

Action
Aug 28 - Oct 12

SP75-215/HAWAIIAN ISLANDS MISSION, INC.

(MAUI)

SP75-215 Hawaiian Islands Mission, Inc.

September 23, 1975

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Tosh Ishikawa
Planning Director

Gentlemen:

At its meeting on September 22, 1975, the Land Use Commission voted to approve a special permit to Hawaiian Islands Mission, Inc. (SP75-215) to allow the establishment of a church within the State Land Use Rural District at Haiku, Maui, Tax Map Key 2-7-21: 8; subject to the conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.

cc: Hawaiian Islands Mission, Inc.
Department of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

September 24, 1975

Mr. Edward Todd
P. O. Box F495
Haiku, Maui, HI 96708

Dear Mr. Todd:

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

Very truly yours,

AH SUNG LEONG
Acting Executive Director

ASL/cbk

Encl.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-215 - HAWAIIAN ISLAND

DATE September 22, 1975

MISSION, INC.

PLACE Room 416 - State Capitol

TIME 10:00 a.m.

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

Comments:

I move that we approve this special permit subject to the conditions set forth by the Maui County 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

In response to questions raised by the Commissioners, Mr. Furutani clarified that the general store had been in existence since 1957, or thereabouts, prior to the enactment of the Land Use Law. Subsequently, a building permit for the construction of a hobby shop had been granted.

Included in the conditions set forth by the Molokai Advisory Committee, upon which the Maui County Planning Commission based its approval of the Special Permit, is the proviso that off-street parking requirements be met and that all other State and County requirements also be met. Thus, the petitioner will have to meet all State and County standards in terms of the structure, health, safety, traffic, etc., relative to the extension of the building.

It was also brought out that there is a real need for the type of services which would be provided by the petitioner in this area for the residents on the East side of Molokai, who would otherwise have to travel a great distance to Kaunakakai for miscellaneous items, including food.

Commissioner Machado moved to approve the Special Permit subject to the conditions set forth by the Molokai Advisory Committee and the Maui Planning Commission, which was seconded by Commissioner Yamamura, and unanimously passed.

✓ SPECIAL PERMIT APPLICATION BY HAWAIIAN ISLAND MISSION, INC.
(SP75-215) TO ESTABLISH A CHURCH FACILITY AT HAIKU, MAUI

Following the presentation of the staff memorandum by Mr. Furutani, and since there was no discussion by the Commissioners, Chairman Tangen called for a motion.

Commissioner Duke moved and Commissioner Yamamura seconded the motion to approve the Special Permit subject to the conditions imposed by the Maui County Planning Commission. The motion was carried unanimously.

MISCELLANEOUS

REFILING OF PETITION A74-376 BY THE LAND USE COMMISSION RESPECTING KAWAINUI SWAMP, KAILUA, OAHU

Mr. Leong briefly summarized the prepared staff memo with regard to the above subject matter.

It was noted that due to the requirements of Act 193 and the time element involved, it was necessary for the Commission to refile the boundary amendment petition involving Kawainui Swamp, Oahu.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

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

TO: Land Use Commission
FROM: Staff
SUBJECT: SP75-215 - HAWAIIAN ISLANDS MISSION, INC.

A Special Permit to allow the establishment of a church within the State Land Use Rural District at Haiku, Maui has been requested by Edward Todd on behalf of Hawaiian Islands Mission, Inc. The property is described as TMK 2-7-21: 8 and includes approximately 5.95 acres. The Hawaiian Islands Mission, Inc. holds an agreement of sale for the subject property from Charlotte Snyder.

A 72' x 30' hollow tile building and approximately 23 parking stalls are proposed to be constructed on approximately 2 acres of the subject property. In substantiation of its request the applicant states: "The Pauwela Baptist Church is presently located in Kaiapo Camp, Pauwela. The location and size of congregation are not suitable for current and anticipated growth. The new location at Haiku is desirable to meet the needs of the community and church growth." A plot plan showing the proposed development and existing uses on the property has also been submitted.

The property in question is located along Haiku Road approximately 1/2 mile above the former Haiku Cannery. Presently there are four separate dwellings on the subject property which are being used for housing mission workers. The 2 acre area proposed for the church site is presently in pineapple cultivation. The surrounding area is residential in character.

A public hearing on the special permit was held by the Maui Planning Commission on July 16, 1975. At this time the Planning Department's staff report noted that "Comments received from the Department of Water Supply indicates that submittal of fire flow calculations for the church building will be required and that the present water distribution and hydrant facilities may be inadequate to meet the required fire flow. However, with the completion of the proposed Haiku Phase III-A improvements those previously mentioned facilities will likely be adequate. The projected completion date for these improvements is for March 1976." Except for the Planning Department's staff report and the application submitted, there were no testimonies on the subject request.

COUNTY RECOMMENDATION

The Planning Department staff recommended approval of the request based on the following:

- "1. The proposed church will replace the mission's existing church at Pauwela which is not suitable as far as its location, the size of the congregation and inadequate to meet the anticipated growth of the mission.
- "2. With the completion of the Haiku Phase III-A water improvements projected for completion in March, 1976, the required fire flow for the proposed church will likely be adequate. At this time, the present water distribution and hydrant facilities may be inadequate to meet the required fire flow.
- "3. The subject requests meet the following guidelines established by the LUC for Special Permits:
 - a. The proposed use will not adversely affect surrounding property.
 - b. The proposed use will not unreasonably burden public services.
 - c. The proposed use will not substantially alter or change the essential character of the land.

