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Oct 6 - Nov 20
Oct 28

November 4, 1975

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on October 28, 1975, the Land Use Commission voted to disapprove the Special Permit SP75-222 submitted by Kapehe Land Investment to establish a memorial park in the Agricultural District on 31.2 acres of land described as Tax Map Key 7-3-2: 9, Kalaoa 2nd, N. Kona, Hawaii. The motion for denial of the petition was on the basis that the application was premature. The Commission noted that a Special Permit was approved in August, 1974 (SP74-184, Sim Wenner) which would provide 10 acres for burial sites; and also that it did not have sufficient information to approve the request now under consideration.

The Commission further instructed its staff to request the Hawaii County Planning Director to consider the following:

- 1) that should future Special Permit applications be considered for the establishment of cemetery uses, particularly in the West Hawaii area, that the petitioner be required to show the need for such proposed uses in more depth;
- 2) that in addition to conformity with General Plan criteria, other supportive data such as population growth rates, death rates, availability of burial facilities and other pertinent information be considered for inclusion in the findings of the Hawaii County Planning Commission; and
- 3) that a comprehensive study be made to determine the projected needs for additional facilities of this type.

Hawaii Planning Commission

-2-

November 4, 1975

Should you have any questions on the above matter,
please do not hesitate to contact this office.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.

cc: Kapehe Land Investment

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-222 - KAPEHE LAND INVEST- DATE October 28, 1975
MENT

PLACE DPED Conference Room
Honolulu, Hawaii

TIME 10:00 a.m.

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

Comments:

I move that we deny this application because of its prematurity.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

October 28, 1975 - 10:00 a.m.

DPED Conference Room
State Kamamalu Building
Honolulu, Hawaii

approved
JAN 12 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Colette Machado
Carol Whitesell
Edward Yanai

COMMISSIONERS ABSENT: Mitsuo Oura
Tanji Yamamura

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

Ray Russell, Court Reporter

Chairman Tangen announced that the agenda will be rearranged to consider the Special Permit first to accommodate the petitioner since there was a representative from the Girl Scout Council.. He called on Mr. Leong, Acting Executive Officer, to present the staff memorandum.

APPLICATION BY THE GIRL SCOUT COUNCIL OF THE PACIFIC, INC.
(SP75-223) TO ESTABLISH A GIRL SCOUT SERVICE CENTER AT KEAAU,
PUNA, HAWAII

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

Mr. N. E. Smith, Executive Director of the Girl Scout Council of the Pacific clarified several points that were raised by the Commission members. He submitted that the Department of Transportation had agreed to the access road which the petitioner will provide to the subject site. Also, in recent negotiations with the County, it had been tentatively agreed to allow petitioner to use the existing 2½" pipe line privately owned by the Shipman's.

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

✓ APPLICATION BY KAPEHE LAND INVESTMENT (SP75-222) TO ESTABLISH
A MEMORIAL PARK AT KALAOA 2ND, N. KONA, HAWAII

Mr. Gordan Furutani, Planner, read the staff memorandum (see copy on file).

At the request of Commissioner Whitesell, Mr. Furutani gave a brief comparative description of the cemetery proposals by Sim Wenner, Hualalai Memorial Park, Inc. and the subject petition in terms of size, number of plots, type of facility, total acres involved, etc.

The question was raised concerning the need or justification for another cemetery in the Kona area. Chairman Tangen recalled that at the time the Commission approved the Sim Wenner request, it was felt that there was a need for additional plots in the area. Both the earlier Hualalai and present requests were also proposing to take care of needs long into the future and there was a serious question of justification for additional facilities of this type.

Commissioner Duke moved to deny the Special Permit due to its prematurity. The motion was seconded by Commissioner Carras.

Commissioner Machado suggested that the County Planning Commission be apprised of the Land Use Commission's position regarding development of memorial parks in terms of future needs. Chairman Tangen agreed that the Commission should communicate with the Hawaii County Planning Commission to this effect, and also to require the petitioner to substantiate this need. Commissioner Whitesell also suggested that population projections, death rates, etc. might be indicated in the County's report to the Land Use Commission. Chairman Tangen advised that a letter incorporating the foregoing recommendations will be transmitted to the Hawaii County Planning Commission.

The Commissioners were polled as follows:

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

Nays: Vice Chairman Sakahashi, Commissioner Machado

The motion was carried.

AR&R75-5 - ADOPTION OF THE FINAL DRAFT OF THE PROPOSED AMENDMENTS
TO THE RULES OF PRACTICE AND PROCEDURE AND THE STATE LAND USE
DISTRICT REGULATIONS OF THE LAND USE COMMISSION

On behalf of the Commissioners, Chairman Tangen expressed his appreciation to Commissioner Whitesell for her efforts and time expended in finalizing the draft of the Rules and Regulations, reflecting the consensus of the Commission, for adoption.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 28, 1975
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP 75-222 - Kapehe Land Investment

Mr. Mark M. Onaka, in behalf of Kapehe Land Investment, requests approval of a Special Permit to allow the establishment of a Memorial Park including a mortuary and mausoleum within the State Land Use Agricultural District at Kalaoa 2nd, North Kona, Hawaii. The subject property is described as TMK 7-3-02:9 and consists of approximately 31.18 acres of land. It is located along the mauka side of Mamalahoa Highway directly across from the Kona Wonder View Lots Development. The property is owned in ~~full~~ by Mrs. Emma Jane Kapehe.

fee

In support of his request, the applicant has submitted a proposed development plan and the following statements:

1. "Requested special permit use conforms to Section 13 (B) (20) use and buildings normally considered accessory to the above permitted uses subject to approval of the Director.

2. "The desired use will be a long-term development and definitely fit in with the ecology plans for Hawaii. The design will be developed artistically and the perpetual maintenance of the grounds should enhance the value of surrounding property.

3. "The desired use will require water, telephone and electricity from available public utility facilities. The burden should be no greater if as much as a similar agricultural planned area with residences. Internal roads and streets will be built and maintained by the developer. Access roads may need to be paved and widened. Police protection in most cases would be limited to funeral escorts.

4. "At present West Hawaii has a number of small cemeteries that are not very well maintained, and only very limited space left for burial plots. The normal growth of population in this area may be expected to create a strong demand for County action to provide additional cemetery space. This proposal would relieve the County of this problem to a large extent.

5. "The land upon which the proposed use is sought may be considered as a necessary complement to the other uses permitted within the district. The proposed use may be considered just as essential to the public as parks, recreation areas, airfields, private clubs, golf courses, and other amenities.

