Access to the site is from Piilani Highway thru a series of dirt and gravel roads located on the ranch land.
3. The required electrical power is available in the subject area and would not burden the existing system. Private water and telephone service, although available, would not be required for the operation of the facility.
4. According to the Land Study Bureau report, the land is classified "E", indicating a poor overall rating for agriculture productivity.
5. Although the area is isolated, three residences exist in the vicinity. Staff feels that the facility would not create any adverse impact on the residences or the surrounding area. The moderately sloping site, according to the applicant, requires minimal sitework for the installation of a 100' pole with guy wires and a 8' x 8' x 20' shipping container to house the various FM equipment involved. The pole and container will be painted so as to be as inconspicuous as possible. The facility, in addition, will be unmanned as is the Hawaiian Telephone facility.
6. The reasons for the justifying the granting of this request, according to the application, are the co-location and centralization of all such facilities on Ulupalakua Ranch, and to improve FM reception in certain areas of the County.
7. Comments from the Department of Water Supply indicates that they have no objections to the request. Comments from the Division of Land Use and Codes Administration have not been received yet.
8. No letters of protest or approval have been received as of this date.

file

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY given of a public hearing to be held by the Maui Planning Commission on Wednesday, April 9, 1975 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:

RONALD VAUGHT, on behalf of Maui Broadcasting Corporation requesting approval of a State Land Use Commission Special Permit in order to establish and operate a broadcasting transmitter and antenna on property located at Ulupalakua, Maui, TMK 2-1-9:19 (portion of)

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

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

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN -- March 20, 1975)

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 _____

RECEIVED
 MAR 5 1975
 MAUI PLANNING COMMISSION

A. Description of Property: (1) Tax Map Key No. ADJACENT TO 2-1-09-19
 (2) Lot Area APPROX. 5000' (3) Location ULUPALAKUA RANCH
 B. Ownership: (1) Owner's name ULUPALAKUA RANCH CO., INC.
 (2) Lessee's name MAUI BROADCASTING CORP. (3) Unexpired term 5 years
 C. Request: (1) State request briefly and exactly: TO ESTABLISH AN UNMANNED BROADCASTING TRANSMITTER AND ANTENNA SITE ADJACENT TO HAWAIIAN TELEPHONE COMPANY'S BROADCAST AND RECEIVING STATION.

RECEIVED
 MAY 13 1975
 State of Hawaii
 LAND USE COMMISSION

(2) Reasons justifying granting of request: CO-LOCATION AND CENTRALIZATION OF ALL RADIO TRANSMITTING AND RECEIVING EQUIPMENT ON ULUPALAKUA RANCH, AND AT THE SAME TIME IMPROVE FM RECEPTION IN CERTAIN AREAS OF THE COUNTY.

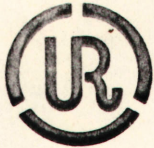
D. Applicant: (1) Name MAUI BROADCASTING CORPORATION
 (2) Address 1728-C KAAHUMANU AVE., WAILUKU (3) Telephone 244-9145
 (4) Signature Ronald D Vaught

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 _____



Ulupalakua Ranch, Inc.

ULUPALAKUA, MAUI, HAWAII 96790

March 14, 1975

Department of Planning
County of Maui

Dear Sirs;

I hereby grant Maui Broadcasting Corporation permission to apply for a Special Use permit for the property agreed to in our prepared lease.

Yours truly,

C. Pardee Erdman
President

RECEIVED

MAR 24 1975

DEPT. OF PLANNING
COUNTY OF MAUI



Ulupalakua Ranch, Inc.

ULUPALAKUA, MAUI, HAWAII 96790

February 20, 1975

Mr. Kirk Monroe
Maui Broadcasting Corporation
244 Avenida Aragon
San Clemente, California 92672

RECEIVED

MAR 3 1975

DEPT. OF PLANNING
COUNTY OF MAUI

Re: FM Transmitter Site

Dear Kirk:

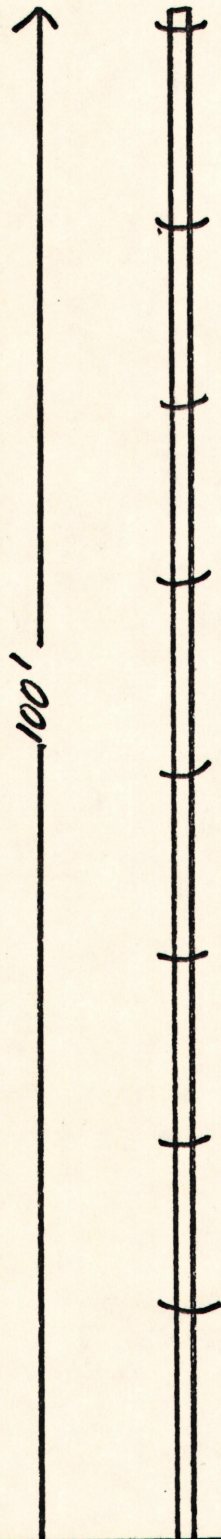
We will agree to the relocation of your transmitter for Station KAOI from its present site to a site adjacent to the Hawaiian Telephone installation on Puu Mahoe under the following terms and conditions:

- (1) The transmitter tower is to be no more than 100 feet high. The tower shall be natural wood color or painted so as to be as inconspicuous as possible.
- (2) A sea-going container may be located along side the transmitter tower to provide for housing of necessary equipment. Such container shall be painted dark green or dark brown so as to be as inconspicuous as possible. If it is necessary to use a building other than the sea-going container, Ulupalakua Ranch, Inc. reserves the right to approve of the design of the building.
- (3) Maui Broadcasting Corporation agrees not to interfere with television reception or radio transmission and reception within the Ulupalakua community. Any interference to television or radio communication will be immediately corrected by Maui Broadcasting Corporation at the expense of Maui Broadcasting Corporation.
- (4) The term of the lease shall be five years and the rental shall be \$ 100 per month plus real estate tax and any other assessment. The lease shall run from April 1, 1975.

I am sure that there will be many other provisions that we will need in the lease. I suggest that we start working on it as soon as possible.

Sincerely,

E: Clarence Egan



THE POLE THAT WILL HOLD THE ANTENNA IS A UTILITY POLE OF WOOD. IT WILL BE GUIDED ON THREE SIDES.

THE BUILDING IS A SHIPPING CONTAINER THAT IS 8' X 8' X 20' LONG...

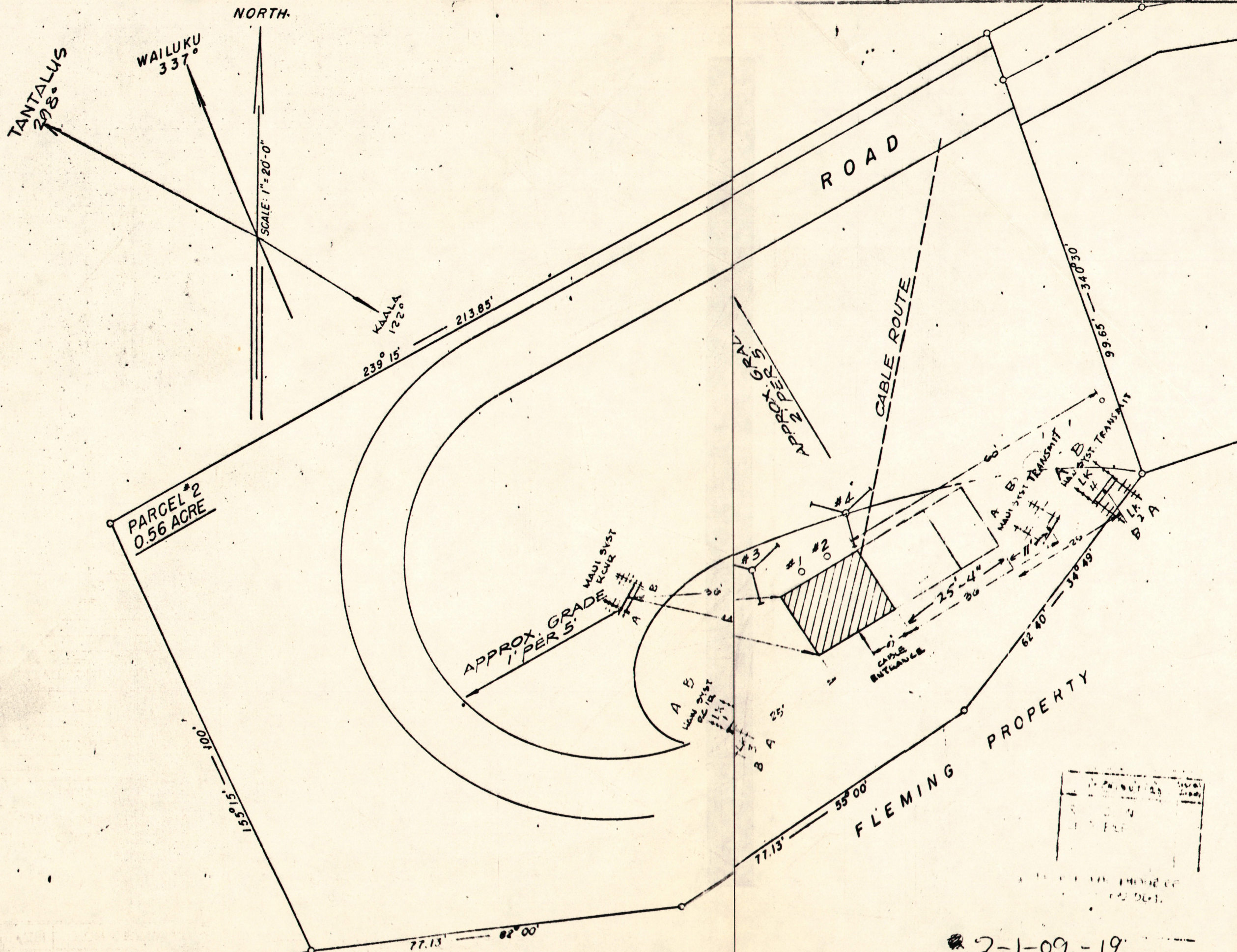
WE ARE NOW USING THIS POLE AND A CONCRETE BUILDING FORMERLY USED BY HAWAIIAN TELEPHONE CO. UNTILL THEY MOVED TO PUU MAHOE WHERE WE HOPE TO MOVE FOR THE SAME REASON..

RECEIVED

MAR 24 1975

DEPT. OF PLANNING
COUNTY OF MAUI

KAOI-FM
MAUI BROADCASTING CORP.
UNMANNED TRANSMITTER SITE



RADIOCOMMUNICATIONS



MUTUAL TELEPHONE COMPANY
HONOLULU, HAWAII

TITLE

ULUPALAKUA
PUU MAHOE BLDG
PLOT PLAN

PROJECT IDENTIFICATION

PROJECT NUMBER _____
 PROV. EST. NUMBER _____
 JOB NUMBER _____
 ORIGINALLY FOR _____

TOLERANCES

		RAW	PLATED
FRACTIONAL	DIM.	±.010	±.012
DECIMAL	DIM.	±.005	±.007
HOLE	DIAM. DIM.	±.003	±.005

UNLESS OTHERWISE SPECIFIED

MATERIAL

FINISH

DRAWING DATA

DRAWN BY CF DATE 5-26-52
 CHECKED BY _____ DATE _____
 APPROVED BY WJF DATE _____
 SCALE
 1" = 20'-0"

REVISIONS

4. ADDED ANT. #5, 6, 7 & 8
 EST. 5038-15 10-6-54

DRAWING NO. ISSUE DATE

R-2202-M-PP-1

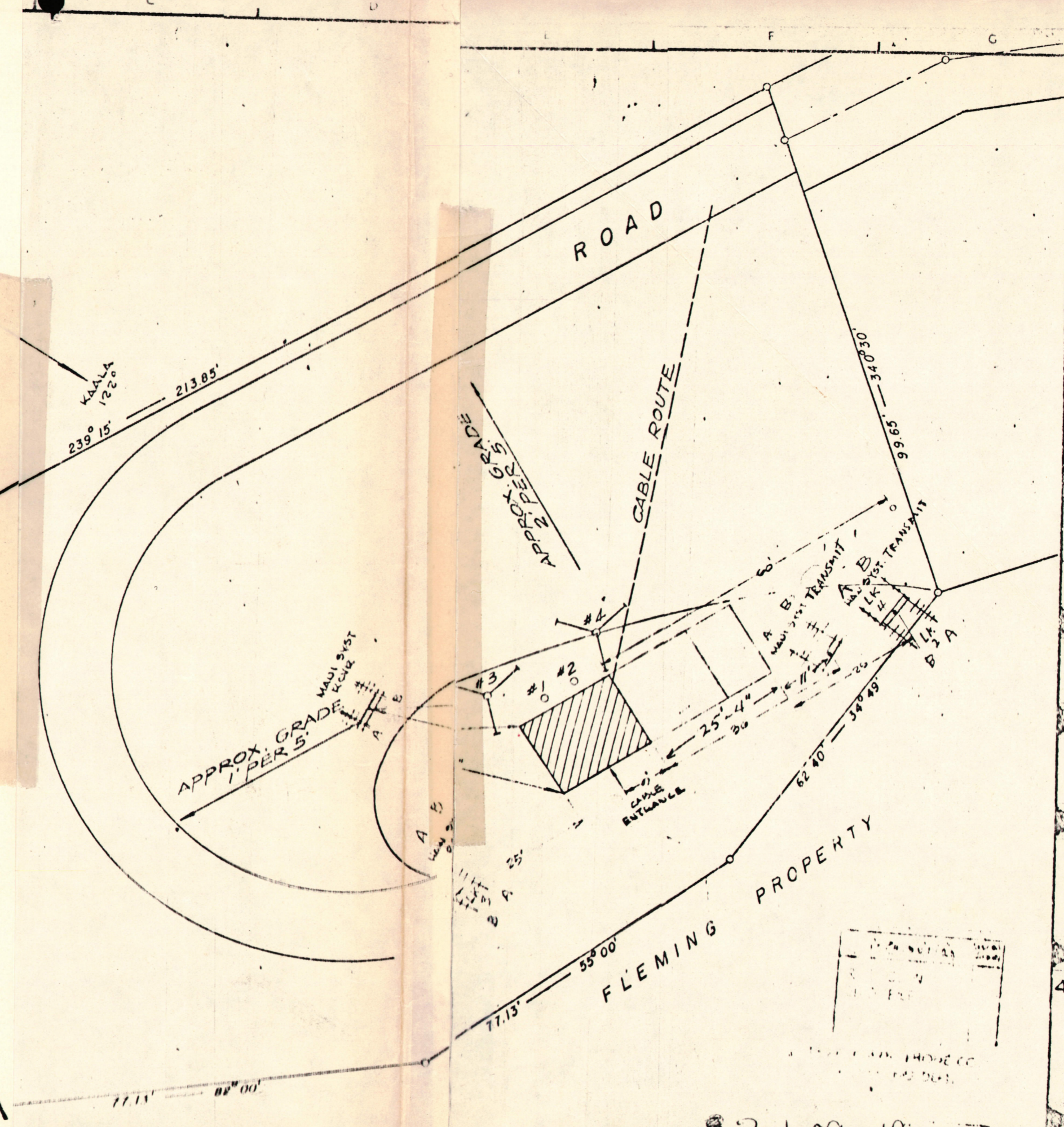
2-1-09-19

RECEIVED

MAR 3 1975

DEPT. OF PLANNING
COUNTY OF MAUI

NORTH



SIZE OF PARCEL
APPROX. 19,000 SQ. FT.

HAWAIIAN TELEPHONE CO. PROPOSED KAOI-FM SITE.

SHIPPING CONTAINER
20' LONG

POLE W/ ANTENNA

TMK 2-1-09-19

H 13-34
RADIOCOMMUNICATIONS



TITLE

ULUPALAKUA
PUU MAHOE BLDG
PLOT PLAN

PROJECT IDENTIFICATION

PROJECT NUMBER _____
 PROV. EST. NUMBER _____
 JOB NUMBER _____
 ORIGINALLY FOR _____

TOLERANCES		RAW	PLAT
FRACTIONAL	DIM.	±.010	±.01
DECIMAL	DIM.	±.005	±.00
HOLE DIAM.	DIM.	±.003	±.00

UNLESS OTHERWISE SPECIFIED

MATERIAL

RECEIVED
FINISH

MAR 24 1975

DEPT. OF PLANNING
DRAWING DATA
COUNTY OF MAUI

DRAWN BY *[Signature]* DATE 5-26-75
 CHECKED BY *[Signature]* DATE _____
 APPROVED BY *[Signature]* DATE _____
 SCALE
 1" = 20'-0"

REVISIONS

4. ADDED ANT. #5, 6, 7 & 8
 EST. 5038-15 10-6-75

DRAWING NO. ISSUE DATE

B-2202-M-PP-1

2-1-09-19

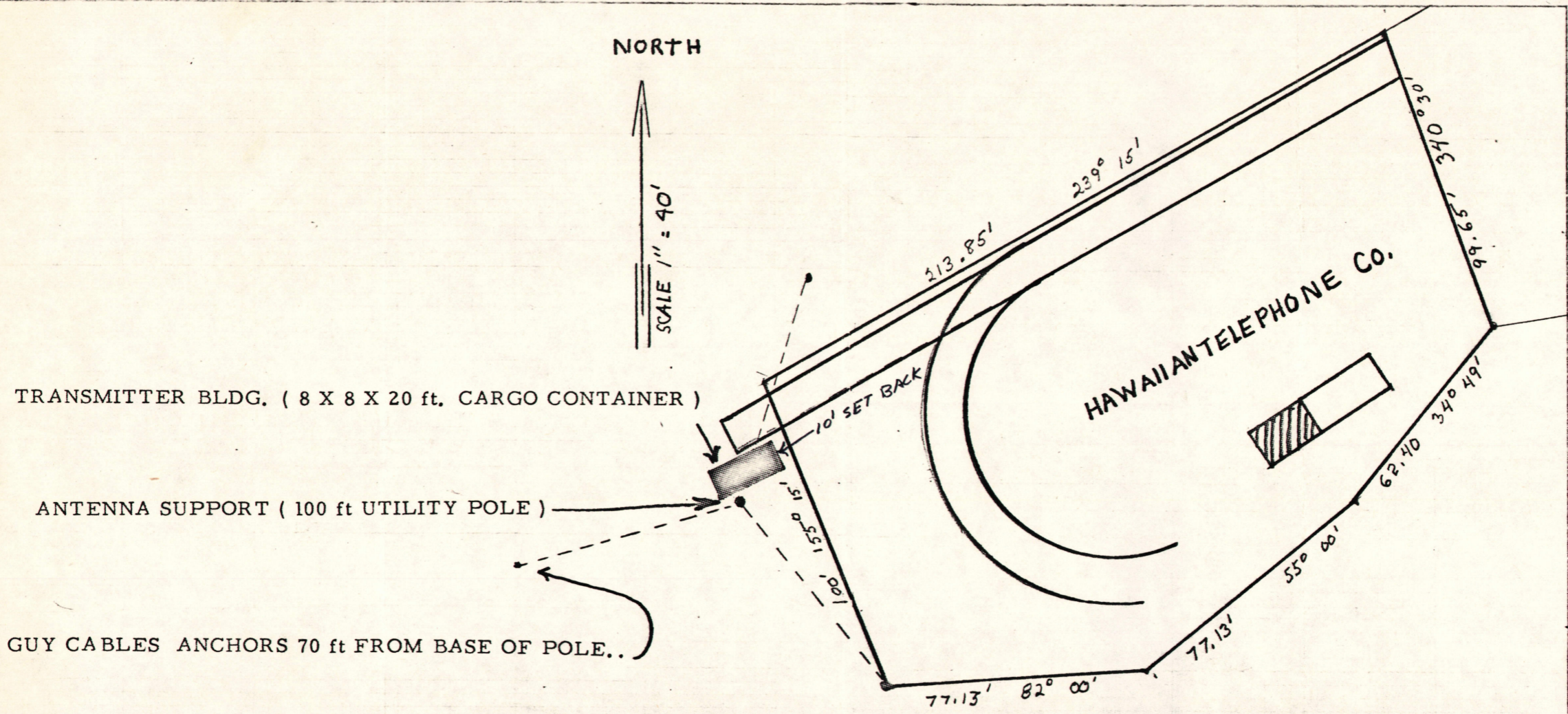
NORTH

SCALE 1" = 40'

TRANSMITTER BLDG. (8 X 8 X 20 ft. CARGO CONTAINER)

ANTENNA SUPPORT (100 ft UTILITY POLE)

GUY CABLES ANCHORS 70 ft FROM BASE OF POLE..



K A O I - FM TRANSMITTER and ANTENNA LOCATION
AT ULUPALAKUA RANCH....

TMK
2-1-09-19

SP75-204 MAUI BROADCASTING CORP

NORTH

SCALE 1" = 40'

TRANSMITTER BLDG. (8 X 8 X 20 ft. CARGO CONTAINER)

ANTENNA SUPPORT (100 ft UTILITY POLE)

GUY CABLES ANCHORS 70 ft FROM BASE OF POLE..

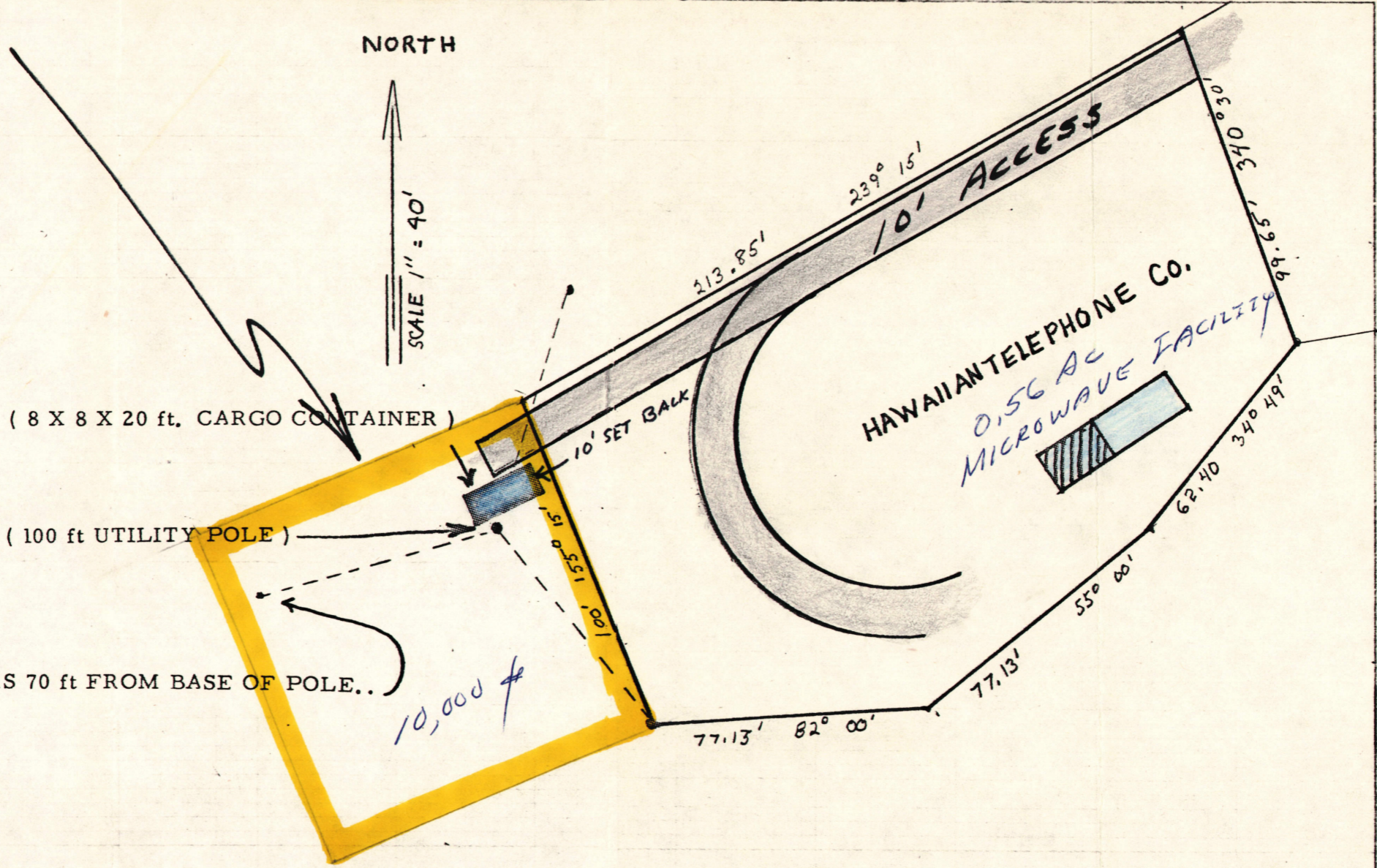
10,000 #

HAWAIIAN TELEPHONE CO.
0.56 AC
MICROWAVE FACILITY

A75-204 MAUI BROADCASTING CORP

K A O I - FM TRANSMITTER and ANTENNA LOCATION
AT ULUPALAKUA RANCH....

TMK
2-1-09-19

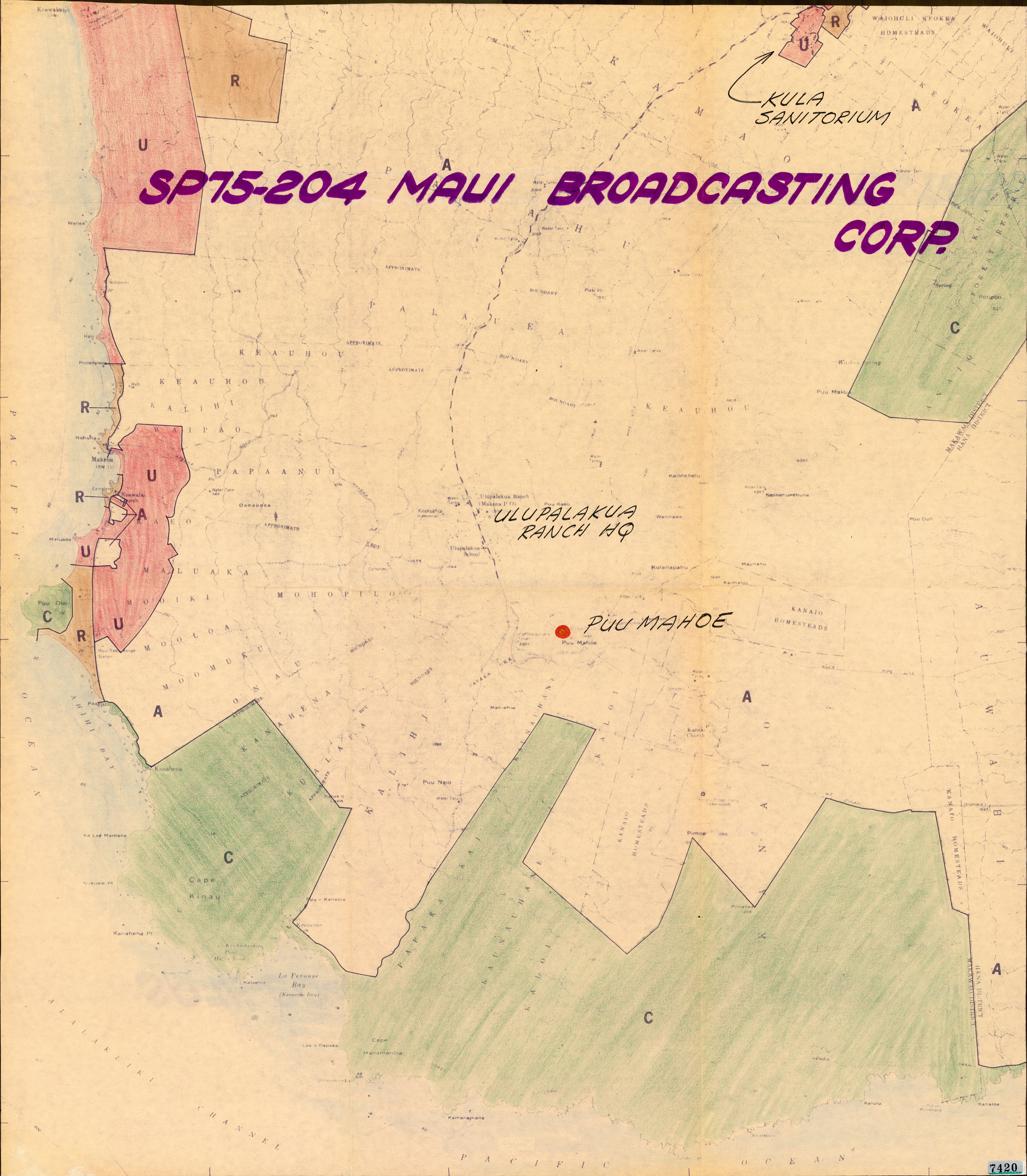


SP75-204 MAUI BROADCASTING CORP.

KULA SANITORIUM

ULUPALAKUA RANCH HQ

PUU MAHOE



2PT5-504 MAIL BROADCASTING
CORP

M-9