On August 20, 1975, the Maui County Planning Commission voted to recommend approval of this request subject to the following conditions:

1. That the off-street parking requirements be met.
2. That the project be initiated within two (2) years from the date of approval.
3. That all State and County requirements be met.

In its letter transmitting the records of this Special Permit, the Maui Planning Department advised that, "In recommending approval, subject request generally meets the guidelines established by the Land Use Commission in evaluating Special Permits."

STATE OF HAWAII
LAND USE COMMISSION

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

September 10, 1975

Edward Todd
P. O. Box F495
Haiku, Maui, HI 96708

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 Hawaiian
Islands Mission (SP75-215) to establish
a church facility

in the Rural District at Haiku, Maui
will be considered.

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

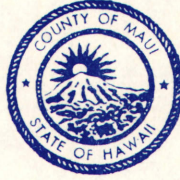
Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

7195

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



Elmer F. Cravalho
Mayor
Tosh Ishikawa
~~XXXXXXXXXXXX~~
Planning Director
Yoshikazu Matsui
~~XXXXXXXXXX~~
Deputy Planning Director

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

August 26, 1975

RECEIVED
AUG 28 1975

State of Hawaii
LAND USE COMMISSION

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

SP75-215

Dear Mr. Fujimoto:

Re: LUC Special Permit Request by Edward Todd on behalf of Hawaiian Islands Mission, Inc.

As per your request, attached are copies of additional information from our department file on the subject matter.

Please contact our office should you have any questions.

Yours very truly,

TOSH ISHIKAWA
Planning Director

Attachments

PATAPAR
ERASABLE
STAMP

MAUI PLANNING COMMISSION
REGULAR MEETING
AUGUST 20, 1975

The regular meeting of the Maui Planning Commission was called to order by Chairman Kazuo Kage at 1:30 p.m., Wednesday, August 20, 1975, in the Hearing Room, Room 614, 6th Floor, County Building, Wailuku, Maui.

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

The Chair introduced Mr. Charles Ota, a newly appointed member to the Planning Commission.

A. PUBLIC HEARING

1. STANLEY S. GIMA, on behalf of Hawaii Omori Corporation, requesting a Change in Zoning from R-3 Residential District to A-1 Apartment District for properties located westerly (makai) of Honoapiilani Highway in Mahinahina, Maui, TMK 4-3-8:1 and TMK 4-3-9:8. Said parcel contains approximately a total of 1.825 acres.

Transcript of the proceeding is on file in the office of the Planning Department.

B. MINUTES OF THE REGULAR MEETING OF AUGUST 6, 1975, were approved as circulated.

C. COMMUNICATIONS

1. TONY HABIB of La Familia Nueva, Ltd., requesting temporary approval to waive the parking requirement in conjunction with the operation of a restaurant at Wailuku, Maui.

Mr. Jeffrey Chang explained the request from the staff report.

Mr. Ishikawa stated that a time table should be set for approval of this request.

Although the subject restaurant's location qualifies for its customers parking in the municipal parking lot in Wailuku, it is Mr. Habib's intent to provide parking for guests where the old Victory Theater now stands.

Mr. Habib indicated that on the site that he's leasing from the bank, there could be enough parking for ten cars, but prefers not to use that site, and instead put in a lawn. He stated that the lease, which is for 9 years, allows him the premises of the Victory Theater. He said that the Theater will definitely be demolished, but still, he's within 200 feet of the municipal parking lot.

Mr. Ishikawa: "You have an estimate as to when that theater site might be available?"

Mr. Habib: "By the end of the year it should be gone."

Mr. Ishikawa: "On that basis, in terms of your request, we're talking about a 6-month period perhaps?"

Mr. Habib: "Six months, I should be able to provide the 18 stalls on that site."

Staff recommended approval of the subject request with three conditions. A fourth condition was added: That the approval be granted for a period of six months.

Mr. Habib was in agreement with the recommendations.

Minutes, Maui Planning Commission
August 20, 1975 - page 2

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

VOTED: to approve the subject request as recommended by staff.

2. DAVID HYUN, Kapalua Development Company, requesting approval of Step III of the Planned Development Ordinance for the sewage treatment plant facility at Kapalua, Maui.

Mr. Ralph Masuda explained the request from the staff report.

Approval was recommended for the request subject to three conditions.

Mr. Hyun indicated concurrence with staff's recommendations.

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

VOTED: to approve the request as recommended in the staff report:

3. DAVID HYUN, Kapalua Development Company, requesting approval of Step II of the Planned Development Ordinance for the off-site parking lot for the Kapalua Project at Kapalua, Maui.

Mr. Ota suggested that the Commission take up the request for the condominium complex first rather than the request for parking lot, because should the condominium request be disapproved, then there would be no need to act on the request for parking lot.

Mr. Ishikawa informed that the parking is for the entire project and that the condominium is just one segment of the project.

Mr. Masuda explained the request from the staff report.

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

1. That the 360 parking stalls be for full-sized cars.
2. That all State and County requirements be met for Step III approval.

Mr. Ishikawa: "Also, I would like to add that Step III approval of the P.D. Ordinance be processed with the Planning Department...rather than they coming back to the Commission."

Mr. Hyun concurred with all three items that were recommended.

It was moved by Mr. Murashige to approve the request as recommended by staff.

Mr. Wright seconded the motion.

5 ayes
1 noe

The motion to approve the request subject to conditions was carried.

4. DAVID HYUN, requesting approval of Step III of the Planned Development Ordinance for the condominium development on Site 1 and 2 in conjunction with the Kapalua Project at Kapalua, Maui.

Mr. Masuda explained the request from the staff report.

Mr. Hyun indicated that the first phase construction will be initiated in approximately one month when the grading permit can be obtained.

Mr. Matsui: "Ralph, the beach access, was the document changed from the previous document?"

Mr. Masuda: "We did receive a document for the beach access, but there were some portions in there we felt that it was unreasonable..."

Mr. Ishikawa: "I did meet the applicant on this matter, and that I did point out the various area of concern that were not consistent with the Commission's understanding. They will be submitting a revised document which will be a number of things: 1) Perpetual easement...2) They will maintain and police the access and the parking area; 3) They will be putting in all of the improvements and that they will be submitting it for our review again."

Mr. Kage: "Am I to assume that we can assume that the Director and the Kapalua Development can get together and come out with a satisfactory solution..."

Mr. Ishikawa: "...I have taken the Commission's concern and have relayed it to the applicant, and that applicant agreed to revise it on that basis."

Mr. Hyun: "The revised conditions that he's expressed have been recommunicated back to the attorney...will be able to get it back to Mr. Ishikawa in a very short period of time."

A plea was made that documents should be submitted for staff review prior to these meetings.

Mr. Ota: "...Am I to understand that staff is going to make some decisions for the Board here in terms of this revision for the document?"

Mr. Ishikawa: "First of all, prior to this consideration today in approving the beach access which was done in the last meeting, condition was that they would submit a document in spelling out the agreement. They have done that...have not complied with all of Commission's conditions...and so in reviewing this document, I told them that this was not what the Commission has expressed at the previous meeting..."

Mr. Ota: "This conceptual idea this Board has approved...I think you have to take it individually. I'm not satisfied. I vote negative."

Staff recommended approval of the request subject to the conditions that all State and County requirements be met, and that the request for final approval of Step III be subject to approval of the revised document by the staff.

Mr. Masuda: "Mr. Chairman, I have a question. Will we be taking action for approval with the conditions? We're saying now that final approval is subject to submittal of the revised documents...the Commission will be approving Step III with two conditions?"

Mr. Ishikawa: "It simply means that final approval is going to be correct or acted upon, provided they meet...If we approve the document for that beach access, that's one condition. If they meet all other requirements, that's another, which means Step III has been complied with."

Mr. Hokama: "I would like to initiate a motion that we defer this staff's recommendation, not acting on the staff's recommendation until we can finalize the document."

Mr. Ota seconded the motion.

The motion to defer action on the request was unanimously carried.

5. DAVID KNOX, requesting approval for compact car parking for an apartment condominium project at TMK 3-9-09:20, Kihei, Maui.

Mr. Roy Figueiroa explained the request from the staff report.

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

VOTED: to approve the request as recommended in the staff report.

D. OLD BUSINESS

1. EDWARD TODD, on behalf of Hawaiian Islands Mission, Inc. requesting LUC Special Use Permit to construct and operate a church.

Mr. Masuda explained the request from the staff report.

Mr. James Gibson, representing Mr. Todd, indicated that the church would not be built for another two years in order that funds may be raised for construction of said church.

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

VOTED: to approve the request as recommended in the staff report with an additional condition for approval, which is, that construction of the church be initiated within two years.

E. NEW BUSINESS

F. DIRECTOR'S REPORT

1. HVB Month report

2. Interim Coastal Zone Management Legislation

3. Planning Director's appointment to serve in different Statewide committees:

- a) Coastal Zone Policy Management Council
- b) Statewide Transportation Planning
- c) Statewide Policy Committee

4. Letters from Walter Witte and the Kihei Community Association relative to the Kihei General Plan Review.

The Chair directed that the said letters be placed on file.

5. Makawao-Pukalani-Kula General Plan - The Director gave the public hearing dates for the Plan.

ACTION ON REQUEST

1. STANLEY S. GIMA on behalf of Hawaii Omori Corporation

Mr. Ishikawa: "On the subject request for change in zoning...staff recommends approval of the subject request for change in zoning from R-3 Residential to A-1 Apartment District for the following reasons:

"1. The subject request conforms to the 701 Plan.

"2. The concept plan is not contrary to existing developments of the area.

"3. The subsequent follow-up by the applicant in meeting with the people concerned at the Kuleana Condominium indicates that their concern has been satisfied."

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

VOTED: to approve the request for change in zoning from R-3
Residential District to A-1 Apartment District.

ADJOURNMENT: There being no further business before the Commission, the
meeting was adjourned at 2:52 p.m.

Respectfully submitted,

June S. Murakami
JUNE S. MURAKAMI
Clerk-Stenographer

RECORD OF ATTENDANCE:

Present: K. Kage
G. Murashige
S. Hokama
H. Wright
C. Ota
L. Polo

Excused: P. Kawano

Others: T. Ishikawa
Z. Matsui
M. Yoshii
J. Chang
R. Masuda
R. Figueiroa
S. Gima
S. Raffetto
E. Maehara
T. Habib
D. Hyun
C. Cameron
J. Gibson
D. Slocum
R. McCabe
E. Tanji
C. Bourne

MAUI PLANNING COMMISSION
PUBLIC HEARING
July 16, 1975

The public hearing on the following request was called to order by Yoshikazu Matsui on July 16, 1975, in Room 614, 6th Floor, County Building, Wailuku, Maui.

1. EDWARD TODD, on behalf of Hawaiian Islands Mission, Inc. requesting approval of a State Land Use Commission Special Permit in order to construct and operate a church on property located on the Hana side of Haiku Road, Haiku, Maui, TMK 2-7-21:8. Said parcel contains approximately 5.950 acres.

Mr. Ishikawa read the notice of public hearing published in the Maui News on June 26, 1975.

The application was circulated and recorded as being read.

Mr. Masuda explained the request from the staff report.

Mr. Matsui: Is the property supposed to be subdivided?

Mr. Masuda: No, it is not necessary. The two acres they are proposing to use has pineapple on it.

Mr. Kage: Who owns the land now?

Mr. Masuda: They have an agreement of sale from Charlotte Snyder to Hawaiian Island Mission. Agreement of sale is for the whole area.

There were no letters of approval or protest as of this date.

The Chair opened the hearing to the public.

No one spoke for or against the request.

The Chair closed the public hearing.

JEAN A. UEMAE
Private Secretary



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI

P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

June 20, 1975

RECEIVED

JUN 23 1975

DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Ralph Masuda
Planning Department
County of Maui
Wailuku, Hawaii 96793

Dear Ralph:

Subject: Special Use Permit on TMK 2-7-21:8.

This Department will require submittal of required fire flow calculation for the church building.

Present water distribution and hydrant facilities may be inadequate to meet the required fire flow, however, under proposed Haiku Phase IIIA improvements, these facilities will likely be adequate. The projected date of completion is approximately March 1, 1976.

Sincerely,

Shigeto Murayama, Director
Department of Water Supply

KS/lr

"By Water All Things Find Life"

RECEIVED

JUL 3 1975

DEPT. OF PLANNING
COUNTY OF MAUI

AFFIDAVIT OF PUBLICATION

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

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

of which the annexed is a true and corrected printed notice, was
published **1** times in the MAUI NEWS, aforesaid, commencing
on the **26th** day of **June**, 19 **75**., and ending
on the day of, 19, (both days
inclusive), to-wit: on **June 26, 1975**

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

Barbara Y. Iwaishi

Subscribed and sworn to before me this

15 day of **July** A. D. 19 **75**.

Manu Ota

Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires August 31, 1975.

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing
to be held by the Maui Planning Commission on July
16, 1975, Wednesday at the County Building, 6th
Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as
soon thereafter as those interested may be heard
to consider the following request for SPECIAL USE
PERMIT under provisions of SECTION 205-6 of the
HAWAII REVISED STATUTES:

EDWARD TODD, on behalf of Hawaiian Islands
Mission Inc. requesting approval of a State Land
Use Commission Special Permit in order to con-
struct and operate a church on property located
on the Hana side of Haiku Road, Haiku, Maui,
TMK 2-7-21:8. Said parcel contains approximate-
ly 5.950 acres.

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

All testimony regarding the SPECIAL USE PER-
MIT should be filed in writing to the Planning De-
partment, County of Maui, 200 S. High Street, Wai-
luku, Maui 96793, before the date of the Hearing or
presented in person at the time of the hearing.

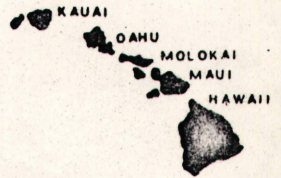
MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN: June 26, 1975)

Member - National Home Missions Fellowship

Hawaiian Islands Mission Inc.

P. O. Box F 495 Haiku, Maui, Hawaii 96708
TELEPHONES: 575-2935 - 579-9237



General Director

REV. EDWARD TODD, B.A., B.TH., D.D.

Asst. Director

REV. A. LESLIE BLOMERLEY, M. TH.
CHURCHES
(PAUWELA - PAIA - HALIIMAILE S.S.)
MAUI CHRISTIAN YOUTH CAMP
MAUI CHRISTIAN BOOK SHOP
CHRISTIAN YOUTH CENTER
CHRISTIAN DAY SCHOOL
SUMMER MISSIONARY INTERNSHIP
HALIIMAILE MISSION HOME

HAWAIIAN ISLANDS MISSION INC.
ADVISORY BOARD U.S.A.
P. O. BOX 6293
NEWPORT NEWS, VA. 23602

HAWAIIAN ISLANDS MISSION INC. CANADA
MR. GEORGE NETHERCOTT
P. O. BOX 764, STATION B.
WILLOWDALE, ONT., CANADA M2K 2R1

Philippines
NATIONAL MISSIONARIES
LEYTE - MINDANAO

The attached is a copy of Certificate of Title covering property in Haiku Tax Key 2-7-21-8 under title to CHARLOTTE NOBUKO SNYDER-MATSUDA and listed with the State of Hawaii under the name of buyer HAWAIIAN ISLANDS MISSION INC.

RECEIVED

MAY 1 1975

DEPT. OF PLANNING
COUNTY OF MAUI

"Let them give glory unto the Lord and declare His praise in the islands." Isaiah 42:12

CERTIFICATE OF TITLE

ISSUED FOR THE SOLE PROTECTION OF

TITLEHOLDER HEREIN

MAXIMUM LIABILITY LIMITED TO

\$91,000.00

RECEIVED

MAY 1 1975

DEPT. OF PLANNING
COUNTY OF MAUI

WE HEREBY CERTIFY that we have carefully examined the Indexes in the Offices of the Clerks of the Supreme Court, District Court of the United States for the District of Hawaii and Registrar of Conveyances, as to the title of

CHARLOTTE NOBUKO SNYDER
WHO ACQUIRED TITLE UNDER THE NAME OF
CHARLOTTE NOBUKO MATSUDA

in and to:-

The premises described in Schedule C attached, AND WE FURTHER CERTIFY that the legal title to said parcel of land is vested in the above, SUBJECT ONLY to those matters set forth in Schedule B hereof, as shown by said Indexes.

EXECUTED the 14TH day of FEBRUARY, 1973

AT 8:00 O'CLOCK A. M.

TITLE GUARANTY OF HAWAII,
INCORPORATED

BY Bruce A. Wise

1. FOR ANY TAXES THAT MAY BE DUE AND OWING AND A LIEN ON THE LAND UNDER SEARCH, REFERENCE IS HEREBY MADE TO THE OFFICE OF THE TAX ASSESSOR OF THE DISTRICT IN WHICH SAID LAND IS SITUATED.

TAX KEY: 2-7-21-8 (2)

2. THE RESERVATION IN FAVOR OF THE STATE OF HAWAII OF ALL MINERAL AND METALLIC MINES.

* * * * *

-NOTES-

THE RECORDS IN THE BUREAU OF HEALTH STATISTICS, VOLUME NO. 2, REGISTER NO. 862, REVEAL THE MARRIAGE OF MANFIELD MATHEWS SNYDER AND CHARLOTTE NOBUKO MATSUDA ON JULY 5, 1966 AT HONOLULU, HAWAII.

THE ABSTRACTORS FIND NO LIENS DOCKETED AGAINST HAWAIIAN ISLANDS MISSION, INCORPORATED, THE PROPOSED PURCHASER.

SCHEDULE C

OF THE LAND CONVEYED TO J. BOARDMAN BY REWARDING FOR V. KAMAMALI
SITUATE, LYING AND BEING AT HAIKU, DISTRICT OF HAAKUALOA, ISLAND
AND COUNTY OF MAUI, STATE OF HAWAII, AND THUS BOUNDED AND DESCRIBED:

BEGINNING AT A 1/2 INCH PIPE AT THE NORTH-
WESTERLY CORNER OF THIS LOT ON THE NORTHEASTERLY SIDE OF HAIKU-
PUUMALEI GOVERNMENT ROAD THE COORDINATES OF WHICH POINT OF
BEGINNING REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION
"HAIKU" BEING 5110.07 FEET SOUTH AND 2798.17 FEET EAST AND
RUNNING:

1. 263° 14' 535.00 FEET ALONG THE REMAINING PORTION OF SAID BOARDMAN LAND TO A 1/2 INCH PIPE; THENCE
2. 337° 24' 503.74 FEET ALONG LAND OWNED BY LIBBY, McNEILL & LIBBY COMPANY, LTD., TO A 1/2 INCH PIPE; THENCE
3. 83° 14' 535.00 FEET ALONG THE REMAINING PORTION OF SAID BOARDMAN LAND TO A 1/2 INCH PIPE ON THE NORTHEASTERLY SIDE OF SAID GOVERNMENT ROAD; THENCE
4. 157° 24' 503.74 FEET ALONG NORTHEASTERLY SIDE OF SAID ROAD TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 5.95 ACRES, OR THEREABOUTS.

BEING A PORTION OF THE PREMISES DESCRIBED IN DEED

GRANTOR : ARTHUR N. BALDWIN AND MILDRED B. BALDWIN, HUSBAND AND WIFE

GRANTEE : CHARLOTTE NOBUKO MATSUDA, UNMARRIED

DATED : MARCH 9, 1950

RECORDED : LIBER 2358 PAGE 246
IN THE OFFICE OF THE REGISTRAR OF CONVEYANCES AT HONOLULU

CT-FI #129010

TITLE GUARANTY OF HAWAII
INCORPORATED
HONOLULU, HAWAII

-3- jmc

CONTINUATION

ISSUED FOR THE SOLE PROTECTION OF
HAWAIIAN ISLANDS MISSION INCORPORATED
MAXIMUM LIABILITY LIMITED TO
\$91,000.00

WE HEREBY CERTIFY THAT WE HAVE CAREFULLY EXAMINED THE INDEXES IN THE OFFICES OF THE CLERKS OF THE SUPREME COURT, DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF HAWAII AND REGISTRAR OF CONVEYANCES, FROM AND INCLUDING FEBRUARY 14, 1973 AT 8:00 O'CLOCK A.M., (THE DATE OF THE ATTACHED CERTIFICATE OF TITLE), AS TO THE TITLE OF CHARLOTTE NOBUKO SNYDER, WHO ACQUIRED TITLE UNDER THE NAME OF CHARLOTTE NOBUKO MATSUDA.

AND FIND NO OTHER OR FURTHER LIENS, ENCUMBRANCES, OR AFFIDAVITS AFFECTING THE PREMISES DESCRIBED IN THE ATTACHED CERTIFICATE OF TITLE, OR CONTINUATIONS THERETO, SAVE AND EXCEPT THE FOLLOWING:

1. FOR ANY TAXES THAT MAY BE DUE AND OWING AND A LIEN ON THE LAND UNDER SEARCH, REFERENCE IS HEREBY MADE TO THE OFFICE OF THE TAX ASSESSOR OF THE DISTRICT IN WHICH SAID LAND IS SITUATED.

TAX KEY: 2-7-21-8 (2)

2. AGREEMENT OF SALE

VENDOR : CHARLOTTE NOBUKO SNYDER, ALSO KNOWN AS CHARLOTTE NOBUKO MATSUDA, WIFE OF MANSFIELD MATHEWS SNYDER

VENDEE : HAWAIIAN ISLANDS MISSION INCORPORATED, A HAWAII CORPORATION

DATED : FEBRUARY 23, 1973

RECORDED : LIBER 8971 PAGE 200

AMOUNT : \$91,000.00

REFERENCE IS MADE TO SAID INSTRUMENT FOR TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS, PROVISIONS, ETC...

CCTI #129010

THE GUARANTY OF HAWAII
INCORPORATED
HONOLULU, HAWAII

AND WE FURTHER CERTIFY THAT THE LEGAL TITLE TO SAID PREMISES IS VESTED IN CHARLOTTE NOBUKO SNYDER, WHO ACQUIRED TITLE UNDER THE NAME OF CHARLOTTE NOBUKO MATSUDA, AS SHOWN BY SAID INDEXES SUBJECT HOWEVER AS AFORESAID.

EXECUTED THIS 1ST DAY OF MARCH, 1973 AT 2:32 O'CLOCK P.M.

TITLE GUARANTY OF HAWAII,
INCORPORATED

BY *Grace A. Wise*

LAND AREA - 5 450

East New Baptist Churches

PLAT 03

TK 2-7-21-8

Bureau Memo
HAICU
MAY 01

495

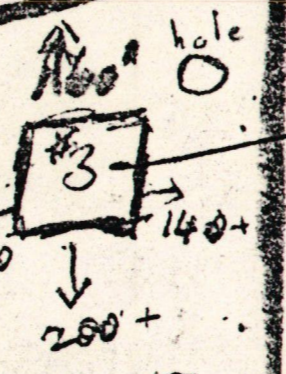
PLAT 16 121

Grant

Yoshie Omura
2.92 ac.
(2.75 ac.)

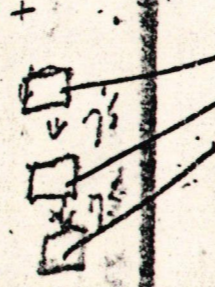
Daniel G. Yamakawa & Esther Y. Jr.

Charlotte N. Matsuda
200 ft



HOUSE IN EXISTENCE

PROPOSED CHURCH LOCATION



HOUSES IN EXISTENCE

Boardman

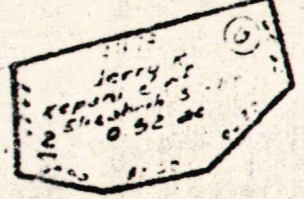
dated

Jacob M. & No. Charles G.

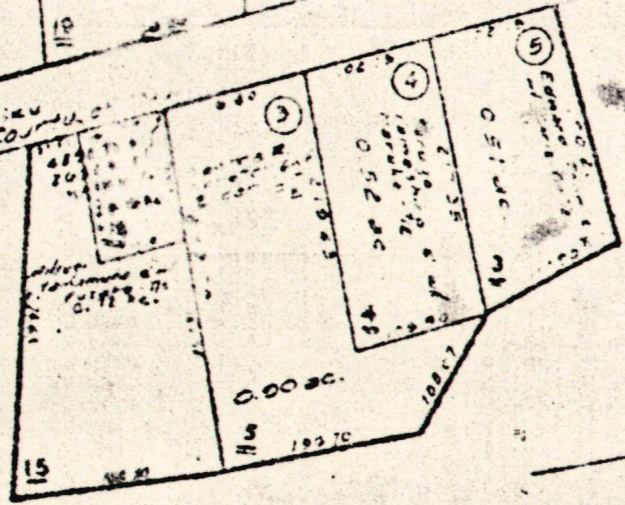
APRX 2 ACRES

HAIKU

ROAD



To HAICU

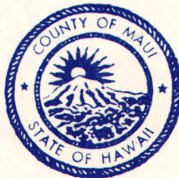


M Kekuanono

PLAT 03

Y.M.B.

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



Elmer F. Cravalho
Mayor
Tosh Ishikawa
~~XXXXXXXXXXXX~~
Planning Director
Yoshikazu Matsui
~~XXXXXXXXXX~~
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

7187

August 21, 1975

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

RECEIVED
AUG 22 1975
State of Hawaii
LAND USE COMMISSION

SP75-215

Dear Mr. Fujimoto:

Re: LUC Special Permit Request by Edward Todd
on behalf of Hawaiian Islands Mission, Inc.

The Maui County Planning Commission, at its meeting of August 20, 1975, voted to recommend approval of the above application for a Special Permit filed by Edward Todd on behalf of Hawaiian Islands Mission, Inc. to construct and operate a church at Haiku, Maui, TMK 2-7-21:8. The public hearing on the subject request was held by the Planning Commission on July 16, 1975.

Approval of the application is contingent upon the following conditions:

1. That the off-street parking requirements be met.
2. That the project be initiated within two (2) years from the date of final approval.
3. That all State and County requirements be met.

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

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

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

Attach.

cc: Hawaiian Islands Mission
Public Works Director
LUCA
Dept. of Water Supply

Very truly yours,

TOSHIO ISHIKAWA
Planning Director

INSTRUCTIONS:

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

RECEIVED

MAY 1 1975

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

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

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

A. Description of Property: (1) Tax Map Key No. 270210080000000
 (2) Lot Area 5,950 (3) Location Haiku

B. Ownership: (1) Owner's name Hawaiian Islands Mission Inc.
 (2) Lessee's name _____ (3) Unexpired term _____ years

C. Request: (1) State request briefly and exactly: For the erection of a church building approximately 72' x 30', hollow tile walls, shake roof, concrete foundation, located on approximately 2 acres.
Land area to include parking facilities.

(2) Reasons justifying granting of request: The Pauwela Baptist Church is presently located in Kaiapo Camp, Pauwela. The location and size of congregation are not suitable for current and anticipated growth. The new location to Haiku is desirable to meet the needs of the community and church growth.

D. Applicant: (1) Name Edward Todd, D.D.
 (2) Address P.O. Box 495-F, Haiku, 96708 (3) Telephone 575-2935
 (4) Signature Edward Todd 579-9237

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

Reasons: _____

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

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

July 16, 1975

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff

A. EXPLANATION OF REQUEST

1. Applicant: Edward Todd on behalf of Hawaiian Islands Mission Inc.
2. Location: Haiku, Maui
3. Area: Approximately 5.95 acres
4. TMK: 2-7-21:8
5. Zoning: State Rural District
6. Request: The applicant requests a LUC Special Permit to construct and operate a church on property located at Haiku, Maui, TMK 2-7-21:8

B. COMMENTS ON THE REQUEST

1. The subject property is located along Haiku Road approximately $\frac{1}{2}$ mile above the former ~~Haiku~~ Cannery.
2. Presently there are four separate dwellings on the subject property which is being used as housing for mission workers.
3. The proposed church will be located on approximately two acres of land and will be approximately 72' x 30' in size. It will be constructed on a concrete foundation with hollow tile walls and shake roofing. The plans for the church also includes parking facilities.
4. Presently the mission's church is located at Pauwela, Maui. The reason for the special permit request is that the present church at Pauwela is not suitable as far as its location, size of the congregation and inadequate to meet the Mission's anticipated growth.
5. The surrounding neighborhood is residential in character.
6. Comments received from the Department of Water Supply indicates that submittal of fire flow calculations for the church building will be required and that the present water distribution and hydrant facilities may be inadequate to meet the required fire flow. However, with the completion of the proposed Haiku Phase III-A improvements those previously mentioned facilities will likely be adequate. The projected completion date for these improvements is for March 1976.

August 20, 1975

TO: Maui Planning Commission

FROM: Planning Staff

A. EXPLANATION OF REQUEST

1. Applicant: EDWARD TODD on behalf of HAWAIIAN ISLANDS MISSION, INC.
2. Location: Haiku, Maui
3. Area: Approximately 5.95 acres
4. TMK: 2-7-21:8
5. Zoning: State Rural District
6. Request: The applicant requests an LUC Special Permit to construct and operate a church on property located at Haiku, Maui, TMK 2-7-21:8.

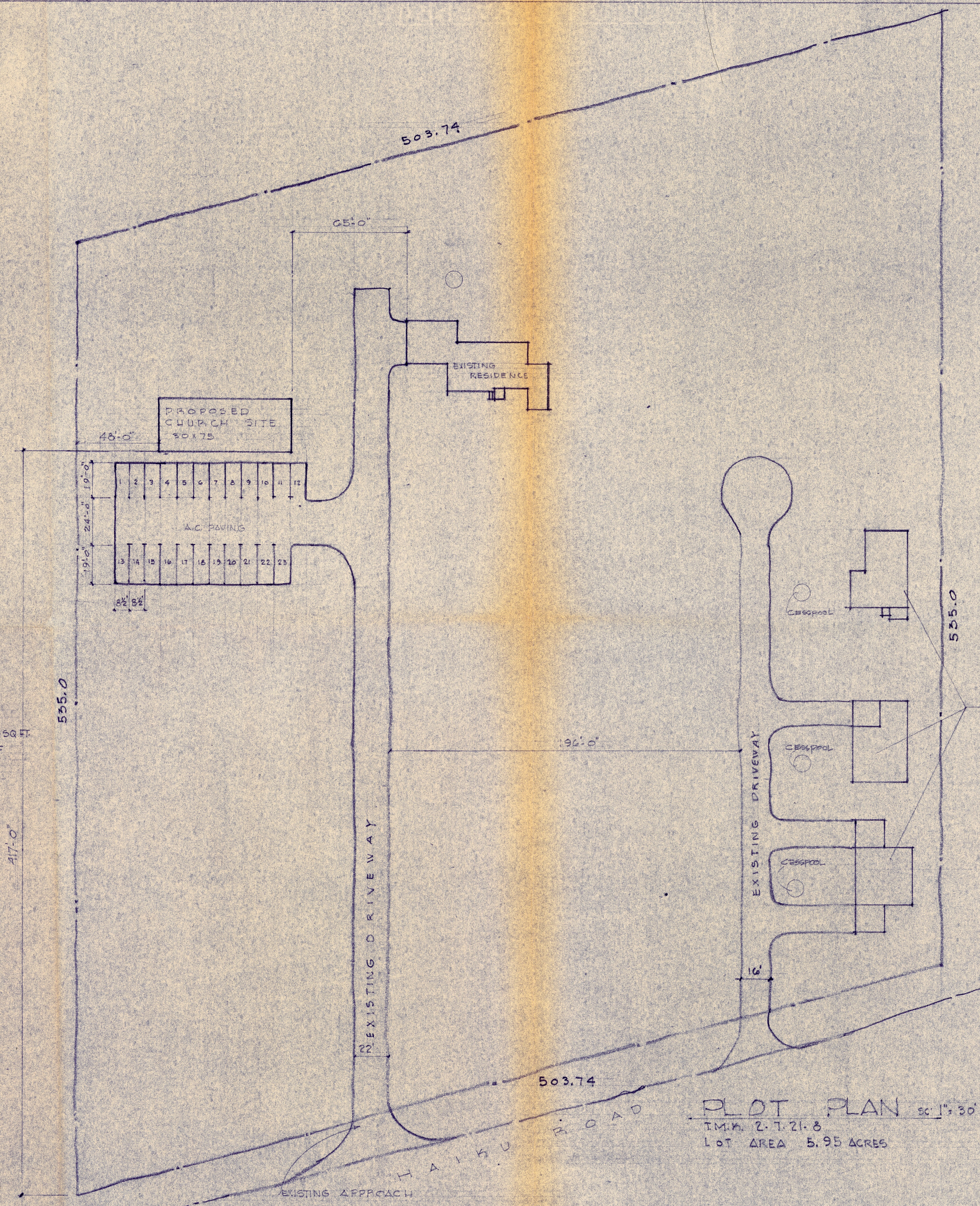
B. ANALYSIS OF REQUEST

1. The public hearing on the subject request was held by the Maui Planning Commission on July 16, 1975. There were no testimonies in favor or opposed to the subject request.
2. Presently, there are four separate dwellings on the subject property which are being used as housing for the mission workers.
3. The proposed church will be approximately 2,250 square feet in size. Twenty-three improved parking stalls will be provided.
4. The proposed church will replace the mission's existing church at Pauwela which is not suitable as far as its location, the size of the congregation and inadequate to meet the anticipated growth of the mission.
5. With the completion of the Haiku Phase III-A water improvements projected for completion in March, 1976, the required fire flow for the proposed church will likely be adequate. At this time, the present water distribution and hydrant facilities may be inadequate to meet the required fire flow.
6. The subject requests meet the following guidelines established by the LUC for Special Permits:
 - a) The proposed use will not adversely affect surrounding property.
 - b) The proposed use will not unreasonably burden public services.
 - c) The proposed use will not substantially alter or change the essential character of the land.

C. RECOMMENDATION

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

1. That the off-street parking requirements be met.
2. That all other State and County requirements be met.



- NOTE:
1. MEMBERSHIP 100 TO 200 MEMBERS
 2. TOTAL SQ. FT. OF CHURCH AREA 30' X 75' = 2,250 SQ. FT.
 3. TOTAL AMOUNT OF PARKING REQUIRED = 100 SQ. FT. OF CHURCH AREA PER PARKING STALL
TOTAL AMOUNT REQUIRED 23 STALLS AT 8 FT 6 INCHES X 19 FT 0 INCHES

PLOT PLAN 1" = 30'
 T.M.K. 2-7-21-8
 LOT AREA 5.95 ACRES

PROPOSED CHURCH SITE			
HAWAIIAN ISLAND MISSION			
HAIKU MAUI			
	Page		
	Job No.		
CONSTRUCTION MATERIAL HAWAII INC	MAUI	DRAWN BY	N.L.
KAHULUI		SHEET	1 OF 1

SP75-215/HAWAIIAN ISLAND
MISSION, INC.

2975-512 HAWAIIAN ISLES MISSION INC

m-10

m-10

m7