6. "The proposed use will in general conform to the character of the land and should not pose any problems of drainage or other ecological factors. At present the land is not being used for any agricultural activity.

7. "A memorial park will fill an urgent need in West Hawaii. When completed it will afford many positions for local residents, including workers on the grounds and offices. This cemetery will be available to all the people of Hawaii regardless of religious beliefs or ethnic group. A full-service mortuary and mausoleum will be included on the grounds with various facilities to accommodate the desires, needs and wants of all the religious and ethnic customs of the Islands."

In addition, the applicant, in part, has submitted the following information regarding the proposed project:

1. "Two acres of land will be set aside for those who must turn to the State of Hawaii or County of Hawaii for their burial space and funeral expenses.

2. "The project will start with the development of ten acres into the various areas, with roads, the mortuary and the mausoleum.

3. "According to Utility Commission statistics, there are 18,000 people in the Kona area and 10,000 people in the region of Honokaa and the Kohalas. This would indicate a death rate in the area of 250 per year."

Presently, a single-family dwelling and a carport is situated on the subject property. The land is not used for any agricultural activity and the surrounding land area includes a Roman Catholic Church, the Church of Latter-Day Saints, pasture lands, and scattered single-family residences. There are several small cemeteries located within the North Kona District and a proposed new cemetery. The proposed cemetery is situated approximately 4.7 miles south (Kealahou side) of the subject property. The Land Use Commission approved the Special Permit request to establish this cemetery by Sim Wenner (SP 75-184) on August 10, 1974. The proposal under this Special Permit includes the development of 3,000 plots on approximately ten acres of land.

The soil type of this parcel is Punaluu extremely rocky peat, rock outcrops occupy 40 to 50 percent of the surface and the surface layer is about four inches thick and underlaid with Pahoeheoe lava bedrock. The soil is rapidly permeable, runoff is slow, and the erosion hazard is slight. The land capability unit is class VII or soils which have very severe limitations for crop cultivation and limited pasture, woodland and wildlife uses. Rainfall in the area is about 40 to 50 inches annually and the slope is approximately 6 to 20 percent.

The General Plan Land Use Pattern Allocation Guide Map designates the area for extensive agricultural uses and as an alternate urban expansion area. The County's zoning designation is Ag-20 acres. The zoning code of the County allows cemeteries within the Agricultural zone.

The "Public Facilities - Health and Sanitation" subelement of the General Plan document states as a course of action for the Kona District that "New cemetery sites to serve future needs shall be sought."

The Hawaii County Planning Commission staff received the following comments:

Department of Health

"In response to your letter of June 10, 1975 staff members from our Hawaii office inspected the proposed cemetery site in Kona, Tax Map Key: 7-3-02: 9, and found it to be suitable for such use. Based on their findings we have no objections to your proposal.

However, final approval of the proposed cemetery will be given only upon our favorable review of your application including a complete set of plans, with full description of the grounds, lots, buildings, roads, water supply and sewage disposal. A copy of your proposed rules and regulations governing the control of the place must also be filed with the application. The foregoing requirements are contained in Section 103, Chapter 1 - Sanitation, of the public health regulations."

Department of Transportation

"We have no objections on the proposed action for the subject application but have the following comments:

1. Only one access off the Hawaii Belt Road, Project No. F-10(5) shall be permitted.
2. Recommend access be directly opposite existing Kona Wonder View Subdivision access, Loloa Drive.
3. Submit construction plans for review and approval."

Department of Water Supply

"In response to your request, we see no immediate objections to your intended creation of a cemetery on the subject parcel.

From your brief description, we note that the crypts will be constructed and sealed watertight and we do appreciate your environmental concern in this matter."

Hawaii County Fire Department

"Fire hydrants are located on Hawaii Belt Road. Nearest fire station is Kailua Station.

Other cooperating agencies had no objections or comments on the subject request.

The following letters expressing support of this special permit request were received from the following persons:

1. Lee H. Taylor - letter dated August 27, 1975
2. A. Kealamakia - letter dated August 17, 1975
3. John and Katherine Cox - letter dated August 17, 1975

In addition, the Planning Commission has received a letter dated August 22, 1975 from Jeffery Choi which states that:

"We represent the owners of property located at Kalaoa 2nd, North Kona, tax map key 7-3-02-9 and a portion of 7-3-02-10.

They received notification of an application for special permit to a parcel designated as being at Kalaoa, North Kona, also bearing tax map key 7-3-02-9, i.e., Mark Onaka for Emma Jane Kapehe, et al. While we do not either support or oppose the application for special permit, we do wish to inform the Commission that there is presently outstanding in the Third Circuit Court of Hawaii an action to quiet title to the parcel designated by tax map key 7-3-02-9 and 7-3-02-10.

The dispute is primarily a boundary dispute between the parties and if the special permit is granted it could conceivably affect the property which the court may subsequently say is owned by my clients rather than the applicants for special permit."

Upon further inquiry and examination of this matter, the Planning Commission staff reported that:

"This letter refers to a quiet title action suit against Emma Jane Kapehe and according to Mr. Choi, involves approximately five (5) acres of the total 31.1 acres involved. In checking on this matter with the Office of the Corporation Counsel, they have informed the staff that should the dispute not be settled by the time of the action meeting, and if a favorable recommendation is contemplated, then the disputed area should be conditioned from development. In other words, it should be conditioned that development of the disputed area shall not be developed until such time as a favorable verdict is obtained by the applicant. However, if the courts act in favor of Mr. Choi's clients, then the 5-acre area in dispute shall be void."

County Recommendation

The Hawaii County Planning Commission held a duly advertised public hearing on the subject request on August 28, 1975. On September 25, 1975 the Planning Commission voted to recommended approval of the special permit as it was found:

1. "That the proposed use will make the highest and best use of the land involved for the welfare of the general public. The proposed use will be implementing the County General Plan's Public Facilities - Health and Sanitation element. Under this element, a course of action for the Kona District is that new cemetery sites to serve future needs shall be sought. The establishment of the proposed cemetery in conjunction with the cemetery for which a Special Permit was recently granted and the proposed cemetery which the County Planning Commission recently recommended for approval will serve and meet the needs of the region for burial facilities long into the future. The establishment of these three proposed cemeteries will assure that the needs of the region are adequately served and that some range of choice is available to the present and future population of the area.

Further, approval of the subject application would provide the Kona region with a complete range of services which are not now available. In addition to providing burial plots, the

applicant's proposed development includes a full service mortuary with modern embalming facilities and a mausoleum with double crypts. The mausoleum would also contain columbarium niches. The proposal also includes cremation facilities, a chapel, wake service areas, a kitchen and eating areas, parking, display areas and private consultation rooms. At the present time there are no mortuary or mausoleum facilities in Kona. Throughout the country, there has been a shift in attitude towards mausoleum burials rather than ground plots in that these utilize space more efficiently. The proposed development would thus provide for such changes in methods of burial.

2. "That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The intent of the Land Use Law and Regulations is to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as agricultural by the State Land Use Commission. The Land Use Regulations state that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics may be included in the agricultural district. According to the Soil Conservation Service's 1973 soil survey of this island, the agricultural capability class for the area under consideration is VII, which is the next to the lowest of the Service's capability class rankings. Although certain agricultural activities can be conducted on the subject property, it is determined that the requested use for the land under consideration will not be contrary to the Land Use Law and Regulations, given the guidelines set forth for determining the agricultural district as well as the area's capability classification for agricultural productivity. Further, the proposed use of the subject area is determined not to have any adverse impact on the overall agricultural activity of the region and the island. It is also acknowledged that the proposed use will still perpetuate a form of open space.

"In addition, the County Zoning Code allows cemeteries within the agricultural zone as conditionally permitted uses, thereby recognizing the need for such facilities in appropriate locations.

3. "That approval of the proposed use will not place an unreasonable burden on public agencies to provide services and facilities. The applicant will not be using public sewers and drainage systems nor any variety of other public services and facilities which other types of land uses demand. In addition, the proposed use is not expected to generate a large volume of traffic, and what traffic is generated will be occasional.

"The favorable recommendation was also subject to the following conditions:

1. "That the applicant, Kapehe Land Investment, comply with all the rules and regulations as outlined in Chapter 4, Article 1, relating to cemeteries, of the Hawaii County Code within one (1) year from the official date of approval.

2. "That a landscaping plan be submitted to be approved by the Planning Director prior to the clearing of the land.

3. "That all grave markers shall be designed to meet the standards of the General Plan's Public Facilities - Health and Sanitation element which encourages that use of plaques installed flush with the ground.

4. "That there shall be adequate assurance, as determined by the Corporation Counsel, for maintenance by the developers and/or association of the memorial park by recorded covenant running with the land.

5. "That development shall proceed in three (3) increments and conform substantially with the representations made by the applicant. The first increment shall consist of ten (10) acres and shall include the mortuary and the first phase of the mausoleum. Subsequent increments shall consist of 10 acres each. The area presently involved in the quiet title action suit shall not be developed until such time as the suit is settled.

6. "That only one access off the Hawaii Belt Highway shall be permitted. Said access shall be directly opposite the existing Kona Wonder View subdivision access which is Loloea Drive and shall be approved by the District Engineer, State Highways Division.

7. "That a hydrologic/drainage study shall be submitted to and approved by the Planning Director and the Chief Engineer, Department of Public Works, prior to commencement of the site development.

8. "That adequate on-site parking shall be provided. The applicant shall submit a parking scheme which shall be approved by the Planning Director prior to development.

9. "That all other applicable rules and regulations shall be complied with."

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

October 15, 1975

Mr. Mark Onaka
P. O. Box 631
Kailua-Kona, Hawaii 96740

Dear Mr. Onaka:

The Land Use Commission next meets on October 28, 1975
at 10:00 a.m., in the Conference Room, 9th Floor, DPED
State Kamamalu Building, 250 South King Street

At that time the Special Permit application by Kapehe Land
Investment (SP 75-222) to establish
a memorial park

in the Agricultural District at Kalaoa 2nd, N. Kona, Hawaii
will be considered.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Enclosures - Agenda



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF
HAWAII

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

September 26, 1975

RECEIVED
OCT 6 1975

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

State of Hawaii
LAND USE COMMISSION

SP75-222

Re: Special Permit Application - Kapehe Land Investment

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

The special permit request was to allow the establishment of a Memorial Park, including a mortuary and a mausoleum on 31.1 acres of land situated within the State Land Use Agricultural District. Property is located along the east side of the Hawaii Belt Highway, across from the Kona Wonder View Lots and Kona Highlands Subdivision, Kalaoa 2nd, North Kona, Hawaii, Tax Map Key 7-3-02:09.

The Planning Commission at a duly advertised public hearing held on August 28, 1975 in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, Hawaii, discussed the subject request. The Commission on September 25, 1975, voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. That the proposed use will make the highest and best use of the land involved for the welfare of the general public. The proposed use will be implementing the County General Plan's Public Facilities - Health and Sanitation element. Under this element, a course of action for the Kona District is that new cemetery sites to serve future needs shall be sought. The establishment of the proposed cemetery in conjunction with the cemetery for which a Special Permit was recently granted and the proposed cemetery which the County Planning

Mr. Tatsuo Fujimoto
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September 26, 1975

Commission recently recommended for approval will serve and meet the needs of the region for burial facilities long into the future. The establishment of these three proposed cemeteries will assure that the needs of the region are adequately served and that some range of choice is available to the present and future population of the area.

Further, approval of the subject application would provide the Kona region with a complete range of services which are not now available. In addition to providing burial plots, the applicant's proposed development includes a full service mortuary with modern embalming facilities and a mausoleum with double crypts. The mausoleum would also contain columbarium niches. The proposal also includes cremation facilities, a chapel, wake service areas, a kitchen and eating areas, parking, display areas and private consultation rooms. At the present time there are no mortuary or mausoleum facilities in Kona. Throughout the country, there has been a shift in attitude towards mausoleum burials rather than ground plots in that these utilize space more efficiently. The proposed development would thus provide for such changes in methods of burial.

2. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The intent of the Land Use Law and Regulations is to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as agricultural by the State Land Use Commission. The Land Use Regulations state that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics may be included in the agricultural district. According to the Soil Conservation Service's 1973 soil survey of this island, the agricultural capability class for the area under consideration is VII, which is the next to the lowest of the Service's capability class rankings. Although certain agricultural activities can be conducted on the subject property, it is determined that the requested use for the land under consideration will not be contrary to the Land Use Law and Regulations, given the guidelines set forth for determining the agricultural

district as well as the area's capability classification for agricultural productivity. Further, the proposed use of the subject area is determined not to have any adverse impact on the overall agricultural activity of the region and the island. It is also acknowledged that the proposed use will still perpetuate a form of open space.

In addition, the County Zoning Code allows cemeteries within the agricultural zone as conditionally permitted uses, thereby recognizing the need for such facilities in appropriate locations.

3. That approval of the proposed use will not place an unreasonable burden on public agencies to provide services and facilities. The applicant will not be using public sewers and drainage systems nor any variety of other public services and facilities which other types of land uses demand. In addition, the proposed use is not expected to generate a large volume of traffic, and what traffic is generated will be occasional.

The favorable recommendation was also subject to the following conditions:

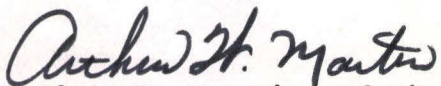
1. That the applicant, Kapehe Land Investment, comply with all the rules and regulations as outlined in Chapter 4, Article 1, relating to cemeteries, of the the Hawaii County Code within one (1) year from the official date of approval.
2. That a landscaping plan be submitted to be approved by the Planning Director prior to the clearing of the land.
3. That all grave markers shall be designed to meet the standards of the General Plan's Public Facilities - Health and Sanitation element which encourages that use of plaques installed flushed with the ground.
4. That there shall be adequate assurance, as determined by the Corporation Counsel, for maintenance by the developers and/or association of the memorial park by recorded covenant running with the land.
5. That development shall proceed in three (3) increments and conform substantially with the representations made by the applicant. The first increment shall consist of ten (10) acres

Mr. Tatsuo Fujimoto
Page 4
September 26, 1975

and shall include the mortuary and the first phase of the mausoleum. Subsequent increments shall consist of 10 acres each. The area presently involved in the quiet title action suit shall not be developed until such time as the suit is settled.

6. That only one access off the Hawaii Belt Highway shall be permitted. Said access shall be directly opposite the existing Kona Wonder View subdivision access which is Loloea Drive and shall be approved by the District Engineer, State Highways Division.
7. That a hydrologic/drainage study shall be submitted to and approved by the Planning Director and the Chief Engineer, Department of Public Works, prior to commencement of the site development.
8. That adequate on-site parking shall be provided. The applicant shall submit a parking scheme which shall be approved by the Planning Director prior to development.
9. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.


Arthur W. Martin, Chairman
Planning Commission

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Enclosures

cc Mark Onaka
Emma Kapehe
Jeffrey Choi

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
September 25, 1975

RECEIVED
OCT 6 1975

State of Hawaii
LAND USE COMMISSION

The Planning Commission met in regular session at 3:36 p.m., in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, with Chairman Martin presiding.

PRESENT: Arthur W. Martin ABSENT: Takashi Domingo
Scott H. Asai Akira Fujimoto, Ex-officio Member
Lorraine Jitchaku Edward Harada, Ex-officio Member
Haruo Murakami
Charles Sakamoto, Jr.
Leon K. Sterling, Jr.
Ed C. Watt

Raymond H. Suefuji
Ilima A. Piianaia
William Moore
Duane Kanuha

Earl Nakasato, Deputy Corporation Counsel
Richard Nishimura, Public Works
Gary Kawasaka, Water Supply
Quirino Antonio, Water Supply

and about 10 people in attendance at 3:30 p.m., 40 people at 6:00 p.m. and 125 at 7:00 p.m.

INTRODUCTION OF
APPOINTEES

Chairman introduced the two newly appointed Commissioners to the public, namely Messrs. Haruo Murakami and Charles Sakamoto.

AGENDA & MINUTES

Agenda was accepted as printed and circulated.

Minutes of August 28 and September 11, 1975 were approved as distributed.

LAND USE COMMISSION
SPECIAL PERMIT
KAPEHE LAND INVESTMENT
KALAOA, NORTH KONA

Special Permit to allow the establishment of a Memorial Park, including a mortuary and a mausoleum, on 31.1 acres of land situated within the State Land Use Agricultural District.

Property is located along the east side of the Hawaii Belt Highway, across from the Kona Wonder View Lots and Kona Highlands subdivision, Kalaoa 2nd, North Kona, TMK: 7-3-02:09.

Staff again presented the background information for the benefit of the new members and recommended that the request be given a favorable recommendation based on the attached findings and conditions.

Mr. Sterling moved to send a favorable recommendation to the State Land Use Commission for the reasons and conditions outlined by the staff; seconded by Mrs. Jitchaku; carried unanimously.

PRELIMINARY HEARING
VARIANCE
JAY MANAGO
KAAWALOA, SOUTH KONA

Variance to allow a 450 foot front yard setback for the construction of another piggery in lieu of the minimum requirement of 1,000 feet as stipulated within the Agricultural zoned district. The piggery will be constructed on the present site of Jay's Hog Farm and Slaughter Plant situated along the west side of the Mamalahoa Highway, approximately 400 feet Kailua side of the Mamalahoa Highway-Napoopoo Road junction, Kaawaloa, South Kona, TMK: 8-1-09:6.

Staff presented attached background information with recommendation for scheduling of a public hearing.

On the question of the overall usage of water, the applicant, Jay Manago, stated that the expansion to build another piggery will not require much more water than is now used because of the new flush toilet system for handling waste and because the slaughter house is used only once a week. In reference to the setback, he mentioned that his nearest neighbors have expressed no objection to his proposal.

In regard to the workman's quarters, the applicant stated that he built it four or five months ago and he hopes to hire someone with a family.

Mr. Sterling moved to set this application up for a public hearing; seconded by Mr. Watt; carried unanimously.

RECESS

The Chairman called for a recess at 4:20 p.m. until the scheduled public hearings at 6:00 p.m.

RECONVENED FOR
PUBLIC HEARINGS

The meeting was reconvened at 6:00 p.m. to continue with the following public hearings.

LAND USE COMMISSION
SPECIAL PERMIT
NOBUE OKADA
LALAMILO, SOUTH KOHALA

A duly advertised public hearing was held for a special permit to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District. The property is located approximately 1.1 miles west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala, TMK: 6-6-05:13.

The staff presented the attached background information at the hearing. Public hearing closed.

Action was deferred in accordance with the State Land Use Commission's regulation regarding decisions on such petitions no earlier than 15 days after the public hearing.

RECOMMENDATION: KAPEHE LAND INVESTMENT

It is recommended that the Special Permit request to allow the establishment of a memorial park, including a mortuary and a mausoleum, within the State Land Use Agricultural District be given a favorable recommendation, based on the following considerations:

1. That the proposed use will make the highest and best use of the land involved for the welfare of the general public. The proposed use will be implementing the County General Plan's Public Facilities - Health and Sanitation element. Under this element, a course of action for the Kona District is that new cemetery sites to serve future needs shall be sought. The establishment of the proposed cemetery in conjunction with the cemetery for which a Special Permit was recently granted and the proposed cemetery which the County Planning Commission recently recommended for approval will serve and meet the needs of the region for burial facilities long into the future. The establishment of these three proposed cemeteries will assure that the needs of the region are adequately served and that some range of choice is available to the present and future population of the area.

Further, approval of the subject application would provide the Kona region with a complete range of services which are not now available. In addition to providing burial plots, the applicant's proposed development includes a full service mortuary with modern embalming facilities and a mausoleum with double crypts. The mausoleum would also contain columbarium niches. The proposal also includes cremation facilities, a chapel, wake ^{service} areas, a kitchen and eating areas, parking, display areas, ~~a floral shop~~ and private consultation rooms. At the present time there are no mortuary or mausoleum facilities in Kona. Throughout the country, there has been a shift in attitude towards mausoleum burials rather than ground plots in that these utilize space more efficiently. The proposed development would thus provide for such changes in methods of burial.

2. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The intent of the Land Use Law and Regulations is to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as agricul-

tural by the State Land Use Commission. The Land Use Regulations state that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics may be included in the agricultural district. According to the Soil Conservation Service's 1973 soil survey of this island, the agricultural capability class for the area under consideration is VII, which is the next to the lowest of the Service's capability class rankings. Although certain agricultural activities can be conducted on the subject property, it is determined that the requested use for the land under consideration will not be contrary to the Land Use Law and Regulations, given the guidelines set forth for determining the agricultural district as well as the area's capability classification for agricultural productivity. Further, the proposed use of the subject area is determined not to have any adverse impact on the overall agricultural activity of the region and the island. It is also acknowledged that the proposed use will still perpetuate a form of open space.

In addition, the County Zoning Code allows cemeteries

within the agricultural zone as conditionally permitted uses, thereby recognizing the need for such facilities in appropriate locations.

3. That approval of the proposed use will not place an unreasonable burden on public agencies to provide services and facilities. The applicant will not be using public sewers and drainage systems nor any variety of other public services and facilities which other types of land uses demand. In addition, the proposed use is not expected to generate a large volume of traffic, and what traffic is generated will be occasional.

It is further recommended that the request be ^{approved} subject to the following conditions:

1. That the applicant, Kapehe Land Investment, comply with all the rules and regulations as outlined in Chapter 4, Article 1, relating to cemeteries, of the Hawaii County Code within one (1) year from the official date of approval.
2. That a landscaping plan be submitted to be approved by

- the Planning Director prior to the clearing of the land.
3. That all grave markers shall be designed to meet the standards of the General Plan's Public Facilities -- Health and Sanitation element which encourages the use of plaques installed flushed with the ground.
 4. That there shall be adequate assurance, as determined by the Corporation Counsel, for maintenance by the developers and/or association of the memorial park by recorded covenant running with the land.
 5. That development shall proceed in three (3) increments and conform substantially with the representations made by the applicant. The first increment shall consist of ten (10) acres and shall include the mortuary and the first phase of the mausoleum. Subsequent increments shall consist of 10 acres each. The area presently involved in the quiet title action suit shall not be developed until such time as the suit is settled.
 6. That only one access off the Hawaii Belt Highway shall be permitted. Said access shall be directly opposite the existing Kona Wonder View subdivision access which is Loloe Drive and shall be approved by the District Engineer, State Highways Division.

RECOMMENDATION
KAPEHE LAND INVESTMENT
PAGE 6

7. That a hydrologic/drainage study shall be submitted to and approved by the Planning Director and the Chief Engineer, Department of Public Works, prior to commencement of the site development.
8. That adequate on-site parking shall be provided. The applicant shall submit a parking scheme which shall be approved by the Planning Director prior to development.
9. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.

RECEIVED
OCT 6 1975

PLANNING COMMISSION
County of Hawaii

State of Hawaii
LAND USE COMMISSION

RECORD OF VOTING

For the Meeting of Sept. 25, 19 75

Applicant: Kapehe Land Investment (Special Permit)

Action: (approval, denied, deferred or other (circle))

Members	Ayes-	Noes	Excused (Absent)	Abstained from Voting
ASAI, Scott H.	✓			
DOMINGO, Takashi				✓
JITCHAKU, Lorraine	✓			
MARTIN, Arthur W.	✓			
MURAKAMI, Haruo	✓			
SAKAMOTO, Charles	✓			
STERLING, Leon K., Jr.	✓			
WATT, Ed C.	✓			

SPECIAL PERMIT: KAPEHE LAND INVESTMENT

The applicant, Kapehe Land Investment, has submitted an application requesting a special permit to allow the establishment of a Memorial Park including a mortuary and mausoleum on 31.18 acres of land within the State Land Use Agricultural District. The area in question is located along the mauka side of Mamalahoa Highway directly across from Kona Wonder View Lots in Kalaoa 2nd, North Kona (TMK: 7-3-02:9).

The General Plan Land Use Pattern Allocation Guide Map designates the area for Extensive Agricultural uses and as an Alternate Urban expansion area. The County's zoning designation is Agriculture 20-acres (A-20a). The Zoning Code of the County allows cemeteries within the Agricultural zone.

The "Public Facilities - Health and Sanitation" subelement of the General Plan document states as a course of action for the Kona district that "New cemetery sites to serve future needs shall be sought." The only public cemetery located in Kona is in Keopu which is 2.9 acres in size and has only ^{limited} ~~(10) available~~ ^{available} plots.

There are presently two structures situated on the subject land, a single-family dwelling and a carport. The land is not being used for any agricultural activity at this time. Surrounding land uses include the Roman Catholic Church, the Latter Day Saint's Church, cattle grazing lands, and some single-family residences. There are several smaller cemeteries located within the North Kona district with two proposed new cemeteries. The first ^{proposed cemetery,} as the Commissioners will recall, was the special permit ^{granted to} ~~submitted by~~ Sim Wenner for the establishment of a cemetery. This proposed cemetery will be located approximately 4.7 miles Kealahou side of the subject area and would

provide 3,000 plots on approximately ten (10) acres of land. This special permit was brought before the Planning Commission on July 17, 1974 and was recommended for approval. It was subsequently approved by the State Land Use Commission on August 10, 1974. On June 18, 1975, the Hawaii County Council adopted a resolution (Resolution No. 429) allowing the establishment of the cemetery within the County.

The second proposed cemetery, which was submitted by Hualalai Memorial Park, Inc., will be located 5.9 miles Kealahou side of the subject parcel. A public hearing on this special permit application was held by the Planning Commission on July 31, 1975 in Kona.

In support of the request the applicant has stated the following:

(See attached sheets)

The proposed site has soils which are of the Punaluu extremely rocky peat series with a slope of 6 to 20 percent. Rock outcrops occupy 40 to 50 percent of the surface. In a representative profile the surface layer is about four (4) inches thick and is underlaid with Pahoehe lava bedrock. This soil is rapidly permeable, runoff is slow, and the erosion hazard is slight. This soil is generally used for pasture and has a capability class of VII. Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. Rainfall in the area is about 40 to 50 inches annually.

The Department of Transportation, Highways Division, had no objections to the request, but recommended the following:

- "1. Only one access off the Hawaii Belt Highway shall be permitted.
2. Access be directly opposite existing Kona Wonder View Subdivision access, Loloe Drive."

The following letter was received from the Dept. of Health:

"In response to your letter of June 10, 1975 staff members from our Hawaii office inspected the proposed cemetery site in Kona, Tax Map Key: 7-3-02:9, and found it to be suitable for such use. Based on their findings we have no objections to your proposal.

"However, final approval of the proposed cemetery will be given only upon our favorable review of your application including a complete set of plans, with full description of the grounds, lots, buildings, roads, water supply and sewage disposal. A copy of your proposed rules and regulations governing the control of the place must also be filed with the application. The foregoing requirements are contained in Section 103, Chapter 1 - Sanitation, of the public health regulations.

"I hope this will be of assistance in your undertaking."

This letter was signed by George Yuen, Director of Health.

There are no historical features or identifiable landforms attributed to the property.

including the Dept. of Agriculture.

All other cooperating agencies, had no comments on or objections to the special permit.

The following letter addressed to the Planning Commission from John and Katherine Cox was received:

"Dear Sirs: -- As residents of Kailua-Kona and friends of Mr. & Mrs. John Finefrock, we wish to express our utmost confidence in them and their ability to perform in the most honest and straightforward manner.

"Mr. Finefrock's many years experience in this field guarantees a successful operation of this project and a very satisfactory relation with the County of Hawaii."

SPECIAL PERMIT APPLICATION: KAPEHE LAND INVESTMENTS

Also submitted were the following letters:

(Read 1) Lee Taylor's letter to Planning Commission 2) A. Kealamakia letter to J. Finefrouk)

The following letter was received from Jeffrey Choi from the law firm of Cook, Choi & Yuda:

(READ CHOI'S LETTER)

This letter refers to a quiet title action suit against Emma Jane Kapehe and according^{to} Mr. Choi, involves approximately five (5) acres of the total 31.1 acres involved. In checking on this matter with the Office of the Corporation Counsel, they have informed the staff that should the dispute not be settled by the time of the action meeting, and if a favorable recommendation is contemplated, then the disputed area should be conditioned from development. In other words, it should be conditioned that development of the disputed area shall not be developed until such time as a favorable verdict is obtained by the applicant. However, if the courts act in favor of Mr. Choi's clients, then the 5-acre area in dispute shall be void.

REASONS FOR REQUESTING SPECIAL PERMIT

Reference Ordinance No. 63, as amended, of the County of Hawaii, State of Hawaii, establishing procedures for the division of the County into use districts.

(14) ^{The} Requested special permit use conforms to Section 13 (B) (20) use and buildings normally considered accessory to the above permitted uses subject to approval of the Director.

(15) The desired use will be a long-term development and definitely fit in with the ecology plans for Hawaii. The design will be developed artistically and the perpetual maintenance of the grounds should enhance the value of surrounding property.

(16) The desired use will require water, telephone and electricity from available public utility facilities. The burden should be no greater if as much as a similar agricultural planned area with residences. Internal roads and streets will be built and maintained by the developer. Access roads may need to be paved and widened. Police protection in most cases would be limited to funeral escorts.

(17) At present West Hawaii has a number of small cemeteries that are not very well maintained, and only very limited space left for burial plots. The normal growth of population in this area may be expected to create a strong demand for County action to provide additional cemetery space. This proposal would relieve the County of this problem to a large extent.

(18) The land upon which the proposed use is sought may be considered as a necessary complement to the other uses permitted within the district. The proposed use may be considered just as essential to the public as parks, recreation areas, airfields, private clubs, golf courses, and other amenities.

(19) The proposed use will in general conform to the character of the land and should not pose any problems of drainage or other ecological factors. At present the land is not being used for any agricultural activity.

(20) A memorial park will fill an urgent need in West Hawaii. When completed it will afford many positions for local residents, including workers on the grounds, flower shop and offices. This cemetery will be available to all the people of Hawaii regardless of religious beliefs or ethnic group. A full-service mortuary and mausoleum will be included on the grounds with various facilities to accommodate the desires, needs and wants of all the religious and ethnic customs of the Islands.

KAMEHAMEHA MEMORIAL GARDENS

It is the intention of the petitioners to the County of Hawaii Council, and the Planning Commission as well as the State of Hawaii Cemetery Board to develop a perpetual care cemetery, a full service mortuary, a double crypt mausoleum, and other ancilliary facilities in the Kona area of the County of Hawaii.

The facility is being developed with particular emphasis on the multiple religious and ethnic constituency of the area. With this in mind the project will be named for the founder of the Kingdom of Hawaii, King Kamehameha I - Kamehameha Memorial Gardens. A section of the cemetery will be set aside as the Hawaiian Gardens, which will feature a cenotaph honoring King Kamehameha I and will relate to the Hawaiian culture and background.

Memorial Gardens will also develop special areas for all the varied religious faiths. There will be gardens set aside for any who wish this type of area, for example Roman Catholic, Buddist, etc. In the surrounding areas there will be lots available for families, in various dimensions, so a family can have their own section with a bronze memorial.

Since there are those in the area who will not be able to purchase grave space as mentioned above, companion lots or single lots will be provided.

Also two acres of land will be set aside for those who must turn to the State of Hawaii or County of Hawaii for their burial space and funeral expenses. This area will have the same general appearance as the other areas and will never be referred to as the indigent cemetery or the potter's field, but will be maintained as to reflect the pride and demeanor of the whole community.

From time to time there are bones of deceased Hawaiians and others uncovered in construction projects. We will provide a special private area for these, without undo expense or, if necessary, these will be handled quietly on our own.

Also it is possible many local families will want to move the remains of deceased family members now in the present cemeteries, and place them in the new park, and this will be easily facilitated through a program of disinterrment and reburial.

The mortuary will be erected on the property with modern embalming facilities, a chapel, wake areas, a kitchen and eating areas, a large parking area. Also display areas, a floral shop and private consultation rooms will be provided.

A mausoleum with double crypts will be erected and will contain calabarium niches. Cremation facilities will be available as well as all types of equipment and supplies for shipment of remains to the mainland or any other designation or for receiving the shipments to this area.

THE PROJECT

The site selected for the project is 31 acres of gently sloping land mauka of the Mamalahoe Highway in the Kalaea division of North Kona, known as the Kapehe Property. The project will start with the development of ten acres into the various areas, with roads, the mortuary, and the mausoleum. In the cemetery area, modern methods with emphasis on the care and maintenance of a beautiful park will be utilized. The areas of the gardens, in the process of clearing and leveling the land will be excavated to the area of eight feet, and double lawn crypts will be installed.

Hand *OK* { These will be built from cement block in sizes of six feet deep, three feet wide and seven feet long, with ~~sealing shelves in what will be between the two burials, then a cover on the top with a concrete cap.~~ The crypt will be water tight and will be set with the top about fifteen inches below the ground level, then the area will be back filled and sodded. When a burial is required the sod will be removed, the soil scraped off the top of the crypt and it is opened. When closed it will again be sealed. This provides a quick, easy and certainly inexpensive opening procedure and the top soil is replaced, as is the sod to maintain the neat and beautiful appearance of the park. Bronze markers may be installed at these graves and they will all be similar in appearance to give continuity to the garden, as well as facilitate mowing and eliminating trimming.

WHAT ARE THE CONDITIONS TODAY

In order to fully understand the need for this type of project, it is necessary to comprehend the needs, wants and desires of the multi-ethnic peoples of the West Hawaii area.

There are no public perpetual care cemeteries or full service mortuary facility within a reasonable distance. Except for the vast uninhabited areas of Alaska and some desert regions of the South West, this area of the County of Hawaii is the only area of the United States without adequate facilities in the memorial field. According to Utility Commission statistics, there are 18,000 people in the Kona area and 10,000 people in the regions of Honokaa and the Kohalas. This would indicate a death rate in the area of 250 per year.

The rock cemeteries in Kona are a result of the necessity for blasting. These cemeteries reflect a lack of care - but not a lack of love as evidenced by flowers on new and old graves.

VALTA A. COOK
JEFFREY CHOI
GEORGE S. YUDA

S. V. (BUD) QUITQUIT

COOK, CHOI & YUDA
ATTORNEYS AT LAW

August 22, 1975

PONAHAWAI PROFESSIONAL CENTER
275 PONAHAWAI ST., SUITE 201
HILO, HAWAII 96720
961-6611 (808)
~~XXXXXXXXXXXX~~
Q1X01191

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

Gentlemen:

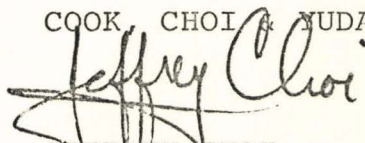
We represent the owners of property located at Kalaoa
2nd, North Kona, tax map key 7-3-02-9 and a portion of
7-3-02-10.

They received notification of an application for
special permit to a parcel designated as being at Kalaoa,
North Kona, also bearing tax map key 7-3-02-9, i.e.,
Mark Onaka for Emma Jane Kapehe, et al. While we do
not either support or oppose the application for special
permit, we do wish to inform the Commission that there
is presently outstanding in the Third Circuit Court of
Hawaii an action to quiet title to the parcel designated
by tax map key 7-3-02-9 and 7-3-02-10.

The dispute is primarily a boundary dispute between
the parties and if the special permit is granted it could
conceivably affect the property which the court may
subsequently say is owned by my clients rather than the
applicants for special permit.

Very truly yours,

COOK, CHOI & YUDA


JEFFREY CHOI

JC:smg

RECOMMENDATION: KAPEHE LAND INVESTMENT

It is recommended that the Special Permit request to allow the establishment of a memorial park, including a mortuary and a mausoleum, within the State Land Use Agricultural District be given a favorable recommendation, based on the following considerations:

1. That the proposed use will make the highest and best use of the land involved for the welfare of the general public. The proposed use will be implementing the County General Plan's Public Facilities - Health and Sanitation element. Under this element, a course of action for the Kona District is that new cemetery sites to serve future needs shall be sought. The establishment of the proposed cemetery in conjunction with the cemetery for which a Special Permit was recently granted and the proposed cemetery which the County Planning Commission recently recommended for approval will serve and meet the needs of the region for burial facilities long into the future. The establishment of these three proposed cemeteries will assure that the needs of the region are adequately served and that some range of choice is available to the present and future population of the area.

Further, approval of the subject application would provide the Kona region with a complete range of services which are not now available. In addition to providing burial plots, the applicant's proposed development includes a full service mortuary with modern embalming facilities and a mausoleum with double crypts. The mausoleum would also contain columbarium niches. The proposal also includes cremation facilities, a chapel, wake ^{service} areas, a kitchen and eating areas, parking, display areas, ~~a floral shop~~ and private consultation rooms. At the present time there are no mortuary or mausoleum facilities in Kona. Throughout the country, there has been a shift in attitude towards mausoleum burials rather than ground plots in that these utilize space more efficiently. The proposed development would thus provide for such changes in methods of burial.

2. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The intent of the Land Use Law and Regulations is to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as agricul-

tural by the State Land Use Commission. The Land Use Regulations state that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics may be included in the agricultural district. According to the Soil Conservation Service's 1973 soil survey of this island, the agricultural capability class for the area under consideration is VII, which is the next to the lowest of the Service's capability class rankings. Although certain agricultural activities can be conducted on the subject property, it is determined that the requested use for the land under consideration will not be contrary to the Land Use Law and Regulations, given the guidelines set forth for determining the agricultural district as well as the area's capability classification for agricultural productivity. Further, the proposed use of the subject area is determined not to have any adverse impact on the overall agricultural activity of the region and the island. It is also acknowledged that the proposed use will still perpetuate a form of open space.

In addition, the County Zoning Code allows cemeteries

within the agricultural zone as conditionally permitted uses, thereby recognizing the need for such facilities in appropriate locations.

3. That approval of the proposed use will not place an unreasonable burden on public agencies to provide services and facilities. The applicant will not be using public sewers and drainage systems nor any variety of other public services and facilities which other types of land uses demand. In addition, the proposed use is not expected to generate a large volume of traffic, and what traffic is generated will be occasional.

It is further recommended that the request be ^{approved} subject to the following conditions:

1. That the applicant, Kapehe Land Investment, comply with all the rules and regulations as outlined in Chapter 4, Article 1, relating to cemeteries, of the Hawaii County Code within one (1) year from the official date of approval.
2. That a landscaping plan be submitted to be approved by

the Planning Director prior to the clearing of the land.

3. That all grave markers shall be designed to meet the standards of the General Plan's Public Facilities - Health and Sanitation element which encourages the use of plaques installed flush with the ground.
4. That there shall be adequate assurance, as determined by the Corporation Counsel, for maintenance by the developers and/or association of the memorial park by recorded covenant running with the land.
5. That development shall proceed in three (3) increments and conform substantially with the representations made by the applicant. The first increment shall consist of ten (10) acres and shall include the mortuary and the first phase of the mausoleum. Subsequent increments shall consist of 10 acres each. The area presently involved in the quiet title action suit shall not be developed until such time as the suit is settled.
6. That only one access off the Hawaii Belt Highway shall be permitted. Said access shall be directly opposite the existing Kona Wonder View subdivision access which is Loloe Drive and shall be approved by the District Engineer, State Highways Division.

7. That a hydrologic/drainage study shall be submitted to and approved by the Planning Director and the Chief Engineer, Department of Public Works, prior to commencement of the site development.
8. That adequate on-site parking shall be provided. The applicant shall submit a parking scheme which shall be approved by the Planning Director prior to development.
9. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
August 28, 1975

A regularly advertised public hearing on the application of Kapehe Land Investment was called to order at 7:00 p.m., at the Sergeant Yano Memorial Hall, Captain Cook, South Kona, by Chairman Martin.

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

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

Norman Hayashi
Ilima Piianaia

David Murakami, Public Works

and about 20 people in attendance

CHAIRMAN: Tonight we have just one public hearing which is an application of the Kapehe Land Investment for a special permit to allow the establishment of a memorial park, including a mortuary and a mausoleum on 31.1 acres of land situated within the State Land Use Agricultural District. Property is located along the east side of the Hawaii Belt Highway, across from the Kona Wonder View Lots and Kona Highlands Subdivisions, Kalaoa 2nd, North Kona, TMK: 7-3-02:09. Staff?

PIIANAIA: (gave background information and recommended favorable consideration with certain conditions for approval)

CHAIRMAN: Any questions you would like to ask the staff. Commissioner Watt. Would you speak into the mike in the absence of our secretary?

WATT: Would you point out on the map the five acres that is in question?

HAYASHI: As far as the five acres is concerned, we cannot determine at this time where it is. This letter was just received yesterday from Mr. Choi, and according to this, he himself doesn't know where it is.

CHAIRMAN: Any further questions? Commissioner Sterling.

STERLING: ... first period or what ... but in deference to Arthur Martin, I didn't want to ... but it's the first time I heard a Protestant refer to et cetera ... Roman Catholic ... (inaudible)

CHAIRMAN: Any further questions? (pause) Is the applicant present or a representative of the applicant? Maybe here, would you enlighten us a little bit on this disputed five acres? Would you use the microphone. Please give us your name first.

FINEFROCK: The five acres on this boundary here, right around this boundary, they are not in the present plans, in the first development of our present plans because we were aware of this, and as a matter of fact, this area over here is ... (inaudible)

CHAIRMAN: Is it included in the left area which is outlined in red?

FINEFROCK: I don't know.

CHAIRMAN: Is this, I think it must be if you used the ... (inaudible)

PIIANAIA: This is under a court action. This red outlines parcel 9, according to the tax map keys.

CHAIRMAN: So the dispute is the line between the two parcels.

FINEFROCK: It goes from the highway to upper part.

CHAIRMAN: So the map ... the five acres is not included in there at all. Thank you.

FINEFROCK: It's not a very wide area because of the fact the five acres stretches throughout the length of the property.

CHAIRMAN: Does that answer your question, Mr. Watt?

WATT: Yes.

CHAIRMAN: Would you like to give us any further comments on this?

FINEFROCK: I think she put it very well. She's given you everything we've got.

CHAIRMAN: Any further questions? Commissioner Sterling.

STERLING: Mr. Finefrock. The staff read quite a few letter into the record as recommending you very highly and endorsing your position with this project. Are you actually participating in the area project or are you acting as a consultant?

FINEFROCK: I am very active in the project.

STERLING: I think this is a good situation because just acting as a consultant might have an effect on some of those matters.

FINEFROCK: There's one problem which I'd like to state, to be fair. I cannot be licensed as a mortician in the State of Hawaii because ... There are two licensed men involved in this who are experienced ... There are two mortuaries in Ohio which are ... (inaudible) ...

STERLING: I recall in one of the statements you made that you did run the Army mortuary here in Hawaii, in Honolulu.

FINEFROCK: Yes, sir.

STERLING: Thank you.

JITCHAKU: I would like to ask a question of staff. Was there any special or any amount of parking stalls that were required? It seems like, according to that map, there's not that many. What was the minimum?

PIIANAIA: There are no specified parking requirement at this time. This matter will be determined at the time of plan approval.

JITCHAKU: Thank you.

CHAIRMAN: Is there anyone present who'd like to give any testimony on this application, either in favor or opposed? Just come up to the microphone, give us your name and present any statement you want to give. Anyone present.

JITCHAKU: I'd like to ask a question.

CHAIRMAN: Commissioner Jitchaku.

JITCHAKU: I'm not even going to try to pronounce his name. Sir, I'm just curious. Is there a mortuary here in Kona?

FINEFROCK: There is no full-service mortuary here in Kona. There's only a mortuary house.

JITCHAKU: Oh, I see, and it's probably one out of the Hilo office.

FINEFROCK: Yes, and that means they have to drive 102 miles to come over here to service Kona.

JITCHAKU: I see.

CHAIRMAN: Now, the Chair will entertain anyone who would like to give any testimony on this application? Please come forward. Commissioner Asai.

ASAI: I have a question I want to ask the applicant. Sir, what would be the size of your cemetery plot?

FINEFROCK: You mean individual plots?

ASAI: Yes.

FINEFROCK: It's seven by three. Seven feet by three feet.

ASAI: Thank you.

CHAIRMAN: Any further questions of the applicant? Did you wish to give any testimony? Will you come up to the microphone?

MOORE: My name is Sam Moore, S. A. Moore. I live in Kailua Kona. I'm merely ... here, testifying here in support of the applicant. It's about time Kona got modernized. Thank you very much.

CHAIRMAN: Thank you very much, Mr. Moore. Anyone else would like to come up? We don't want anyone to feel bashful. I'm just curious as to your mausoleum. How large a building or how many, well, -- what does it take? