

Action
~~May 14~~ June 28
July 23 to Sep 6

September 23, 1975

Mr. Ernest T. Yuasa
Director & Bldg. Supt.
Building Department
City & County of Honolulu
Honolulu, Hawaii 96813

Dear Mr. Yuasa:

Pursuant to your letter of September 17, 1975 requesting withdrawal of your Special Permit SP72-210 to allow a police and fire training facility at Ewa, Oahu, the Land Use Commission, at its meeting on September 22, 1975, concurred with your request and we have therefore closed the file on this Special Permit.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

cc: City Planning Comm.
Dept. of Land Utilization

Hideo Okada

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-210 - CITY & COUNTY OF
HONOLULU
PLACE Room 416 - State Capitol

DATE September 22, 1975

TIME 10:00 a.m.

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

Comments:

2 UC Accepted w/D

Chairman Tangen: Since there are no objections, we concur with the request of the Building Department and this special permit will be withdrawn.

7207

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ERNEST T. YUASA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 75-880

September 17, 1975

RECEIVED
SEP 18 1975

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Subject: Fire and Police Training Facilities
Tax Map Key: 9-3-02:9 (portion)
Waipahu, Oahu, Hawaii

This is to withdraw our Special Use Permit application for the subject project.

We feel that it would not be feasible for the City to construct the training center without the firing range, which is one of the conditions imposed by the Planning Commission. To exclude the firing range from the facility would not be much of an improvement over the present Police Department's training situation.

We are planning to reapply for a Special Use Permit for the subject project at a later date, hoping that the Planning Commission will reconsider and permit the construction of the firing range.

Very truly yours,

A handwritten signature in cursive script, reading "Ernest T. Yuasa".

ERNEST T. YUASA
Director and Building Superintendent

TH:jo
cc: J. Harada
Fire Department
Police Department
Dept. of Land Utilization
Gene Connell, Planning Commission

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ERNEST T. YUASA
Director and Building Superintendent

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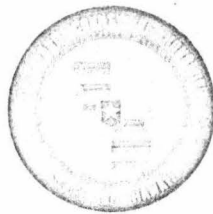
cc: J. Harada
Fire Department
Police Department
Dept. of Land Utilization
Gene Connell, Planning Commission

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CITY AND COUNTY OF HONOLULU

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Director and Building Superintendent

TH:jo

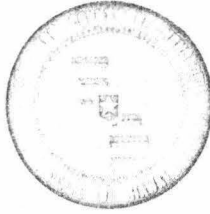
cc: J. Harada
Fire Department
Police Department
Dept. of Land Utilization
Gene Connell, Planning Commission

1107

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



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ERNEST T. YUASA
Director and Building Superintendent

TH:jo

cc: J. Harada
Fire Department
Police Department
Dept. of Land Utilization
Gene Connell, Planning Commission

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

SPECIAL PERMIT APPLICATION BY MAUI CONCRETE AND AGGREGATES
(SP75-209) TO ESTABLISH A CONCRETE BATCHING PLANT AT HONOKOWAI,
MAUI

Mr. Furutani read the staff memo relative to the subject Special Permit.

Following a brief discussion of the rationale for the relocation of the batching plant to the subject site, it was moved by Commissioner Yamamura and seconded by Vice-Chairman Sakahashi that the Special Permit be granted subject to the conditions imposed by the Maui County Planning Commission. The motion was unanimously carried.

✓ SPECIAL PERMIT APPLICATION BY CITY & COUNTY OF HONOLULU (SP⁷⁵-210)
TO ESTABLISH A FIRE & POLICE TRAINING FACILITY AT WAIPIO, OAHU

Mr. Leong submitted that staff was in receipt of a letter from the petitioner dated September 17, 1975, signed by Ernest T. Yuasa, Director & Building Superintendent, requesting that the subject application be withdrawn since they planned to reapply at a later date to accommodate the firing range.

Chairman Tangen declared that since there was no objection, the application will be withdrawn.

SPECIAL PERMIT APPLICATION BY HAWAII COUNTY DEPARTMENT OF PUBLIC
WORKS (SP75-211) TO ESTABLISH SOLID WASTE TRANSFER STATIONS AT
HILO AND HAMAKUA, HAWAII

The staff memorandum was presented by Mr. Leong (see copy of report on file).

Mr. Dennis Lee, staff engineer with the Department of Public Works, speaking from past experiences of existing transfer stations, commented it had been found that it was necessary to post someone at the station to take care of the site and to educate the public in the general use of the station.

Mr. Lee continued that the fly and odor problem would be eliminated since everything will be dumped into an enclosed container. It would also centralize the disposal of rubbish.

Commissioner Carras moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission. The motion was seconded by Commissioner Duke and carried.

STATE OF HAWAII
LAND USE COMMISSION

*prepared but not
presented -
Petition w/o*

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP75-210 - City & County of Honolulu, Building Department

The Building Department of the City and County of Honolulu requests a Special Permit to allow a police and fire training facility on approximately 15 acres of land situated in the Agricultural District at Waipio peninsula, Ewa, Oahu. The subject property is a portion of parcel 9, Tax Map Key 9-3-2, owned by the City and County of Honolulu.

The proposed complex will include 6 buildings housing classrooms and offices, a gymnasium, a firing range office and firing sheds, and facilities for radiology, fire training and canine training. These buildings have a total floor area of 74,120 square feet and cover 52,200 square feet, or 8% of the total 15 acre subject property. The remaining area of approximately 13.8 acres will be utilized for firing ranges, fire training grounds, driver training facilities, a drill field, parking and landscaping.

Presently, the subject property is vacant and unused. It fronts the east side of Waipahu Depot Street approximately 3,000 feet south of the Farrington Highway intersection. Lands to the west of the subject property include low lying areas and former fishponds which are situated within the Conservation District. Lands in the surrounding Agricultural District contain the City's Waipahu incinerator, a landfill dump, sewage oxidation ponds, the Ted Makalena Golf Course and cane lands leased to Oahu Sugar Company by the Navy. Along the periphery of the Waipahu Urban District approximately 1/4 mile to the north are residential and light industrial uses.

Petitioner submits that there has been a need for a training facility for many years, and substantiates the request for the Special Permit as follows:

1. The subject property is a low lying marshy area subject to inundation by tidal fluctuations. Elevations vary between 0 to 8 feet, and averages about 4 feet above sea level. The Land Study Bureau has classified the land as Class "E" (lowest of classes A to E), indicating very poor suitability

for agricultural uses. It is neither productive agricultural land, nor land having potential for agriculture. However, its use as a training facility will directly benefit the public. Thus, the proposed use is not contrary to the objectives of the Land Use Law.

2. Surrounding property will not be adversely affected since the subject property is bordered:
 - a. On the mauka side by low lying marshlands, and further to the north by light industrial and residential uses. The prevailing tradewinds come from the mauka direction and thus will not adversely affect the industrial-residential area.
 - b. To the east is the Ted Makalena Golf Course, an open space area which will be improved by anticipated planting of trees along the perimeter of subject property.
 - c. On the makai side is the Waipahu incinerator, a 75 foot high structure which consumes 600 tons of refuse daily. Smoke emission from fire training exercises (at 1 minute duration 4 times a day), will be considerably less than emission from the incinerator.
 - d. To the west is a landfill-dumping area which also will not be adversely affected.

Further, the entire site is designated for Public Facility use on the Oahu General Plan and thus would not, presently or in the future, adversely affect surrounding property.

3. Existing sewer, water, drainage and utilities are adequate to service the facility; however, the existing access may need improvement. Other public services such as schools, police and fire protection are inapplicable.
4. A centralized training facility has been lacking since the establishment of the fire and police departments. This lack has been magnified with the increase in Oahu's population.
5. As discussed in item 1, the land is unsuited for the uses permitted in the Agricultural District.
6. The existing site will be substantially altered by the proposed use. The land will be filled and raised approximately 6 feet to make it usable. Structures as well as landscaping will be developed, resulting in a meaningful and efficient utilization of unused land.
7. As the property is presently unused and unsuited for agricultural purposes, and meets the criteria relating to environmental conditions, topography, utilities, access, General Plan designation, etc., the proposed facility would make the highest and best use of the property for the public welfare.

COUNTY RECOMMENDATION

On May 7, 1975, the Planning Commission of the City and County of Honolulu voted to recommend approval of the Special Permit subject to the following conditions:

- "1. Within one year of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. The total construction shall be completed in five years. If necessary, the time limit may be extended by the Director of the Department of Land Utilization provided the applicant makes a request in writing and submits reasons which, in the opinion of the Planning Commission, justifies the time extension;
- "2. The applicant shall comply with all air and water quality standards of the State of Hawaii. In the case that a variance to the air quality standards is necessary for the fire training facility, those exercises which require the variance shall be conducted only during tradewind conditions;
- "3. The plans as submitted, marked EXHIBIT A and on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein;
- "4. Police firearms training is prohibited;
- "5. The helicopter pad and related helicopter activities connected with the training facility shall be prohibited;
- "6. Landscape buffering for this facility, including the adjoining incinerator, shall be created and maintained to a standard acceptable to the Director of Land Utilization for as long as this facility exists.
- "7. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
- "8. At such time as 50 acres are landfilled and suitable for Park and Recreation use, the Department of Parks and Recreation shall establish a park on this site. The Department of Parks and Recreation shall request the Chief Planning Officer to initiate a General Plan amendment to change the use of the 50 acres from Public Facility to Park use.
- "9. The Director of the Department of Land Utilization may make minor modifications to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate;
- "10. In the event any condition as set forth herein is not complied with, the Director of the Department of Land Utilization shall be authorized by the Planning Commission to take

action to terminate the use or halt its operation until such time as full compliance is obtained.

- "11. The Police/Fire Departments will make the facilities available to community groups when not required for training purposes."

The Director of the Department of Land Utilization, City and County of Honolulu, indicated in his report to the Planning Commission that the following agencies offered no comment or no objection to the Special Permit:

Departments of Army, Transportation, Planning and Economic Development, Public Works, Parks and Recreation and the Board of Water Supply.

Other agencies expressed concerns as follows:

1. Concern that airborne emissions generated by fire training facility may not meet the State's air quality standards were expressed by the Departments of Agriculture, Health, and the Environmental Center. The possibility of obtaining a variance to the standards was noted.
2. Concern over waterborne effluents generated by extinguishing agents used in fire exercises were expressed by the Water Resources Research Center and the Department of Health.
3. Concern over noise emission resulting from the firing ranges were expressed by the Departments of Engineering, (University of Hawaii), Health, and Land and Natural Resources. Concern over safety baffling was indicated by the Navy.

In addition, the Waipahu Community Association has strenuously objected to the proposal because of problems dealing with solid waste disposal, airborne emission and traffic generation. The alternative of using similar types of military facilities for training purposes was suggested in order that the property can be considered for use as a regional park.

The Department of Land Utilization evaluated the proposal under the criteria established in the Land Use District Regulations for Special Permits as follows:

- "1. 'Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.'

The State's objective is to preserve productive agricultural lands and to protect lands which have a significant potential for agricultural purposes. The site is not currently in agricultural use. The site lies within an area classified by the State Land Study Bureau as Class E (lowest of all classes A to E in terms of suitability for cultivation). The Department of Agriculture notes, that, while the site might be usable for nursery and greenhouse culture, it is not suitable for agricultural production using conventional tillage methods. Thus, it would seem that the site can be considered to have very marginal agricultural potential.

- "2. 'That the desired use would not adversely affect surrounding property.'

It is obvious that the project will have no adverse effects on land uses which abut it directly. The project can have adverse effects on the residential properties lying mauka of the old Oahu Railroad right-of-way approximately one-fourth mile mauka of the project site.

There are several factors which will minimize, or which can be made to minimize, any adverse effects on the residential properties. First, the facility is a quarter mile removed from the nearest residence. Second, the prevailing trade-winds come from the northeast, blowing mauka to makai, 75 percent of the year. Finally, there are in existence, applicable legal constraints on air emissions, water quality and noise emissions with which the project must comply. These factors impact on the major areas of concern as follows:

Air Emissions: The project is subject to the State's Air Quality Standards. Therefore, air emissions are controlled by the Department of Health. As the department points out, it is possible that, in order to simulate certain types of fire for training purposes, a variance of the Air Quality Standards will be required. In that case, permitting such burning only in tradewind conditions will effectively remove the emissions from the residential area.

Water Quality: The project is subject to the State's Water Quality Standard. Therefore, the quality of surface runoff and waste water disposed from the fire training facility would, assuming a logical discharge to Pearl Harbor, be controlled by the Department of Health.

Noise Emissions: The project is subject to the performance standards relative to sound emissions contained within the Comprehensive Zoning Code. However, a combination of distance, a massing of structures interposed between the firing ranges and the residential development, the provision of firing sheds, site plan provisions that firing will take place in a makai direction and wind direction would all appear to assure that noise from this source will be no problem.

"In light of these considerations, a minimum impact on the residential area can be predicted.

- "3. 'Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and school improvements, and police and fire protection.'

The facility is a public facility being funded by public funds. As noted in the agency review section, sewage capacity is marginal but the minimal loads produced by this facility can be accepted. Waipahu Depot Road makai from the railroad right-of-way will be improved to serve the project. Sufficient water capacity is available to serve the project.

- "4. 'That the land upon which the proposed use is sought is unsuited for the uses permitted within the District.'

By reason of the analysis provided under item 1, it can be concluded that the land is unsuited for the agricultural uses permitted within the District.

- "5. 'That the proposed use will not substantially alter or change the essential character of the land and the present use.'

The land is presently unused, scrub land which is essentially characterless. The change will improve the character of the land and, hopefully improve the character of the surrounding dump and incinerator areas.

- "6. 'That the proposed use will make the highest and best use of the land involved for the public welfare.'

The police and fire training facility is basic to the public welfare of the citizens of Oahu in the sense that it will provide better training with a resultant higher proficiency in our police and fire departments. The land involved is owned by the City and County and has been used for years as a dump. The City has gone through a complete site selection study, considering possible sites throughout Oahu. Of the sites studied, this location has been determined to be the single most appropriate site for this use.'

By letter dated June 19, 1975, Robert R. Way, Chief Planning Officer, City and County of Honolulu, advised that in light of new information received by the Planning Commission from Chief of Police Francis Keala, the Planning Commission would like to reconsider the "conditions" at their meeting on July 2, 1975. It is noted that Chief Keala requested the Planning Commission to reconsider the conditions relating to the prohibition of firearms training (Condition No.4), and the condition relating to making the facilities available to community groups when not required for training purposed (Condition No. 11). Chief Keala felt that the training facility, under these conditions would be of limited value to the Police Department and would not warrant the expenditure of funds to develop a facility of such limited utility.

Pursuant to the request from Chief Planning Officer Way, the Special Permit was withdrawn and returned to the City and County of Honolulu Department of General Planning on June 23, 1975 for reconsideration by the Planning Commission.

In a letter dated July 11, 1975, Mr. Way advised that the Planning Commission was unable to achieve a majority vote to reconsider two conditions of the subject Special Permit at its meeting on July 2, 1975.

Finally, in a letter dated July 21, 1975, Chief Planning Officer Robert Way returned the Special Use Permit to the Land Use Commission for consideration and action, and further advised that the decision and conditions of the Planning Commission which were passed on May 7, 1975 remain the same.

These are the pertinent facts relating to this petition as summarized by your staff.

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

September 10, 1975

**Mr. Ernest T. Yusas, Director
Building Department
City and County of Honolulu
City Hall
Honolulu, Hawaii**

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 City and
County of Honolulu (SP 75-210) to establish a
Fire and Police Training Facility
in the Agriculture District at Waipio, Oahu
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

RECEIVED

AUG 4 1975

State of Hawaii
LAND USE COMMISSION

Meeting of the Planning Commission
Minutes
July 2, 1975

The Planning Commission held a meeting on Wednesday, July 2, 1975 at 1:35 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Charles Duke, Vice Chairman
Dr. Wilbur Choy
Donald Hosaka
Antone Kahawaiolaa
Alice Takehara
Harriet Wikum

STAFF PRESENT:

Robert R. Way, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Robert B. Jones, Asst. Director, Zoning
Department of Land Utilization
Jan-Peter Preis, Staff Planner

MINUTES:

The minutes of June 4 and June 13, 1975 were approved as circulated, on motion by Mr. Hosaka, seconded by Mr. Kahawaiolaa and carried.

The minutes of June 18, 1975 were also approved, with the following corrections, on motion by Mr. Hosaka, seconded by Mr. Duke and carried:

- (1) Page 9, line 1 - Insert the word "not" before the word germane.
- (2) Page 13, line 10 - Change the word "prosperity" to "posterity."

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
APPLICATION
(TWO-STORY APT.BLDG.)
LUSITANA AND PUNCHBOWL
STREETS
RALSTON HO NAGATA FOR
PARAMOUNT ENTERPRISES
(FILE #75/HCD-27 JPP)

A public hearing was held to consider a request for approval of plans for a 2-story apartment building by raising the existing structure, constructing a new first floor and demolishing an existing carport at Lusitana and Punchbowl Streets, Tax Map Key: 2-1-22: 3.

Publication was made in the Sunday Star-Bulletin/Advertiser on June 22, 1975. No letters of protest were received.

Mr. Jan-Peter Preis presented the Director's report of the request. The proposed apartment building meets the 40-foot height limit and 50% open space requirements for the district. Proposed landscaping includes retention of most existing trees, and an

additional buffer of trees which will give a park-like character to much of the site. The design of the apartment building appears to be compatible with the Hawaii Capital District.

Responding to a question regarding landscaping, Mr. Preis stated that the applicant is providing additional landscaping which more than meets landscaping requirements for the district.

The public hearing was closed, on motion by Mr. Hosaka, seconded by Mr. Duke and carried.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, on motion by Mr. Hosaka, seconded by Mr. Duke and carried.

AYES - Choy, Duke, Hosaka, Kahawaiolaa, Kamiya, Takehara,
Wikum
NAYES - None
ABSENT - None

REQUEST FOR
RECONSIDERATION
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT)
WAIPAHO-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

This matter was considered by the Commission on the following dates:

Jan. 29, 1975 - Public hearing closed, action deferred for 15-day statutory requirement.
Feb. 26, 1975 - Deferred for field trip.
Mar. 12, 1975 - Deferred, lack of quorum vote
Apr. 2, 1975 - Deferred 1 month and a committee appointed to study site selections and EIS.
May 7, 1975 - Recommended approval with conditions.
June 18, 1975 - Request for reconsideration, matter deferred to read material and to communicate with State Land Use Commission.

CHAIRMAN: Unfinished business, a request was received for reconsideration and action was deferred to July 2, 1975 to read the material and to communicate with the State Land Use Commission. Did we get the communication out?

CONNELL: We have communicated with the SLUC who has returned the permit to the Planning Commission so that the Commission can reconsider it.

MOTION:

CHAIRMAN: Do we have a motion for reconsideration at this time?

HOSAKA: So moved, Mr. Chairman.

DUKE: Second.

CHAIRMAN: Moved and seconded for reconsideration. All those in favor, raise your right hand.

(The motion failed to carry.)

AYES - Duke, Hosaka, Wikum
NAYES - Choy, Kahawaiolaa, Takehara
ABSTAINED - Kamiya
ABSENT - None

DUKE: Mr. Chairman, maybe I got lost in the shuffle here. The move was to reconsider. As a result of the vote, are you telling me it's now a dead issue?

CHAIRMAN: Yes.

DUKE: Well then I did get lost in the shuffle here because I believe certainly, Sir, that I assume everyone read the Chief's letter, read the request that was made. It seems very inconsistent to me that we gave them the area to put a training facility and now all they want to do is make it a complete training facility that will not be detrimental to the community as far as the firing range is concerned which is necessary to have a training facility. To not consider that to me is wrong. If it's soundproof, it can't possibly be a noise factor. If it's enclosed, it can't possibly be a safety factor to the community. If we're going to have the training facility in there without the firing range which the Chief has pointed out will be within the facility and will not be detrimental to the community. I just can't understand how we can consider one and not consider the other. That doesn't make sense to me.

CHOY: Mr. Chairman, I would like to call a point of order. This issue is moot and is not debatable.

CHAIRMAN: The vote for reconsideration was 3 and 3. To carry the motion for reconsideration it must have 5 votes. Dr. Choy is correct.

DUKE: Well, then I have a point of order. If that be true according to our rules, anytime we have a 3 and 3 vote, no decision is made. It is carried over to the next meeting. We have an impasse here therefore it is not a decisive vote. That's according to our own rules.

CHOY: Mr. Chairman, this question is moot due to the reconsideration factor only, Commissioner Duke. It's not on the issue that it's being deliberated. I think we do use Robert's Rules of Order. The question before the floor is definitely a dead issue.

DUKE: I disagree, Sir.

CHAIRMAN: At this point, the reconsideration motion is dead. However, as far as deferment, the deferment is not necessary because

of the 3 and 3 vote. Reconsideration can be brought up at any meeting at anytime.

DUKE: Well then, I am completely lost.

CONNELL: Mr. Chairman, I think under your Parliamentary Procedures that Commissioner Choy is probably correct that it does become a moot issue. I am somewhat confused by the Commission's action. There was a majority vote to defer a reconsideration until the 16th. If that move had not been taken, this would have been considered by the SLUC toward the end of last month. This action, therefore, would seem to me to be somewhat inconsistent because the Commission was aware that the SLUC was on a 45-day count down on this and that they were going to hear this particular application. You asked for an additional period of time in order to consider reconsideration. I think the question may be asked if it's the feeling of a number of members of the Commission, why did you vote for the extra period of time for reconsideration?

CHAIRMAN: I think one of the reasons was that at the time the Commissioners received additional information, it was at a time when they did not get a chance to read whatever was passed out. So it was at that time also critical that there was a 45-day waiting period for the SLUC to act. Now, I think one of the questions for the recall of the permit from the SLUC was that if it was--if there was no time for the SLUC to give us back the permit, then there was no point of reconsideration. I think what we were asking the SLUC was to give us the time for reconsideration.

HOSAKA: Possibly what we could do, if the people that objected or voted against reconsideration might reconsider their reconsidered vote on one of the two issues. Apparently, we have two issues--one would be the firearms and the actual site of the firing range, and the other would be the community's use of the facility. Possibly we could discuss one of the two issues if that's agreeable to the other Commissioners.

MOTION:

Let me just try it on for size. I move that we reconsider just the firing range.

DUKE: I second.

CHAIRMAN: Would you repeat that motion again, Commissioner Hosaka?

HOSAKA: Yes. Apparently, there seems to be two issues on the agenda that Chief Keala has asked us to reconsider--one is the firing range and the other would be the use of the facility by the community. I'm asking for perhaps a compromise to talk about one of the two issues. Just for size, I'm making a motion to reconsider just one of the two since my original reconsidered motion was for the both items. What I'm trying to do is break it down.

CHAIRMAN: Do we have further discussion?

CHOY: Mr. Chairman, I'm speaking against the motion. Again, I call the Chair for a point of order. Since the question is moot, I don't think we can dissect this reconsideration, discuss it and try to reconsider it in part.

CHAIRMAN: Would you repeat that again, Commissioner Choy?

CHOY: Yes. I speak against the motion and call a point of order from the Chair that if the question to begin with is moot, then I don't see why we should take this and bisect the reconsideration in two parts and take one part at a time since it's a dead issue.

DUKE: Mr. Chairman, as I understand the motion, it appears to me that Commissioner Hosaka has moved for the Commission to reconsider the reconsideration. Therefore, that's what the deal is now. Therefore, I don't think it's a moot question, Sir.

HOSAKA: Well because it encompassed both issues. All I'm trying to do is break it down by segments, one of the two. Apparently my motion must be in order since it was seconded and we're having discussion at this time.

CHAIRMAN: The motion is in order, Dr. Choy. We're considering only part.

DUKE: Mr. Chairman, then of course I have to speak in favor of the motion. We are now considering the firing facility at the police training facility.

It seems rather funny that I even have to speak for the motion because we have voted to give them an area of land there to put in a training facility. At the time because of certain noise factors that could not be answered, we did put a condition in that use of land to deny them the training facility. They have come forth now stating that even suggestions we made at the time, if noise was a factor or if safety was a factor, that it could probably be accomplished by enclosing the firing facility. They have now admitted that is true. They have agreed that the expense is not too great because of well, I assume, modern techniques or know-how. I certainly agree with the Chief of Police that it is not rationale to have a physical training facility at one end of the island and a firing range on the other end of the island, not only for time loss. If it was not compatible with the community, peace and enjoyment of living, I'd say maybe lose the time and go to Koko Head. But, it's not going to interfere with their enjoyment of living with a fully enclosed firing facility. We have a firing facility at the present police station that's not interfering with the activities in the community immediately around it. I know of many firing ranges that are enclosed that you can live next door and people swearing would be louder if they were outside the door than the shots fired inside the facility. Really, there's nothing

wrong with an enclosed facility. But, there is a great deal wrong with having a training facility without having proper training. It just seems inconceivable to me that we would permit them to use the land for a training facility and then not permit them to have a training facility. All the objections that were voiced against the firing range, they have been overcome. Therefore, I just can't see why we should be against it. Therefore, I certainly hope that you will reconsider and at least give them the firing facility so that they can have a training facility.

HOSAKA: Mr. Chairman, it seems like we're basing our thoughts on Chief Keala's memo to us. Possibly we could have the project architect, Mr. Tagawa, help to throw out some light on the situation. At first he said the price would be too high to include a soundproof firing range but apparently this is turned around a little bit and apparently he can accommodate a range of this size to be included in the facility. What I'm trying to ask for then is a point of information by calling Mr. Tagawa up to the stand.

CHAIRMAN: Before we call anybody up, a vote must be taken to determine whether there will be reconsideration. If the motion carries for reconsideration, then we can go into thorough discussion where we can call--

HOSAKA: However, if the negative, then we can't call them up.

CHAIRMAN: Right.

HOSAKA: So what I'm trying to say then is for the reconsideration aspect only, people who are voting for it do not necessarily have to vote in favor of Chief Keala's suggestion. This is just a motion to reconsider. We're just throwing the discussion open again for us to hear further testimony. All I'm asking for is a chance to ask Mr. Tagawa to throw more light on it before we vote for reconsideration because if it is a stalemate again, then we won't have that opportunity.

DUKE: Mr. Chairman, I think we should be privileged to know the reason why the Commissioners are not in favor of this reconsideration. I'll invite the Commissioners to educate me, inform me.

HOSAKA: Before you answer that question other Commissioners, would you rule on my request, Mr. Chairman?

CHAIRMAN: For the simple sake of parliamentary procedure, a reconsideration must be voted on first, before calling up of witnesses can be made.

HOSAKA: If the vote is negative or stalemated, we are not able to call Mr. Tagawa?

CHAIRMAN: No, you cannot.

HOSAKA: But I thought you said we could reconsider this matter at any time.

CHAIRMAN: That's what we're doing right now. We're reconsidering a portion of the permit.

HOSAKA: Yes, so after the vote can't I ask for a reconsideration by asking Mr. Tagawa to throw some light?

CHAIRMAN: If the Commissioners feel that reconsideration--

HOSAKA: You mean we have to take a vote on that?

CHAIRMAN: Yes.

HOSAKA: No, I'm not asking for a reconsideration. I'm just asking for more information from one of the people that testified who's an expert in that area.

CHAIRMAN: Okay. This is one area where we must also consider the Commissioners who feel at this time that reconsideration is not in order because they themselves think possibly they don't need additional information.

HOSAKA: Well, I beg to differ, Mr. Chairman, because I don't think we've ever needed to vote on having someone asked by one of the Commissioners to testify. I can't recall a vote of that nature.

CONNELL: Mr. Chairman, the issue before the Commission is whether or not to reconsider, as I understand it, opening up the issue of a firing range. That is the issue. Any architectural plans for the firing range or anything related to that matter is another issue. Therefore, calling witnesses at this point will be out of order. There is nothing before the Commission until you vote to have it before you.

HOSAKA: I understand what you're saying, Gene. When can I call Mr. Tagawa or any of the police or fire representatives?

CONNELL: The ruling would be up to the Chairman. His ruling, of course, could be challenged by the Commission. But, I would say following a strict parliamentary procedure, you would not call witnesses on this issue until you have made a decision to reconsider the issue.

HOSAKA: I'd like to explore that a little bit more in that if a witness is not permitted to testify to throw more light on the reconsideration, how can we make a sensible enough vote? In other words, when we vote on this reconsideration, it will be dead if it's a negative vote. We cannot call any people up. All I'm asking for is that opportunity for witnesses to come up prior to that vote of reconsideration since the result of which will be a final issue. It will be either a dead issue or a live issue. I think because of the import of the motion that we should be able to call anyone we want to.

CONNELL: Mr. Chairman, as I indicated previously, the ball is in your court.

DUKE: Tony wanted to say something but I also have to ask you this, Mr. Chairman, as a point of order. I'd like to hear from Tony.

We had a motion to reconsider, it did not receive five votes and therefore it did not carry. If that had been reversed, a motion not to reconsider, and it would have been 3 to 3, then I wonder what the ruling might have been? It brings up an interesting question. I just thought I'd throw that out. I'd like to hear the reason not to reconsider.

KAHAWAIOLAA: The reason I'm against this continuing is because I think the public hearings we had and the votes that were taken by this Commission showed first, not having a majority for the facility being built in Waipahu on the basis of what we call kanalua vote. I don't think it's a kanalua vote but it was a 4 to 3 vote, not having the majority to pass having the facility in Waipahu. As a compromise after 15 days, the last time we met, I think we put down this added restriction for the facility--that the police firearms facility be prohibited, the helicopter pad be prohibited. I think you had changed one Commissioner's mind to vote for the facility. As far as Alice and myself, we have not changed our position. So, I remain objecting to the facility being built in Waipahu. That's my reason for not reconsidering.

CHOY: Mr. Chairman, Tony, since Commissioner Hosaka and Commissioner Duke insist on being redundant in their testimony, I was the member of the Commission that took this thing up dead center. I did read a position paper on this. As far as I was concerned, Commissioner Duke, I believe I had gone to the extreme extent in compromising. The compromise and the lengthy and numerous amount of meetings we had in workshop on this, to further ask that I further compromise a point that was thoroughly discussed, and if Mr. Tagawa is considered to be a professional, he definitely at the last meeting before we took a vote, answered my question very lucidly, very intelligently, that the facility would be too expensive. I feel, Commissioner Duke, we have gone the full swing. As far as considering the firing range, at that particular hearing when we took the vote, the deciding factor was left up to a professional, as we would like to call Mr. Tagawa. I find this to be a very, very weak point.

To begin with, the hearing was dragged on and on because the appendixes that should have been given to the Commission at the very beginning was not. It was withheld until about the third workshop. My stand at that time specifically was that I felt all alternative choices were not exhausted until I had gone through Appendixes A to D. Now, to further ask for a total compromise or total capitulation, Mr. Duke, you're going to have to come up with some awful good reason.

DUKE: Well, Mr. Chairman, for the record I'd like to state that I resent the word redundant to begin with. Secondly, I want to thank the Doctor very much for permitting them to get the property for a training facility. I don't think it's a matter of

going even another step. The property, 15 acres, has been given to them to construct a training facility.

There was some objection about the noise of the firing range being objectionable to the community. I can appreciate that. When the noise factor is eliminated and the safety factor is eliminated, and yet they have permission to build a training facility, I don't know why, Sir, we don't permit them to do so. I don't know why we don't permit them to build a facility in which they can train. It's not a compromise and it's not really giving in anymore points. It's merely a reconsideration of a point that was made at the time the training facility came up regarding a firing range.

I must admit, Sir, that Mr. Tagawa was his own worst enemy in getting the firing facility there. I must admit that even the Police Department was not very cooperative, particularly in answering questions that might permit a firing facility to be there. I also admit that the Police Department even stated that Koko Head was operative. I'm not sure it's adequate but at least they were presently using it. Since the noise factor seemed to be the major thing and Koko Head was available, if the noise factor is eliminated and there's no more space required to build the facility, why in the world don't we permit them to have a training facility? That's the whole point.

I'm not asking you to give any more points, Doctor. I'm not asking you to compromise your thinking any more. All I'm asking you, Sir, is to give them an opportunity to train people properly and timely. For goodness sakes, it's for the good of the community on which we've all agreed. That's a point we've all agreed on that the facility is necessary. Whether it's located at Waipahu or anywhere else, it's necessary. But, this very Commission gave them permission to locate at Waipahu and now we want to tie their hands and have only a half-training facility. This point I knew at the time. But, at that time they couldn't answer the question regarding the objections of the community. I agreed definitely if they were going to bother the community, if there were noise or safety, then let them go to Koko Head.

CHAIRMAN: Commissioner Duke?

DUKE: Mr. Chairman, I surely should have the opportunity to do my best to help our community. Time is not that short, Sir.

CHAIRMAN: I think we did go through all of this before.

DUKE: Well--

CHAIRMAN: And the issue before us today is for reconsideration--

DUKE: The firing range, and that's what I'm trying to get done.

CHAIRMAN: Reconsideration and the firing range is not the issue. The issue is whether we should reconsider or not to reconsider.

DUKE: Would you read the motion?

HOSAKA: Mr. Chairman, I believe my motion was to reconsider only a part of this situation. It's a two part thing. I don't want to reiterate the whole thing but it's a two part issue. All I'm asking for is reconsideration of the first part which happens to be the firing range. That's all. That's my motion.

CHOY: Mr. Chairman, if I'm in order, I'd like to ask for the question.

HOSAKA: Mr. Chairman, have you ruled already on my request to have someone up?

CHAIRMAN: Yes.

HOSAKA: What was that ruling again?

CHAIRMAN: I'm going to rule against you that we are discussing only reconsideration now and not the firing range itself.

HOSAKA: Wait a minute but that's my motion. It's the firing range. Remember, I just got through telling you I wanted to break it up into two parts. The first part is the firing range and I got a second to that motion. If there is information that is pertinent to that issue, we ought to be given an opportunity to call anyone we want to.

CONNELL: Mr. Chairman, as I understand the motion, to paraphrase the motion, accept the Chief of Police request to reconsider one of the conditions. The issue before the Commission is whether or not you're going to reconsider. Until that issue has been settled, there is really nothing else that is germane. The rest would be argumentation for or against changing the condition.

DUKE: I'm not even sure we have an issue on the floor or not. It seems to me that's been decided already.

HOSAKA: I understand what you're saying, Gene, but it doesn't seem to sink in, in terms of my concurrence with it fully in that if we are talking about the reconsideration of the firing range, then any information pertinent to that issue should be discussed. We're not talking about whether we want the firing range in there or not. All we're doing is, I'm asking for a reconsideration of the issue of the firing range. If that is the issue, then anyone that has information should be able to be called up.

CHOY: Mr. Chairman, I call for the question.

CHAIRMAN: This Chair has been real lenient in this matter of reconsideration. According to your parliamentary rules of order, any motion for reconsideration does not have any discussion at all. So, all of this half-hour and what you've all had to say, I think you're lucky to get it from me.

So, the call for the question by Dr. Choy is certainly in order.

All those in favor for reconsideration of the firing range, raise your right hand.

(The motion failed to carry.)

AYES - Duke, Hosaka, Wikum
NAYES - Choy, Kahawaiolaa, Takehara
ABSTAINED - Kamiya
ABSENT - None

MOTION

HOSAKA: Mr. Chairman, I'd like to make a motion to reconsider the second portion of the request and that is on the use of the facility by the community.

CHAIRMAN: Do we have a second to the motion for reconsideration?

WIKUM: I'll second.

CHAIRMAN: Moved and seconded to reconsider the portion which concerns use of the facility by the community.

DUKE: Point of order, Sir. If I understand the Executive Secretary, this is all extraneous, that we move to reconsider or we don't reconsider. It doesn't matter what we consider or reconsider. Therefore, it appears to me like the firing range or use of the facility by the public is a side issue that is not in order to be even brought in the form of a motion right now.

HOSAKA: Mr. Chairman, the motion has been seconded.

DUKE: We can discuss it can't we?

CHOY: Question?

CHAIRMAN: Question has been called for. All those in favor of the motion to reconsider the portion of the condition which allows community sharing of the facility, raise your right hand?

(The motion failed to carry.)

AYES - Duke, Hosaka, Wikum
NAYES - Choy, Kahawaiolaa, Takehara
ABSTAINED - Kamiya
ABSENT - None

UNFINISHED BUSINESS
AMENDMENTS TO THE
PLANNING COMMISSION
RULES RELATING TO
ADMINISTRATIVE
PROCEDURE
(H.R.S. CHAPTER 91-3)

The public hearing was held and closed May 7, 1975, and action deferred to June 4, 1975 for the 15-day statutory requirement. At its meeting June 4, 1975 meeting, the Commission deferred the matter to July 2, 1975 for further study.

ACTION: The Commission accepted Draft 3 of the Rules Relating to Administrative Procedure with the following changes, on motion by Mr. Hosaka, seconded by Mr. Kahawaiolaa and carried:

4.4 Submission of Records to the Land Use Commission

- (a) A copy of the decision of the Planning Commission permitting such use, together with the Planning Commission's findings, shall be transmitted to the State Land Use Commission within 10 days after the decision is rendered.
- (b) The Director of the Department of Land Utilization shall transmit a written copy of said decision to the State Land Use Commission together with, but not limited to, the following records:...

5.4 Committees

Committees may be established among the (appointed) members as necessary to the business of the Commission.

5.5 Voting

All (appointed) members may vote. Voting may be by voice, by a show of hands, or by ballot.

5.9 Reconsideration

- (a) Whenever any action fails to get either an affirmative or negative vote equal to a majority of (appointed members,) the entire membership, that matter shall be a special order of the day for the next regular meeting. If a majority vote is still not possible, the Commission shall vote a ("kanalua") "no recommendation" on the action and transmit to the City Council and Mayor or to the appropriate state agency indicating the reasons for and against the proposal. A ("kanalua") "no recommendation" vote shall be counted as a negative vote.

AYES - Choy, Duke, Hosaka, Kahawaiolaa, Kamiya, Takehara, Wikum
NAYES - None
ABSENT - None

UNFINISHED BUSINESS
GENERAL PLAN/DLUM
AMENDMENT
PORTION OF HEEIA
PORTION OF HAIKU RD.
PORTION OF KAM HWY.
C&C HONOLULU TRAFFIC
DEPARTMENT
(FILE #165/C3/25 WL)

The Commission voted to keep the public hearing open on June 7, 1972 in order to allow the effective property owners and community organizations additional opportunity to evaluate and present their views on the proposal. Subsequent studies and discussions have led to a revision of the initial request by the Department of Transportation Service. It is therefore

recommended that the public hearing be closed. A new public hearing will be set by the Planning Commission upon receipt of the new proposal from the Chief Planning Officer.

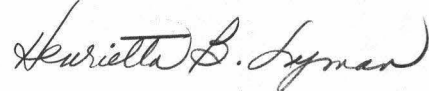
ACTION: The Commission closed the public hearing, on motion by Mr. Kahawaiolaa, seconded by Mr. Duke and carried.

AYES - Choy, Duke, Hosaka, Kahawaiolaa, Kamiya, Takehara,
Wikum
NAYES - None
ABSENT - None

ADJOURNMENT:

The meeting adjourned at 4:00 p.m.

Respectfully submitted,



Henrietta B. Lyman
Secretary-Reporter

7162

PARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

74/SUP-2 (CS)

July 21, 1975

RECEIVED
JUL 23 1975

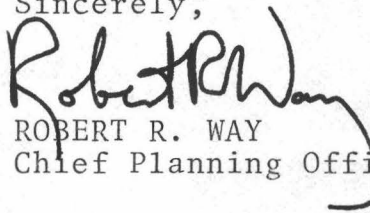
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto, Executive Officer
State of Hawaii Land Use Commission
250 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujimoto:

Police/Fire Training Facility

The Planning Commission is returning the Special Use Permit application for a Police and Fire Training Facility to the State Land Use Commission for their consideration and action. The decision and conditions of the Planning Commission which were passed on May 7, 1975 remain the same.

Sincerely,

ROBERT R. WAY
Chief Planning Officer

RRW:hb1

USA
25% RAS CONTENT
RISING BOND

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

7153

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

74/SUP-2 (CS)

July 11, 1975

RECEIVED

JUL 15 1975

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto, Executive Officer
State of Hawaii Land Use Commission
250 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujimoto:

Police/Fire Training Facility

The Planning Commission, at its meeting of July 2, 1975, was not able to achieve a majority vote to reconsider two conditions of the Special Use Permit decision of May 7, 1975. The reconsideration was requested by Francis Keala, Chief of Police.

The matter is scheduled as an addendum item at the regular meeting of July 16, 1975 at 1:30 p.m. in the Planning Conference Room, City Hall Annex.

Sincerely,

for *Donald A. Clegg*
ROBERT R. WAY
Chief Planning Officer

RRW:mk

Meeting of the Planning Commission

DATE: July 16, 1975
TIME: 1:30 p.m.
PLACE: City Hall Conference Room
City Hall Annex
Honolulu, Hawaii

RECEIVED

JUL 16 1975

ADDENDUM

State of Hawaii
LAND USE COMMISSION

UNFINISHED BUSINESS:

6. WAIPAHU-WAIPIO PENINSULA--Special Use Permit (74/SUP-2) (CS)

Applicant: Building Department, City & County of Honolulu
Landowner: City & County of Honolulu
Location: Waipio Peninsula--Waipahu
Tax Map Key: 9-3-02: portion of 9
Area: Approximately 15 acres
DP/DLUM: None adopted
Existing Use: Vacant
Zoning: AG-1 Restricted Agricultural District
General Plan: Public Facility
State Land Use: Agriculture
REQUEST: A Special Use Permit for the City & County of Honolulu to construct and operate a police and fire training facility within an AG-1 Restricted Agricultural District.

REMARKS:

Public hearings held: (1975)

January 29 -- Closed. Deferred for 15-day statutory requirement.

February 26 - Deferred for field trip.

March 12 ---- Deferred, lack of quorum vote.

April 2 ----- Deferred for 1 month and a committee appointed to study site selections and EIS.

May 7 ----- Recommended approval with 11 conditions.

June 18 ----- Request received for reconsideration of conditions #4 and #11. Action deferred to July 2 for communication to the State Land Use Commission.

July 2 ----- Planning Commission unable to achieve a majority vote to reconsider the two conditions.

RECEIVED

JUL 15 1975

PUBLIC HEARINGS
PLANNING COMMISSION

State of Hawaii
LAND USE COMMISSION

NOTICE IS HEREBY GIVEN OF public hearings to be held by the Planning Commission of the City and County of Honolulu:

PLACE: Planning Conference Room, City Hall Annex, Honolulu
DATE: July 16, 1975 (Wednesday)
TIME: 1:30 p.m.

or as soon thereafter so that all interested persons shall be afforded a reasonable opportunity to be heard, to consider under the provisions of Section 5-406 of the Charter of the City and County of Honolulu, the following requests:

1. WAHIAWA-WHITMORE VILLAGE & MAPUNAPUNA-FORT SHAFTER--General Plan Amendment (309/C2/35-RP and 344/C2/4-RP)

Requester: Department of Public Works, City and County of Honolulu

Landowners: (1) Castle and Cooke, Inc.
(2) Department of Land and Natural Resources, State of Hawaii

Location: (1) On the Waianae side of Wilikina Drive, approximately two miles north of Wahiawa Town
(2) On the mauka side of Kamehameha Highway, about one thousand feet ewa of the Middle Street intersection, in Honolulu

Tax Map Keys: (1) 6-5-02: portion 1 and 26, and
7-1-01: portion 1
(2) 1-1-06: portion 3

Affected Areas: (1) 9.7 acres
(2) 5.7 acres

PROPOSAL: To change the currently designated use for each of the above-described sites to Public Facility use in order to permit the establishment of the following:
(1) A landfill operation to handle demolition material and tree trimmings, and a transfer station operation at Wahiawa.
(2) A refuse processing and transfer station operation at Shafter Flats.

2. WAHIAWA--Planned Development Housing (75/PDH-5) (SM)

Applicant: Quality Pacific Homes Corp.
Landowner: Hawaiian Trust Company for the M.T. Hopper Estate
Location: Wahiawa
Tax Map Keys: 7-5-27: 1 & 3 and 7-5-15: 1
Area: 22.691 acres
PROPOSAL: Planned Development-Housing application for 154 condominium townhouse units

3. A PROPOSED ORDINANCE TO AMEND ORDINANCE NO. 3891 BY ADDING TWO CONDITIONS RELATING TO TRANSFER OF RIGHTS AND TIME LIMIT REFERRING TO THE WAOKANAKA PD-H IN NUUANU (INITIATED BY CITY COUNCIL, COMMITTEE REPORT NO. 568)

4. ALIAMANU-SALT LAKE--General Plan Amendment (302/C3/3 (WPE))
Requester: Donald K. Iwai, Attorney and Agent for International Development Co.
Landowners: International Development Company
Henry E. Damon
Location: Salt Lake, Moanalua
Tax Map Key: 1-1-63: Portions of 1, 6 and 7
Area: Approximately 10.02 acres
PROPOSAL: To amend the Aliamanu-Salt Lake Detailed Land Use Map and Development Plan by redesignating approximately 4.05 acres of Medium Density Apartment and Residential designated land to Street use in order to relocate the planned Ala Napunani Street-Moanalua Road connection to the existing Ala Aolani Street interchange and to accommodate the resultant realignment of Ala Napunani Street extension, and by deleting approximately 5.97 acres of local streets shown on the Detailed Land Use Map and Development Plan as branching off the Ala Napunani Street extension and redesignating these areas to the same use as the abutting properties.

Maps showing the general locations and boundaries of the areas under consideration are on file in the office of the Department of General Planning at the Honolulu Municipal Building, 650 South King Street, 8th floor, and are available to the public for inspection during office hours.

All protests against, or suggested changes to, the above requests should be filed in writing before the date of the public hearing or presented in person at the time of the public hearing.

PLANNING COMMISSION

RANDALL KAMIYA
Chairman

By
ROBERT R. WAY
Chief Planning Officer

For advertisement on
Sunday, July 6, 1975

June 23, 1975

Mr. Robert R. Way
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Way:

This is in response to your letter of June 19, 1975 relative to SP75-205, City and County of Honolulu Building Department. Upon your request, the Land Use Commission is withdrawing SP75-205, City and County of Honolulu Building Department, and returning said file to your office for your reconsideration.

Should you have any questions, please feel free to call on us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

bcc: G. Moriguchi, Land Utilization

LUC- 6-24-75

1773

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

74/SUP-2 (CS)

June 19, 1975

via State Messenger

Mr. Eddie Tangen, Chairman
State Land Use Commission
Kamamalu Building
Honolulu, Hawaii

RECEIVED

JUN 20 1975

State of Hawaii
LAND USE COMMISSION

Dear Mr. Tangen:

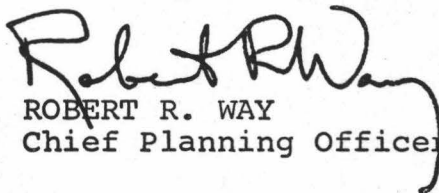
Request for a State Special Use Permit for a
Police and Fire Training Facility at Waipahu

The Planning Commission has received new information from Francis Keala, Chief of Police, regarding the Police/Fire Training Facility Special Use Permit application. This information was received on June 17, 1975, and the Planning Commission will require additional time to consider the police request. We are enclosing a copy of Chief Keala's letter for your information.

We recognize that the State Land Use Commission needs to act on a Special Use Permit within 45 days after receipt of the Planning Commission's decision which would mean an action on your part by the end of this month.

In light of this new information, the Planning Commission would like the opportunity to reconsider the "conditions" at their meeting on July 2, 1975.

Sincerely,


ROBERT R. WAY
Chief Planning Officer

RRW:mk
Enclosure

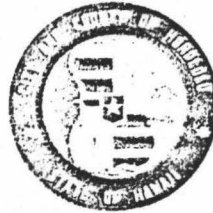
D61475-1652
File

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96814

FRANK P. FASI
MAYOR

RICHARD K. SHARPLESS
MANAGING DIRECTOR



FRANCIS KEALA
CHIEF

EUGENE FLETCHER
DEPUTY CHIEF

RECEIVED

JUN 20 1975

OUR REFERENCE BS-FO:EBF-GS

YOUR REFERENCE

State of Hawaii

June 16, 1975 LAND USE COMMISSION



TO : PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU
FROM : FRANCIS KEALA, CHIEF OF POLICE
SUBJECT: POLICE/FIRE TRAINING FACILITY

On May 7, 1975, the Planning Commission voted to recommend acceptance of the Director of Land Utilization's recommendation to approve a request for a State Special Use Permit for a Police and Fire Training Facility at the Waipahu Incinerator site. The approval was conditional upon a number of special conditions, including a prohibition on having a firing range at the site and requiring that parts of the facility be available for community use when not in use for training purposes.

We wish to advise you that a training facility on the site, under the conditions imposed, would be of only limited value to this Department. We do not feel that it would be adequate for our purposes and would not warrant the expenditure of funds to develop a facility of such limited utility.

It appears that there may have been some misunderstanding concerning a statement by Major Bernard Suganuma to the effect that "there are numerous days the police could train at Koko Head." This apparently gave the impression that it would be feasible to combine firearms training at Koko Head with other training at the Waipahu site. This is not correct. The problem lies, not in availability of the Koko Head facility for training purposes, but in the logistics of attempting to conduct training of recruits at facilities almost 30 miles apart.

Attempting to conduct firearms training at Koko Head with our training facility located in Waipahu would result in greater loss of time and less effective use of personnel and equipment than under our present circumstances wherein we utilize classrooms at the Pawaa Annex and at Fort Ruger.

RECEIVED
JUN 17 AM 11:31
DEPT. OF PLANNING
& CHONOLULU

Problems which will result in increased loss of effectiveness under the proposed arrangement include the storage and security of weapons, transportation of weapons to and from the Koko Head range, proper cleaning and maintenance of the weapons, and man-hours lost in travelling between training facilities and the firing range.

Because the Koko Head range is isolated and out of the way and security for weapons storage is inadequate and poor, our weapons are not stored there. They are stored at our Supply Room, which opens at 0745 hours and closes at 1630 hours. The drive from the Supply Room to the range is about 30 minutes. Cleaning and oiling these weapons at the end of the day takes about another 30 minutes. More than an hour and a half of training is lost each day because of these conditions which limit the number of people that can be trained each day. With a lesser amount of people who can be trained daily, training is stretched out over a longer period of the year than necessary and desirable. We presently are in once a year firearms training. We would like to increase firearms proficiency but cannot do so because much time is lost in transporting of weapons back and forth.

If the range is located at the training facility, an armory safe for weapons storage could be built. The elimination of the weapons security and transportation problem would afford us much time for firearms training.

A range within the training facility could also improve manpower needs. At present there are only three firearms instructors for our 1,500-man police force. If all training was centralized, supervision and overall control of all training personnel could be facilitated. If an illness occurs within the section, a substitute could be quickly made available and delay for a replacement would be at a minimum.


We conferred with Mr. Walter Tagawa, project architect, on the possible feasibility of enclosing and sound proofing the firing range. Mr. Tagawa, who first reported the enclosing of the range would be economically unfeasible, said that if the rifle range was eliminated the cost of putting the range indoors and sound proofing it could be drastically cut. The rifle range as originally planned was 200 yards long and 80 feet wide. The berms surrounding the rifle range are 30 feet high with earth piled all around.

Mr. Tagawa said all firearms training could be concentrated in the pistol range. The enclosed and sound proof range would still be the same size as originally planned. It would have the same number of firing points.

He also mentioned that the cut down versions of rifle ranges can be built indoors without running up the cost. He said that the army has built on Maui, and is building at Fort DeRussey, a 1,000-inch indoor sound proof rifle range. The army has put these ranges to great use. They even use these ranges for M-16 rifle practices, but fire only on non-automatic. The range, if allowed at Waipahu, can be built with specifications to accommodate M-16 rifle practice. Our all-purpose range would be 50 yards long. Mr. Tagawa claims an indoor range could meet all the required noise control standards.

We urge that you reconsider the condition of having no firing range at the police training facility and permit us to build a shorter firing range that would be enclosed.

We also request that you delete the condition requiring that the facility be available for community use. We feel that our utilization of the facility will leave very little time when it is not being used for training purposes. Further, problems of securing the facility against vandalism, and difficulties of scheduling and resolving conflicts are likely to create problems and community resentment which will be detrimental rather than beneficial to police-community relations.



FRANCIS KEALA
Chief of Police

cc: Robert R. Way, Chief Planning Officer
Ernest T. Yuasa, Director and Building Superintendent

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH

P.O. Box 3378
HONOLULU, HAWAII 96801

June 25, 1975

7132
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

RECEIVED
JUN 27 1975
State of Hawaii
LAND USE COMMISSION

MEMORANDUM

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

From: Chief, Environmental Protection & Health Services Division

Subject: Application for Boundary Amendments
File No: SP75-205 - *C&C Building Dept*

Staff comments and concerns have been expressed in the
draft Environmental Impact Statement review.

A handwritten signature in black ink, appearing to read "Shinji Soneda", is written over a horizontal line.

SHINJI SONEDA

7/24
DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

74/SUP-2 (CS)

June 19, 1975

RECEIVED
JUN 20 1975

State of Hawaii
LAND USE COMMISSION

via State Messenger

Mr. Eddie Tangen, Chairman
State Land Use Commission
Kamamalu Building
Honolulu, Hawaii

Dear Mr. Tangen:

Request for a State Special Use Permit for a
Police and Fire Training Facility at Waipahu

As per your recent telephone request, we are transmitting
herewith the following documents:

Building plans (Exhibit A)
Environmental Impact Statement
Site Selection Study
Basis for Request to Amend the General Plan
Agency comments and copies of original responses

Sincerely,

Handwritten signature of Robert R. Way in black ink.
ROBERT R. WAY
Chief Planning Officer

RRW:mk
Encls.

Meeting of the Planning Commission

DATE: June 18, 1975
TIME: 1:30 p.m.
PLACE: City Hall Conference Room
City Hall Annex
Honolulu, Hawaii

RECEIVED
JUN 19 1975

State of Hawaii
LAND USE COMMISSION

ADDENDUM

REQUEST FOR RECONSIDERATION:

5. WAIPAHAU-WAIPIO PENINSULA--Special Use Permit (74/SUP-2) (CS)
Applicant: Building Department, City & County of Honolulu
Landowner: City & County of Honolulu
Location: Waipio Peninsula--Waipahu
Tax Map Key: 9-3-02: portion of 9
Area: Approximately 15 acres
DP/DLUM: None adopted
Existing Use: Vacant
Zoning: AG-1 Restricted Agricultural District
General Plan: Public Facility
State Land Use: Agriculture
REQUEST: A Special Use Permit for the City & County of Honolulu to construct and operate a police and fire training facility within an AG-1 Restricted Agricultural District.

REMARKS: Public hearings held:
January 29, 1975 - closed - deferred for 15-day statutory requirement.
February 26, 1975 - Deferred for field trip.
March 12, 1975 - Deferred - lack of quorum vote.
April 2, 1975 - Deferred for 1 month and a committee appointed to study site selections and EIS.
May 7, 1975 - Recommended approval with conditions.

Meeting of the Planning Commission

DATE: June 18, 1975
TIME: 1:30 p.m.
PLACE: City Hall Conference Room
City Hall Annex
Honolulu, Hawaii

RECEIVED
JUN 19 1975

State of Hawaii
LAND USE COMMISSION

ADDENDUM

REQUEST FOR RECONSIDERATION:

5. WAIPAHU-WAIPIO PENINSULA--Special Use Permit (74/SUP-2) (CS)
Applicant: Building Department, City & County of Honolulu
Landowner: City & County of Honolulu
Location: Waipio Peninsula--Waipahu
Tax Map Key: 9-3-02: portion of 9
Area: Approximately 15 acres
DP/DLUM: None adopted
Existing Use: Vacant
Zoning: AG-1 Restricted Agricultural District
General Plan: Public Facility
State Land Use: Agriculture
REQUEST: A Special Use Permit for the City & County of Honolulu to construct and operate a police and fire training facility within an AG-1 Restricted Agricultural District.

REMARKS: Public hearings held:
January 29, 1975 - closed - deferred for 15-day statutory requirement.
February 26, 1975 - Deferred for field trip.
March 12, 1975 - Deferred - lack of quorum vote.
April 2, 1975 - Deferred for 1 month and a committee appointed to study site selections and EIS.
May 7, 1975 - Recommended approval with conditions.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

629 POHUKAINA STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR



GEORGE S. MORIGUCHI
DIRECTOR

WILLIAM E. WANKET
DEPUTY DIRECTOR

74/SUP-2 (LH)

April 17, 1974

MEMORANDUM

TO : HEALTH, DPW (ENGINEERING), BWS, SEWERS, DOTS, DOT
ATTN. :
FROM : WILLIAM E. WANKET, DEPUTY DIRECTOR
SUBJECT: REQUEST FOR COMMENTS

Attached for your review and comment is a request for a State Special Use Permit.

We would appreciate your comments with respect to the impact of the proposal on the public facilities and services which are planned or provided by your department.

Any additional comments you may have will be most helpful to us in making our final recommendation.

If you should have any questions or need additional information, please contact Mr. Carl Smith of our staff at 546-8042.

Very truly yours,

WILLIAM E. WANKET
Deputy Director

WEW:au

Attach.: Plans for facilities

FILE COPY

SUMMARY DESCRIPTION

Applicant: Building Department, City and County of Honolulu

Request: State Special Use Permit

Location: Waipahu

Tax Map Key: 9-3-02: portion of 9

Existing Zoning: AG-1 Restricted Agricultural District

General Plan Designation: Public Facilities and Utilities

State Land Use Classification: Agriculture

Area: 15 acres

Proposal: To construct fire and police training facilities

DEPARTMENT OF LAND UTILIZATION REMARKS:

(Department)

Comments:

(By)

(Date)

SUMMARY DESCRIPTION

Applicant: Building Department, City and County of Honolulu

Request: State Special Use Permit

Location: Waipahu

Tax Map Key: 9-3-02: portion of 9

Existing Zoning: AG-1 Restricted Agricultural District

General Plan Designation: Public Facilities and Utilities

State Land Use Classification: Agriculture

Area: 15 acres

Proposal: To construct fire and police training facilities

DEPARTMENT OF LAND UTILIZATION REMARKS:

74 MAY 17 PM 4:13

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DEPT. OF LAND
UTILIZATION
C & C HONOLULU

Department of Transportation
(Department)

Comments:

The subject request does not affect our transportation program. Thus,
we have no further comments.

Cherry Lane 5/14/74
(By) (Date)

2001
L46/74-1918

74/SUP-2
(Folder No.)

Pf. 2080-74

SUMMARY DESCRIPTION

Applicant: Building Department, City and County of Honolulu

Request: State Special Use Permit

Location: Waipahu

Tax Map Key: 9-3-02: portion of 9

Existing Zoning: AG-1 Restricted Agricultural District

General Plan Designation: Public Facilities and Utilities

State Land Use Classification: Agriculture

Area: 15 acres

Proposal: To construct fire and police training facilities

DEPARTMENT OF LAND UTILIZATION REMARKS:

Transportation Services

(Department)

Comments: The department recommends Waipahu Depot Road fronting the proposed training facilities site be improved with a 24-foot wide pavement.

DEPT OF
LAND UTILIZATION
C & C HONOLULU

JUN 25 PM 12 11

RECEIVED

C. J. Nolan 6/24/74
(By) (Date)

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA
POST OFFICE BOX 3410
HONOLULU, HAWAII 96843



RECEIVED

244/74-1230
JOHN HENRY FELIX, Chairman
STANLEY S. TAKAHASHI, Vice Chairman
GEORGE APDUHAN
~~XXXXXXXXXX~~
WALTER D. HOWARD
ROBERT H. ROTZ
E. ALVEY WRIGHT
Edward Y. Hirata
~~XXXXXXXXXX~~
Manager and Chief Engineer

April 22, 1974

'74 APR 24 PM

DEPT. OF LAND
UTILIZATION
C & C HONOLULU

Department of Land Utilization
City and County of Honolulu
Honolulu, Hawaii

Gentlemen:

Subject: Ref. 74/SUP-2 (LH)

The Board has no objections to this request for a Special Use Permit. Our water facilities in the area are adequate to serve the fire and police training facilities proposed.

Very truly yours,

Edward Y. Hirata
Manager and Chief Engineer

RECEIVED

74 MAY 7 PM 1:05

74/SUP-2
(Folder No.)

SUMMARY DESCRIPTION

Applicant: Building Department, City and County of Honolulu

Request: State Special Use Permit

Location: Waipahu

Tax Map Key: 9-3-02: portion of 9

Existing Zoning: AG-1 Restricted Agricultural District

General Plan Designation: Public Facilities and Utilities

State Land Use Classification: Agriculture

Area: 15 acres

Proposal: To construct fire and police training facilities

DEPARTMENT OF LAND UTILIZATION REMARKS:

Health
(Department)

Comments:

We recommend the approval of this change in zone provided the premises are connected to the public sewerage system.

Harold B. Quisenberry Jr. May 2, 1974
(By) (Date)

LU5/74-1546

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR



KAZU HAYASHIDA
DIRECTOR AND CHIEF ENGINEER

401.14-0467

May 17, 1974

TO: MR. GEORGE S. MORIGUCHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KAZU HAYASHIDA, DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF PUBLIC WORKS

SUBJECT: YOUR LETTER OF APRIL 17, 1974, RELATING TO A STATE SPECIAL
USE PERMIT (74-SUP-2)
TAX MAP KEY: 9-3-02: por. 9

We have no objections to permitting the construction of fire
and police training facilities on this site.

A handwritten signature in dark ink, appearing to read "Kazu Hayashida", written in a cursive style.

KAZU HAYASHIDA
Director and Chief Engineer

DEPT OF
LAND UTILIZATION
C & C HONOLULU

1974 MAY 21 PM 1 25

RECEIVED

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA

POST OFFICE BOX 3410

HONOLULU, HAWAII 96843

RECEIVED



'74 MAY 15 PM 4:23

DEPT. OF LAND May 13, 1974
UTILIZATION
C & C HONOLULU

L45/74-1500
JOHN HENRY FELIX, Chairman
STANLEY S. TAKAHASHI, Vice Chairman
GEORGE APDUHAN
EDWARD Y. HIRATA
WALTER D. HOWARD
ROBERT H. ROTZ
E. ALVEY WRIGHT
EDWARD Y. HIRATA
Manager and Chief Engineer


SP 74-217

TO: Mr. George S. Moriguchi, Director
Department of Land Utilization

FROM: Edward Y. Hirata
Manager and Chief Engineer

SUBJECT: Your Letter of April 17, 1974, Number 74/SUP-2 (LH)
Relating To State Special Use Permit
Tax Map Key: 9-3-02: portion of 9
Applicant: City and County of Honolulu

Sanitary sewerage facilities are presently inadequate. However, we have no objection to the proposed Special Use Permit being issued provided the applicant agrees not to connect to the existing sewers until the Honouliuli Sewer System has been constructed. Barring any unforeseen delays, the Honouliuli Sewer System should be completed and in operation by 1980.


EDWARD Y. HIRATA
Manager and Chief Engineer

RECEIVED

1974 MAY 23 PM 4 16

DEPT OF
LAND UTILIZATION
C & C HONOLULU

May 21, 1974

TO: Mr. Edward Y. Hirata, Manager and Chief Engineer
Board of Water Supply

FROM: Ernest T. Yuasa
Director and Building Superintendent

SUBJECT: Fire and Police Training Facilities
State Special Use Permit
Tax Map Key: 9-3-02: portion of 9
Applicant: City and County of Honolulu

Your memorandum dated May 13, 1974 to the Department of Land Utilization indicated that the sanitary sewerage facilities are not adequate to handle the subject development.

Because of the great need of a training center for the Departments of Police and Fire, we request that an interim sewer connection be granted for the proposed project.

The nature of the center will be that of a training academy with classrooms, gymnasium, training pool, outdoor fire training area, firing range, canine training building, driver training course and drill field with helicopter landing pad. A great portion of the site will be developed as landscaped open space.

The training facilities will be used primarily during the hours of 8:00 a.m. to 4:00 p.m. The approximate average sewage flow is 0.006 mgd. Construction of the first phase of the project is expected to be completed in December, 1976.

Mr. Edward Y. Hirata
Page 2
May 21, 1974

It is earnestly hoped that you will reconsider and resubmit a favorable report to the Department of Land Utilization.

Ernest T. Yuasa

ERNEST T. YUASA
Director and Building Superintendent

TH:jo

cc: Dept. of Land Utilization (Carl Smith)
Group Architects Collaborative, Inc.
J. Harada

L46/74-1847

SP 74-245

June 13, 1974

TO: Mr. Ernest Y. Yuasa, Director and Building Superintendent
Building Department

FROM:: Edward Y. Hirata, Manager and Chief Engineer

SUBJECT: Your Memorandum of May 21, 1974 Relating to State Special
Use Permit to Construct and Operate Fire and Police
Training Facilities

In our discussion with Mr. Takashi Higa of your staff, we informed him that in 1972 the State Department of Health (DOH) directed us that "No increase in flow into the Waipahu Oxidation Ponds by way of additional sewer connections shall be permitted until the level of operation of the stabilization facility under present level of flow has been upgraded...". Because of this, approval from the State Health Department will be required if we are to provide the proposed facility with a sewer connection. Since the problem does not involve the collection system, an interim sewer connection is not a solution.

Attached is a copy of our letter which is being sent to the State Health Department. We are hopeful that the State Health Department will allow us to increase the flow entering the Waipahu Oxidation Ponds. With this understanding, you can design your sewer system to discharge into the Waipahu Sewer System .

E. Y. Hirata

FOR EDWARD Y. HIRATA
Manager and Chief Engineer

Attachment

cc: Mr. George S. Moriguchi with attachment
Department of Land Utilization

DEPT OF
LAND UTILIZATION
C & CHRONOLOG

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May 29, 1974

SP 74-243

Dr. Walter B. Quisenberry
Director of Health
State Department of Health
1250 Punchbowl Street
Honolulu, Hawaii

Dear Dr. Quisenberry:


Subject: Fire and Police Training Facilities State Special Use Permit
Tax Map Key: 9-3-02: portion of 09
Applicant: City and County of Honolulu

The applicant has requested that the proposed facility be allowed to connect to the Waipahu Sewer System. As you may be aware we were directed by your office that "No increase in flow into the Waipahu Oxidation Ponds by way of additional sewer connections shall be permitted until the level of operation of the stabilization facility under the present level of flow has been upgraded...".

Since the proposed facility is essential for the training of fire and police personnel, we would like your permission to allow the applicant to connect to the Waipahu Sewer System.

The estimated flow from the facility is 0.006 mgd and the first phase is scheduled for completion in December, 1976.

Very truly yours,



EDWARD Y. HIRATA
Manager and Chief Engineer

MAI:dn

2 20

'74 AUG 27 AM 10 28

JOHN A. BURNS
GOVERNOR OF HAWAIISTATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801RECEIVED
BD OF WATER SUPPLY

AUG 26 9 04 AM '74

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTHWILBUR S. LUMMIS JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTHRALPH B. BERRY, M.P.H., M.D.
DEPUTY DIRECTOR OF HEALTHHENRI P. MINETTE, M.P.H., DR.P.H.
DEPUTY DIRECTOR OF HEALTH

In reply, please refer to:

File: EPHS-PTR

August 21, 1974

Mr. Edward Y. Hirata
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
P.O. Box 3410

Dear Mr. Hirata:

Subject: Fire and Police Training Facilities - State Special Use
Permit (Sewer Connection to Waipahu Oxidation Pond)

The Department of Health normally does not oppose additional sewer connections to Waipahu Sewer System for such public service facilities as above. However, due to recent public concern over the location of the project site, the Department feels that it would be appropriate to grant the City and County of Honolulu permission to connect into the sewer system only after the ① final Environmental Impact Statement has been completed and accepted, ② location of the facility is absolutely finalized and ③ public concerns within the Waipahu community are resolved.

Very sincerely,

WALTER B. QUISENBERRY, M.D.
Director of Health

SOUNDS LIKE IT WILL BE OK TO CONNECT WHEN IT IS OK TO CONNECT!



EXECUTIVE CHAMBERS
HONOLULU

GEORGE R. ARIYOSHI
GOVERNOR

April 25, 1975

RECEIVED
BUILDING DEPT.
C & C OF HONOLULU
MAY 23 3 37 PM '75
REFERRED TO
Jimmy
5-24-75

Ernest Yuasa
Director and Building
Superintendent
Building Department
City and County of Honolulu
Honolulu, Hawaii 96813

SUBJECT: Environmental Impact Statement for Fire and Police
Joint Training Facility at Waipahu, Oahu, Hawaii

Dear Mr. Yuasa,

Based upon the recommendation of the Office of Environmental Quality Control, I am pleased to accept the subject document as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes and the Executive Order of August 23, 1971. This environmental impact statement will be a useful tool in the process of deciding whether or not the action described therein should or should not be allowed to proceed. My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws, and does not constitute an endorsement of the proposed action.

When you make your decision regarding the proposed action itself, I hope you will weigh carefully whether the societal benefits justify the environmental impacts which will likely occur. These impacts are adequately described in the statement, and, together with the comments made by reviewers, will provide you with a useful analysis of alternatives to the proposed action.

With warm personal regards, I remain.

Yours very truly,

George R. Ariyoshi
GEORGE R. ARIYOSHI

cc: Director, OEQC
Chairman, EQC

File - EIS Police & Fire
Trng. Facilities
x - C&C Hon. Bldg. Dept

July 25, 1974

Ernest T. Yuasa
Director and Building Superintendent
Building Department
City and County of Honolulu

SUBJECT: Draft Environmental Impact Statement for Police
and Fire Training Facilities at Waipahu

Dear Mr. Yuasa,

As of this date, this Office has received sixteen responses to the proposed project. An attached sheet lists the responding agencies.

In our evaluation of the draft EIS (dEIS) and comments provided, this Office finds several areas in which the final EIS should expand discussion. The following comments are offered:

I. INTRODUCTION

This Office recommends the use of a tax map to pinpoint the exact location of the site area. This would avoid confusion. Reference to the Location Map should include the page number. Also, City & County's ownership of the land should be recognized in the second paragraph.

One important part of the dEIS was omitted. A description of the buildings should be included in the final EIS. Information should include building heights, number of buildings, square footage, use of the buildings, and personnel capacity.

Canine training and driver training courses have not been mentioned at all. What kind of training is involved?

Are there going to be any environmental effects, such as noise and air pollution? A discussion of the above subjects should be included in the final EIS.

II. EXISTING CHARACTERISTICS

The dEIS states on page 10, "...proposed training facility would not have any effect on the recreational facilities in the area..." It states further in the dEIS that fire training will be conducted when tradewind conditions are directed towards Pearl Harbor West Loch (page 29). This means smoke will blow over the proposed park. Thus, these statements contradict one another.

Corps of Engineers recommends a discussion of the low-lying area's susceptibility to both tidal and riverine flooding in this section, since it is assumed that land filling elevates the ground and will eliminate some of the flooding.

III. ENVIRONMENTAL IMPACT OF THE PROPOSED ACTION

Most comments received pertain to this section. Please consult individual letter for further information since only a brief summary will be presented.

A. Airborne Emissions

Because burning will be an integral part of the training exercises, a description of the training building, and concrete slab and pit should be provided. Safety precaution measures should be mentioned within the final EIS. Also, this Office recommends emission measurement be taken.

Environmental Center feels that there has been no attempt to quantify emissions. A study of this matter is recommended.

Department of Agriculture recommends that the quantity of fuel consumed for burning exercises be estimated to determine emission values and data.

Department of Health indicates that burning exercises may not comply with present legislation. Although experiments have been conducted, acceptable methods of control are not in sight. A variance might be required. They also point out that complete

combustion of wood will take longer than five minutes.
(p. 15 of dEIS)

Extinguishing agents to be used is another area of concern. Water Resources Research Center at the University of Hawaii points out that any water containing biodegradable and/or non-toxic would constitute pollution since something is added. They further question the composition of the foam which is water soluble and biodegradable. Does it contain nitrates and/or phosphates? Manufacturer's claim does not necessarily mean non-polluting.

Department of Health questions whether bacterial degradation may give rise to odors and other problems from the resulting foam of oil fires. The discharge of this effluent through a storm drainage system may be in violation of State Water Quality Standards and P.L. 92-500.

B. Waterborne Effluents

The statement, "The run-off water from these hose evolutions will not carry any waterborne effluents and therefore would not have any significant environmental effects," does not explain the quantity of run-off which could be a problem if there is significant excess because of the land-fill.

Department of Health finds this section confusing. These questions and factors should be considered. The resulting run-off from hose evolution going into the drafting pit or storm drainage is unclear. This section should also include discharges of sanitary wastes. Since there is a moratorium on new connections to Waipahu oxidation pond, will this delay the project or an on site sewage treatment plant? Canine waste disposal should also be mentioned.

C. Noise Emission

This section has brought substantial comments from other agencies and the Waipahu Community Association. Reference to the appended letters should be made before the final EIS is submitted.

In the Appendix under acoustical data, do the numerical values represent actual noise emission during a practice session? Data for each weapon is noted but

more than one gun will be fired during a practice session and more noise will be produced. Thus, from the given figures, minimum noise factors are represented rather than the maximum. Therefore, a discussion on noise reduction should be included in the final EIS.

University of Hawaii's Department of Engineering discusses this subject in great detail. The major concern is the gunfire noise measurements and impact. Discussion of the design and operational features should be included in the final EIS. (See letter for details.)

Department of Health feels this section should include a discussion concerning night training on firing range and other noise generating activities. All regulations regarding noise must be complied with during construction and operation of this proposed project.

Department of Land and Natural Resources has no objections to the proposed project. However, the Division of Fish and Game requests that the final EIS provide more information of noise impact on the wildlife presently in that area. There is a bird refuge in that area.

The United States Navy finds the noise coverage adequate. But the question of safety is not discussed. They suggest a separate section titled "Safety Aspects" be written in. This Office finds this a very good recommendation and concurs strongly with them.

Waipahu Community Association suggests an alternative to this section. An open invitation at Kaneohe Marine Corps Air Station has been extended to the Police Department for use of their firing range. Has this possibility been checked into?

One additional point concerns the employees who will work there. What will the noise levels be for the workers inside the buildings? Special design is needed to reduce the noise impact.

D. Solid Waste

Since one of the solid wastes will be radioactive, there are a few things that should be noted. The

radiological building must conform to Atomic Energy Commission standards and specifications. If there is more than the regulated quantity permitted, a certified person from AEC must be present to supervise any action. Although this Office realizes that the dEIS states the building is only planned, we feel it is important that some data be given in the final EIS concerning this subject.

Board of Water Supply notes on page 20, the existing 16-inch sewer cannot handle wastes generated because it is a force main. Connection cannot be made to it. Offsite sewer construction is necessary. Thus, it is recommended to discuss this section separately from solid waste to include sewage collection and disposal.

The dEIS states on page 21 that debris from the fire training exercises will be removed to an existing dump area. However, Department of Public Works says the existing dump across from Waipahu Depot Road may not be available for disposal of debris. Under these circumstances, debris will have to be removed to a sanitary landfill.

Department of Health comments that solid wastes resulting from the exercises should be disposed at the incinerator.

E. Resource Depletion

Although the dEIS states that ash residue will be used for landfill, it does not indicate what kind of cover soil will be used. Discussion should be expanded to include the process of packing and filling, the support capacity of the landfill, the elevation of the filled land, and the precautions taken to avoid "fire holes".

Department of Public Works adds useful information concerning a feasible study for refuse power generation in Waipahu area. If the Waipahu site is selected, some adjustment to the project site boundary may be necessary. They also comment on the sewage treatment plant on pages 22, 23, and 25 of the dEIS.

Department of Agriculture proposes another alternative for the land. Without additional fill and grading, the land is suitable for nursery and greenhouse culture.

F. Social and Community Aspects

This Office has found many references made to Report by Tagawa, Yamachi, A.I.A. & Associates, as illustrated on page 25. Please provide this Office with a brief summary or the report itself if it is available.

This section has brought strong criticism from the Waipahu Community Association. Rather than being beneficial to the community, they find it undesirable. (See letter)

IV. UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS

B. Noise Emissions

The discussion on page 33, first paragraph needs improvement. The statement that trainees will be given "full and actual experience of firing a-weapon" and noise is a major consideration is misleading. It is required that all personnel firing a gun must wear an ear protection device to avoid hearing loss. The other alternative mentioned is to enclose the range. This would allow some safety and noise control. If the two alternatives are "last resort", then what are other reasonable alternatives? These other alternatives should be included in the final EIS.

VII. ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION

Although the proposed facility is committed for specific use in a period of twenty years, the dEIS seems to indicate that the facility will be permanent.. The projected time period seems rather short for a major facility.

Additional comments from this Office

There are a few questions and points that this Office feels should be addressed. Cost of the project should be mentioned. How many people will this facility accomodate? Impact on wildlife in the area needs discussion. Footnotes need page numbers. Are there any historical or archeological sites? This must be documented. Also, Environmental Center comments on the numerous grammatical errors. We recommend editing.

Page 7
July 25, 1974

RECOMMENDATIONS

We recommend that (1) written responses be sent to all commentators including this Office, indicating how specific concerns were considered, evaluated and disposed; (2) all comments and your responses should be incorporated as an appendix to the final EIS; and (3) a copy of the final EIS should be sent to those individuals that provided substantive comments to the draft EIS.

We trust that these comments will prove to be helpful to you in preparing the final EIS. Thank you for the opportunity to review the draft EIS. Also thank you for the extension granted in order to do a complete review.

Sincerely,

Richard E. Marland
Interim Director

Attachment

ATTACHMENT

List of Responding Agencies

Federal

| | |
|------------------------|---------------|
| U.S. Navy | July 3, 1974 |
| Department of the Army | |
| (Corps of Engineers) | July 3, 1974 |
| *Department of Army | July 10, 1974 |

State

| | |
|--|---------------|
| UH Water Resources Research Center | June 25, 1974 |
| *Department of Planning & Economic Development | June 27, 1974 |
| Department of Land and Natural Resources | July 3, 1974 |
| Department of Agriculture | July 9, 1974 |
| Department of Health | July 9, 1974 |
| Environmental Center | July 15, 1974 |
| UH Department of Mechanical Engineering | July 5, 1974 |
| *Department of Transportation | July 18, 1974 |

City & County

| | |
|--|---------------|
| *Department of Transportation Services | June 26, 1974 |
| Board of Water Supply | July 1, 1974 |
| Department of Public Works | July 5, 1974 |
| Department of Land Utilization | July 10, 1974 |

Private Organizations

| | |
|-------------------------------|---------------|
| Waipahu Community Association | July 15, 1974 |
|-------------------------------|---------------|

*Offers no comments

September 4, 1974

Mr. Richard E. Marland, Interim Director
Office of Environmental Quality Control
550 Halekauwila St. Room 301
Honolulu, Hawaii 98613

Dear Mr. Marland,

I have reviewed a copy of the "Draft Environmental Impact Statement for the Proposed Fire and Police Training Facilities" submitted by the City and County of Honolulu Building Department, and would appreciate it if the following questions and comments would be considered during the review.

USE OF HELICOPTERS

- 1) The EIS states that helicopters landing on the heli-pad would occur only during emergencies and not during training exercises. What events would constitute such emergencies?
- 2) The goal of the proposed facility is to provide a complete training complex which will accommodate the development of all possible knowledge and techniques of the training of firefighters and law enforcement officers. Does this training include high rise fires? Would such a facility such as a mock high rise structure be vital for such training? Would helicopters also be used?
- 3) Two statements seem inconsistent:

"With the exception of the helicopter (which will land at the site only for emergency purposes and not for training exercises..." p. 19

"The sources of noise emissions resulting from training exercises are: a) Gunfire, b) Pumper trucks, c) Helicopters..."

COMMITMENT TO THE FUTURE

- 1) The facility is planned to be useful for at least 20 years. What new type of equipment and techniques are being presently considered for this site? The EIS fails to provide such a list. What will be the environmental impacts of these techniques?
- 2) The facility will occupy 14 acres out of the 100 acres available in the area. By committing ourselves to this training facility, the area will soon house the ash disposal site, the incinerator, and the training center. What other type of public facility would be compatible with these undesirable facilities? Will we have committed ourselves to only permitting a limited type of facilities on the remaining 86 acres? What is the full, long range impact of permitting this training center to the area?

3) The EIS argues that the training facility would not adversely affect or hinder the development of the planned regional park in the same area. However, it fails to convince anyone that open air burning of oil and other fuel, a radiological building, and gunfire from such weapons as the AR-15 would not adversely affect the users of this park. The facility commits the area to a certain limited land use, but this impact has not been addressed.

NOISE

1) In the noise survey in the appendix of the EIS, sounds were measured with an impulse precision sound level meter. In the CZC, Section 21-232, "sounds of short duration, as from forge hammers and punch presses, which cannot be measured accurately with a sound level meter, shall be measured with the impact noise analyzer..." If gunfire belongs to the same category as "sounds of short duration" should not an impact noise analyzer be used in this case?

2) How does the noise to be generated from the training facility compare to the new noise emission standards that were just approved this year?

3) How heavily will the firing range be used? # of rounds of firing per day?

4) Does gunfire travel a longer distance when it is fired with the direction of the wind? Will target practice be postponed during kona winds?

SMELLS

Presently, Wailani subdivision residents suffer from smells generated from the incinerator and the settling ponds during kona weather. The EIS fails to mention the potential smells that would result from the training facility. What types of smells could be expected from 1) the burning of various fuels, 2) the extinguishing materials, 3) the sump pit? According to the EIS, the Waipahu area experiences kona weather 25% of the time.

FILL

1) Fill is planned to be added to build up the low lying area. What has been the historical success or failure in the use of such materials? Has any complications or extra expense resulted?

2) 24,000 cubic yards of top soil is proposed for the landscaping of the site. How many truck trips could this be translated into? The daily refuse truck traffic already taxes Farrington Highway and adds noise to the residents who live adjacent to the highway.

3) How stable will the fill be? Could it support such a critical structure as the radiological building?

RADIOLOGICAL BUILDING

Would a separate EIS be necessary prior to the construction of this building? What is the purpose of such a building to be included in the training facility? What is the potential danger of locating such a building next to a firing range where ricocheting bullets might fly?

OTHER COMMENTS

The EIS states that "purchase of any equivalent amount of land in an industrial type of area at market prices could mean costs of approximately 7 million dollars." Where is the documentation for this statement? Why was an industrial type land used for the study? The Waipahu site is located on Ag - 1 zoned, Public Facility general planned land.

The location map on page four neglects to label the residences situated between Farrington Highway and the Ted Makalena Golf Course. These residents would be directly affected by this facility.

One of the central arguments showing the need for such a training facility is that it will help to solve the present scheduling problem. The projected maximum frequency of all the burning exercises is six drills a day, or a total of 36 minutes per day. Is it difficult to schedule for this?

Would there be any kind of scheduling problem if no exercises involving smoke emissions will be held during adverse wind conditions? Prevailing winds blow only 75% of the time.

Why must the firing range be out in the open? Under actual conditions, aren't a lot of firing done indoors; therefore if they want to create a realistic condition, perhaps an enclosed firing range might be appropriate.

How many new governmental service positions will result from opening this facility?

The EIS fails to show any real benefit to the residents of Waipahu for locating a training facility in their neighborhood. The only argument is that the entire island would benefit, ergo, Waipahu will too. Such statements as:

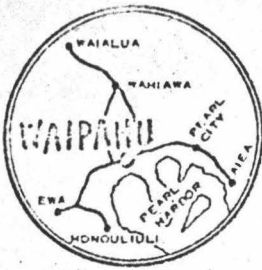
"the proposed training facility can be expected to be an improvement to the aesthetic quality of the present dump area..."

does not belong in an EIS.

This concludes my questions and comments. I appreciate the opportunity to comment on this environmental impact statement. Thank you.

Sincerely yours,

John Moriyama
John Moriyama
P.O. Box 1095
Waipahu, Hawaii
96797



Waipahu Community Association

HONOLULU SAVINGS AND LOAN BUILDING
94-229 WAIPAHU DEPOT STREET
WAIPAHU, HAWAII 96797

TELEPHONE 677-4950

July 15, 1974

Mr. Ernest T. Yuasa,
Director and Building Superintendent
Building Department
City and County of Honolulu
Honolulu, Hawaii 96813

Dear Mr. Yuasa:

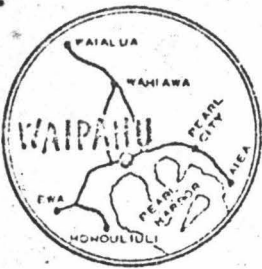
Subject: Fire and Police Training Facility at
the Waipahu Incinerator Site.

We have carefully reviewed your letter of response dated May 13, 1974 and the accompanying Environmental Impact Statement in regards to the above subject matter. While many of your comments are true and worthy of this community's consideration, we do not agree that the points made are the only ones to be considered. With all due respect for your findings, our review of the matter reveals that there are much deeper and underlying problems and possibilities open for further study.

Both the letter and the Environmental Impact Statement indicate that the main concern is the centralization of the Fire and Police Training Facilities. The need as described is a matter for conjecture, particularly if there is any doubt in regards to the monetary savings and undesirable impact on the communities involved. Bearing this in mind, we begin by referring to the statement, bottom, page 3, of the Environmental Impact Statement: "... an extensive evaluation of possible alternative sites have resulted in the selection of the proposed Waipahu site."

Even as this evaluation and selection were in progress, the Waipahu community was naively dreaming of the sanitary landfill (dump) area on West Loch including the 15 acres now under discussion, as the possible site of the much needed Regional Park. Young Suk Ko, Director of the Department of Recreation, indicated in a letter addressed to you, dated April 4, 1974, that there was such a long range plan to develop the park that he did not feel that the proposed subject facilities would adversely affect the plans.

However, on site evaluations and conversations by and between state officials and representatives of the Waipahu Community Association reveals that the sanitary landfill area may indeed be unsuitable for park consideration due to the danger inherent in continuous deep burning and smoldering



Waipahu Community Association

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TELEPHONE 677-4950

Mr. Ernest T. Yuasa,
C/C Honolulu Pg. Two of Five
July 15, 1974

of underground dump materials beneath the landfill crust. This may then leave for park use ONLY the 15 acres you propose to undertake for the subject facilities, with perhaps many years hence the obtaining of beach areas further out on the peninsula! Middle Loch can hardly be considered, for not only is it being used by the Navy, but it is receiving the run-off waters of the sewage treatment plant.

Not being taken away"

Even though the subject side, zoned Agriculture, is only designated on the Oahu General Plan as "Public Facility", there were plans made for development of a park. Though, not as specifically indicated for park use as was the Koko Head site, we feel we are entitled to the same consideration and right to object to its being taken away from us as was given the citizen committees of Koko Head, or any other community who did not welcome the subject facilities within their midst.

There are several glaring, undesirable aspects glossed over by the Environmental Impact Statement:

1. A. Reference is made on pages 18, 21, 24 and 45 for the use and disposition of debris and solid waste materials. Utilizing ash and refuse residue from the adjacent incinerator to raise the land elevation may be a noble gesture, but once completed, the problem of the disposal of waste materials will be compounded by the addition of another facility unfortunately bound to be categorized the same as the unwanted and undesirable incinerator.

And where is this waste to go? Indications are, it will be disposed of onto the adjacent and existing dump area across Waipahu Depot Road. It is questionable how this fits in with any community plans for a park in, near or throughout that area!

Better use term "afterburner"

In regards to sewage disposal, the State Department of Health is at present not permitting further hookups to the existing sewage system. Indications are that the C/C of Honolulu may be faced with the need to construct more ponds. This they may well not be able to do unless the Navy, who controls the land, and the community which is already disenchanted with the sewage facilities in its midst, permits them to do so. Already, housing developments and schools are being faced with the unavailability of sewage hook-ups and the subject facility will only compound the problem.

B. Reference to smoke emissions on pages 28, 29 and 30 lead to the possibility of the addition of an incinerator should certain control measures fail. The Waipahu Community feels it doesn't need another incinerator -- for whatever reason! One fiasco of that sort is enough!

It should also be pointed out that any open burning may result in a great amount of inconvenience to the subject facility. A recently enacted law forbids such without a permit. So far as is known, only Campbell Industrial Park is exempt.



Waipahu Community Association

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Mr. Ernest T. Yuasa
C/C Honolulu Pg. Three of Five
July 15, 1974

C. Noise, page 19 and traffic, pages 14, 20, 26 and 27 are considerations that unless tests for which are made under actual conditions, may prove invalid. It is to be assumed that dogs will be the least of the problems since the very nature of their work precludes their silence except under certain necessary conditions. Gunfire, muffled, would probably not affect the ears, though it well might affect the nerves of many because of what it represents.

However, trucks, automobiles and helicopters are all LOUD noise producers. In addition, trucks and automobiles will be expected to use the narrow Waipahu Depot Road. Already overburdened by trucks, cars and garbage trucks going to and from the incinerator, in the light industrial area, and of necessity lined with parked cars of industrial workers. The street is barely passable. Add to this an additional 100 to 150 vehicles moving in and out, morning and evening, plus heavy fire equipment whose very weight creates a rumble wherever they go, and the picture is one of noisy chaos.

In addition, traffic in Waipahu Town is increasing daily and can be expected to increase even more if and when additional housing is made available. 100 to 150 cars adding to the congestion of Farrington Highway is not felt to be needed. Businesswise, it can be expected that merchants will not benefit to any extent from people not of the area.

Helicopters cannot be expected to add anything to the benefit of the townspeople, but WILL produce noise to assault the ears, vibrations to affect television sets and danger to residents (and park users if such is ever developed on West Loch.) With approaches planned for the Pearl Harbor West Loch area, there remains the question, what if "prevailing wind conditions" are not in that direction?

D. Reference is made on page 23 to the possible saving of some 7 million dollars by utilizing the already existing C/C owned land in Waipahu. If saving taxpayer's money is of any concern, the several alternatives that have been, are and will be available free for the use of the police department and as early as September, 1975, for the fire department, should be given more serious consideration. Also a suggestion that helicopters be used jointly with the military be looked into.

On pages 36 and 37, you give reasons for not making use of these alternatives, such as lack of centralized facilities, travel time and scheduling difficulties. May we suggest that perhaps in your desire to build one facility you have not made a really concerted effort to utilize what is available? All classes must be scheduled, regardless of where they are held. Is a firing range for a military policeman that much different from that of a civilian? Perhaps the new planned fire fighting Navy complex might prove adequate for your purposes!



Waipahu Community Association

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TELEPHONE 677-4950

Mr. Ernest T. Yuasa
C/C Honolulu Pg. Four of Five
July 15, 1974

Bids are being accepted now for the building of a complete fire training complex including classrooms at Pearl Harbor by September, 1975, for the specific purpose of training firefighters. It will be built, we are informed, under the strictest of environmental law guidelines and the facilities will be available free for the use of the C/C of Honolulu. The classrooms may also be available for police use.

From the element of time alone, the utilization of these facilities are a much nearer concept. From a monetary standpoint, they can hardly be brushed aside. Undoubtedly the complex will be the best obtainable anywhere and the taxpayers will have already paid for them through federal taxes. Further money from the C/C would not be required.

The C/C facilities as described would necessitate the allocation of a large amount of funds to create a double burden for taxpayers. Furthermore, we feel a 7 or 8 story training structure leaves something to be desired in preparing firefighters for battling 30-story blazes! The use of helicopters and training from this standpoint would seem to be more in keeping with the realities of the problem.

Which takes us to the suggestion for joint use of helicopters with the military. Helicopters use and training, whether for police work or fire fighting, must require a tremendous outlay of money. Heliports, machines, and necessary equipment would, in all probability create a training expenditure far beyond that of which the C/C can cope with. Yet, without it, the C/C can hardly be giving its people the proper protection in regards to high-rise fires!

The police department has had available since last year the use of a pistol and rifle range which they had only to share on a scheduled basis with the military. They would not have to share with civilians as with the Koko Head range. And yet, they have not seen fit to give it maximum use. According to knowledgeable personnel at Kaneohe Marine Corp Air Base, Police Chief Keala was invited as of last year to use that range, but their response has been minimal. As with the fire facilities, the range is free to the C/C of Honolulu.

Another possibility is the range at Schofield in Wahiawa, though personnel contacted there would appreciate more information on group size, targets and equipment required before making a commitment.

With a complex available to firefighters; with a joint helicopter program with the U.S. military possible if it is pursued further; and with classrooms and a range available to the police, all of which would save the taxpayers many hundred of thousands of dollars and keep Waipahu free of another unwanted burden, it would appear that the few other requirements might be minimal.

Policemen have to travel in their cars from some point to some point



Waipahu Community Association

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94-229 WAIPAHU DEPOT STREET
WAIPAHU, HAWAII 96797

TELEPHONE 677-4950

Mr. Ernest T. Yuasa
C/C Honolulu Pg. Five of Five
July 15, 1974

regardless of where it might be. Classes are always subject to scheduling. A gun, and a victim, civilian or military, tend to be aimed toward the same end. It would appear that a central location is not as prime a necessity as we are being led to believe. Oahu by its general characteristics and roadway systems put none of us in a central location unless we never leave the City of Honolulu.

Failing all else, consideration might be given to a suggestion that a request be made to the State of Hawaii for land for subject facility use such as that of Campbell Industrial Park.

We, of the Waipahu Community Association feel that the points made here are worthy of your consideration and that the suggestions are valid means by which the same purposes could be accomplished with a maximum use and minimum outlay of taxpayers money, while sparing the community of Waipahu the undesirability of the subject facility being built in their midst.

Respectfully yours,

hits Shittr

Mits Shito
President

MS:tr

JOHN A. BURNS
GOVERNOR



E. ALVEY WRIGHT
DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

MUNNY Y. M. LEE
DEPUTY DIRECTOR

DOUGLAS S. SAKAMOTO
DEPUTY DIRECTOR

STATE OF HAWAII

DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

ATP 8.2645

July 18, 1974

Dr. Richard E. Marland
Interim Director
Office of Environmental
Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Draft Environmental Impact Statement
Proposed Fire and Police Training Facilities

We have reviewed the subject environmental statement and have no comments to offer as it relates to and affects our Department's transportation program.

Sincerely,

Douglas S. Sakamoto
For E. ALVEY WRIGHT
Director

HEADQUARTERS
FOURTEENTH NAVAL DISTRICT

BOX 110
FPO SAN FRANCISCO 96610

IN REPLY REFER TO:
48:09F:SH:mm
Ser 1913

3 JUL 1974

Dr. Richard E. Marland
Director
Office of Environmental Quality
Control
Office of the Governor
550 Halekauwila Street
Honolulu, Hawaii 96813

Proposed Fire and Policy Training
Center

Dear Dr. Marland:

The Draft Environmental Impact Statement for the Proposed Fire and Police Training Facilities to be located on Waipio Peninsula has been reviewed. The U. S. Navy has property near the proposed site.

A letter to Mr. Ernest T. Yuasa, Director and Building Superintendent, Building Department, City & County of Honolulu, on 9 April 1974 pointed out the importance of lateral safety baffles for the firing ranges and assumed that adequate baffling would be incorporated into the final design.

The question of Noise is covered on pages 31-34 and 48, but the general question of safety aspects of this project, including lateral safety baffles, is not discussed. As a suggestion, it is recommended that a new section (111-G) entitled "Safety Aspects" be written into the Final Environmental Impact Statement.

Thank you for the opportunity afforded for review of, and comments upon, this Draft Environmental Impact Statement.

Sincerely,



L. G. TIMBERLAKE

CAPTAIN, CEC, USN

DISTRICT CIVIL ENGINEER

BY DIRECTION OF THE COMMANDANT



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
BUILDING 96, FORT ARMSTRONG
HONOLULU, HAWAII 96813

PODED-P

3 July 1974

Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control
State of Hawaii
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

We have reviewed the draft Environmental Impact Statement for the Proposed Fire and Police Training Facilities and find it to be thorough and detailed in its discussion of impacts. Our comments are as follows:

a. In the discussion of alternative actions on pages 42 and 43, the statement mentions tidal flooding problems as a reason for eliminating the Waipahu (incinerator site) from consideration. Since the 15-acre recommended site is also a low-lying area in the same general vicinity, its susceptibility to both tidal and riverine flooding might be discussed in Section II Existing Characteristics. It is assumed that the purpose of the proposed filling of low lands described on page 24 is to raise the ground elevation and reduce the probability of flooding.

b. It is not clear why the proposed action is designated a Federal-State one (See "Name of Action" on summary sheet) since the project is for City and County facilities on land owned by the City and County of Honolulu. This apparent inconsistency should be clarified.

Sincerely yours,

ELROY CHINN
Acting Chief, Engineering Division



DEPARTMENT OF THE ARMY
HEADQUARTERS UNITED STATES ARMY SUPPORT COMMAND, HAWAII
APO SAN FRANCISCO 96557

HCFE-PS

10 JUL 1974

Office of Environmental Quality Control
Office of the Governor
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

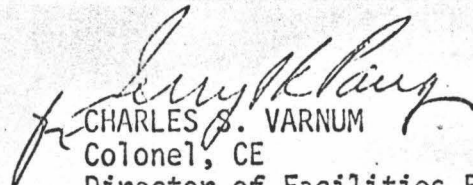
Gentlemen:

We have reviewed the following Draft Environmental Impact Statements:

- a. Proposed City and County of Honolulu Corporation Yard,
- b. Proposed Fire and Police Training Facilities, and
- c. Mahelona Hospital Sewerage System.

We have no comments to offer.

Sincerely,


CHARLES S. VARNUM
Colonel, CE
Director of Facilities Engineering



University of Hawaii at Manoa

Environmental Center
Maile Bldg. 10 • 2540 Maile Way
Honolulu, Hawaii 96822
Telephone (808) 948-7361

Office of the Director

July 15, 1974

MEMORANDUM

TO: Richard E. Marland, Director, OEQC

FROM: Jacquelin N. Miller, Environmental Center *Jm.*

RE: Draft EIS for the Proposed Fire and Police
Training Facilities

The Environmental Center has solicited a review of the above cited environmental impact statement from two members of the University faculty, Drs. John Burgess, Noise Task Force and Anders Daniels, Air Pollution Task Force, of the Environmental Center. The comments of Dr. John Burgess, Department of Mechanical Engineering, are quite detailed and thus are transmitted here in their entirety.

Dr. Daniels comments are confined to the air pollution aspects of the proposed facility:

There are no attempts to quantify the expected emissions from the proposed facilities. This is unfortunate as it is only with such information that one can get a realistic estimate of the resulting concentrations downwind. Since the training exercises to be conducted at the facilities probably are identical to those at similar facilities on the mainland, quantitative emission data are more than likely available. Such data should then be combined with a realistic diffusion model to produce a concentration estimate which, when added to existing air pollution levels, would yield the information necessary for an unbiased evaluation of the air pollution potential of the project.

It is furthermore erroneous to assume as stated on page 31 that "the emissions will not be allowed to exceed

July 15, 1974

State Department of Health standards, and therefore would not reach any harmful level," as emission standards do not necessarily guarantee ambient air quality levels. Such levels are prescribed by the State of Hawaii Air Quality Standards.

It is therefore recommended that a study of the proposed facility be undertaken which produces quantitative estimates of the expected air pollution levels.

The Center is in accord with the opinions expressed by Drs. Burgess and Daniels. In addition to their comments regarding noise and air pollution, some comment on the general presentation of the EIS seems necessary. We realize this is a "Draft" statement and that a review should be an evaluation of the content, not grammatical form of an EIS. However, the number of actual errors in word usage, incomplete sentences, repetition, word omissions, redundancy and inconcisely written text does not generate a positive attitude toward an appraisal of the content of the EIS. We suggest that this EIS be carefully edited prior to preparation of the final statement and that pages, 3, 6, 23, 26, 38 and 39, to mention a few, be examined for grammatical errors.

cc: J. Burgess
A. Daniels



University of Hawaii at Manoa

Department of Mechanical Engineering
Holmes Hall 302 • 2540 Dole Street • Honolulu, Hawaii 96822

July 5, 1974

MEMORANDUM

TO: Dr. Jerry M. Johnson, Acting Director
Environmental Center

FROM: John C. Burgess *JCBurgess*

SUBJECT: Review of Noise Assessment, Draft EIS, Proposed Fire and
Police Training Facilities¹

The draft EIS identifies noise emissions from gunfire, fire trucks, helicopters, dogs, and automobiles as having potential environmental impact. The site recommended, adjacent to the Waipahu incinerator, is stated to be flat, open, and about 1/4 mile downwind (normal trades) from the closest residential area. The draft includes a report on measurements made at the proposed site of noise emissions from gunfire and some vehicles.² The principal conclusion stated is that noise emissions will have a negligible environmental impact on people and animals outside the proposed site. This conclusion appears to be based strongly on a noise consultant's opinion³ that "the highest level of sound at the closest residence would be well within the limitations of the CZC".⁴ The draft also suggests various structural and operational features that can provide noise reduction at locations outside the proposed site.

Summary of Reviewer's Conclusions

1. Gunfire noise measurements reported by the consultant show that two of the three firearms tested probably created noise levels 6 dB and 22 dB in excess of the impact noise limits of the CZC. This opinion is contrary to that of the consultant.

¹Draft, "Environmental Impact Statement for the Proposed Fire and Police Training Facilities", Submitted by Building Department, City and County of Honolulu, Prepared by Group Architects Collaborative, Inc., May, 1974.

²"Preliminary Environmental Noise Survey of Proposed Waipahu Fire and Police Training Facility and Range", Consultant's report included as an appendix to Draft EIS.

³Ref (2), p. 3

⁴Comprehensive Zoning Code, City and County of Honolulu, Sections 21-231 and 21-232.

2. Gunfire noise measurements reported by the consultant show anomalous sound propagation effects. The absence of these effects could have resulted in sound levels at the nearest residence up to 40 dB higher than those measured.

3. Vehicular noise measurements reported by the consultant show that ground vehicle operation may violate the CZC noise provisions at the nearest residential lot boundary. Noise from helicopter operation is likely to exceed CZC limits by 20 to 30 dB.

4. The primary conclusion of negligible environmental noise impact in existing residential areas appears to be valid provided that the facility is properly designed, fabricated, and operated.

5. A cost-effective approach suggests that initial design, fabrication, and operation of the facility to achieve significant reduction of noise emissions can not only reduce noise impact in the surrounding community, but can reduce the cost of noise control features required for satisfactory classroom and kennel operations.

6. The reviewer feels that the Final EIS should identify and recommend specific design and operational features for noise control, rather than just provide a catalog of possible features. The Final EIS should identify the "worst impact condition" in the surrounding area, and it should identify the expected noise levels and their impact under all normal (not just trade wind) weather conditions.

Discussion of Reviewer's Conclusions

1. Gunfire Noise Measurements Show Probable CZC Violation

The consultant reported "average peak sound level" measurements for a 38-cal. pistol, a 12-gauge shotgun, and a 30-cal. rifle. The levels were reported for the firer's position (taken by the reviewer to be 1 yd.), 100 yds, 200 yds, 300 yds, and at the "closest residence" (taken by the reviewer to be 1/4 mile).

The consultant's report does not identify what he means by "average peak sound level." The B and K 2204 Impulse Precision Sound Level Meter measures a maximum rms level with any of several standard frequency weightings. For gunfire measurements, the most logical combination would be "impulse hold" with "linear" weighting. The reviewer will call a reading made with this combination an "impulse" level and assumes that the consultant measured impulse levels.

The impulse level is not the "impact" level required to determine conformance with the CZC. The response time constant for the impulse level measurement is about 35 milliseconds, while that for the impact measurement is 50 microseconds. Within 1/4 mile of a gun, the observed rise time of gunfire sound is probably of the order of 100 microseconds or less. The meaning of this

is that the true impact levels required for comparison with the CZC for gunfire may be 10 dB or so higher than those reported. If the consultant used any weighting network other than "linear", the true impact levels will be still higher.

The levels reported by the consultant appear to be "overall" levels. The CZC requires octave band levels to determine conformance. The reviewer used published data to estimate the spectrum of gunfire noise⁵ and used the consultant's "impulse" level as if it were an "impact" level. The reviewer concludes that the critical octave band for gunfire is the 2400 to 4800 Hz band. The reviewer's calculations suggest that the sound from the 30-cal. rifle exceeded the CZC octave band limit at the nearest residence by about 22 dB, that from the 12-gauge shotgun by about 6 dB, while the 38-cal. pistol sound may have been marginal. These values can be increased significantly under different, normal, weather conditions (see next section). They can be decreased significantly by use of structures designed for noise control. Since the consultant's report does not identify the direction of firearm aim during the noise tests, it is not clear to what extent the reported data are affected by the "focussing" effect.⁶

2. Measurements Show Anomalous Sound Propagation Effects.

The gunfire sound levels reported as functions of distance from the firing point can be compared with the predictions of the spherical spreading law.⁷ The comparison shows the measured sound levels to be about 6 dB greater (less attenuation) than expected out to 200 yds for all three firearms. At 300 yds, the measured level of the sound from the 38-cal. pistol was about 6 dB greater (less attenuation) than expected, while that from the 12-gauge shotgun was about 16 dB lower (more attenuation) than expected, and that from the 30-cal. rifle was about 11 dB lower than expected. At the nearest residence, the measured sound levels were about 16 dB lower (more attenuation) than expected for the 38-cal. pistol, about 39 dB lower than expected for the 12-gauge shotgun, and about 29 dB lower than expected for the 30-cal. rifle. If excess attenuation by atmospheric absorption is taken into account, the last three values could be corrected by subtracting a few decibels. They could also be corrected by adding a few decibels to account for the difference between the impulse level measured and the impact level required.

The reviewer feels that the most likely explanation for the excess attenuation experienced for distances greater than 200 yds. is that temporary wind and temperature gradients placed the microphone in a sound "shadow." Under slightly different, and normal, weather conditions, the actual impact sound levels experienced at the nearest residence could be as much as 40 dB greater than the impulse levels measured. The critical octave band impact levels from all three firearms could then be very greatly (possibly up to about 60 dB) in excess of the corresponding level specified as a limit in the CZC.

⁵Galloway, W.J., Watters, B.G., and Baruch, J.J., "An Explosive Noise Source", J. Acous. Soc. Am. 27, 2, pp. 220-223, March 1955. (provides 1/3 octave band spectrum for 10-gauge blank shotgun shell)

⁶Letter from E.D. Andrus, National Rifle Association of America, February 9, 1972, included as an appendix to Draft EIS¹

⁷Identified in Ref. 6 as usable for gunfire sound level predictions out to 2000 ft.

3. Vehicular Noise Measurements Suggest Possible CZC Violation

The sound levels reported for the operation of ground vehicles and their auxiliary equipment are equivalent to a range of 79 to 90 dB at 20 ft. (presumably dBA, but not so identified). Helicopter sound levels are reported to be 85 to 90 dB (again, presumably dBA) at 500 ft. Assuming spherical spreading, the corresponding levels at the nearest residence would be about 36 dB lower for the ground vehicles and about 8 dB lower for the helicopter.

Taking into account the spectrum of vehicular noise, a realistic A-weighted equivalent for the CZC octave band limits on noise in a residential area is probably not greater than 50 dBA. Noise from the operation of ground vehicles may thus exceed the CZC limits by a few dB, while that from helicopter operation will exceed the limits by 20 to 30 dB. Since most of the power in the noise from all these vehicles is in the low frequency range, excess attenuation caused by atmospheric absorption will not be significant.

Proper construction and operational use of ground barriers can decrease the noise levels resulting from ground vehicle operation to conform with the CZC. Reduced helicopter noise will require less noisy helicopters.

4. Negligible Environmental Noise Impact Possible,
5. Cost-Effective Design Approach, and
6. Suggested Objectives for Final EIS

The draft EIS is correct in pointing out that earth berms, building location and massing, acoustical treatment, and direction of firing can be used to control noise emissions. Conventional landscaping, however, will have only a cosmetic effect; it has a negligible effect on noise. To the list of means for effective noise control could be added other aspects of training operations, such as locations for fire engines and other vehicles relative to barriers. The proposed site has a great advantage in that there appears to be only one noise sensitive direction. Barriers can thus be used effectively.

In the reviewer's opinion, there are no significant technical problems to be overcome in achieving a facility operation of which creates a negligible environmental noise impact, except for helicopter operations. The impact from helicopter operations may be small provided that they are used only occasionally (every other week or so) and only during normal daytime working hours.

Consideration given during initial design to control of noise effects within the site may easily lead to cost-effective features which will also reduce environmental noise impact outside the site. The noise from gunfire can interfere not only with expected classroom activities, but may have also a serious effect on animals kept within the site. Although police dogs may be trained to react favorably to occasional gunfire, steady exposure of the kennels to such noise may be counterproductive to training and breeding. The literature on the effects of

moderate noise levels on animals is scarce⁸ but such literature as does exist suggests that sharp sounds are likely to stimulate the startle reaction in animals, as they do in humans, with undesirable emotional responses.

Construction designed to reduce the sound emissions from gunfire and other operations can be expected not only to reduce the cost of structures on the site for which interior noise levels must be kept low, but to reduce considerably the expected environmental noise impact in the nearby community. The cost of designing such control into the original site improvements can be significantly less than that of corrective measures taken after construction is completed.

Some words of caution may be appropriate concerning estimation of community reaction to noise. Although there are many physical measures of noise intensity, none have shown a perfect correlation with community reaction. Such reaction may be viewed on average as the logical response of intelligent beings. With the great increase in the past few years of public awareness of legal remedies available for treating excessively noisy operations, it is risky to assume that such operations can be safely planned today to meet standards found acceptable in the past, in different communities, and with different noise sources. For example, the reviewer doubts that an American residential community today would passively accept continual exposure to impact sounds, such as sonic booms with peak overpressures of 128 dB, or 100 dB, or even 60 dB in a quiet neighborhood.

The Final EIS should identify the specific structural and operational configurations recommended, the specific expected noise levels in nearby areas, and the specific worst impact conditions allowed by existing or expected zoning and land use in these areas.

⁸"Effects of Noise on Wildlife and Other Animals", U.S. Env. Prot. Agency Report NTID 300.5, Dec. 31, 1971. See especially pp. 15, 18, and 27.



JOHN A. BURNS
GOVERNOR OF HAWAII

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

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTH

In reply, please refer to:

EPHSD-NR

July 9, 1974

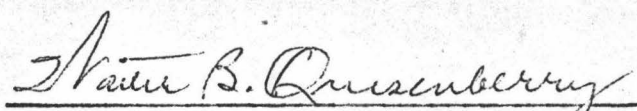
To: Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control

From: Director of Health

Subject: Comments Regarding the Draft Environmental Impact Statement for the Proposed
Fire and Police Training Facilities on an Un-used Portion of Land Adjacent
to Waipahu Incinerator

1. It is expected that all pertinent statutes and regulations regarding the control of air, water, solid waste and noise be complied with during construction and in the operation of these facilities.
2. However, regarding the air emissions during burning exercises, it is indicated that the facility may not be able to comply with all details relative to present legislation. We note that experiments are being conducted by the military. However, indications are that an acceptable method of control is not in sight. The Air Force, for example, hopes to have a control method in January, 1977. Therefore, this might require a variance.
3. The EIS fails to discuss the fact that a portion of Waipio Peninsula is now used as a bird sanctuary. Discussion in the EIS should include but not be limited to:
 - a. Bird sanctuary location, size in species inhabiting the area. Rare or endangered species should be identified. Eco-description should be provided.
 - b. Effects of air, water and noise pollution on the sanctuary.
 - c. Cumulative effects of water, air and noise pollution on the sanctuary due to the proposed facility, incinerator, open dumping and sewage stabilization pond.
4. Section II.B. "Water Borne Effluents" is confusing and a number of questions and factors need to be considered and/or answered.
 - a. Is the run-off resulting from hose evolution going into a drafting pit for reuse and irrigation, or into the storm drainage system? This is unclear.

- b. Foam resulting from oil fires are said to be bio-degradable and non-toxic and will be left on the ground to evaporate and degrade. This is contradictory to the statements concerning drainage around the slab and pit area in the preceding paragraphs. Also, should this effluent be stored in sump or drafting pit, bacterial degradation may give rise to odors and other problem.
 - c. Discharge of a bio-degradable effluent through a drainage system and into a storm drain may be a violation of State Water Quality Standards.
 - d. This section should include discharges of sanitary sewage. It should be pointed out that there is a moratorium on new connections to the Waipahu Oxidation Pond. Does this mean a delay in the project or an on site sewage treatment plant?
 - e. No mention of disposal of canine waste is made.
5. In Section II.C "Noise Emissions," a discussion should be made concerning night training on the firing range and other noise generating activities.
6. In Section II.D "Solid Waste," it is stated that a significant amount of debris is not expected to be generated due to the combustion of the material. Combustion time given in the EIS is only 5 minutes/drill, much too short for complete combustion of wood. Solid waste generated in this exercise should be disposed of at the incinerator.
7. All statutes and regulations regarding noise, including those of the City and County of Honolulu's Comprehensive Zoning Code and others, must be complied with during construction and operation of this facility.


WALTER B. QUISENBERRY, M.D.



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

JOHN A. BURNS
Governor

SHELLEY M. MARK
Director

EDWARD J. GREANEY, JR.
Deputy Director

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

June 27, 1974

Ref. No. 1140

MEMORANDUM

TO: Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control

FROM: *Shelley M. Mark*
Shelley M. Mark, Director

SUBJECT: Review of Draft EIS for the City & County Fire and Police
Training Facilities

We have reviewed the above subject draft and feel that it is an adequate evaluation of the probable environmental effects the proposed facilities will have on the subject site, as well as on its abutting land uses.

This draft EIS appears to be quite comprehensive and objective in its coverage. We consider it to be one of the better EIS prepared for this type of public facilities.

JOHN A. BURNS
GOVERNOR OF HAWAII



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

July 3, 1974

MEMORANDUM

TO: Hon. R. E. Marland, Interim Director
Office of Environmental Quality Control

FROM: Sunao Kido, Chairman
Board of Land and Natural Resources

SUBJECT: Comments on Environmental Impact Statements

Proposed City and County of Honolulu's Proposed Corporation Yard
in Halawa Valley, Oahu

This department has reviewed this draft EIS and find that the project will not have adverse effects on any proposed projects of this department for that area.

We have no objections to the proposed Corporation Yard.

✓ Proposed Fire and Police Training Facilities, Waipahu, Oahu

This department has no objections to the proposed Fire and Police Training Facilities at Waipahu, Oahu. The Division of Fish and Game, however, requests that the final EIS provide more reference to the impact of noise on the wildlife presently in the area.

Draft EIS covering the Honolulu District Court Site Selection
at Honolulu, Hawaii

This department has no objections to the recommended site selections for the new Honolulu District Court Building as proposed in the EIS submitted by the Dept. of Accounting and General Services.

We note that this department will be involved in acquiring the property at the proposed District Court site.

BOARD OF LAND AND NATURAL RESOURCES

SUNAO KIDO
Chairman and Member

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814
July 9, 1974

MEMORANDUM

TO: Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control

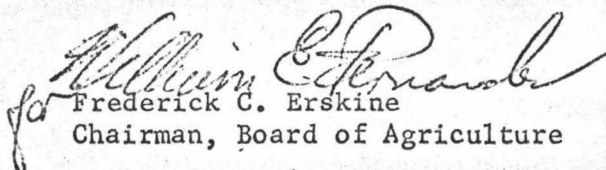
SUBJECT: Environmental Impact Statement for the
Proposed Fire and Police Training Facilities
City and County of Honolulu, Building Department

The Department of Agriculture has reviewed this draft statement for agricultural impact and finds it complete and correct except for quantification of smoke emissions. While the proposed site on filled land is not suitable for agricultural production using conventional tillage methods, without additional fill and grading it would be suitable for nursery and greenhouse culture methods which is a possible alternative use.

The Department requests that analysis of airborne emissions recognize the impact of increased vehicular traffic and burning exercises in general terms. It is recommended that quantities of fuel consumed be estimated rather than expressing emissions on the basis of duration of burning exercises. Such quantification of fuel would make it possible to estimate emission values for the incinerator, sugar mill and cane burning activities centered on Waipahu.

The Department does not oppose location of this training center on Ag-1 land. The need for improved training facilities is a vital aspect of public safety programs.

Thank you for the opportunity to comment on this matter.


Frederick C. Erskine
Chairman, Board of Agriculture

UNIVERSITY OF HAWAII

Water Resources Research Center
Office of the Director

MEMORANDUM

June 25, 1974

MEMO TO: Richard E. Marland
Interim Director, OEQC

FROM: Reginald H. F. Young ^{RHFY}
Asst. Director, WRRRC

SUBJECT: Draft EIS, Fire and Police Training Facilities

The subject draft EIS was reviewed in this office principally by Henry Gee and myself and the following comments are submitted for your consideration:

Reference has been made that maximum usage of the water supply will be made and that any runoff water will be returned to the original ground water source in a non-polluted condition. Several points are in error in this statement.

1. Any water used for extinguishing fires or used to flush off foam will contain dissolved chemicals (whether biodegradable and/or non-toxic or not) and would constitute pollution in the sense that something has been added.

2. The water actually used will dissipate to other sinks other than the original source which includes evaporation to the atmosphere, percolation through the aquifer to the ocean instead of the basal ground water lens, retention in an enclosed aquifer not used for water supply or overland flow to reach Kapakahi Stream and West Loch.

An existing storm drainage system was mentioned on page 18 for the disposal of all excessive amounts of water. Does this system discharge into Kapakahi Stream and eventually into West Loch? If so, what is the composition of the foam which is water soluble and biodegradable? A manufacture's claim of a product being biodegradable and non-toxic doesn't necessarily mean it is non-polluting. Will there be any contribution of nutrients such as nitrates and phosphates to the adjacent Class AA waters by these foams?

RHFY:jmn

cc: H. Gee

J. Johnson

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

~~600 KOWALANNA STREET~~
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR



GEORGE S. MORIGUCHI
DIRECTOR

WILLIAM E. WANKET
DEPUTY DIRECTOR

LU6/74-1777(BAM)

July 10, 1974

MEMORANDUM


TO : DR. RICHARD E. MARLAND, INTERIM DIRECTOR
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION

SUBJECT : DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR FIRE AND
POLICE TRAINING FACILITY, WAIPAHU

We have no objections to the above proposal. The selected site is shown for public facility use on the General Plan and is zoned AG-1 Restricted Agricultural District. The proposed use is permitted within the zoning district.

It is noted, however, that the proposed site is within a state-designated agricultural district. A special permit from the State Land Use Commission will be required.


GEORGE S. MORIGUCHI
Director

GSM:sk

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR



KAZU HAYASHIDA
DIRECTOR AND CHIEF ENGINEER

WALLACE S. MIYAHIRA
DEPUTY DIRECTOR AND
DEPUTY CHIEF ENGINEER

ENV 74-143

July 5, 1974

Office of Environmental Quality Control
Office of the Governor
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Gentlemen:

Subject: Draft Environmental Impact Statement
for the Proposed Fire and Police
Training Facilities

We have reviewed the draft statement and have the following comments.

1. Waterborne Effluents (pg. 18): The statement does not adequately address or discuss the probable impact on the existing drainage condition of the area by the proposed fill. The proposed drainage improvement should also be elaborated upon.
2. Solid Waste (pg. 20): The discussion on sewage collection and disposal would be more appropriate under subparagraph III B, Waterborne Effluents instead of Solid Waste.

(pg. 21): The existing dump area across Waipahu Depot Road may not be available for the disposal of debris from the fire training exercises. Under this circumstance, the debris will have to be removed to a sanitary landfill.

3. Resource Depletion (pg. 22): A feasibility study for refuse power generation, to be undertaken by the Department of Public Works, AMFAC, Inc., and the Hawaiian Electric Company, Inc., will determine whether a proposed refuse power generating plant should be located in the Waipahu area. The feasibility study will be completed in December 1974. In the event the Waipahu site is selected, some adjustment in the boundary of the fire and police training site may be necessary.
4. Sewage Treatment Plant (pgs. 22, 23, 25): The parcels earmarked for a sewage treatment plant will be redesignated for ash disposal, inasmuch as the proposed wastewater treatment plant serving the area from Halawa to Honouliuli will be located adjacent to the Barbers Point Naval Air Station.

Very truly yours,

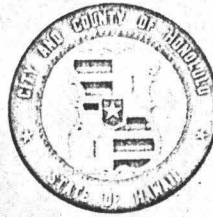


KAZU HAYASHIDA

Director and Chief Engineer

cc: Div. of Engineering
Div. of Refuse Collection and Disposal

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
CITY HALL ANNEX
HONOLULU HAWAII 96813



FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR

GEORGE C. VILLEGAS
DIRECTOR

ROY A. PARKER
DEPUTY DIRECTOR

June 26, 1974

PL-2588-74

Dr. Richard Marland
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Draft EIS for the Proposed Fire and
Police Training Facilities

The Department of Transportation Services has
no comment on the subject draft.

Very truly yours,

George C. Villegas
GEORGE C. VILLEGAS
Director

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA

POST OFFICE BOX 3410

HONOLULU, HAWAII 96843



July 1, 1974

JOHN HENRY FELIX, Chairman
STANLEY S. TAKAHASHI, Vice Chairman
GEORGE APDUHAN
KAZU HAYASHIDA
WALTER D. HOWARD
ROBERT H. ROTZ
E. ALVEY WRIGHT

EDWARD Y. HIRATA
Manager and Chief Engineer

Dr. Richard E. Marland
Interim Director
Office of Environmental Quality Control
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Dr. Marland:

SUBJECT: Draft Environmental Impact Statement for the
Proposed Fire and Police Training Facilities

Thank you for sending us the environmental impact statement for our review and comments.

The proposed project is not anticipated to adversely affect our present and future groundwater resources or facilities in the area. However, we have the following comments regarding the sewage system.

- (1) The impact statement should discuss the disposal of sewage separately rather than under the title of "Solid Waste".
- (2) A discussion on the offsite sewer construction required to service the proposed development should be included in the statement. The 16-inch sewer line mentioned on page 20 is a force main and connection cannot be made to it.
- (3) A discussion of the project's impact on the existing and proposed Waipahu force main should also be included. There is an existing force main along the road fronting the project site. A new force main is also proposed along the same route.

If you have any further questions on this matter, please call Mr. Satoru Matsuda at 548-5221.

Very truly yours,

Edward Y. Hirata
Manager and Chief Engineer

72

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

74/SUP-2 (CS)

June 13, 1975

RECEIVED
JUN 17 1975

State of Hawaii
LAND USE COMMISSION

via State Messenger

Mr. Eddie Tangen, Chairman
State Land Use Commission
Kamamalu Building
Honolulu, Hawaii

Dear Mr. Tangen:

Subject: Request for a State Special Use Permit for
a Police and Fire Training Facility at
Waipahu.

As mentioned in our letter of May 12, we are enclosing
an excerpt of the approved Planning Commission Minutes
of May 7, 1975 relating to the State Special Use Permit.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert R. Way", is written over the typed name and title.
ROBERT R. WAY
Chief Planning Officer

RRW:mk
Enclosure

Excerpt

Meeting of the Planning Commission
Minutes
May 7, 1975

APPROVED
6/4/75

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT
WAIPAHU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

A public hearing was held and closed on January 29, 1975 and action deferred for the 15-day statutory requirement. On February 26, 1975 the matter was deferred for a field trip to the site. On March 12, 1975 the matter was again deferred for lack of quorum vote. The Commission on April 2, 1975 deferred action for 1 month and a committee was appointed to study site selections and the Environmental Impact Statement.

ACTION: The Commission, on motion by Dr. Choy, seconded by Mr. Hosaka and carried, recommended approval of the request for a Special Use Permit, subject to the conditions, attached and made a part of these minutes.

AYES - Choy, Duke, Hosaka, Kamiya, Wikum
NAYES - Kahawaiolaa, Takehara
ABSENT - None

Commissioners Kahawaiolaa and Takehara still objected mainly to the location of the proposed facility in Waipahu for the reasons previously mentioned.

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER
74/SUP-2 (CS)

May 22, 1975

RECEIVED
MAY 27 1975

State of Hawaii
LAND USE COMMISSION

Mr. Eddie Tangen, Chairman
State Land Use Commission
Kamamalu Building
Honolulu, Hawaii

Dear Mr. Tangen:

Subject: Request for a State Special Use Permit for a Police and
Fire Training Facility at Waipahu.

*Our letter to you of May 12, 1975

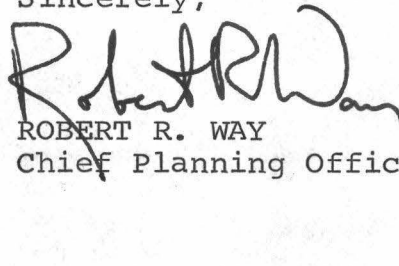
Applicant/Landowner: City & County of Honolulu

Tax Map Key: 9-3-02: portion of 9

Location: Waipio Peninsula, Waipahu

Attached herewith is page two of the Conditions which was
inadvertently omitted in the mailing.

Sincerely,


ROBERT R. WAY
Chief Planning Officer

RRW:mk
Atch.

RISEING FOND

25% RISE FUND

05/28/75

Waipahu--Waipio Peninsula--Special Use Permit
Police/Fire Training Facility--(74/SUP-2) (CS)
Conditions Imposed by the Planning Commission
May 7, 1975
Page 2

11. The Police/Fire Departments will make the facilities available to community groups when not required for training purposes.

PLANNING COMMISSION
May 7, 1975

EBC:mk

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

74/SUP-2 (CS)

May 12, 1975

RECEIVED

MAY 14 1975

State of Hawaii
LAND USE COMMISSION

Mr. Eddie Tangen, Chairman
State Land Use Commission
Kamamalu Building
Honolulu, Hawaii

SP 75-205

Dear Mr. Tangen:

Subject: Request for a State Special Use Permit for a Police and Fire Training Facility at Waipahu.
Applicant/Landowner: City & County of Honolulu
Tax Map Key: 9-3-02: portion of 9
Location: Waipio Peninsula, Waipahu

The Planning Commission held a public hearing on January 29, 1975 and deferred action for the 15-day statutory requirement. On May 7, 1975, after due consideration and deliberation, the Planning Commission voted to recommend approval of the request for a Special Use Permit with the attached conditions.

Additional attachments, herewith, include the Special Use Permit Application, a copy of the report from the Director of Land Utilization, and the Planning Commission Minutes of January 29, February 26, March 12 and April 2, 1975. The Minutes of May 7, 1975 will be forwarded to you as soon as they have been approved.

If you have any further questions, please contact Mr. Carl Smith of the Department of Land Utilization at 523-4133.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert R. Way".
ROBERT R. WAY
Chief Planning Officer

RRW:mk
Attchs.

CONDITIONS IMPOSED BY THE PLANNING COMMISSION
for
WAIPAHU--WAIPIO PENINSULA--SPECIAL USE PERMIT
Police/Fire Training Facility--(74/SUP-2) (CS)
May 7, 1975

1. Within one year of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. The total construction shall be completed in five years. If necessary, the time limit may be extended by the Director of the Department of Land Utilization provided the applicant makes a request in writing and submits reasons which, in the opinion of the Planning Commission, justifies the time extension;
2. The applicant shall comply with all air and water quality standards of the State of Hawaii. In the case that a variance to the air quality standards is necessary for the fire training facility, those exercises which require the variance shall be conducted only during tradewind conditions;
3. The plans as submitted, marked EXHIBIT A and on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein;
4. Police firearms training is prohibited;
5. The helicopter pad and related helicopter activities connected with the training facility shall be prohibited;
6. Landscape buffering for this facility, including the adjoining incinerator, shall be created and maintained to a standard acceptable to the Director of Land Utilization for as long as this facility exists;
7. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
8. At such time as 50 acres are landfilled and suitable for Park and Recreation use, the Department of Parks and Recreation shall establish a park on this site. The Department of Parks and Recreation shall request the Chief Planning Officer to initiate a General Plan amendment to change the use of the 50 acres from Public Facility to Park use.
9. The Director of the Department of Land Utilization may make minor modifications to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate;
10. In the event any condition as set forth herein is not complied with, the Director of the Department of Land Utilization shall be authorized by the Planning Commission to take action to terminate the use or halt its operation until such time as full compliance is obtained.

also see 11. (ltr of 5/22/75)

APPROVED

5/7/75

Meeting of the Planning Commission
Minutes
April 2, 1975

The Planning Commission held a meeting on Wednesday, April 2, 1975 at 1:45 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Charles Duke, Vice Chairman
Dr. Wilbur Choy
Donald Hosaka
Alice Takehara
Harriet Wikum

STAFF PRESENT:

Robert R. Way, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Henry Eng, Staff Planner
Gerald Henniger, Staff Planner

MINUTES:

The Minutes of February 26, 1975 and March 12, 1975 were deferred to the next meeting.

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT)
WAIPAHU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE # 74/SUP-2)

A public hearing was held on January 29, 1975 and action deferred for the 15-day statutory requirement. On February 26, 1975, the matter was again considered and deferred for a field trip to the site. At its meeting on March 12, 1975, the matter was deferred for lack of a quorum vote.

Discussion followed.

CHAIRMAN: In view of the fact that the commission has received some new information concerning site selection, the Chair will declare that this matter be deferred for one month. I would also like to appoint four members of the commission to sit on a committee to review all site selection procedures as well as possible site selection, and to take a closer look into the EIS as presented in the study. The four commissioners are Dr. Choy, Charles Duke, Tony K., and Commissioner Wikum. Any questions?

TAKEHARA: Is this a motion or a mandate?

CHAIRMAN: Mandate of the Chair.

HOSAKA: Are you open for discussion?

CHAIRMAN: Yes.

HOSAKA: May I ask your rationale on this?

CHAIRMAN: Due to the fact that I think the commission has not received enough information, there are other people that are interested in the site selection or possible site selection other than Waipahu, and in view of the fact we have received from Mr. Yuasa some additional information.

TAKEHARA: I would like to know if this is our responsibility as a commissioner to actually look for alternative sites for this facility. Isn't that somebody else's jurisdiction?

CHAIRMAN: I think one of the questions brought up from the commission itself at one time was if there was anyone against this Waipahu site, the question brought up was because we all know there is a need for this facility, would there be any possibility of other sites? So, one of the procedures from the Building Department was to take into consideration several sites before they picked Waipahu. So, I would like to know exactly what procedures they had gone through, what possible sites they looked at before Waipahu was chosen.

DUKE: Mr. Chairman, had you not deferred the hearing, I would have requested it because on the table today, I received probably 100 pages of information that I did not receive till I arrived here today. As a result, I could not possibly glance at that, scan it and rationalize any opinion from it. I think we would have more input and make more intelligent decisions as a result of the deferment.

HOSAKA: I'd like to discuss why just a portion of the commission is being appointed in order to bird dog this thing. Shouldn't it be a committee of the whole rather than just selected members? If more information is needed on site and procedures as to what the Building Department did in terms of their discussions and criteria, I think this should be presented for a workshop of some kind to the full commission. What would be the difference between the four of them working and the whole body working?

CHAIRMAN: What I'm concerned about here is I'd like the commission members to do a lot of leg work rather than just sitting and expecting the information to come to us. I'm sure for this particular application the commissioners themselves have gotten some additional information, and that was purely not through a workshop procedure but through their own doing.

DUKE: I see no objection to a committee of the whole but if you should decide to have a committee of four, I also could see no objection to the committee reporting back to the commission in a workshop form prior to a meeting of the commission.

CHAIRMAN: My question to the other commissioners would be do you feel you might have additional information that might help the commission as a whole and if you do, I would welcome you both on the committee.

CHOY: I do concur with your suggestion; however, according to your plan of selection of four of the commissioners, being that

we only have seven, this would leave out Commissioners Takehara and Hosaka. I would have to concur with Commissioner Hosaka that we should have a committee as a whole in order to be fair.

CHAIRMAN: The only thing I'm concerned about is the workability of the size of the committee itself. If you feel that the entire commission can do the leg work to find facts for the commission, I'd welcome any commissioner who's excluded from the committee. Commissioner Takehara? Commissioner Hosaka?

HOSAKA: I'd welcome joining the committee as a whole; however, I'm not really sure about what the purpose of forming this committee is. We have most of this material in front of us. It would just be a matter of reading and digesting it. Specifically, what kind of leg work or further investigation do we need to accomplish? Are we suppose to do this on our own? I just don't understand the specifics of this committee.

CHOY: Commissioner Hosaka, this is a surprise to me as much as it is to everybody else here. If we're talking about new input of information concerning this item before us, I agree with you with the tremendous amount of material before us which we have to digest. Possibly, if the commission then would look favorably on the individual that prepares a presentation to this commission only as an input and not as a reopening of the hearing but as an informational basis.

If I'm in order, I would like to make a motion that we permit Mr. Carroll to present whatever he has at the present time as input to the commission pertaining to this particular item, and it is not a public hearing. Will I have that privilege, Mr. Chairman?

TAKEHARA: I second the motion.

CHAIRMAN: Dr. Choy, I'm going to call your motion out of order at this time.

CHOY: Fine.

CHAIRMAN: We're discussing a committee we're going to have. If we have this committee set up and the committee wishes to talk to whoever might have some ideas, that committee can talk to any individual and report back to the commission itself. That should cover.

CHOY: I understand. Then, aren't we setting a new precedent at this particular point and time that after the public hearing had been closed on any item on the agenda, the commission members will then have no privilege in calling forth any new information pertaining to the matter that had been unresolved.

CHAIRMAN: The commission as a whole, if it wishes, can call on any person after the public hearing is closed to answer questions, but not to testify any more. The only thing we can do is ask questions.

CHOY: Yes, so Mr. Carroll would be here not as testimony for or against. It's just input on new information that was not made available to the commission at the last two hearings. It's under this particular single condition that I make my move. It is not reopening the hearing neither is it testimony. It's just a new input of information that was not available to us.

CHAIRMAN: What I'm trying to get at is the formation of the committee. If the committee could handle it from that level, I'd appreciate it.

TAKEHARA: Can you repeat to me the objective of this committee?

CHAIRMAN: I'm asking that this committee be formed in view of the fact that we have received additional information from Mr. Yuasa as well as others. I want this committee to look at this report. If they have any questions concerning the report, they can go out to Mr. Yuasa and ask him questions.

TAKEHARA: But isn't that what our role was all the time, to operate independently in reading all this material before us, considering public input and then making our decision within our own conscience for what we feel is the best public welfare. What is the need for this committee? Aren't we suppose to be dealing with this all on an individual basis as a commissioner?

CHAIRMAN: Well, let me ask the question again, what commissioners have done their work?

TAKEHARA: I prefer--well, that's subjective, Randy. What do you mean what commissioner has done his work?

CHAIRMAN: My feeling is we have not received enough information concerning this particular project. I feel that the commissioners themselves, if we form a committee, can get more information rather than just sitting here and trying to get information from others.

TAKEHARA: I have a feeling that sets a precedent with this particular application only. We haven't done it with others. We've gotten reports, tried to get the fullest type of public input from materials that are given to us and then make our own independent decision without committees going into every application that we receive.

HOSAKA: I think perhaps conducting interviews on our own for this committee of four and transmit it to the commission as a whole would just be hearsay evidence. It's just paraphrasing what they heard from somebody else. I don't think that kind of environment would lead to a prudent decision.

TAKEHARA: I agree with Mr. Hosaka. I would prefer to hear all of that right here in front of the public.

CHAIRMAN: That's why I say we should form a committee to have enough commission members on it. Then it doesn't become the opinion of an individual.

TAKEHARA: I thought these meetings were open meetings, where the public although they may not be able to testify can sit and be part of whatever goes on amongst us.

CHAIRMAN: That's very true, Commissioner Takehara. I think whatever the commission finds will be made public record because they must report to the commission as a whole.

TAKEHARA: Why can't it be done before us?

CHAIRMAN: We can still do that.

Commissioner Choy?

M O T I O N

CHOY: Mr. Chairman, would I be in order that the commissioners here take a vote on the Chairman's suggestion that we form a special committee to make an indepth study of this particular Police/Fire facility.

TAKEHARA: I second the motion.

CHAIRMAN: Okay. It's been moved and seconded. I think we've had enough discussion.

Commissioner Wikum?

WIKUM: Are you asking this committee to be a fact-finding committee?

CHAIRMAN: Yes.

TAKEHARA: Why can't this fact finding be done right here? Whoever is available as a resource can come and present to all of us as individuals as well as the public who's sitting.

CHAIRMAN: Because that is something we have tried and it always happens that after a meeting, there's a lot of questions--

TAKEHARA: Are we going to do this with every application?

CHAIRMAN: And the questions do not come only from the commission members themselves but we have also received letters from the public showing concern.

TAKEHARA: I feel like we're setting a precedent.

DUKE: Mr. Chairman, may I interject a little thought here. As long as I've been on the commission which has been about a year and a half, we have never made any decision other than right here at the table. However, we do homework and I do ask questions. I do try to find out information but I bring that information here in order to make decisions. I see nothing wrong, really, whether it be a committee of four or a committee of the whole to really dig

down into this to see if we can't solve it some way or other. I don't believe we're setting any precedent by information be obtained and digested and presented. No decision will ever be made and will not be made in this case.

To get on to the tangent of setting precedent, I don't think that's proper right now. I don't think we are setting a precedent. We're trying to do a job and do it in the best way possible.

TAKEHARA: I agree with you. But, I always thought my role here was to be part of a decision-making body to make recommendations in an open meeting.

DUKE: Well, how much plainer can I state it? I don't know.

TAKEHARA: Well, we can independently make our decision.

CONNELL: Mr. Chairman, perhaps I can clarify something in terms of precedent. The establishment of special committees by the Planning Commission is not a new precedent. Though this commission in the last couple of years has not done this, it was a regular procedure by former commissions on such things as the capital improvement budget, the Hawaii Capital District and many other issues which have come before the Planning Commission in the past. In your Parliamentary Rules you will find under Rule 4: Committees may be established among the appointed and ex-officio members as necessary to the business of the commission. In terms of precedent, you are not establishing a precedent. You are simply following one which has long been established.

HOSAKA: How much good was the formation of these committees for these projects you just mentioned? Did they come in with any kind of recommendation or just findings of fact? If they did, was it fairly presented?

CONNELL: The word fairly I'm a little bothered with. It's a little subjective kind of--

HOSAKA: Well, fairly in that you know there's an impasse, 4 to 3. I think the Chairman has been fair in appointing people that are for and against, 2 for and 2 against, at least that's what they voted the last time. That's what I mean by fairly.

CONNELL: I think it would be possible if the committee spent some time looking at the full study which had been done on this which could only be presented to the commission in a synopsis form. The committee would at least have a better understanding of the criteria which are used for site selection, some of the areas which have already been investigated and proved not to be possible. There is more evidence that can be brought up.

There is another area which I was going to mention prior to the Chairman's action. In discussions with Corporation Counsel, we have become somewhat concerned because the Planning Commission does make a decision on special use permits that the commission falls

under the Administrative Procedures Act of the Hawaii Revised Statutes. The commission at the present time does not have rules of procedure which qualify under the Administrative Procedures Act. In discussing this with Corporation Counsel just before this meeting, it is their opinion at this time the commission should have rules regarding special use permits that do qualify under APA. I would have suggested prior to the Chairman's action, if I have the opportunity, that action be deferred on that until the commission does adopt such rules.

TAKEHARA: I agree with this fact finding business and having the best kind of input so we can have a very thorough investigation. I disagree with the synopsis idea. I'd like it to be right here and tell us in front of the public what they have to offer.

DUKE: Mr. Chairman, if my suggestion that we have a workshop with the commission as a whole is objectionable, I see no reason not to withdraw that suggestion. As far as the commission as a whole finding out the facts right here before the public, that's the only way we can operate. We couldn't do it otherwise whether we had a workshop before or not. However, I believe there is a motion on the floor.

HOSAKA: Before we consider the motion, I would go along with the idea that if any investigation be done it be done by the commission of the whole with some leg work done by individual commissioners to be inputted in terms of having people readily available as to who they talked with in our proposed workshop so that everything can be clear all at one time.

CHAIRMAN: That's exactly why I'm saying we form a committee so we can all go in and talk to the individuals.

AMENDMENT TO MOTION

CHOY: Mr. Chairman, as maker of the motion I will amend my motion to include the commission as a whole.

DUKE: What was your motion?

CHOY: My motion was to move in favor of the Chairman's recommendation of the four named commissioners to head a committee to study the training facility comprehensively. My amendment is to include the commission as a whole rather than the four appointed members by the Chairman.

TAKEHARA: Where does the public fit in?

CHOY: My feeling on this, Commissioner Takehara, is after we have completed our study then in an open hearing such as this we can make our decision. At that time, the findings we had concluded will be discussed before action is taken.

CHAIRMAN: Does the maker of the second agree to the amendment? Maybe we should have the secretary read the motion.

HOSAKA: To save some time, I believe your motion was to call for a vote on whether we should have a committee of four or a committee of the commission. Your motion was not, originally, to accept the Chairman's suggestion for the committee of four.

MOTION WITHDRAWN

CHOY: Mr. Chairman, the maker of the motion withdraws.

TAKEHARA: I withdraw.

CHAIRMAN: Okay, as stated earlier, the Chair will declare this matter deferred, and rather than having the committee of four, we will have the seven members look into this fact finding.

HOSAKA: Mr. Chairman, can we be a little more specific. If it's agreeable to you, I'd like to suggest to the Chair that he also include my point about we conducting our own investigation or leg work as you called it, and invite the people that we did talk with that had pertinent information, including the Waipahu Community Association as well as city agencies so that we can all gather them together in a workshop.

CHAIRMAN: That will be the prerogative of the committee. It's up to the committee if they want to call those people in.

HOSAKA: Are you agreeing with me then?

CHAIRMAN: Yes, as long as we go into the fact finding in bringing out the new information. What I'm saying is this committee is not limited to the City and County people. They can go out and ask questions to whomever they want to but they must do it as a committee of the whole.

HOSAKA: Did you mention a time on this?

CHAIRMAN: One month.

HOSAKA: Correct me if I'm wrong. In one month, we are to investigate and invite people whoever they may be that have pertinent information for a workshop one month from now.

CHAIRMAN: I would expect the committee to come out with some kind of report at the end of one month. It's during that one month the committee will be doing the work.

HOSAKA: What committee are you referring to?

CHAIRMAN: The fact-finding committee.

HOSAKA: You mean the commission of seven members.

CHAIRMAN: Yes.

HOSAKA: Well, I'd like to make a motion then if it's in order, unless again--I don't quite understand. I'm trying to ask you some questions so I can clarify in my own mind what you want to do. Let's say two weeks from now we do the leg work and perhaps have a

workshop; and then one month from now we pass a decision.

CHAIRMAN: That's correct. During the one month, it's up to the commission to decide on their own after reading whatever material they have now, if they have any questions, they can talk to whomever they want to. In other words, we don't have to call a special meeting like this to go fact finding. It will be up to you commissioners.

HOSAKA: And all to be thrashed out in a workshop.

CHAIRMAN: If you want a workshop we can do it.

HOSAKA: When do you want this workshop?

CHAIRMAN: That's up to the commission, as long as they can do it within a month's period. See, I'm giving the commissioners some flexibility whereby they don't have to say we've got to meet next week Wednesday. I want to give them time to read whatever material they have, if they have any questions, they can all decide among themselves whether we want a workshop or not, if you do want a workshop who we want to call at the workshop.

HOSAKA: May I make a more specific suggestion, Mr. Chairman, that in two weeks or thereabouts we have a workshop in bringing all these testifiers, and in four weeks have this all out in an open public hearing and then arrive at a decision. Is that agreeable to you?

CHAIRMAN: Not in a public hearing.

HOSAKA: I mean at this regular commission meeting.

CHAIRMAN: Right.

CHOY: Mr. Chairman, there's a concerned citizen here who I think has gone through great lengths in preparing some material. May I ask, would this individual be permitted to attend the workshop and present his presentation.

DUKE: He already knows.

CHOY: Mr. Carroll, when the workshop is actually scheduled, will you come?

RESPONSE FROM AUDIENCE: Yes.

CHOY: Will you leave your phone number and address with the secretary?

RESPONSE FROM AUDIENCE: Yes.

HOSAKA: Mr. Chairman, I don't think the commission knows this Mr. Carroll. Could Commissioner Choy tell us who Mr. Carroll is,

just real short, his name and what he's going to do?

CHOY: Commissioner Takehara has more of that information than I do.

TAKEHARA: The results of our last meeting were published in the newspaper. The article discussed the whole issue and mentioned my name. It was the only name listed. Mr. Carroll read that article in the paper and didn't know who to contact as far as his input was to go to. The Office of Information and Complaint telephoned me at school and told me that he did have an alternative site available. He is with the General Aviation Council of Hawaii. At that time what I did was--great, we all feel there is a critical need for this facility. It's the location we're questioning. I referred this call to Ernest Yuasa in the City. He also wanted to know if he could come and be present at the next commission hearing. The public is invited to come. That's the reason he's here.

CHAIRMAN: Do we have everything clear?

(NO RESPONSE)

CHAIRMAN: The matter is deferred for one month.

UNFINISHED BUSINESS
PUBLIC HEARING
CZC AMENDMENT
MEASUREMENT OF
HEIGHT OF STRUCTURES
FILE #L&R/CZC/1975-2)

The public hearing of February 26, 1975 was kept open and deferred for notification to all hillside community associations and for more information from the Department of Land Utilization. On March 12, 1975 action was deferred for lack of a quorum vote.

Discussion followed.

CHOY: Mr. Chairman, the only objection I have as far as the height is concerned would be on item C of the proposed ordinance which would restrict the residential area. If item C could be deleted, I would change my vote to an affirmative vote for the Director's recommendation.

DUKE: If I recall correctly during discussion on this matter, this same suggestion was made and staff at that time explained to us that would either be impossible or would defeat the whole motion. Maybe we could ask staff at this time what their opinion would be on item C.

ENG: I believe staff has reviewed the suggestion and the Director of Land Utilization is confirming his report that is, inclusion of item C. I might suggest, if the Commission should disagree, that they might make another recommendation that the bill be adopted without item C. The Department of Land Utilization has reviewed the circumstances and feels that the inclusion of item C would be in the best interest of the public.

HOSAKA: Today is April 2nd since--and we just got the minutes here. Commissioner Choy, possibly you could refresh our memory just briefly, about your objection to C.

CHOY: I think if we're going to defer the minutes, I would like to defer my comments on section C. I really see no reason, Commissioner Hosaka, my contention was why involve the small property owner who actually owns a small property of 5,000+ square feet to such a stringent type of control. I know that the Director spoke of the increase in height would be a trade off with the increase in space in a yard. When you have a small piece of property and the continuation of your property is probably a narrow and long one, that doesn't give the independent homeowner much of an arm-space to build or rebuild. This is my contention.

Commissioner Hosaka, you should realize living on a hill yourself some of your neighbors will be in a highly precarious situation if their homes should burn down. If they were to reconstruct, they'll have to appear before the Department of Land Utilization and there'd be an entire new procedure to ask for a zoning variance. I think this is unfair.

HOSAKA: Commissioner Choy, I thought we had that cleared up in that we were assured from DLU that there wouldn't be that much of a hassle. In other words, it wouldn't be a big thing in order to rebuild not an entirely different structure but rather a similar structure on that land. I think your main contention is replacement of the home, whether that person would be required under the new ordinance to go through a lot of rigmarole and you want to cut that out. But, my question to you is in trying to remember what DLU--I thought they satisfied us by saying that as an individual homeowner that kind of rigmarole would not occur. In other words, they would just get a simple certificate or whatever they need in order to rebuild on that land exactly the same structure that burned down. Correct me if I'm wrong.

CHOY: I respect your recalling what the Director of Land Utilization had discussed with us; however, as far as I'm concerned, his explanation still leaves a tremendous question in my mind. I hope you could respect that also.

HOSAKA: I do. I just wanted to clarify in my own mind whether you remembered, and I remembered correctly.

CHOY: Yes.

CHAIRMAN: I feel we've had enough discussion. What is the pleasure of the Commission? Commissioner Duke?

M O T I O N

DUKE: I move that we accept the Director's recommendation.

HOSAKA: Second.

CHAIRMAN: It's been moved and seconded. Further discussion?
All those in favor of the motion, raise your right hand.

(The motion failed to carry.)

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Takehara
ABSENT - Kahawaiolaa

A C T I O N

DUKE: Mr. Chairman, if I counted the votes correctly, there was 4 for it and 2 against it, therefore another impasse. By our rules of procedure, I now move that we send this to the City Council with no recommendation.

CHAIRMAN: Do we have a second?

HOSAKA: Second.

CHAIRMAN: Discussion? All those in favor of the motion, raise your right hand.

(The motion carried.)

AYES - Choy, Duke, Hosaka, Kamiya, Takehara, Wikum
NAYES - None
ABSENT - Kahawaiolaa

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT
(PARKING IN RESIDENTIAL
AREA TO SUPPORT HOTEL
IN H-1 RESORT-HOTEL
DISTRICT OF SAME LOT)
PUNALUU
W & C, LTD.
(FILE #75/CUP-2)

The public hearing held March 12, 1975 closed and action deferred for a representative of the State Department of Transportation to appear and explain what is being done about clearing the culvert.

Mr. Tetsuo Harano, Chief, Highways Division, State Department of Transportation was questioned by the Commission.

CHAIRMAN: I believe we did come across this problem before about clearing the culvert.

HARANO: Yes.

CHAIRMAN: And as I understand from one of the letters we had received, there might be possibly something that can be done.

HARANO: The problem that we run into related to that culvert is due to the restricted maintenance manpower that we have when our Hauula crew assigned to the maintenance of that section covered the area from Haleiwa to Kahekili Highway. Also, based on the manpower phrase imposed on our maintenance program, our normal

Meeting of the Planning Commission
Minutes
March 12, 1975

APPROVED

4/16/75

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT
WAIPAHU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

A public hearing held on January 29, 1975 was closed and the matter deferred for the 15-day statutory requirement. On February 26, 1975, the matter was again considered and deferred for a field trip to the site.

Discussion followed.

HOSAKA: To start the ball rolling, rather than get into a lengthy discussion, I would like to move that we accept the Director's recommendation with the following conditions:

1. That all conditions as outlined in the report be met.
2. That the Police/Fire departments work together with the Waipahu Community Association to allow use of their facilities such as the pool, gym, and firing ranges.

3. That the Department of General Planning move with deliberate speed together with input from the Waipahu Community and work out a concept and general plan for the 100-acre city-owned land.

I'd like to discuss each of these points as to why I'm making these recommendations. On the field trip, we spent considerable time talking to representatives from General Planning, the Police and Fire Departments, as well as representatives from the Waipahu Community Association (WCA). I got the feeling from talking to these people, especially the residents, that they really did not object to the training site as such but what irked them was their past experience with the city in the fact that the city had not lived up to their promises, for example, the incinerator. However, I think we have a new Commission today, unlike the one that was here previously. I believe, at least in my own mind, that all the conditions that are outlined by General Planning will be met and will continue to be met in the future, otherwise, the training facility will be closed. Past actions by the city have been the point of contention by the city, as they expressed a feeling of being had by the city agencies.

Point number 2 about the Police/Fire departments working together with the WCA in terms of using their facilities. Again, the WCA reacted strongly about this, with the site there as to the use of it. First priority should be to the Police/Fire; however, night activities in terms of use of the pool, afternoon activities as possible recreational outlets for the residents might be a point that could be shared with the neighboring area. This could provide for additional recreational activity.

Point number 5 about General Planning working out a concept and conceptual design and a more detailed general plan for the 100-acre city-owned land. Again, this is a point of contention with WCA in that we've had this vacant land and the city has come in and put this incinerator over the objections of WCA. At this point and time, the city is trying to put in a training facility. There seems to be a disjointedness about putting different kinds of facilities on vacant land. I think there's better use for just the plain vacant land than just for ash fill which is proposed by the Public Works people. I think the residents feel strongly about having an overall concept for the area.

There are many possibilities that can be utilized and explored, one of which would be housing, a golden opportunity to meet the housing shortage. A park complex or even a light industrial area to accommodate the Leeward directed growth thrust as outlined by the city. I think this will benefit not only the city but also people in the Waipahu community which would provide additional jobs in close proximity to the job sites. For these reasons, I speak for the motion.

TAKEHARA: After the hearings we've had and after many reviews of the staff report, I'd like to speak against the motion.

To begin with, the statement is a project draft environmental impact statement and still has to go before review in the Governor's Executive Order. So as far as accuracy and completeness of this statement, I feel it at this point questionable.

Reviewing the criteria guidelines as outlined by the State Land Use Regulations for SUP, I don't feel this application qualifies for this particular parcel of land. I really don't have any objections for the need of this Police/Fire facility in our county but I cannot agree that placing this facility fulfills the highest and best use of this particular parcel. Throughout the report, I note agency concerns and statements that are completed with minimal effect, minimal impact, and I do feel that this project will have a diverse effect on the health, safety and comfort of the people in Waipahu. I don't think a project like this should have any kind of effect for the surrounding area. In my good conscious, I cannot support this motion.

As far as the suggestion of possibility for housing, again we have to look at the EIS and the concerns which may affect this possible housing area that may come up.

DUKE: I must speak for the motion. I did talk with many community leaders there. I'm in accord with them that the city is getting another foot in the door and as a result it could use up the 100 acres without looking for their concerns. However, in this particular instance, this parcel of land is adjacent to an existing incinerator. That in itself doesn't indicate to me that housing isn't going to be constructed adjacent to this facility. Furthermore, the city is going to spend about one million dollars in order to keep pollutants out of the air. It appears to me that one of the best uses of the property would be this facility because goodness knows, we need it. We're long overdue. Why we've waited till 1975 to get a proper Police/Fire training facility, I'll never know.

The greatest objection WCA offered to me was the possibility of noise. The noise would be generated from three sources. First and most often mentioned was the firing range, secondly the helicopter, and thirdly from fire trucks when they go through their training phases. As far as the firing range is concerned, I believe that we could recommend that it be a must that the quiet of enjoyable living not be disturbed and condition it to that effect. I spent 30 years in the army and have fired on many ranges. I know that a firing range can be constructed whereby you cannot be disturbed by the noise it generates.

I did speak to the Police concerning hours of operation and they stated that with the exception of a very short phase during the night, the firing range would be used only during the day. Day or night noise could be eliminated.

As far as the helicopter is concerned, I did speak to the Fire Department as to what the helicopter would be used for and why.

I was told that it would only be used for training purposes whereby the firemen would be taught how to remove injured people from the helicopter and to learn the working mechanics of that equipment. We could recommend that it be used for emergency only and not for training in that area if we wanted to eliminate that one objection.

So far as the fire trucks when we were on location, we did ask the Fire Chief to start up the engines to the extent that it would be used for training. In my opinion, that would not interfere with the enjoyment of living in the area.

To get back to the location, it would be better for a facility of this nature to be adjacent to that incinerator that's existing and is going to continue to exist. If we wanted a buffer zone between the facility, there is approximately 15 acres that is pinpointed in a plan as a community park to give that buffer to the area that is now populated by light industrial and homes. I personally believe this is probably one of the best uses that we can make of an area where it is really situated.

KAHAWAIOLAA: I have no quarrels as far as the training area but I think we have to look a little further. We need an area where we can expand. The community after hearing so many promises about the incinerator going up and the area is going to be beautified in such a way you won't even notice the incinerator, and then now to come up and say the training area is compatible with the incinerator. If the incinerator wasn't there, there would have been a much better use for the whole 100 acres.

General planning of the whole area is better than this spot kind of thing whereby we now have this training area, then now we're going to look at what's compatible to the training facility and the incinerator, what's compatible to this and what's compatible to that, instead of planning the whole area. If it were planned, I don't believe the incinerator would be there nor the training area. So, I'm voting against the motion.

WIKUM: I'm sympathetic with the concerns of the people that live in Waipahu. I have a larger concern. I am fully convinced that there seems to be no other place for such a facility. I asked quite a few questions about the site search for the facility and was thoroughly satisfied that this is the place. If that's true and believing it as I have no other way of finding out otherwise, it seems to me we have a pressing need for the whole county. My concern is for that too as I'm quite sure it is with the rest of you. It's too bad we can't have a Police/Fire training facility that will not have an adverse effect at all on the neighboring community but it seems to me more problematic not to have a Police/Fire facility at all with a well-known adverse effect on the total county. I just wanted to make that point about two levels of concern that we have.

CHOY: I too feel the Police/Fire facility is sorely needed; however, I will have to speak against the motion for the simple

fact I feel that all alternatives for the search of this particular facility have not been exhausted to my entire satisfaction..

Commissioner Hosaka mentioned the fact that the incinerator was placed in the back yard of Waipahu. I would like to correct him in that it was placed in the front yard of Waipahu.

As far as this facility being shared with the good fortune of the community, I doubt this very, very much.

As far as planning for future residents in that area, even low-income housing, I don't think that's feasible.

I would think there should be some area on this island where it's so isolated that these facilities could be built. As a suggestion, I think Camp Erdman or that area would be an excellent place. It would be out of everybody's reach. Even out in Kahuku, the air strip where people will not necessarily build a housing development, then we won't have noise problems and we don't have pollution problems.

KAHAWAIOLOA: Talking about the Kahuku Air Strip, during the field trip, the Fire Department said they never carry anybody over land on a helicopter. They usually go down to the ocean. The Kahuku Air Strip is right next to the ocean.

HOSAKA: In talking about the site itself, we were told by the Building Department that 12 or so sites were evaluated thoroughly and this site seemed to offer the best advantage for a training site. The community association rebutted by saying it's city land and we're paying it through our taxes and the like. It was countered, I thought, by the statement that if we don't put the site on this particular land, that another site which might not be owned by the city would require expenditure of more funds to acquire the land. For that reason, I'm satisfied completely that the Building Department and other agencies have evaluated all the sites that can be possibly built on and Waipahu was selected. I agree with Commissioner Wikum about the overall future need for a training site. I don't think there's any question that we should have one. This kind of training site is sorely needed not only for today but for the future.

DUKE: It seems, Mr. Chairman, we're going to be at an impasse. Therefore, I must ask that we consider the motion on its merits. Consider the area, consider its location within the area, consider its impact upon the community. I'm talking about the benefits of it being located in this dump area versus other facilities that might be placed there.

I asked Mr. Okada on two occasions if he objected to the facility per se, and both times he said he objected to not having a general plan for the 100 acres, he objected to the city not keeping its word to landscaping around the incinerator and he objected to

the city maybe getting their foot in the door and having another facility in there without proper landscaping. I believe it is the best use of the land where it is located and it is greatly needed not only by the community of Waipahu but by the whole island.

KAHAWAIOLAA: I'd like to remind Commissioner Duke when we discussed the quarry at Waianae, I think it's the Halawa Quarry where they have those holes. They're going to backfill. They're going to open up a new quarry and backfill, make another dump. On that dump, they're going to build a beautiful housing area. The idea to say that the 100 acres is a dump, sure it is now but it can be planned for something beautiful like that quarry.

WAY: One minor point before action, if you will, directing my concern to Commissioner Hosaka's concern and interest about having a plan for the entire 100 acres. Maybe in this area your comments were a little too explicit to direction as regards the Department of General Planning's efforts in this. I think it would be more appropriate for the Building Department, and the Department of Public Works as the custodian agency, if you will, of the property--the dump, the Department of Recreation, and other agencies working with General Planning to follow through on the kind of planning that you had in mind which is really a detailed sort of thing, site planning for the whole 100 acres. I would suggest a little change in the suggestions you have for agencies to follow through.

Secondly related to that, any concerns the Commission might have that are directed toward city activity I think would not attach themselves to this SUP but might want to be the subject of some other action of the Commission that would get it to the proper city agency. What I'm saying is what is before us is a SUP and we're responding back to the SLUC. So, if you have some other concerns that you want to bring to the attention of city agencies, you'll have to send some communication or some follow-up that would make certain it gets to the proper place. For example, you may want to bring this to the attention of the City Council as well since they're really not parties to the issue at hand because of the SUP nature of the application, suggesting that they assist, if appropriations are necessary to undertake these kinds of planning studies, that they should be aware of your concerns on that point.

DUKE: In approving this SUP, the SLUC would be compelled to go along with our recommended conditions?

WAY: They could add further conditions.

DUKE: My whole point is I don't want to add all of these conditions on the SUP and have the SLUC erase them because we wouldn't be acting properly for the community or for the facility.

HOSAKA: I also share that concern because as the maker of the motion, as a result of input from WCA which I sympathized

with all the way, I tried to be fair in making these conditions so that the association would be satisfied with this facility, with these conditions being met fully. If we get an adverse decision on this, then I will consider withdrawing my motion.

DUKE: The question is, can we recommend to the SLUC certain restrictions or recommendations on the use of this site?

WAY: The answer is yes.

DUKE: They cannot detract or eliminate any recommendation in the use of this area, facility.

WAY: That is correct. They may add.

One comment having to do with the SUP process from the rules and generally consistent with our practice under the charter. There is a statement that a decision approving a SUP shall require a total membership of the county planning commission and shall be subject further to approval of the LUC. In essence, I would interpret that to mean to approve the permit, a majority vote of this full membership is required or five votes.

DUKE: Full membership being nine?

WAY: That is correct.

WIKUM: That wording seems ambiguous to me, however. Has that interpretation been supported before, because the full membership to me is sitting here, seven.

WAY: Yes. We've had numerous occasions in the past where we've had this similar problem.

HOSAKA: I would like to amend my motion to include more explicit language as suggested by Mr. Way, and that is when I mentioned about General Planning being responsible for the overall concept and general plan of that city-owned property, that the custodian of the land being Public Works, along with other appropriate agencies working in close alliance with General Planning to come up with an overall concept.

Secondly, recommendation that the City Council assist the city agencies responsible for this overall concept and also the conditions outlined in the report, to be carried out with support in terms of finances so that the conditions can be clearly met.

DUKE: I seconded the motion and I agree.

CHOY: In the event of an impasse, how does this go to the LUC?

WAY: I would suggest that it go simply with the record advising that the vote was whatever short of the five. I would pass it on to the LUC with your vote as is. It's their ball but again, I think it would be viewed as a vote for non approval

since you can't muster the votes for approval.

TAKEHARA: In regards to the SLUC's Rules and Regulations, it's been clarified that whenever desirous to use this land within agricultural rural district for other than that purpose, in looking at the criteria of guidelines for these regulations that discusses the agricultural aspect of this land as being very marginal for agricultural use, not for the tillage type of agriculture, but it also adds that it could be used for nurseries and so forth.

Another guideline is that it shouldn't have any adverse effect on people and the surrounding area. Yet still in the report it says that it can have adverse effect on the residential properties lying mauka of the old Oahu Railroad, and that there is a concern as far as the Board of Health goes in regard to air emissions. They say they need a variance for the air quality standard. That would be required.

In regards to Tony's response to Commissioner Duke, I do agree with Tony. They call this place a dump area. Further on page 10 in the report, they call this area a dump area. I think that's in the eye of the beholder. I can envision this parcel to be very beautiful, very worthy and very contributing to the Leeward people.

As far as Harriet's comment on whether we really exhausted all parcels in the county for this facility, I'm beginning to question as Tony brings forth Kahuku Air Strip, as Dr. Choy brings forth other ideas, and I cannot hastily make a decision to favor this application.

(There was no further discussion. The motion failed to carry.)

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Kahawaiolaa, Takehara
ABSENT - None

A motion to defer the matter by Mr. Duke, seconded by Mr. Hosaka also failed to carry for the same reasons previously discussed. Additionally, Mr. Kahawaiolaa stated that he will not be present at the next meeting.

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Takehara
ABSENT - None
ABSTAINED - Kahawaiolaa

UNFINISHED BUSINESS
PUBLIC HEARING
CZC AMENDMENT
MEASUREMENT OF
HEIGHT OF STRUCTURES
(FILE #L&R/CZC/1975-2)

The public hearing held February 26, 1975, was kept open and deferred for notification to all hillside community associations and for more information from the Department of Land Utilization.

since you can't muster the votes for approval.

TAKEHARA: In regards to the SLUC's Rules and Regulations, it's been clarified that whenever desirous to use this land within agricultural rural district for other than that purpose, in looking at the criteria of guidelines for these regulations that discusses the agricultural aspect of this land as being very marginal for agricultural use, not for the tillage type of agriculture, but it also adds that it could be used for nurseries and so forth.

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(There was no further discussion. The motion failed to carry.)

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Kahawaiolaa, Takehara
ABSENT - None

A motion to defer the matter by Mr. Duke, seconded by Mr. Hosaka also failed to carry for the same reasons previously discussed. Additionally, Mr. Kahawaiolaa stated that he will not be present at the next meeting.

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Takehara
ABSENT - None
ABSTAINED - Kahawaiolaa

*Deferred to 4/2/75 - lack of Quorum
vote.*

APPROVED
4/16/75

Meeting of the Planning Commission
Minutes
February 26, 1975

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT)
WAIPAHU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

The public hearing held January 29, 1975 was closed, and the matter deferred for the 15-day statutory requirement.

Since the closing of the public hearing, the Commission received the following communication:

1. Petition containing approximately 285 signatures against the proposed facility.
2. Letter dated Feb. 20, 1975 from Mr. John Moriyama, Chairman, Planning Committee, Waipahu Community Assn.
3. Letter dated Feb. 20, 1975 from Hideo "Major" Okada, Second Vice-President, Waipahu Community Assn., and President, Friends of Waipahu Cultural Garden Park.

Both Mr. Moriyama and Mr. Okada were called upon and questioned by the Commission regarding their concerns about the proposed facility. The following additional information was given:

1. Noise generated from the firing range and helicopter. Even though noise requirements and conditions will be placed on this application, there is no assurance that these conditions will be adhered to because past commitments made by the City on the incinerator and the STP were not kept. Therefore, the City will be compounding the problem.

Mr. Clegg commented that problems on the STP have been corrected. When the STP first operated and failed, no further STPs were allowed. The situation has been corrected and as a result, the State Department of Health has allowed further hookups.

2. Request that a land use study be made of the 100 acres owned by the City. There are no studies as to future land use. Because of its central location on the island, other city agencies may also see need to centralize their facilities at the same site.

Questioned by the Commission if a land use study of the 100 acres determined inclusion of the police/fire training facility, Mr. Moriyama stated their objection would remain unchanged, the facility would not be compatible with surrounding uses.

3. The community is interested in the area for a regional park.
4. They would have no objection if the subject site were used for mixed income housing development rather than strictly low-cost housing as long as social problems do not occur.

At this point, Mr. Ernest Yuasa, Director and Building Superintendent, was called upon and questioned by the Commission.

1. Concerning noise generated by gunfire, sound baffles designed in construction of the facility will cushion most of the noise.

As to helicopter noise, the helicopter will be used for emergency purposes only. It will not be used as part of the daily training exercises and therefore will not be at the site. Its main station is at the Honolulu International Airport.

2. Concerning site selection of the proposed facility, studies of various sites on Oahu were conducted jointly by them, and the Police and Fire Departments. Results of this study are contained in their draft Environmental Impact Statement. Eight locations on Oahu were studied and narrowed to two-- Koko Head and Waipahu. Problems encountered at Koko Head involved sharing the existing public rifle range controlled by the Parks Department, plus the fact that the Koko Head site is already earmarked for park use.
3. Location within the subject 100-acre site was made in conjunction with the Department of Public Works, owners of the property. Reasons for the particular site selection is also contained in the draft Environmental Impact Statement.

Questioned as to the possibility of locating the facility further makai, Mr. Yuasa stated that it would encroach into the Navy's restricted blast zone area.

The matter was deferred for a field trip to the site with representatives from the Fire, Police, and Public Works Departments, and the Waipahu Community Association. Maps of the subject area were also requested.

ADJOURNMENT:

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Henrietta B. Lyman".

Henrietta B. Lyman
Secretary-Reporter

APPROVED
2/26/75

Meeting of the Planning Commission
Minutes
January 29, 1975

PUBLIC HEARING
SPECIAL USE PERMIT
✓ (POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT
WAIPAHU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

A public hearing was held to consider a request for a Special Use Permit for the City and County of Honolulu to construct and operate a police and fire training facility within an AG-1 Restricted Agricultural District located on approximately 15 acres of land in Waipahu-- Waipio Peninsula, Tax Map Key: 9-3-02: portion of 9.

Publication was made in the Sunday Star-Bulletin/Advertiser on January 19, 1975. No letters of protest were received.

Staff Planner Carl Smith presented the Director's report of the request. The applicant proposes to establish a police and fire training facility on the site. The facility will include six buildings housing classrooms and offices, a gymnasium, a firing range office and firing sheds, a canine training facility, a fire training facility, and a radio facility.

Based upon review and analysis of the request, the Director of Land Utilization concludes that the proposed police and fire training facility is:

1. Not contrary to the objectives of the Land Use Law and Regulations.
2. Capable of being conditions so as not to adversely affect surrounding property.
3. Not an unreasonable burden to public agencies or facilities.
4. No substantial alteration of the character and use of the land; and
5. The highest and best use of the land involved for the public welfare.

The Director recommends approval of the request.

Questions were raised by the Commission.

WIKUM: About the noisiness, I'm not clear as to who enforces the condition about firing during tradewind weather only. If that's one of the conditions of the permit, how does it get enforced? I'm looking on page 9.

SMITH: The conditions start on page 11. We did not say anything about the noise during tradewind weather. We were talking about airborne emissions, smoke.

TAKEHARA: The report states that the U.S. Navy expressed concern for safety baffling. Could you describe to us what precautions will be taken?

SMITH: This (referring to building plan displayed) is the plan of the firing ranges. What they're talking about is assuring a baffling system which will prevent a stray slug from escaping from the range. They have, as shown in the plans here, provided for this as shown by the hanging baffles which would prevent anything from escaping.

TAKEHARA: One of the conditions states that landscaping plans are in progress. Will there be a buffering zone of this area?

SMITH: The site plan shows buffering all the way around as well as a certain amount of internal landscaping. This is probably very schematic. What we're saying in the condition is we want to see what you're actually going to put in there and have the right of approval over it.

DUKE: You state that the State Land Use boundary is AG. What about our general plan?

SMITH: The general plan designates it as a public facility.

DUKE: Is it a dump at the present time?

SMITH: It is not an active dump. The active dump is across the road from it.

DUKE: Was this formerly a dump?

SMITH: I believe so. This area was turned over to the City and County by the Federal government for purposes of rubbish disposal.

DUKE: You say it's lower than the surrounding area. How much lower?

SMITH: A foot or two. It's not all that much lower.

DUKE: It's not a lake during the rainy season.

SMITH: The proposal is to build it up.

DUKE: Presently, is it a catch basin?

SMITH: None of the agencies indicated that it was. It's a pretty marginal piece of ground.

DUKE: The emission of smoke, by any stretch of the imagination, that couldn't be more than cane field burning could it?

SMITH: I doubt very seriously it could be.

TAKEHARA: But aren't we being assured whenever there is a need for a fire, it will be done only on tradewind days?

SMITH: Yes, that's basically our intent, that if air emission standards have to be exceeded, that they would only be exceeded at such time as tradewinds are blowing taking it away from the town of Waipahu.

(There were no further questions of staff.)

Public testimony followed.

Testimony FOR--

Mr. Boniface K. Aiu, Fire Chief, Fire Department, was questioned by the Commission.

DUKE: Just for my own information more than to make any decisions on this application, where does the Fire Department do their practice now when they're burning? If this is going to create a problem maybe in that area, where do you presently do it?

AIU: We presently train on the public streets, parks, private areas that are made available to us. When I say private, I'm talking about highrise buildings that we could use to stretch our ladders out. We don't have any particular area that we can train. We go out and we beg. Many times when we use the park areas, we flood the parks and we get complaints, then we're not there anymore. We really don't have any place to train. We're just doing the best we can.

DUKE: Well, undoubtedly you've needed a facility similar to this for such a long time, have you not?

AIU: Yes. I've been in the fire service for over 32 years and we've been trying for the last 32 years.

DUKE: Have you read the conditions and do you have any objection to any of them?

AIU: Yes, I've read them. I think we can live with those conditions. I think it will be better than what we have now. We have nothing.

DUKE: Is there a problem on the smoke emission you're going to create?

AIU: No, we don't think this is going to be a problem. We're not going to be burning eight hours. We will burn maybe five to ten minutes. We burn and we put it out. Unfortunately, we've got to burn. We've got to expose the smoke conditions to our fire fighters. They've got to have the feel of heat so we've got to do this. But, I'm sure we will come out with some device. We've been looking at other training facilities where the smoke would practically come out with no color at all. I think we can come about with something. We don't feel that burning and smoke is going to be a problem. It's because people don't understand what we're going to do.

DUKE: Well, if you'd explain it to us, all of us would understand it.

AIU: As I said, we're not going to be burning eight hours. It'll be like five to ten minutes where in this training building and this fire tower, it will be constructed where we could start a fire right in this building. It will be contained. It would take about a minute to get this building probably to the size that we want as far as heat and smoke is concerned, then we get our men in there. See, if we can't put it out in five minutes, then we're not going to be doing our job.

Of course, we do have some pits outside in the open area where we will have some fuel, where we will burn and put out. But, these techniques or drills that we go through will not take more than five minutes to complete.

DUKE: Your anticipated training schedule, would you be operating there daily?

AIU: Not daily but we will be operating there pretty much the time most of the days. We will have to bring in the various fire stations throughout the island to the site. We might bring one station one day and the next day and then probably rest. It won't be everyday. Unless we have a new group of recruits, then we will be there daily for maybe about four to six weeks, Monday to Friday.

CHOY: I know that departments do grow and do evolve to be quite sophisticated. We have 52,200 square feet of land there. The projection into the immediate future, do you see any conflict in the usage of that premises with the Police Department as far as training is concerned?

AIU: I don't think there will be any conflict. The way

we have arranged the facility by joint use, I can't see any conflict.

CHOY: Usually how large is a group of recruits and also the training personnel?

AIU: We never start a class unless we have six men which is the minimum. We don't feel it is practical to train a class less than six. Six is usually the amount of men that we assign to a station on one shift. We have trained as many as forty men at one time.

CHOY: I'm really concerned about the possibility of not having a facility that is large enough for future uses. This is the direction of my question. As far as your parking facilities are concerned, you think you have adequate parking when the Police Department also will be using the facilities on the same day, or will use of these facilities be staggered, and you'll work on some schedule with Mr. Keala?

AIU: I'm sure we'll have to work out a schedule.

CHOY: So, you won't be coming back here in three years asking us for another piece of land?

AIU: I don't think so, Dr. Choy, no.

(There were no further questions of Chief Aiu.)

Testimony AGAINST--

Mr. Irby C. Tallant, Jr., Engineer in Charge-WP, Federal Communications Commission, Field Operations Bureau, Waipahu Monitoring Station.

Objections--

1. Agriculture, rather than urbanization is more compatible with our mission in that the electro-magnetic atmosphere of plants and animals is more sterile, i.e., less sources of electro-magnetic interference, than that of electronic or electro-mechanical devices associated with urbanization.
2. The Police and Fire Training Facility as it is presently planned should not create any problems, however, once the foot is in the door, changes could be made which, while compatible with the proposed special use permit, may jeopardize the accuracy of our equipment. In the 19 years prior to our locating in Waipio in 1959, exhaustive studies of soil conditions, topography, and electro-magnetic atmosphere were made on all the islands attempting to find the "right" spot, but the three ideal conditions could not be found together

suitable for erection of our precise direction finding equipment.

3. The golf course adjacent to the proposed site has restrictive limitations on it which might create problems for the facility, i.e., there is a 500-foot airspace restriction over the Monitoring Station which may be a problem as the helicopters drop on to the proposed landing pad.
4. Presently, there are only plans for mobile radio communication stations; however, comments by the Fire Department indicate that base stations may be proposed. A 7-story building as such may not cause problems now but sets precedent for the possibility of a 30-story building which could cause problems for their director finder.

Mr. Tallant was questioned by the Commission.

DUKE: The application before us today, never mind the future, do you have any objection to the Fire and Police fixing this facility as presently planned?

TALLANT: Not as presently planned. I can agree with it as it states today, the 7-story highrise and limited communication facilities.

DUKE: Have you read the conditions?

TALLANT: No, I haven't.

DUKE: Well, you can have mine. In many respects they are quite stringent because they cannot change any without permission from the City Council. Quite often it is misunderstood. If those conditions are met, then it's not truly a foot in the door, then you would not have any objections?

TALLANT: Right.

DUKE: We have heard from the Fire Department as to their use of the facility. I'd like to ask a member of the Police Department a question. The present plans as presented, do you anticipate in the foreseeable future, need for expansion in that area?

POLICE MAJ. BERNARD SUGANUMA, POLICE TRAINING DIVISION: The way the plan is now, we don't anticipate any expansion maybe for another 20-30 years. We would be glad to have this facility.

SMITH: Mr. Chairman, I would like to draw your attention to Condition #3, that the building of the facility be built according to submitted plans, which are these plans. That is pretty good assurance that expansion is not going to take place unless another public hearing like this is going to be held.

(There were no further questions.)

The public hearing was closed, on motion by Dr. Choy, seconded by Mr. Duke and carried.

The matter was deferred for a statutory period of 15 days.

ADJOURNMENT:

The meeting adjourned at 3:08 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Henrietta B. Lyman".

Henrietta B. Lyman
Secretary-Reporter

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

SUITE 2180 PACIFIC TRADE CENTER
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WILLIAM E. WANKET
DEPUTY DIRECTOR

74/SUP-2 (CS)

January 3, 1975

MEMORANDUM

TO : PLANNING COMMISSION

FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION

SUBJECT: STATE SPECIAL USE PERMIT FOR CITY AND COUNTY
OF HONOLULU - POLICE AND FIRE TRAINING FACILITY
AT WAIPAHAU

Transmitted herewith for appropriate action is my report on
a request to construct and operate a police and fire training
facility within an AG-1 Restricted Agricultural District.


GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:fm

Attach.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

SUITE 2180 PACIFIC TRADE CENTER
190 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR

GEORGE S. MORIGUCHI
DIRECTOR

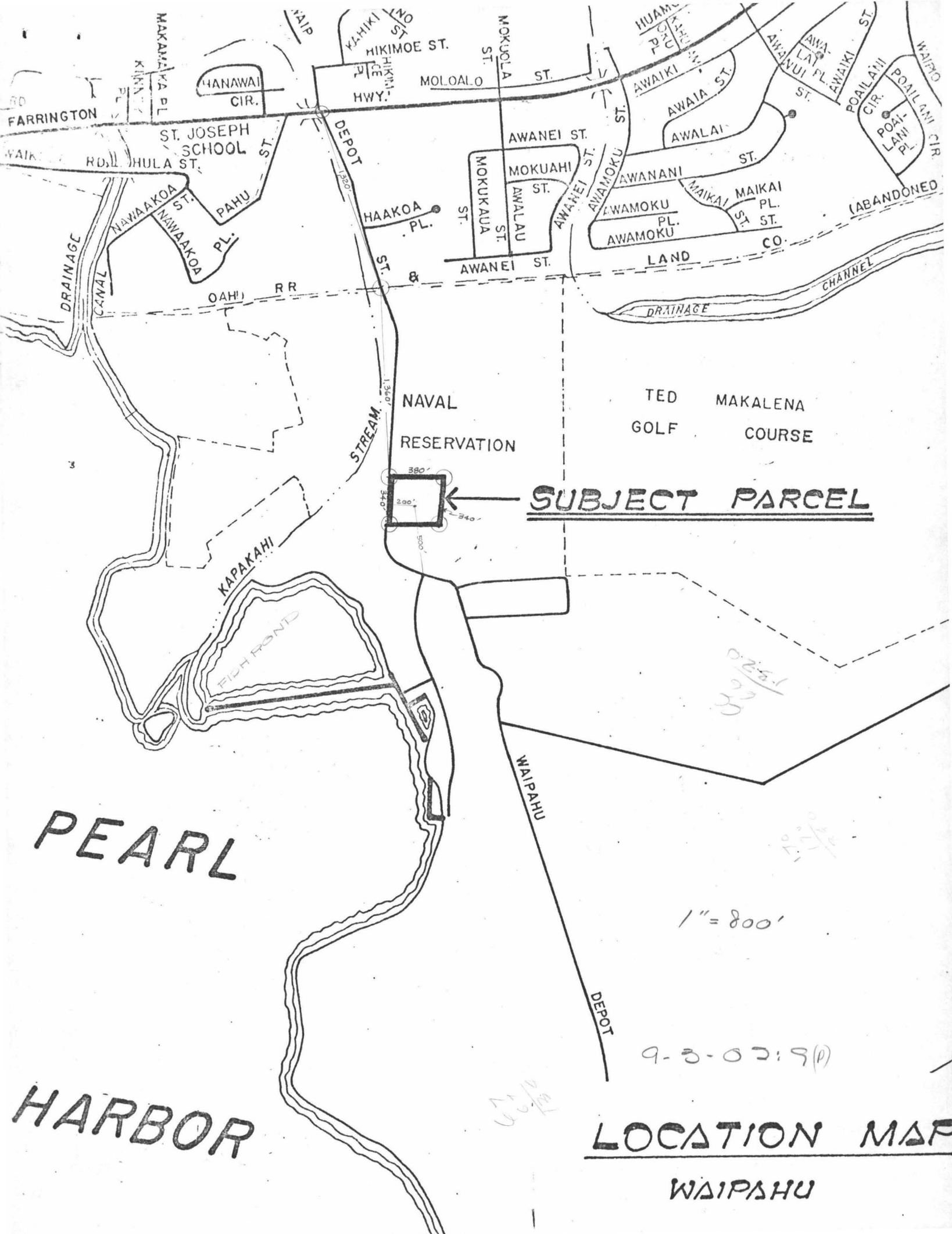
WILLIAM E. WANKET
DEPUTY DIRECTOR

74/SUP-2 (CS)

January 3, 1975

DIRECTOR'S REPORT
STATE SPECIAL USE PERMIT
Proposed Police and Fire Training Facility

APPLICANT : CITY AND COUNTY OF HONOLULU
LAND OWNER : CITY AND COUNTY OF HONOLULU
TAX MAP KEY: 9-3-02: PORTION OF 9
LAND AREA : 15 ACRES
ZONING : AG-1 RESTRICTED AGRICULTURAL DISTRICT
LOCATION : WAIPIO PENINSULA - WAIPAHU



GENERAL INFORMATION:

State Land Use Designation: Agriculture. Under the State Land Use Rules and Regulations, Sub-Part E, Special Permits:

"2.23 Petition Before County Planning Commission. Any person who desires to use his land within an agricultural or rural district for other than an agricultural or rural use may petition the County Planning Commission...for permission to use his land in the manner desired."

General Plan: Public facility by Ordinance No. 2443 adopted May 7, 1964.

General Plan Detailed Land Use Map: None adopted.

General Plan Development Plan: None adopted.

Existing Zoning: AG-1 Restricted Agricultural District.

Existing Land Use: The proposed site is vacant, scrub land. It is surrounded by a golf course, the City and County incinerator, a landfill dump area, and other vacant land. A residential and light industrial area lies approximately one-fourth mile mauka of the site.

Applicant's Proposal: The applicant proposes to establish a police and fire training facility on the site. The facility will include six buildings housing classrooms and offices, a gymnasium, a firing range office and firing sheds, a canine training facility, a fire training facility, and a radiology facility. The floor area of these buildings totals 74,210 square feet and they cover 52,200 square feet of the total land area, or 8 percent of the site. The remainder of the site will be devoted to open uses such as firing ranges, fire training grounds, driver training facilities, a drill field, and parking and landscape areas.

Public Agencies Review:

The proposal was reviewed by eighteen public agencies in the course of a review of an environmental impact statement and at the request of this department. The following agencies offered either no comment or no objection:

- Department of Army
- Department of Transportation
- Department of Planning and Economic Development
- Board of Water Supply
- Department of Public Works (Division of Engineering)
- Department of Parks and Recreation

The other agencies raised the following areas of concern, primarily in their reviews of the draft environmental impact statement. These concerns will be satisfactorily addressed in the final environmental impact statement which must be accepted before the project can proceed. The project draft environmental impact statement was filed prior to the effective date of Bill 246 and is being reviewed under the provisions of the Governor's Executive Order dated August 23, 1971.

Airborne Emissions: Several agencies expressed a concern relative to airborne emissions generated by the fire training facility. Agencies commenting on this point include:

Department of Agriculture
Department of Health
Environmental Center

All agencies are concerned that the airborne emissions generated by the burning exercises will not meet the State's air quality standards. The Department of Health indicates that it is possible to obtain a variance of these standards.

Waterborne Effluents: The Water Resources Research Center is concerned that the extinguishing agents and foams used in burning exercises could contribute pollutants to runoff water from the burning area. The Department of Health raises a similar concern. After considerable consultation between the Division of Sewers and the Department of Health, it has been established that sanitary effluents estimated to be in the amount of .006 million gallon per day will be permitted to enter the Waipahu Oxidation Pond system.

Noise Emissions: The following agencies commented on this aspect of the project:

Department of Engineering, University of Hawaii
Department of Health
Department of Land and Natural Resources

The major concern is with the operation of the firing ranges and the effect of the noise generated by gunfire on the closest residences which are approximately one-fourth mile upwind. The U.S. Navy also expresses concern for safety baffling.

The Department of Transportation Services comments that Waipahu Depot Road must be improved from the Oahu Railroad right-of-way makai to the project site.

Private Organization Review:

The Waipahu Community Association has reviewed the project and has filed strenuous objections to the proposal. They specifically cite solid waste disposal problems, possible airborne emission problems, traffic generation problems, as areas of concern. They voice a strongly held contention that the area in question as well as surrounding landfill areas should be considered for eventual use as a regional park. They also suggest an alternative of utilizing various military training facilities in lieu of building this civilian facility.

Analysis: This is an application for a Special Use Permit under the State Land Use Regulations. These regulations require that the proposed use be examined with the following criteria to whether or not it is "unusual and reasonable":

1. "Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations."

The State's objective is to preserve productive agricultural lands and to protect lands which have a significant potential for agricultural purposes. The site is not currently in agricultural use. The site lies within an

area classified by the State Land Study Bureau as Class E (lowest of all classes A to E in terms of suitability for cultivation). The Department of Agriculture notes that, while the site might be usable for nursery and greenhouse culture, it is not suitable for agricultural production using conventional tillage methods. Thus, it would seem that the site can be considered to have very marginal agricultural potential.

2. "That the desired use would not adversely affect surrounding property."

It is obvious that the project will have no adverse effects on land uses which abut it directly. The project can have adverse effects on the residential properties lying mauka of the old Oahu Railroad right-of-way approximately one-fourth mile mauka of the project site.

There are several factors which will minimize, or which can be made to minimize, any adverse effects on the residential properties. First, the facility is a quarter mile removed

from the nearest residence. Second, the prevailing tradewinds come from the northeast, blowing mauka to makai, 75 percent of the year. Finally, there are in existence, applicable legal constraints on air emissions, water quality and noise emissions with which the project must comply. These factors impact on the major areas of concern as follows:

Air Emissions: The project is subject to the State's Air Quality Standards. Therefore, air emissions are controlled by the Department of Health. As the department points out, it is possible that, in order to simulate certain types of fire for training purposes, a variance of the Air Quality Standards will be required. In that case, permitting such burning only in tradewind conditions will effectively remove the emissions from the residential area.

Water Quality: The project is subject to the State's Water Quality Standard. Therefore, the quality of surface runoff and waste water disposed from the fire training facility would, assuming a logical discharge to Pearl Harbor, be controlled by the Department of Health.

Noise Emissions: The project is subject to the performance standards relative to sound emissions contained within the Comprehensive Zoning Code. However, a combination of distance, a massing of structures interposed between the firing ranges and the residential development, the provision of firing sheds, site plan provisions that firing will take place in a makai direction and wind direction would all appear to assure that noise from this source will be no problem.

In light of these considerations, a minimum impact on the residential area can be predicted.

3. "Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and school improvements, and police and fire protection."

The facility is a public facility being funded by public funds. As noted in the agency review section, sewage capacity is marginal but the minimal loads produced by this facility can be accepted. Waipahu Depot Road makai from the railroad right-of-way will be improved to serve the project. Sufficient water capacity is available to serve the project.

4. "That the land upon which the proposed use is sought is unsuited for the uses permitted within the District."

By reason of the analysis provided under item 1, it can be concluded that the land is unsuited for the agricultural uses permitted within the District.

5. "That the proposed use will not substantially alter or change the essential character of the land and the present use."

The land is presently unused, scrub land which is essentially characterless. The change will improve the character of the land and, hopefully improve the character of the surrounding dump and incinerator areas.

6. "That the proposed use will make the highest and best use of the land involved for the public welfare."

The police and fire training facility is basic to the public welfare of the citizens of Oahu in the sense that it will provide better training with a resultant higher proficiency in our police and fire departments. The land involved is owned by the City and County and has been used for years as a dump. The City has gone through a

complete site selection study, considering possible sites throughout Oahu. Of the sites studied, this location has been determined to be the single most appropriate site for this use.

Conclusions: From the above analysis, it is concluded that the proposed police and fire training facility is:

1. Not contrary to the objectives of the Land Use Law and Regulations;
2. Capable of being conditioned so as to not adversely affect surrounding property;
3. Not an unreasonable burden to public agencies or facilities;
4. No substantial alteration of the character and use of the land; and
5. The highest and best of the land involved for the public welfare.

Recommendation: It is recommended that the Special Use Permit be granted subject to the following conditions:


1. Within one year of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. If necessary, the time limit may be extended by the Director provided the applicant makes a request in writing and submits reasons which, in the opinion of the Director, justifies the time extension;

2. The applicant shall comply with all air and water quality standards of the State of Hawaii. In the case that a variance to the air quality standards is necessary for the fire training facility, those exercises which require the variance shall be conducted only during tradewind conditions;
3. The plans as submitted, marked Exhibit A, which are on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein;
4. Landscape plans shall be submitted to the Director for his review and approval;
5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
6. In the event all conditions as set forth herein are not complied with, the Director of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained; and

7. The Director may make modifications and/or additions to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate. Further, the Director may make modifications upon written request of the applicant setting forth justifications therefor.


GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:fm



STATE OF HAWAII
LAND USE COMMISSION
State Kamamalu Bldg.
P. O. Box 2359
Honolulu, Hawaii

This space for official use

Date Application and Fee
Received by LUC _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission District Boundary map number and/or name Waipahu, O-9, for the following described purpose:

Fire and Police Training Facility
City and County of Honolulu.

RECEIVED
MAY 14 1975

Description of property:

Tax Map Key: 9-3-02:9 (Portion of)

15 Acre site mauka of existing Waipahu Incinerator.

Bordered by Waipahu Depot Road, Incinerator Site, Ted Makalena Golf Course, and undeveloped space. (see attached drawings Sheets 1 and 2)

Petitioner's interest in subject property:

Owned and controlled by City and County of Honolulu

Petitioned by Building Department, City & County of Honolulu.

State of Hawaii
LAND USE COMMISSION

Petitioner's reason(s) for requesting special permit:

There has been a need for this training facility for many years.

The subject site is an excellent one which meets all of the criteria established for the selection of the proper facility site.

The subject site is presently not being used, and is not desirable for agricultural purposes. (See Section 2.24, Tests to be applied)

A special permit would allow this facility to be constructed on the subject site

Signature(s) _____

Title:

Director and Building
Superintendent

Address:

Building Department
City Hall

Telephone:

546-7564

This space for official use

The property is situated in a(n) _____ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) _____

For (agency) _____

FIRE AND POLICE TRAINING FACILITY
CITY AND COUNTY OF HONOLULU
STATE LAND USE SPECIAL PERMIT APPLICATION

RECEIVED

MAY 14 1975

State of Hawaii
LAND USE COMMISSION

SECTION 2.24: TESTS TO BE APPLIED

1. "Such a use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations."

The objectives of the State Land Use Law and Regulations are "to preserve, protect and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii."

The subject site is in an Agricultural District. The objective of this designation is to preserve productive agricultural lands and protect lands which have a significant potential for agricultural purposes.

The subject site can be considered as neither productive agricultural land, nor having potential for agricultural purposes. It is presently a low-lying, marshy area subject to inundation by the tidal fluctuations of Pearl Harbor's West Loch. The grade elevations vary between 0-8 feet above sea level, averaging approximately 4 feet above sea level. The land has been classified by the State Land Study Bureau as Class E (lowest of all classes A to E). This is primarily due to three factors:

- 1) High salt content of the soil, 2) High water table of the area, 3) Marshland conditions which have been alleviated somewhat only by the construction of the Kapakahi Stream Drainage canal.

Obviously, the subject site is not suited for what it was originally designated as in the State Land Use Law. To restrict this land or to retain it for agricultural purposes is not encouraging the best-suited development or usage for the land in the interest of the public, and therefore is actually contrary to the objectives of the Land Use Law and Regulations.

Conversely, the proposed use for this site, as a Fire and Police Training Facility, would be a much higher and better use for the land. It will directly benefit the health, safety, and welfare of the public by providing a long-needed training facility for the Honolulu Fire and Police Departments.

For these reasons, the proposed use is not considered contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations.

2. "That the desired use would not adversely affect surrounding property."

The subject site is bordered on the mauka side by a low-lying marshy area not unlike the conditions of the subject site as described previously. Approximately one-fourth of a mile beyond this marsh area is the edge of a light-industrial/residential area. Due to the direction of the prevailing tradewinds which blow from the mauka direction, the proposed use will not adversely affect this light-industrial/residential area.

On the Honolulu side, the site is bordered by the Ted Makalena Municipal Golf Course. The nature of this proposed facility (a large part of which will be open grassy areas) will be similar to the golf course and therefore would not adversely

affect it. It is also anticipated that the proposed training facility will have planted trees along its perimeter, thereby actually improving the adjacent properties such as the golf course.

On the makai side, the site is bordered by the existing City and County Waipahu Incinerator. It is a 75 foot high structure which consumes approximately 600 tons of refuse daily. The proposed training facility would have primarily two-story structures with the exception of the Fire-Training Building, which will be 8 stories high (80 feet). The frequency of fire-training exercises which would emit smoke will occur at a maximum of 4 times a day for one minute duration periods (4 minutes total per day). This is considerably less than the present daily smoke emissions created by the incinerator. In actuality, the proposed training facility will be similar to the existing incinerator in terms of its "industrial" nature, and therefore, will not adversely affect it.

The Ewa side of the site is bordered by the access road (Waipahu Depot Road) and a landfill/dumping area. The proposed facility will not adversely affect this side of the site. Instead, it should be an improvement to the existing dump environment.

In addition, the proposed site is in an area designated for Public Facility in the Oahu General Plan - Detailed Land Use Map. This indicates that the entire area is being set aside for public facility uses such as the incinerator. Therefore,

the proposed use would not, presently or in the future, adversely affect the surrounding property.

3. "Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection."

This proposed facility is being developed by the Building Department of the City & County of Honolulu. Preliminary inter-agency reviews have indicated that the proposed facility would not unreasonably burden public agencies. The existing access road is adequate but may be further improved as part of the development of this facility. The existing sewer, water, and drainage and utilities are adequate for any additional service required by this facility. School, police and fire protection services are not applicable for this proposal.

4. "Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established."

The proposed Fire and Police Training Facilities have been needed ever since the inception of the Fire and Police Departments. These Departments have never had an adequate centralized training facility. Instead, all training has taken place in a piecemeal, improvised manner.

Due to the tremendous growth of the population and urban areas on Oahu (and the corresponding growth at all public agencies including the Fire and Police Departments within the past decade), the problems due to the lack of adequate public facilities has become more pronounced.

The Oahu General Plan has been responsive to this need. The designation of the entire area surrounding the proposed site as Public Facility is a clear recognition of the need.

On the other hand, the State Land Use designation for this subject area as Agriculture is apparently outdated and therefore needs to also recognize and accommodate the needs which have arisen since the district boundaries and regulations were established.

5. "That the land upon which the proposed use is sought is unsuited for the uses permitted within the district."

As discussed under item 1, it is apparent that the subject site is not suitable for agricultural uses. The soil and water conditions, and the General Plan Designation all indicate that the subject land is unsuited for the uses permitted within the District.

6. "That the proposed use will not substantially alter or change the essential character of the land and the present use."

The essential character of the land is of a marshy low-lying area. The present use is one of "non-use" due to its essential character.

Therefore, the proposed use will alter the existing character of the land and the present use. The low elevation will be raised approximately to six feet (through landfill) to render the land usable. Artificial earth berms will be created to enclose certain training exercises. A portion of the site will be paved for access and parking purposes. Three 2-story structures, two 1-story structures, and one 8-story structure will be constructed. Landscaping such as trees, groundcover, and grasses will be developed to replace the few kiawe trees and buffalo grass now existing on the site.

The intent of this proposal is to utilize the land in a much more efficient and meaningful way than is presently being done. To do so requires the substantial alteration of the existing character of the land and the elimination of its present non-use.

7. "That the proposed use will make the highest and best use of the land involved for the public welfare."

As discussed earlier, the subject land is presently not being used. The State

Land Use designation as Agriculture will not make the highest and best use of the land. Instead, it has been pointed out that the land is not suited at all for agricultural purposes.

The utilization of the land for a public facility (as designated in the Oahu General Plan) would be the highest and best use of the land for the public welfare.

The proposed Fire and Police Training Facilities has been determined to be the best public facility to be located on this site. The site meets all of the criteria established for the facility such as amount of land available, location on Oahu, environmental consideration, topography, utilities, accessibility, etc.

Also, of all the possible public facilities, the proposed training facility, which would result in properly and continually trained firefighters and law-enforcement officers, has the most obvious and direct benefits to everyone. Therefore, the proposed use would make the highest and best use of the land involved for the public welfare.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

SUITE 2180 PACIFIC TRADE CENTER
190 SOUTH KING STREET
HONOLULU, HAWAII 96813



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74/SUP-2 (CS)

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a request to construct and operate a police and fire training
facility within an AG-1 Restricted Agricultural District.


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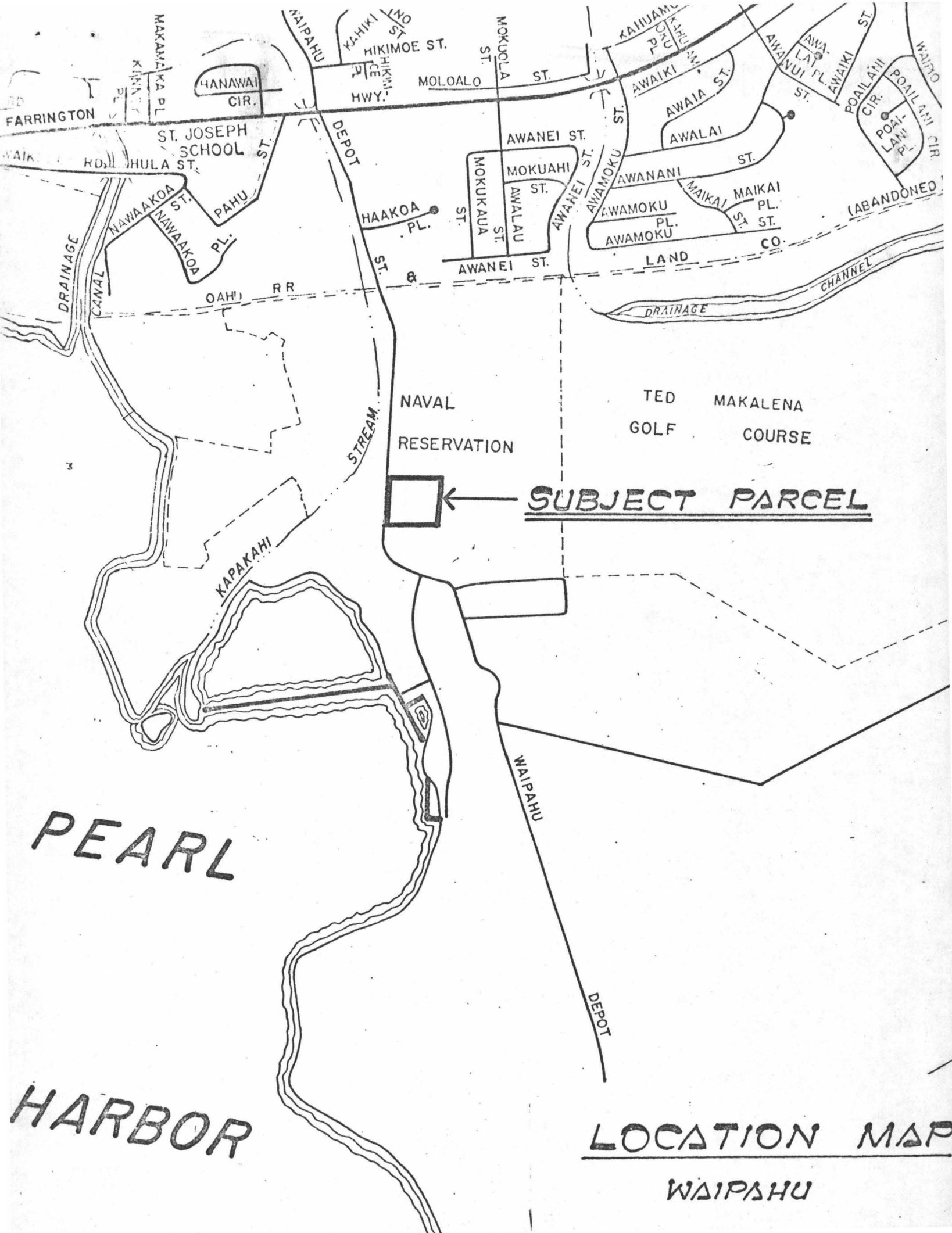
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LOCATION : WAIPIO PENINSULA - WAIPAHI



SUBJECT PARCEL

LOCATION MAP

WAIPA HU

PEARL

HARBOR

GENERAL INFORMATION:

State Land Use Designation: Agriculture: Under the State Land Use Rules and Regulations, Sub-Part E, Special Permits:

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Existing Land Use: The proposed site is vacant, scrub land. It is surrounded by a golf course, the City and County incinerator, a landfill dump area, and other vacant land. A residential and light industrial area lies approximately one-fourth mile mauka of the site.

Applicant's Proposal: The applicant proposes to establish a police and fire training facility on the site. The facility will include six buildings housing classrooms and offices, a gymnasium, a firing range office and firing sheds, a canine training facility, a fire training facility, and a radiology facility. The floor area of these buildings totals 74,210 square feet and they cover 52,200 square feet of the total land area, or 8 percent of the site. The remainder of the site will be devoted to open uses such as firing ranges, fire training grounds, driver training facilities, a drill field, and parking and landscape areas.

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Analysis: This is an application for a Special Use Permit under the State Land Use Regulations. These regulations require that the proposed use be examined with the following criteria to whether or not it is "unusual and reasonable":

1. "Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations."

The State's objective is to preserve productive agricultural lands and to protect lands which have a significant potential for agricultural purposes. The site is not currently in agricultural use. The site lies within an

area classified by the State Land Study Bureau as Class E (lowest of all classes A to E in terms of suitability for cultivation). The Department of Agriculture notes that, while the site might be usable for nursery and greenhouse culture, it is not suitable for agricultural production using conventional tillage methods. Thus, it would seem that the site can be considered to have very marginal agricultural potential.

2. "That the desired use would not adversely affect surrounding property."

It is obvious that the project will have no adverse effects on land uses which abut it directly. The project can have adverse effects on the residential properties lying mauka of the old Oahu Railroad right-of-way approximately one-fourth mile mauka of the project site.

There are several factors which will minimize, or which can be made to minimize, any adverse effects on the residential properties. First, the facility is a quarter mile removed

from the nearest residence. Second, the prevailing tradewinds come from the northeast, blowing mauka to makai, 75 percent of the year. Finally, there are in existence, applicable legal constraints on air emissions, water quality and noise emissions with which the project must comply. These factors impact on the major areas of concern as follows:

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Water Quality: The project is subject to the State's Water Quality Standard. Therefore, the quality of surface runoff and waste water disposed from the fire training facility would, assuming a logical discharge to Pearl Harbor, be controlled by the Department of Health.

Noise Emissions: The project is subject to the performance standards relative to sound emissions contained within the Comprehensive Zoning Code. However, a combination of distance, a massing of structures interposed between the firing ranges and the residential development, the provision of firing sheds, site plan provisions that firing will take place in a makai direction and wind direction would all appear to assure that noise from this source will be no problem.

In light of these considerations, a minimum impact on the residential area can be predicted.

3. "Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and school improvements, and police and fire protection."

The facility is a public facility being funded by public funds. As noted in the agency review section, sewage capacity is marginal but the minimal loads produced by this facility can be accepted. Waipahu Depot Road makai from the railroad right-of-way will be improved to serve the project. Sufficient water capacity is available to serve the project.

4. "That the land upon which the proposed use is sought is unsuited for the uses permitted within the District."

By reason of the analysis provided under item 1, it can be concluded that the land is unsuited for the agricultural uses permitted within the District.

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The land is presently unused, scrub land which is essentially characterless. The change will improve the character of the land and, hopefully improve the character of the surrounding dump and incinerator areas.

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The police and fire training facility is basic to the public welfare of the citizens of Oahu in the sense that it will provide better training with a resultant higher proficiency in our police and fire departments. The land involved is owned by the City and County and has been used for years as a dump. The City has gone through a

complete site selection study, considering possible sites throughout Oahu. Of the sites studied, this location has been determined to be the single most appropriate site for this use.

Conclusions: From the above analysis, it is concluded that the proposed police and fire training facility is:

1. Not contrary to the objectives of the Land Use Law and Regulations;
2. Capable of being conditioned so as to not adversely affect surrounding property;
3. Not an unreasonable burden to public agencies or facilities;
4. No substantial alteration of the character and use of the land; and
5. The highest and best of the land involved for the public welfare.

Recommendation: It is recommended that the Special Use Permit be granted subject to the following conditions:

1. Within one year of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. If necessary, the time limit may be extended by the Director provided the applicant makes a request in writing and submits reasons which, in the opinion of the Director, justifies the time extension;

2. The applicant shall comply with all air and water quality standards of the State of Hawaii. In the case that a variance to the air quality standards is necessary for the fire training facility, those exercises which require the variance shall be conducted only during tradewind conditions;
3. The plans as submitted, marked Exhibit A, which are on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein;
4. Landscape plans shall be submitted to the Director for his review and approval;
5. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
6. In the event all conditions as set forth herein are not complied with, the Director of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained; and

7. The Director may make modifications and/or additions to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate. Further, the Director may make modifications upon written request of the applicant setting forth justifications therefor.



GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:fm

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

74/SUP-2 (CS)

May 12, 1975

RECEIVED

MAY 14 1975

State of Hawaii
LAND USE COMMISSION

Mr. Eddie Tangen, Chairman
State Land Use Commission
Kamamalu Building
Honolulu, Hawaii

Dear Mr. Tangen:

Subject: Request for a State Special Use Permit for a Police and Fire Training Facility at Waipahu.
Applicant/Landowner: City & County of Honolulu
Tax Map Key: 9-3-02: portion of 9
Location: Waipio Peninsula, Waipahu

The Planning Commission held a public hearing on January 29, 1975 and deferred action for the 15-day statutory requirement. On May 7, 1975, after due consideration and deliberation, the Planning Commission voted to recommend approval of the request for a Special Use Permit with the attached conditions.

Additional attachments, herewith, include the Special Use Permit Application, a copy of the report from the Director of Land Utilization, and the Planning Commission Minutes of January 29, February 26, March 12 and April 2, 1975. The Minutes of May 7, 1975 will be forwarded to you as soon as they have been approved.

If you have any further questions, please contact Mr. Carl Smith of the Department of Land Utilization at 523-4133.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert R. Way".
ROBERT R. WAY
Chief Planning Officer

RRW:mk
Attchs.

CONDITIONS IMPOSED BY THE PLANNING COMMISSION
for
WAIPAHU--WAIPIO PENINSULA--SPECIAL USE PERMIT
Police/Fire Training Facility--(74/SUP-2) (CS)
May 7, 1975

1. Within one year of the approval of the Special Use Permit, the applicant shall properly file for a building permit with the Building Department and commence construction. The total construction shall be completed in five years. If necessary, the time limit may be extended by the Director of the Department of Land Utilization provided the applicant makes a request in writing and submits reasons which, in the opinion of the Planning Commission, justifies the time extension;
2. The applicant shall comply with all air and water quality standards of the State of Hawaii. In the case that a variance to the air quality standards is necessary for the fire training facility, those exercises which require the variance shall be conducted only during tradewind conditions;
3. The plans as submitted, marked EXHIBIT A and on file with the Department of Land Utilization, shall be followed except as may be altered by the conditions stated herein;
4. Police firearms training is prohibited;
5. The helicopter pad and related helicopter activities connected with the training facility shall be prohibited;
6. Landscape buffering for this facility, including the adjoining incinerator, shall be created and maintained to a standard acceptable to the Director of Land Utilization for as long as this facility exists;
7. Waipahu Depot Road shall be improved and paved to a width of 24 feet from the Oahu Railroad right-of-way makai to the makai border of the project site;
8. At such time as 50 acres are landfilled and suitable for Park and Recreation use, the Department of Parks and Recreation shall establish a park on this site. The Department of Parks and Recreation shall request the Chief Planning Officer to initiate a General Plan amendment to change the use of the 50 acres from Public Facility to Park use.
9. The Director of the Department of Land Utilization may make minor modifications to the conditions stated herein when it becomes apparent that such modification is necessary and appropriate;
10. In the event any condition as set forth herein is not complied with, the Director of the Department of Land Utilization shall be authorized by the Planning Commission to take action to terminate the use or halt its operation until such time as full compliance is obtained.

Meeting of the Planning Commission
Minutes
March 12, 1975

APPROVED
4/16/75

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT
WAIPAHU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

A public hearing held on January 29, 1975 was closed and the matter deferred for the 15-day statutory requirement. On February 26, 1975, the matter was again considered and deferred for a field trip to the site.

Discussion followed.

HOSAKA: To start the ball rolling, rather than get into a lengthy discussion, I would like to move that we accept the Director's recommendation with the following conditions:

1. That all conditions as outlined in the report be met.
2. That the Police/Fire departments work together with the Waipahu Community Association to allow use of their facilities such as the pool, gym, and firing ranges.

3. That the Department of General Planning move with deliberate speed together with input from the Waipahu Community and work out a concept and general plan for the 100-acre city-owned land.

I'd like to discuss each of these points as to why I'm making these recommendations. On the field trip, we spent considerable time talking to representatives from General Planning, the Police and Fire Departments, as well as representatives from the Waipahu Community Association (WCA). I got the feeling from talking to these people, especially the residents, that they really did not object to the training site as such but what irked them was their past experience with the city in the fact that the city had not lived up to their promises, for example, the incinerator. However, I think we have a new Commission today, unlike the one that was here previously. I believe, at least in my own mind, that all the conditions that are outlined by General Planning will be met and will continue to be met in the future, otherwise, the training facility will be closed. Past actions by the city have been the point of contention by the city, as they expressed a feeling of being had by the city agencies.

Point number 2 about the Police/Fire departments working together with the WCA in terms of using their facilities. Again, the WCA reacted strongly about this, with the site there as to the use of it. First priority should be to the Police/Fire; however, night activities in terms of use of the pool, afternoon activities as possible recreational outlets for the residents might be a point that could be shared with the neighboring area. This could provide for additional recreational activity.

Point number 5 about General Planning working out a concept and conceptual design and a more detailed general plan for the 100-acre city-owned land. Again, this is a point of contention with WCA in that we've had this vacant land and the city has come in and put this incinerator over the objections of WCA. At this point and time, the city is trying to put in a training facility. There seems to be a disjointedness about putting different kinds of facilities on vacant land. I think there's better use for just the plain vacant land than just for ash fill which is proposed by the Public Works people. I think the residents feel strongly about having an overall concept for the area.

There are many possibilities that can be utilized and explored, one of which would be housing, a golden opportunity to meet the housing shortage. A park complex or even a light industrial area to accommodate the Leeward directed growth thrust as outlined by the city. I think this will benefit not only the city but also people in the Waipahu community which would provide additional jobs in close proximity to the job sites. For these reasons, I speak for the motion.

TAKEHARA: After the hearings we've had and after many reviews of the staff report, I'd like to speak against the motion.

To begin with, the statement is a project draft environmental impact statement and still has to go before review in the Governor's Executive Order. So as far as accuracy and completeness of this statement, I feel it at this point questionable.

Reviewing the criteria guidelines as outlined by the State Land Use Regulations for SUP, I don't feel this application qualifies for this particular parcel of land. I really don't have any objections for the need of this Police/Fire facility in our county but I cannot agree that placing this facility fulfills the highest and best use of this particular parcel. Throughout the report, I note agency concerns and statements that are completed with minimal effect, minimal impact, and I do feel that this project will have a diverse effect on the health, safety and comfort of the people in Waipahu. I don't think a project like this should have any kind of effect for the surrounding area. In my good conscious, I cannot support this motion.

As far as the suggestion of possibility for housing, again we have to look at the EIS and the concerns which may affect this possible housing area that may come up.

DUKE: I must speak for the motion. I did talk with many community leaders there. I'm in accord with them that the city is getting another foot in the door and as a result it could use up the 100 acres without looking for their concerns. However, in this particular instance, this parcel of land is adjacent to an existing incinerator. That in itself doesn't indicate to me that housing isn't going to be constructed adjacent to this facility. Furthermore, the city is going to spend about one million dollars in order to keep pollutants out of the air. It appears to me that one of the best uses of the property would be this facility because goodness knows, we need it. We're long overdue. Why we've waited till 1975 to get a proper Police/Fire training facility, I'll never know.

The greatest objection WCA offered to me was the possibility of noise. The noise would be generated from three sources. First and most often mentioned was the firing range, secondly the helicopter, and thirdly from fire trucks when they go through their training phases. As far as the firing range is concerned, I believe that we could recommend that it be a must that the quiet of enjoyable living not be disturbed and condition it to that effect. I spent 30 years in the army and have fired on many ranges. I know that a firing range can be constructed whereby you cannot be disturbed by the noise it generates.

I did speak to the Police concerning hours of operation and they stated that with the exception of a very short phase during the night, the firing range would be used only during the day. Day or night noise could be eliminated.

As far as the helicopter is concerned, I did speak to the Fire Department as to what the helicopter would be used for and why.

I was told that it would only be used for training purposes whereby the firemen would be taught how to remove injured people from the helicopter and to learn the working mechanics of that equipment. We could recommend that it be used for emergency only and not for training in that area if we wanted to eliminate that one objection.

So far as the fire trucks when we were on location, we did ask the Fire Chief to start up the engines to the extent that it would be used for training. In my opinion, that would not interfere with the enjoyment of living in the area.

To get back to the location, it would be better for a facility of this nature to be adjacent to that incinerator that's existing and is going to continue to exist. If we wanted a buffer zone between the facility, there is approximately 15 acres that is pinpointed in a plan as a community park to give that buffer to the area that is now populated by light industrial and homes. I personally believe this is probably one of the best uses that we can make of an area where it is really situated.

KAHAWAIOLAA: I have no quarrels as far as the training area but I think we have to look a little further. We need an area where we can expand. The community after hearing so many promises about the incinerator going up and the area is going to be beautified in such a way you won't even notice the incinerator, and then now to come up and say the training area is compatible with the incinerator. If the incinerator wasn't there, there would have been a much better use for the whole 100 acres.

General planning of the whole area is better than this spot kind of thing whereby we now have this training area, then now we're going to look at what's compatible to the training facility and the incinerator, what's compatible to this and what's compatible to that, instead of planning the whole area. If it were planned, I don't believe the incinerator would be there nor the training area. So, I'm voting against the motion.

WIKUM: I'm sympathetic with the concerns of the people that live in Waipahu. I have a larger concern. I am fully convinced that there seems to be no other place for such a facility. I asked quite a few questions about the site search for the facility and was thoroughly satisfied that this is the place. If that's true and believing it as I have no other way of finding out otherwise, it seems to me we have a pressing need for the whole county. My concern is for that too as I'm quite sure it is with the rest of you. It's too bad we can't have a Police/Fire training facility that will not have an adverse effect at all on the neighboring community but it seems to me more problematic not to have a Police/Fire facility at all with a well-known adverse effect on the total county. I just wanted to make that point about two levels of concern that we have.

CHOY: I too feel the Police/Fire facility is sorely needed; however, I will have to speak against the motion for the simple

fact I feel that all alternatives for the search of this particular facility have not been exhausted to my entire satisfaction.

Commissioner Hosaka mentioned the fact that the incinerator was placed in the back yard of Waipahu. I would like to correct him in that it was placed in the front yard of Waipahu.

As far as this facility being shared with the good fortune of the community, I doubt this very, very much.

As far as planning for future residents in that area, even low-income housing, I don't think that's feasible.

I would think there should be some area on this island where it's so isolated that these facilities could be built. As a suggestion, I think Camp Erdman or that area would be an excellent place. It would be out of everybody's reach. Even out in Kahuku, the air strip where people will not necessarily build a housing development, then we won't have noise problems and we don't have pollution problems.

KAHAWAIIOLAA: Talking about the Kahuku Air Strip, during the field trip, the Fire Department said they never carry anybody over land on a helicopter. They usually go down to the ocean. The Kahuku Air Strip is right next to the ocean.

HOSAKA: In talking about the site itself, we were told by the Building Department that 12 or so sites were evaluated thoroughly and this site seemed to offer the best advantage for a training site. The community association rebutted by saying it's city land and we're paying it through our taxes and the like. It was countered, I thought, by the statement that if we don't put the site on this particular land, that another site which might not be owned by the city would require expenditure of more funds to acquire the land. For that reason, I'm satisfied completely that the Building Department and other agencies have evaluated all the sites that can be possibly built on and Waipahu was selected. I agree with Commissioner Wikum about the overall future need for a training site. I don't think there's any question that we should have one. This kind of training site is sorely needed not only for today but for the future.

DUKE: It seems, Mr. Chairman, we're going to be at an impasse. Therefore, I must ask that we consider the motion on its merits. Consider the area, consider its location within the area, consider its impact upon the community. I'm talking about the benefits of it being located in this dump area versus other facilities that might be placed there.

I asked Mr. Okada on two occasions if he objected to the facility per se, and both times he said he objected to not having a general plan for the 100 acres, he objected to the city not keeping its word to landscaping around the incinerator and he objected to

the city maybe getting their foot in the door and having another facility in there without proper landscaping. I believe it is the best use of the land where it is located and it is greatly needed not only by the community of Waipahu but by the whole island.

KAHAWAIOLOA: I'd like to remind Commissioner Duke when we discussed the quarry at Waianae, I think it's the Halawa Quarry where they have those holes. They're going to backfill. They're going to open up a new quarry and backfill, make another dump. On that dump, they're going to build a beautiful housing area. The idea to say that the 100 acres is a dump, sure it is now but it can be planned for something beautiful like that quarry.

WAY: One minor point before action, if you will, directing my concern to Commissioner Hosaka's concern and interest about having a plan for the entire 100 acres. Maybe in this area your comments were a little too explicit to direction as regards the Department of General Planning's efforts in this. I think it would be more appropriate for the Building Department, and the Department of Public Works as the custodian agency, if you will, of the property--the dump, the Department of Recreation, and other agencies working with General Planning to follow through on the kind of planning that you had in mind which is really a detailed sort of thing, site planning for the whole 100 acres. I would suggest a little change in the suggestions you have for agencies to follow through.

Secondly related to that, any concerns the Commission might have that are directed toward city activity I think would not attach themselves to this SUP but might want to be the subject of some other action of the Commission that would get it to the proper city agency. What I'm saying is what is before us is a SUP and we're responding back to the SLUC. So, if you have some other concerns that you want to bring to the attention of city agencies, you'll have to send some communication or some follow-up that would make certain it gets to the proper place. For example, you may want to bring this to the attention of the City Council as well since they're really not parties to the issue at hand because of the SUP nature of the application, suggesting that they assist, if appropriations are necessary to undertake these kinds of planning studies, that they should be aware of your concerns on that point.

DUKE: In approving this SUP, the SLUC would be compelled to go along with our recommended conditions?

WAY: They could add further conditions.

DUKE: My whole point is I don't want to add all of these conditions on the SUP and have the SLUC erase them because we wouldn't be acting properly for the community or for the facility.

HOSAKA: I also share that concern because as the maker of the motion, as a result of input from WCA which I sympathized

with all the way, I tried to be fair in making these conditions so that the association would be satisfied with this facility, with these conditions being met fully. If we get an adverse decision on this, then I will consider withdrawing my motion.

DUKE: The question is, can we recommend to the SLUC certain restrictions or recommendations on the use of this site?

WAY: The answer is yes.

DUKE: They cannot detract or eliminate any recommendation in the use of this area, facility.

WAY: That is correct. They may add.

One comment having to do with the SUP process from the rules and generally consistent with our practice under the charter. There is a statement that a decision approving a SUP shall require a total membership of the county planning commission and shall be subject further to approval of the LUC. In essence, I would interpret that to mean to approve the permit, a majority vote of this full membership is required or five votes.

DUKE: Full membership being nine?

WAY: That is correct.

WIKUM: That wording seems ambiguous to me, however. Has that interpretation been supported before, because the full membership to me is sitting here, seven.

WAY: Yes. We've had numerous occasions in the past where we've had this similar problem.

HOSAKA: I would like to amend my motion to include more explicit language as suggested by Mr. Way, and that is when I mentioned about General Planning being responsible for the overall concept and general plan of that city-owned property, that the custodian of the land being Public Works, along with other appropriate agencies working in close alliance with General Planning to come up with an overall concept.

Secondly, recommendation that the City Council assist the city agencies responsible for this overall concept and also the conditions outlined in the report, to be carried out with support in terms of finances so that the conditions can be clearly met.

DUKE: I seconded the motion and I agree.

CHOY: In the event of an impasse, how does this go to the LUC?

WAY: I would suggest that it go simply with the record advising that the vote was whatever short of the five. I would pass it on to the LUC with your vote as is. It's their ball but again, I think it would be viewed as a vote for non approval

Since you can't muster the votes for approval.

TAKEHARA: In regards to the SLUC's Rules and Regulations, it's been clarified that whenever desirous to use this land within agricultural rural district for other than that purpose, in looking at the criteria of guidelines for these regulations that discusses the agricultural aspect of this land as being very marginal for agricultural use, not for the tillage type of agriculture, but it also adds that it could be used for nurseries and so forth.

Another guideline is that it shouldn't have any adverse effect on people and the surrounding area. Yet still in the report it says that it can have adverse effect on the residential properties lying mauka of the old Oahu Railroad, and that there is a concern as far as the Board of Health goes in regard to air emissions. They say they need a variance for the air quality standard. That would be required.

In regards to Tony's response to Commissioner Duke, I do agree with Tony. They call this place a dump area. Further on page 10 in the report, they call this area a dump area. I think that's in the eye of the beholder. I can envision this parcel to be very beautiful, very worthy and very contributing to the Leeward people.

As far as Harriet's comment on whether we really exhausted all parcels in the county for this facility, I'm beginning to question as Tony brings forth Kahuku Air Strip, as Dr. Choy brings forth other ideas, and I cannot hastily make a decision to favor this application.

(There was no further discussion. The motion failed to carry.)

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Kahawaiolaa, Takehara
ABSENT - None

A motion to defer the matter by Mr. Duke, seconded by Mr. Hosaka also failed to carry for the same reasons previously discussed. Additionally, Mr. Kahawaiolaa stated that he will not be present at the next meeting.

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Takehara
ABSENT - None
ABSTAINED - Kahawaiolaa

UNFINISHED BUSINESS
PUBLIC HEARING
CZC AMENDMENT
MEASUREMENT OF
HEIGHT OF STRUCTURES
(FILE #L&R/CZC/1975-2)

The public hearing held February 26, 1975, was kept open and deferred for notification to all hillside community associations and for more information from the Department of Land Utilization.

since you can't muster the votes for approval.

TAKEHARA: In regards to the SLUC's Rules and Regulations, it's been clarified that whenever desirous to use this land within agricultural rural district for other than that purpose, in looking at the criteria of guidelines for these regulations that discusses the agricultural aspect of this land as being very marginal for agricultural use, not for the tillage type of agriculture, but it also adds that it could be used for nurseries and so forth.

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(There was no further discussion. The motion failed to carry.)

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Kahawaiolaa, Takehara
ABSENT - None

A motion to defer the matter by Mr. Duke, seconded by Mr. Hosaka also failed to carry for the same reasons previously discussed. Additionally, Mr. Kahawaiolaa stated that he will not be present at the next meeting.

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Takehara
ABSENT - None
ABSTAINED - Kahawaiolaa

*Deferred to 4/2/75 - lack of Quorum
vote.*

APPROVED
4/16/75

Meeting of the Planning Commission
Minutes
February 26, 1975

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT)
WAIPAHU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

The public hearing held January 29, 1975 was closed, and the matter deferred for the 15-day statutory requirement.

Since the closing of the public hearing, the Commission received the following communication:

1. Petition containing approximately 285 signatures against the proposed facility.
2. Letter dated Feb. 20, 1975 from Mr. John Moriyama, Chairman, Planning Committee, Waipahu Community Assn.
3. Letter dated Feb. 20, 1975 from Hideo "Major" Okada, Second Vice-President, Waipahu Community Assn., and President, Friends of Waipahu Cultural Garden Park.

Both Mr. Moriyama and Mr. Okada were called upon and questioned by the Commission regarding their concerns about the proposed facility. The following additional information was given:

1. Noise generated from the firing range and helicopter. Even though noise requirements and conditions will be placed on this application, there is no assurance that these conditions will be adhered to because past commitments made by the City on the incinerator and the STP were not kept. Therefore, the City will be compounding the problem.

Mr. Clegg commented that problems on the STP have been corrected. When the STP first operated and failed, no further STPs were allowed. The situation has been corrected and as a result, the State Department of Health has allowed further hookups.

2. Request that a land use study be made of the 100 acres owned by the City. There are no studies as to future land use. Because of its central location on the island, other city agencies may also see need to centralize their facilities at the same site.

Questioned by the Commission if a land use study of the 100 acres determined inclusion of the police/fire training facility, Mr. Moriyama stated their objection would remain unchanged, the facility would not be compatible with surrounding uses.

3. The community is interested in the area for a regional park.
4. They would have no objection if the subject site were used for mixed income housing development rather than strictly low-cost housing as long as social problems do not occur.

At this point, Mr. Ernest Yuasa, Director and Building Superintendent, was called upon and questioned by the Commission.

1. Concerning noise generated by gunfire, sound baffles designed in construction of the facility will cushion most of the noise.

As to helicopter noise, the helicopter will be used for emergency purposes only. It will not be used as part of the daily training exercises and therefore will not be at the site. Its main station is at the Honolulu International Airport.

2. Concerning site selection of the proposed facility, studies of various sites on Oahu were conducted jointly by them, and the Police and Fire Departments. Results of this study are contained in their draft Environmental Impact Statement. Eight locations on Oahu were studied and narrowed to two-- Koko Head and Waipahu. Problems encountered at Koko Head involved sharing the existing public rifle range controlled by the Parks Department, plus the fact that the Koko Head site is already earmarked for park use.
3. Location within the subject 100-acre site was made in conjunction with the Department of Public Works, owners of the property. Reasons for the particular site selection is also contained in the draft Environmental Impact Statement.

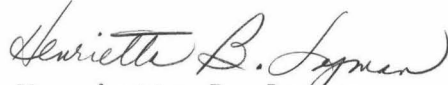
Questioned as to the possibility of locating the facility further makai, Mr. Yuasa stated that it would encroach into the Navy's restricted blast zone area.

The matter was deferred for a field trip to the site with representatives from the Fire, Police, and Public Works Departments, and the Waipahu Community Association. Maps of the subject area were also requested.

ADJOURNMENT:

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Henrietta B. Lyman".

Henrietta B. Lyman
Secretary-Reporter

APPROVED

2/26/75

Meeting of the Planning Commission
Minutes
January 29, 1975

PUBLIC HEARING
SPECIAL USE PERMIT
✓ (POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT
WAIPAHI-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

A public hearing was held to consider a request for a Special Use Permit for the City and County of Honolulu to construct and operate a police and fire training facility within an AG-1 Restricted Agricultural District located on approximately 15 acres of land in Waipahu-- Waipio Peninsula, Tax Map Key: 9-3-02: portion of 9.

Publication was made in the Sunday Star-Bulletin/Advertiser on January 19, 1975. No letters of protest were received.

Staff Planner Carl Smith presented the Director's report of the request. The applicant proposes to establish a police and fire training facility on the site. The facility will include six buildings housing classrooms and offices, a gymnasium, a firing range office and firing sheds, a canine training facility, a fire training facility, and a radio facility.

Based upon review and analysis of the request, the Director of Land Utilization concludes that the proposed police and fire training facility is:

1. Not contrary to the objectives of the Land Use Law and Regulations.
2. Capable of being conditions so as not to adversely affect surrounding property.
3. Not an unreasonable burden to public agencies or facilities.
4. No substantial alteration of the character and use of the land; and
5. The highest and best use of the land involved for the public welfare.

The Director recommends approval of the request.

Questions were raised by the Commission.

WIKUM: About the noisiness, I'm not clear as to who enforces the condition about firing during tradewind weather only. If that's one of the conditions of the permit, how does it get enforced? I'm looking on page 9.

SMITH: The conditions start on page 11. We did not say anything about the noise during tradewind weather. We were talking about airborne emissions, smoke.

TAKEHARA: The report states that the U.S. Navy expressed concern for safety baffling. Could you describe to us what precautions will be taken?

SMITH: This (referring to building plan displayed) is the plan of the firing ranges. What they're talking about is assuring a baffling system which will prevent a stray slug from escaping from the range. They have, as shown in the plans here, provided for this as shown by the hanging baffles which would prevent anything from escaping.

TAKEHARA: One of the conditions states that landscaping plans are in progress. Will there be a buffering zone of this area?

SMITH: The site plan shows buffering all the way around as well as a certain amount of internal landscaping. This is probably very schematic. What we're saying in the condition is we want to see what you're actually going to put in there and have the right of approval over it.

DUKE: You state that the State Land Use boundary is AG. What about our general plan?

SMITH: The general plan designates it as a public facility.

DUKE: Is it a dump at the present time?

SMITH: It is not an active dump. The active dump is across the road from it.

DUKE: Was this formerly a dump?

SMITH: I believe so. This area was turned over to the City and County by the Federal government for purposes of rubbish disposal.

DUKE: You say it's lower than the surrounding area. How much lower?

SMITH: A foot or two. It's not all that much lower.

DUKE: It's not a lake during the rainy season.

SMITH: The proposal is to build it up.

DUKE: Presently, is it a catch basin?

SMITH: None of the agencies indicated that it was. It's a pretty marginal piece of ground.

DUKE: The emission of smoke, by any stretch of the imagination, that couldn't be more than cane field burning could it?

SMITH: I doubt very seriously it could be.

TAKEHARA: But aren't we being assured whenever there is a need for a fire, it will be done only on tradewind days?

SMITH: Yes, that's basically our intent, that if air emission standards have to be exceeded, that they would only be exceeded at such time as tradewinds are blowing taking it away from the town of Waipahu.

(There were no further questions of staff.)

Public testimony followed.

Testimony FOR--

Mr. Boniface K. Aiu, Fire Chief, Fire Department, was questioned by the Commission.

DUKE: Just for my own information more than to make any decisions on this application, where does the Fire Department do their practice now when they're burning? If this is going to create a problem maybe in that area, where do you presently do it?

AIU: We presently train on the public streets, parks, private areas that are made available to us. When I say private, I'm talking about highrise buildings that we could use to stretch our ladders out. We don't have any particular area that we can train. We go out and we beg. Many times when we use the park areas, we flood the parks and we get complaints, then we're not there anymore. We really don't have any place to train. We're just doing the best we can.

DUKE: Well, undoubtedly you've needed a facility similar to this for such a long time, have you not?

AIU: Yes. I've been in the fire service for over 32 years and we've been trying for the last 32 years.

DUKE: Have you read the conditions and do you have any objection to any of them?

AIU: Yes, I've read them. I think we can live with those conditions. I think it will be better than what we have now. We have nothing.

DUKE: Is there a problem on the smoke emission you're going to create?

AIU: No, we don't think this is going to be a problem. We're not going to be burning eight hours. We will burn maybe five to ten minutes. We burn and we put it out. Unfortunately, we've got to burn. We've got to expose the smoke conditions to our fire fighters. They've got to have the feel of heat so we've got to do this. But, I'm sure we will come out with some device. We've been looking at other training facilities where the smoke would practically come out with no color at all. I think we can come about with something. We don't feel that burning and smoke is going to be a problem. It's because people don't understand what we're going to do.

DUKE: Well, if you'd explain it to us, all of us would understand it.

AIU: As I said, we're not going to be burning eight hours. It'll be like five to ten minutes where in this training building and this fire tower, it will be constructed where we could start a fire right in this building. It will be contained. It would take about a minute to get this building probably to the size that we want as far as heat and smoke is concerned, then we get our men in there. See, if we can't put it out in five minutes, then we're not going to be doing our job.

Of course, we do have some pits outside in the open area where we will have some fuel, where we will burn and put out. But, these techniques or drills that we go through will not take more than five minutes to complete.

DUKE: Your anticipated training schedule, would you be operating there daily?

AIU: Not daily but we will be operating there pretty much the time most of the days. We will have to bring in the various fire stations throughout the island to the site. We might bring one station one day and the next day and then probably rest. It won't be everyday. Unless we have a new group of recruits, then we will be there daily for maybe about four to six weeks, Monday to Friday.

CHOY: I know that departments do grow and do evolve to be quite sophisticated. We have 52,200 square feet of land there. The projection into the immediate future, do you see any conflict in the usage of that premises with the Police Department as far as training is concerned?

AIU: I don't think there will be any conflict. The way

we have arranged the facility by joint use, I can't see any conflict.

CHOY: Usually how large is a group of recruits and also the training personnel?

AIU: We never start a class unless we have six men which is the minimum. We don't feel it is practical to train a class less than six. Six is usually the amount of men that we assign to a station on one shift. We have trained as many as forty men at one time.

CHOY: I'm really concerned about the possibility of not having a facility that is large enough for future uses. This is the direction of my question. As far as your parking facilities are concerned, you think you have adequate parking when the Police Department also will be using the facilities on the same day, or will use of these facilities be staggered, and you'll work on some schedule with Mr. Keala?

AIU: I'm sure we'll have to work out a schedule.

CHOY: So, you won't be coming back here in three years asking us for another piece of land?

AIU: I don't think so, Dr. Choy, no.

(There were no further questions of Chief Aiu.)

Testimony AGAINST--

Mr. Irby C. Tallant, Jr., Engineer in Charge-WP, Federal Communications Commission, Field Operations Bureau, Waipahu Monitoring Station.

Objections--

1. Agriculture, rather than urbanization is more compatible with our mission in that the electro-magnetic atmosphere of plants and animals is more sterile, i.e., less sources of electro-magnetic interference, than that of electronic or electro-mechanical devices associated with urbanization.
2. The Police and Fire Training Facility as it is presently planned should not create any problems, however, once the foot is in the door, changes could be made which, while compatible with the proposed special use permit, may jeopardize the accuracy of our equipment. In the 19 years prior to our locating in Waipio in 1959, exhaustive studies of soil conditions, topography, and electro-magnetic atmosphere were made on all the islands attempting to find the "right" spot, but the three ideal conditions could not be found together

suitable for erection of our precise direction finding equipment.

3. The golf course adjacent to the proposed site has restrictive limitations on it which might create problems for the facility, i.e., there is a 500-foot airspace restriction over the Monitoring Station which may be a problem as the helicopters drop on to the proposed landing pad.
4. Presently, there are only plans for mobile radio communication stations; however, comments by the Fire Department indicate that base stations may be proposed. A 7-story building as such may not cause problems now but sets precedent for the possibility of a 30-story building which could cause problems for their director finder.

Mr. Tallant was questioned by the Commission.

DUKE: The application before us today, never mind the future, do you have any objection to the Fire and Police fixing this facility as presently planned?

TALLANT: Not as presently planned. I can agree with it as it states today, the 7-story highrise and limited communication facilities.

DUKE: Have you read the conditions?

TALLANT: No, I haven't.

DUKE: Well, you can have mine. In many respects they are quite stringent because they cannot change any without permission from the City Council. Quite often it is misunderstood. If those conditions are met, then it's not truly a foot in the door, then you would not have any objections?

TALLANT: Right.

DUKE: We have heard from the Fire Department as to their use of the facility. I'd like to ask a member of the Police Department a question. The present plans as presented, do you anticipate in the foreseeable future, need for expansion in that area?

POLICE MAJ. BERNARD SUGANUMA, POLICE TRAINING DIVISION: The way the plan is now, we don't anticipate any expansion maybe for another 20-30 years. We would be glad to have this facility.

SMITH: Mr. Chairman, I would like to draw your attention to Condition #3, that the building of the facility be built according to submitted plans, which are these plans. That is pretty good assurance that expansion is not going to take place unless another public hearing like this is going to be held.

(There were no further questions.)

The public hearing was closed, on motion by Dr. Choy, seconded by Mr. Duke and carried.

The matter was deferred for a statutory period of 15 days.

ADJOURNMENT:

The meeting adjourned at 3:08 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Henrietta B. Lyman".

Henrietta B. Lyman
Secretary-Reporter

APPROVED

Meeting of the Planning Commission
Minutes
April 2, 1975

The Planning Commission held a meeting on Wednesday, April 2, 1975 at 1:45 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT: Randall Kamiya, Chairman
Charles Duke, Vice Chairman
Dr. Wilbur Choy
Donald Hosaka
Alice Takehara
Harriet Wikum

STAFF PRESENT: Robert R. Way, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Henry Eng, Staff Planner
Gerald Henniger, Staff Planner

MINUTES: The Minutes of February 26, 1975 and March 12, 1975 were deferred to the next meeting.

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(POLICE & FIRE TRAINING
FACILITY WITHIN AG-1
RESTRICTED AG.DISTRICT)
WAIPAHAU-WAIPIO
PENINSULA
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #74/SUP-2)

A public hearing was held on January 29, 1975 and action deferred for the 15-day statutory requirement. On February 26, 1975, the matter was again considered and deferred for a field trip to the site. At its meeting on March 12, 1975, the matter was deferred for lack of a quorum vote.

Discussion followed.

CHAIRMAN: In view of the fact that the commission has received some new information concerning site selection, the Chair will declare that this matter be deferred for one month. I would also like to appoint four members of the commission to sit on a committee to review all site selection procedures as well as possible site selection, and to take a closer look into the EIS as presented in the study. The four commissioners are Dr. Choy, Charles Duke, Tony K., and Commissioner Wikum. Any questions?

TAKEHARA: Is this a motion or a mandate?

CHAIRMAN: Mandate of the Chair.

HOSAKA: Are you open for discussion?

CHAIRMAN: Yes.

HOSAKA: May I ask your rationale on this?

CHAIRMAN: Due to the fact that I think the commission has not received enough information, there are other people that are interested in the site selection or possible site selection other than Waipahu, and in view of the fact we have received from Mr. Yuasa some additional information.

TAKEHARA: I would like to know if this is our responsibility as a commissioner to actually look for alternative sites for this facility. Isn't that somebody else's jurisdiction?

CHAIRMAN: I think one of the questions brought up from the commission itself at one time was if there was anyone against this Waipahu site, the question brought up was because we all know there is a need for this facility, would there be any possibility of other sites? So, one of the procedures from the Building Department was to take into consideration several sites before they picked Waipahu. So, I would like to know exactly what procedures they had gone through, what possible sites they looked at before Waipahu was chosen.

DUKE: Mr. Chairman, had you not deferred the hearing, I would have requested it because on the table today, I received probably 100 pages of information that I did not receive till I arrived here today. As a result, I could not possibly glance at that, scan it and rationalize any opinion from it. I think we would have more input and make more intelligent decisions as a result of the deferment.

HOSAKA: I'd like to discuss why just a portion of the commission is being appointed in order to bird dog this thing. Shouldn't it be a committee of the whole rather than just selected members? If more information is needed on site and procedures as to what the Building Department did in terms of their discussions and criteria, I think this should be presented for a workshop of some kind to the full commission. What would be the difference between the four of them working and the whole body working?

CHAIRMAN: What I'm concerned about here is I'd like the commission members to do a lot of leg work rather than just sitting and expecting the information to come to us. I'm sure for this particular application the commissioners themselves have gotten some additional information, and that was purely not through a workshop procedure but through their own doing.

DUKE: I see no objection to a committee of the whole but if you should decide to have a committee of four, I also could see no objection to the committee reporting back to the commission in a workshop form prior to a meeting of the commission.

CHAIRMAN: My question to the other commissioners would be do you feel you might have additional information that might help the commission as a whole and if you do, I would welcome you both on the committee.

CHOY: I do concur with your suggestion; however, according to your plan of selection of four of the commissioners, being that

we only have seven, this would leave out Commissioners Takehara and Hosaka. I would have to concur with Commissioner Hosaka that we should have a committee as a whole in order to be fair.

CHAIRMAN: The only thing I'm concerned about is the workability of the size of the committee itself. If you feel that the entire commission can do the leg work to find facts for the commission, I'd welcome any commissioner who's excluded from the committee. Commissioner Takehara? Commissioner Hosaka?

HOSAKA: I'd welcome joining the committee as a whole; however, I'm not really sure about what the purpose of forming this committee is. We have most of this material in front of us. It would just be a matter of reading and digesting it. Specifically, what kind of leg work or further investigation do we need to accomplish? Are we suppose to do this on our own? I just don't understand the specifics of this committee.

CHOY: Commissioner Hosaka, this is a surprise to me as much as it is to everybody else here. If we're talking about new input of information concerning this item before us, I agree with you with the tremendous amount of material before us which we have to digest. Possibly, if the commission then would look favorably on the individual that prepares a presentation to this commission only as an input and not as a reopening of the hearing but as an informational basis.

If I'm in order, I would like to make a motion that we permit Mr. Carroll to present whatever he has at the present time as input to the commission pertaining to this particular item, and it is not a public hearing. Will I have that privilege, Mr. Chairman?

TAKEHARA: I second the motion.

CHAIRMAN: Dr. Choy, I'm going to call your motion out of order at this time.

CHOY: Fine.

CHAIRMAN: We're discussing a committee we're going to have. If we have this committee set up and the committee wishes to talk to whoever might have some ideas, that committee can talk to any individual and report back to the commission itself. That should cover.

CHOY: I understand. Then, aren't we setting a new precedent at this particular point and time that after the public hearing had been closed on any item on the agenda, the commission members will then have no privilege in calling forth any new information pertaining to the matter that had been unresolved.

CHAIRMAN: The commission as a whole, if it wishes, can call on any person after the public hearing is closed to answer questions, but not to testify any more. The only thing we can do is ask questions.

CHOY: Yes, so Mr. Carroll would be here not as testimony for or against. It's just input on new information that was not made available to the commission at the last two hearings. It's under this particular single condition that I make my move. It is not reopening the hearing neither is it testimony. It's just a new input of information that was not available to us.

CHAIRMAN: What I'm trying to get at is the formation of the committee. If the committee could handle it from that level, I'd appreciate it.

TAKEHARA: Can you repeat to me the objective of this committee?

CHAIRMAN: I'm asking that this committee be formed in view of the fact that we have received additional information from Mr. Yuasa as well as others. I want this committee to look at this report. If they have any questions concerning the report, they can go out to Mr. Yuasa and ask him questions.

TAKEHARA: But isn't that what our role was all the time, to operate independently in reading all this material before us, considering public input and then making our decision within our own conscience for what we feel is the best public welfare. What is the need for this committee? Aren't we suppose to be dealing with this all on an individual basis as a commissioner?

CHAIRMAN: Well, let me ask the question again, what commissioners have done their work?

TAKEHARA: I prefer--well, that's subjective, Randy. What do you mean what commissioner has done his work?

CHAIRMAN: My feeling is we have not received enough information concerning this particular project. I feel that the commissioners themselves, if we form a committee, can get more information rather than just sitting here and trying to get information from others.

TAKEHARA: I have a feeling that sets a precedent with this particular application only. We haven't done it with others. We've gotten reports, tried to get the fullest type of public input from materials that are given to us and then make our own independent decision without committees going into every application that we receive.

HOSAKA: I think perhaps conducting interviews on our own for this committee of four and transmit it to the commission as a whole would just be hearsay evidence. It's just paraphrasing what they heard from somebody else. I don't think that kind of environment would lead to a prudent decision.

TAKEHARA: I agree with Mr. Hosaka. I would prefer to hear all of that right here in front of the public.

CHAIRMAN: That's why I say we should form a committee to have enough commission members on it. Then it doesn't become the opinion of an individual.

TAKEHARA: I thought these meetings were open meetings, where the public although they may not be able to testify can sit and be part of whatever goes on amongst us.

CHAIRMAN: That's very true, Commissioner Takehara. I think whatever the commission finds will be made public record because they must report to the commission as a whole.

TAKEHARA: Why can't it be done before us?

CHAIRMAN: We can still do that.

Commissioner Choy?

M O T I O N

CHOY: Mr. Chairman, would I be in order that the commissioners here take a vote on the Chairman's suggestion that we form a special committee to make an indepth study of this particular Police/Fire facility.

TAKEHARA: I second the motion.

CHAIRMAN: Okay. It's been moved and seconded. I think we've had enough discussion.

Commissioner Wikum?

WIKUM: Are you asking this committee to be a fact-finding committee?

CHAIRMAN: Yes.

TAKEHARA: Why can't this fact finding be done right here? Whoever is available as a resource can come and present to all of us as individuals as well as the public who's sitting.

CHAIRMAN: Because that is something we have tried and it always happens that after a meeting, there's a lot of questions--

TAKEHARA: Are we going to do this with every application?

CHAIRMAN: And the questions do not come only from the commission members themselves but we have also received letters from the public showing concern.

TAKEHARA: I feel like we're setting a precedent.

DUKE: Mr. Chairman, may I interject a little thought here. As long as I've been on the commission which has been about a year and a half, we have never made any decision other than right here at the table. However, we do homework and I do ask questions. I do try to find out information but I bring that information here in order to make decisions. I see nothing wrong, really, whether it be a committee of four or a committee of the whole to really dig

down into this to see if we can't solve it some way or other. I don't believe we're setting any precedent by information be obtained and digested and presented. No decision will ever be made and will not be made in this case.

To get on to the tangent of setting precedent, I don't think that's proper right now. I don't think we are setting a precedent. We're trying to do a job and do it in the best way possible.

TAKEHARA: I agree with you. But, I always thought my role here was to be part of a decision-making body to make recommendations in an open meeting.

DUKE: Well, how much plainer can I state it? I don't know.

TAKEHARA: Well, we can independently make our decision.

CONNELL: Mr. Chairman, perhaps I can clarify something in terms of precedent. The establishment of special committees by the Planning Commission is not a new precedent. Though this commission in the last couple of years has not done this, it was a regular procedure by former commissions on such things as the capital improvement budget, the Hawaii Capital District and many other issues which have come before the Planning Commission in the past. In your Parliamentary Rules you will find under Rule 4: Committees may be established among the appointed and ex-officio members as necessary to the business of the commission. In terms of precedent, you are not establishing a precedent. You are simply following one which has long been established.

HOSAKA: How much good was the formation of these committees for these projects you just mentioned? Did they come in with any kind of recommendation or just findings of fact? If they did, was it fairly presented?

CONNELL: The word fairly I'm a little bothered with. It's a little subjective kind of--

HOSAKA: Well, fairly in that you know there's an impasse, 4 to 3. I think the Chairman has been fair in appointing people that are for and against, 2 for and 2 against, at least that's what they voted the last time. That's what I mean by fairly.

CONNELL: I think it would be possible if the committee spent some time looking at the full study which had been done on this which could only be presented to the commission in a synopsis form. The committee would at least have a better understanding of the criteria which are used for site selection, some of the areas which have already been investigated and proved not to be possible. There is more evidence that can be brought up.

There is another area which I was going to mention prior to the Chairman's action. In discussions with Corporation Counsel, we have become somewhat concerned because the Planning Commission does make a decision on special use permits that the commission falls

under the Administrative Procedures Act of the Hawaii Revised Statutes. The commission at the present time does not have rules of procedure which qualify under the Administrative Procedures Act. In discussing this with Corporation Counsel just before this meeting, it is their opinion at this time the commission should have rules regarding special use permits that do qualify under APA. I would have suggested prior to the Chairman's action, if I have the opportunity, that action be deferred on that until the commission does adopt such rules.

TAKEHARA: I agree with this fact finding business and having the best kind of input so we can have a very thorough investigation. I disagree with the synopsis idea. I'd like it to be right here and tell us in front of the public what they have to offer.

DUKE: Mr. Chairman, if my suggestion that we have a workshop with the commission as a whole is objectionable, I see no reason not to withdraw that suggestion. As far as the commission as a whole finding out the facts right here before the public, that's the only way we can operate. We couldn't do it otherwise whether we had a workshop before or not. However, I believe there is a motion on the floor.

HOSAKA: Before we consider the motion, I would go along with the idea that if any investigation be done it be done by the commission of the whole with some leg work done by individual commissioners to be inputted in terms of having people readily available as to who they talked with in our proposed workshop so that everything can be clear all at one time.

CHAIRMAN: That's exactly why I'm saying we form a committee so we can all go in and talk to the individuals.

AMENDMENT TO MOTION

CHOY: Mr. Chairman, as maker of the motion I will amend my motion to include the commission as a whole.

DUKE: What was your motion?

CHOY: My motion was to move in favor of the Chairman's recommendation of the four named commissioners to head a committee to study the training facility comprehensively. My amendment is to include the commission as a whole rather than the four appointed members by the Chairman.

TAKEHARA: Where does the public fit in?

CHOY: My feeling on this, Commissioner Takehara, is after we have completed our study then in an open hearing such as this we can make our decision. At that time, the findings we had concluded will be discussed before action is taken.

CHAIRMAN: Does the maker of the second agree to the amendment? Maybe we should have the secretary read the motion.

HOSAKA: To save some time, I believe your motion was to call for a vote on whether we should have a committee of four or a committee of the commission. Your motion was not, originally, to accept the Chairman's suggestion for the committee of four.

MOTION WITHDRAWN

CHOY: Mr. Chairman, the maker of the motion withdraws.

TAKEHARA: I withdraw.

CHAIRMAN: Okay, as stated earlier, the Chair will declare this matter deferred, and rather than having the committee of four, we will have the seven members look into this fact finding.

HOSAKA: Mr. Chairman, can we be a little more specific. If it's agreeable to you, I'd like to suggest to the Chair that he also include my point about we conducting our own investigation or leg work as you called it, and invite the people that we did talk with that had pertinent information, including the Waipahu Community Association as well as city agencies so that we can all gather them together in a workshop.

CHAIRMAN: That will be the prerogative of the committee. It's up to the committee if they want to call those people in.

HOSAKA: Are you agreeing with me then?

CHAIRMAN: Yes, as long as we go into the fact finding in bringing out the new information. What I'm saying is this committee is not limited to the City and County people. They can go out and ask questions to whomever they want to but they must do it as a committee of the whole.

HOSAKA: Did you mention a time on this?

CHAIRMAN: One month.

HOSAKA: Correct me if I'm wrong. In one month, we are to investigate and invite people whoever they may be that have pertinent information for a workshop one month from now.

CHAIRMAN: I would expect the committee to come out with some kind of report at the end of one month. It's during that one month the committee will be doing the work.

HOSAKA: What committee are you referring to?

CHAIRMAN: The fact-finding committee.

HOSAKA: You mean the commission of seven members.

CHAIRMAN: Yes.

HOSAKA: Well, I'd like to make a motion then if it's in order, unless again--I don't quite understand. I'm trying to ask you some questions so I can clarify in my own mind what you want to do. Let's say two weeks from now we do the leg work and perhaps have a

workshop, and then one month from now we pass a decision.

CHAIRMAN: That's correct. During the one month, it's up to the commission to decide on their own after reading whatever material they have now, if they have any questions, they can talk to whomever they want to. In other words, we don't have to call a special meeting like this to go fact finding. It will be up to you commissioners.

HOSAKA: And all to be thrashed out in a workshop.

CHAIRMAN: If you want a workshop we can do it.

HOSAKA: When do you want this workshop?

CHAIRMAN: That's up to the commission, as long as they can do it within a month's period. See, I'm giving the commissioners some flexibility whereby they don't have to say we've got to meet next week Wednesday. I want to give them time to read whatever material they have, if they have any questions, they can all decide among themselves whether we want a workshop or not, if you do want a workshop who we want to call at the workshop.

HOSAKA: May I make a more specific suggestion, Mr. Chairman, that in two weeks or thereabouts we have a workshop in bringing all these testifiers, and in four weeks have this all out in an open public hearing and then arrive at a decision. Is that agreeable to you?

CHAIRMAN: Not in a public hearing.

HOSAKA: I mean at this regular commission meeting.

CHAIRMAN: Right.

CHOY: Mr. Chairman, there's a concerned citizen here who I think has gone through great lengths in preparing some material. May I ask, would this individual be permitted to attend the workshop and present his presentation.

DUKE: He already knows.

CHOY: Mr. Carroll, when the workshop is actually scheduled, will you come?

RESPONSE FROM AUDIENCE: Yes.

CHOY: Will you leave your phone number and address with the secretary?

RESPONSE FROM AUDIENCE: Yes.

HOSAKA: Mr. Chairman, I don't think the commission knows this Mr. Carroll. Could Commissioner Choy tell us who Mr. Carroll is,

just real short, his name and what he's going to do?

CHOY: Commissioner Takehara has more of that information than I do.

TAKEHARA: The results of our last meeting were published in the newspaper. The article discussed the whole issue and mentioned my name. It was the only name listed. Mr. Carroll read that article in the paper and didn't know who to contact as far as his input was to go to. The Office of Information and Complaint telephoned me at school and told me that he did have an alternative site available. He is with the General Aviation Council of Hawaii. At that time what I did was--great, we all feel there is a critical need for this facility. It's the location we're questioning. I referred this call to Ernest Yuasa in the City. He also wanted to know if he could come and be present at the next commission hearing. The public is invited to come. That's the reason he's here.

CHAIRMAN: Do we have everything clear?

(NO RESPONSE)

CHAIRMAN: The matter is deferred for one month.

UNFINISHED BUSINESS
PUBLIC HEARING
CZC AMENDMENT
MEASUREMENT OF
HEIGHT OF STRUCTURES
FILE #L&R/CZC/1975-2)

The public hearing of February 26, 1975 was kept open and deferred for notification to all hillside community associations and for more information from the Department of Land Utilization. On March 12, 1975 action was deferred for lack of a quorum vote.

Discussion followed.

CHOY: Mr. Chairman, the only objection I have as far as the height is concerned would be on item C of the proposed ordinance which would restrict the residential area. If item C could be deleted, I would change my vote to an affirmative vote for the Director's recommendation.

DUKE: If I recall correctly during discussion on this matter, this same suggestion was made and staff at that time explained to us that would either be impossible or would defeat the whole motion. Maybe we could ask staff at this time what their opinion would be on item C.

ENG: I believe staff has reviewed the suggestion and the Director of Land Utilization is confirming his report that is, inclusion of item C. I might suggest, if the Commission should disagree, that they might make another recommendation that the bill be adopted without item C. The Department of Land Utilization has reviewed the circumstances and feels that the inclusion of item C would be in the best interest of the public.

HOSAKA: Today is April 2nd since--and we just got the minutes here. Commissioner Choy, possibly you could refresh our memory just briefly, about your objection to C.

CHOY: I think if we're going to defer the minutes, I would like to defer my comments on section C. I really see no reason, Commissioner Hosaka, my contention was why involve the small property owner who actually owns a small property of 5,000+ square feet to such a stringent type of control. I know that the Director spoke of the increase in height would be a trade off with the increase in space in a yard. When you have a small piece of property and the continuation of your property is probably a narrow and long one, that doesn't give the independent homeowner much of an arm-space to build or rebuild. This is my contention.

Commissioner Hosaka, you should realize living on a hill yourself some of your neighbors will be in a highly precarious situation if their homes should burn down. If they were to reconstruct, they'll have to appear before the Department of Land Utilization and there'd be an entire new procedure to ask for a zoning variance. I think this is unfair.

HOSAKA: Commissioner Choy, I thought we had that cleared up in that we were assured from DLU that there wouldn't be that much of a hassle. In other words, it wouldn't be a big thing in order to rebuild not an entirely different structure but rather a similar structure on that land. I think your main contention is replacement of the home, whether that person would be required under the new ordinance to go through a lot of rigmarole and you want to cut that out. But, my question to you is in trying to remember what DLU--I thought they satisfied us by saying that as an individual homeowner that kind of rigmarole would not occur. In other words, they would just get a simple certificate or whatever they need in order to rebuild on that land exactly the same structure that burned down. Correct me if I'm wrong.

CHOY: I respect your recalling what the Director of Land Utilization had discussed with us; however, as far as I'm concerned, his explanation still leaves a tremendous question in my mind. I hope you could respect that also.

HOSAKA: I do. I just wanted to clarify in my own mind whether you remembered, and I remembered correctly.

CHOY: Yes.

CHAIRMAN: I feel we've had enough discussion. What is the pleasure of the Commission? Commissioner Duke?

M O T I O N

DUKE: I move that we accept the Director's recommendation.

HOSAKA: Second.

CHAIRMAN: It's been moved and seconded. Further discussion?
All those in favor of the motion, raise your right hand.

(The motion failed to carry.)

AYES - Duke, Hosaka, Kamiya, Wikum
NAYES - Choy, Takehara
ABSENT - Kahawaiolaa

A C T I O N

DUKE: Mr. Chairman, if I counted the votes correctly, there was 4 for it and 2 against it, therefore another impasse. By our rules of procedure, I now move that we send this to the City Council with no recommendation.

CHAIRMAN: Do we have a second?

HOSAKA: Second.

CHAIRMAN: Discussion? All those in favor of the motion, raise your right hand.

(The motion carried.)

AYES - Choy, Duke, Hosaka, Kamiya, Takehara, Wikum
NAYES - None
ABSENT - Kahawaiolaa

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT
(PARKING IN RESIDENTIAL
AREA TO SUPPORT HOTEL
IN H-1 RESORT-HOTEL
DISTRICT OF SAME LOT)
PUNALUU
W & C, LTD.
(FILE #75/CUP-2)

The public hearing held March 12, 1975 closed and action deferred for a representative of the State Department of Transportation to appear and explain what is being done about clearing the culvert.

Mr. Tetsuo Harano, Chief, Highways Division, State Department of Transportation was questioned by the Commission.

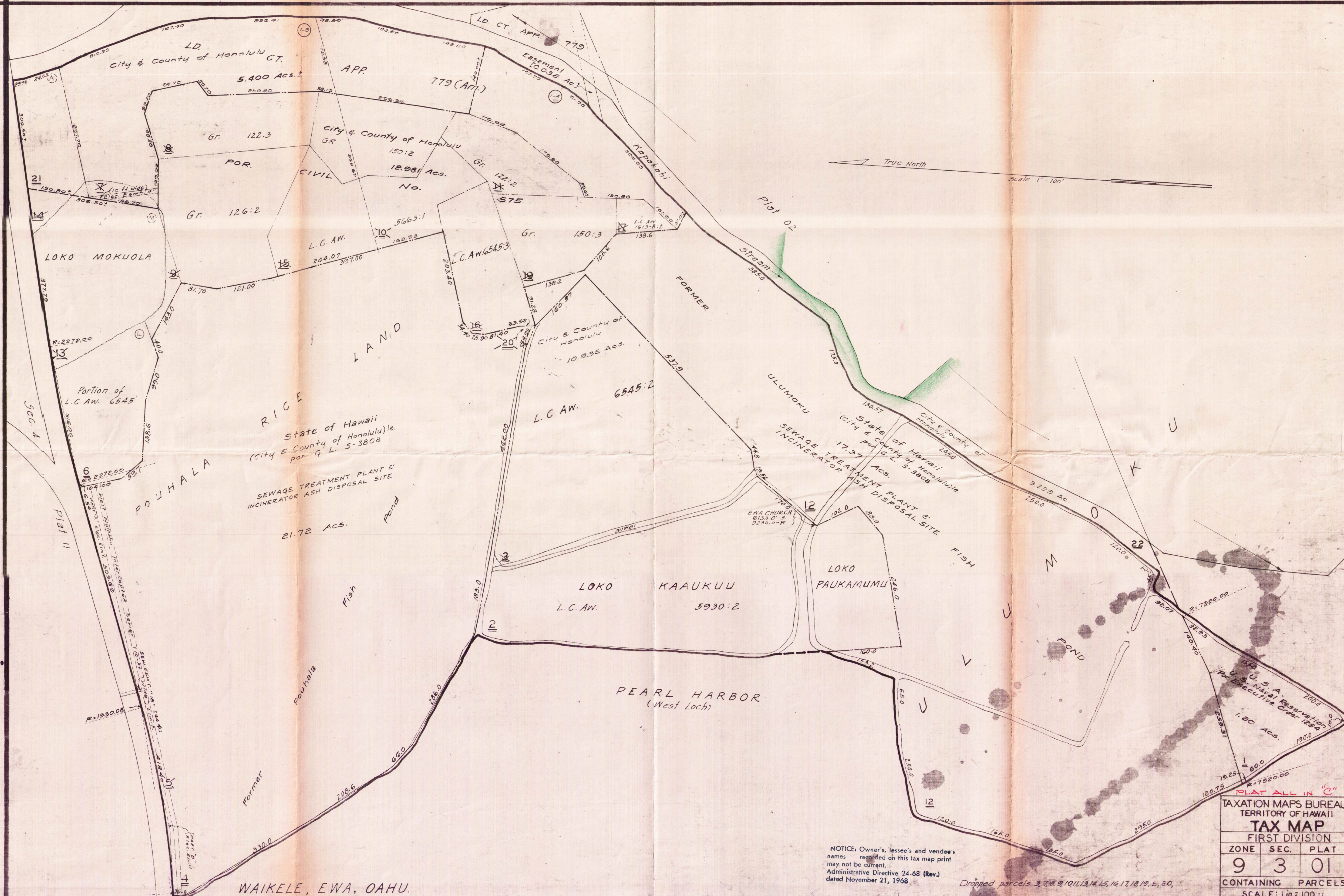
CHAIRMAN: I believe we did come across this problem before about clearing the culvert.

HARANO: Yes.

CHAIRMAN: And as I understand from one of the letters we had received, there might be possibly something that can be done.

HARANO: The problem that we run into related to that culvert is due to the restricted maintenance manpower that we have when our Hauula crew assigned to the maintenance of that section covered the area from Haleiwa to Kahekili Highway. Also, based on the manpower phrase imposed on our maintenance program, our normal

Dwg. No. 341 Rep. 1796
Source: Texas Bureau of Survey Office - LD. CT. APR. 179 (Am.)
By: L. H. May 1939



SP75-2 [redacted] C & C of Honolulu
210

WAIPAHU URBAN DISTRICT BDY

DEPOT ROAD

FARRINGTON HIGHWAY

TED MAKALENA GOLF CRS.

NEW INCINERATOR

MIDDLE LOCH

PEARL Middle Loch HARBOR

CAN.E

WAIPAHU DUMP SITE

WEST LOCH

United States of America
U. S. NAVY RESERVATION
520
Civil Super Co. - 1315.53 Acs. - 9902-1
255.935 Acs. - 9902-1
Not to exceed 1000

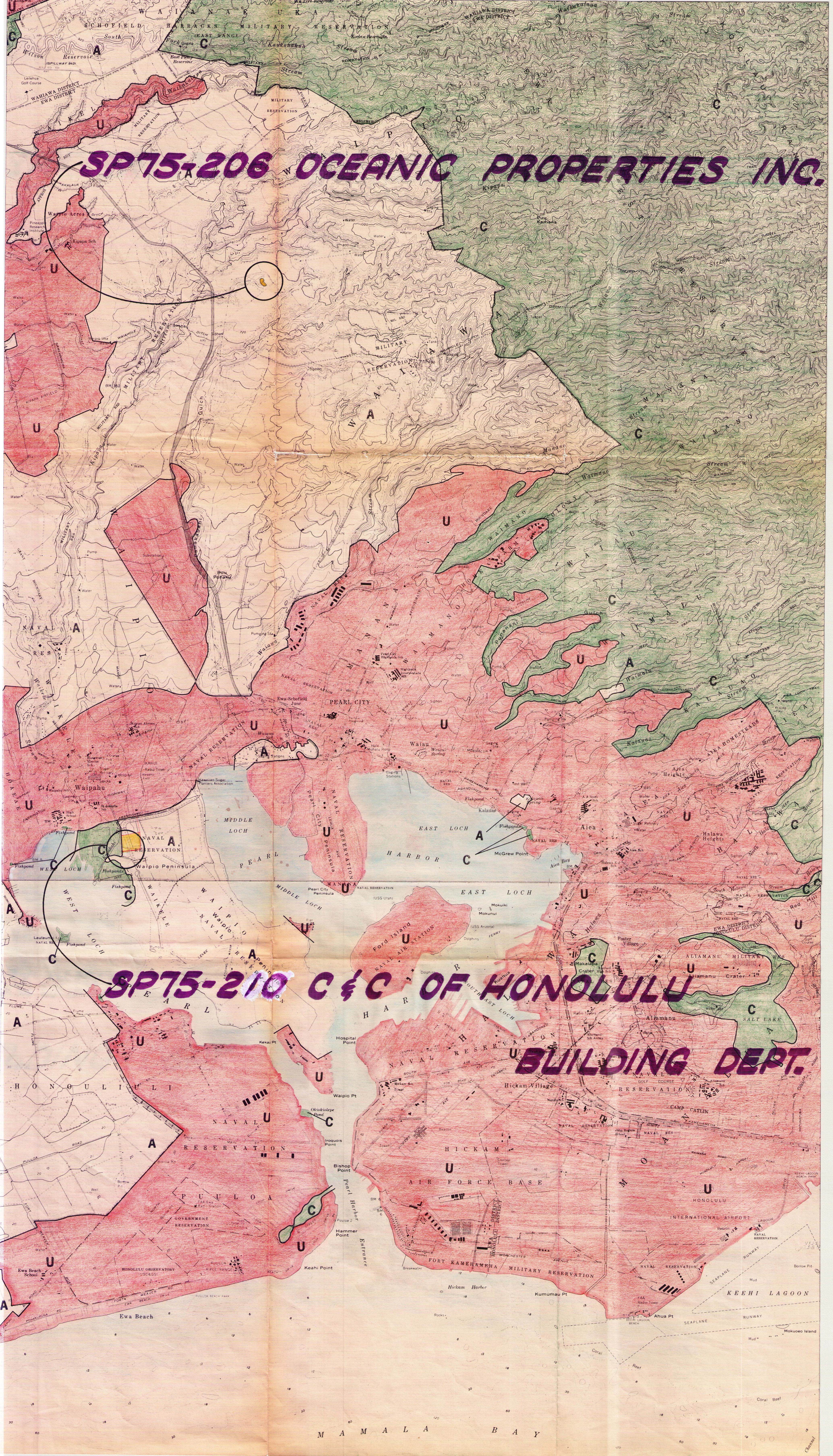
PEARL West Loch HARBOR

SP71-96 CITY & COUNTY DPW

SP75-206 OCEANIC PROPERTIES INC.

SP75-210 C & C OF HONOLULU

BUILDING DEPT.



012-5LDS
C of HONOLULU
28-202

SEC. 4 PLAT 08

OCT 28 1969
FEB 11 1972
AUG 3 1 1972
JAN 31 1978
APR 1 1974

21 134



This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some faint smudges and discoloration, characteristic of old paper. The binding edge on the left is visible, showing the stitching or glue of the book's spine. There is no text or other markings on the page.

3.

1981/43) T.M.F.

Revised 6/11
1000 € 777

33 (K)
Id. Ct. App.

Dwg. No.:
Source:

State of Hawaii
(City & County of Hon.) i.e.
per. G.L. 5-3808
SEWAGE TREATMENT.
PLANT & INCINERATOR
ASH DISPOSAL SITE

Por. WAIDIO EWA OAHU

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current.
Administrative Directive 24-68 (Rev.)
dated November 21, 1968

Dropped parcels: 3 to 8 incl.
10 to 17 incl., 25, 26

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

FIRST DIVISION

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SCALE: AS NOTED

1870

SUBJECT TO CHANGE

INSET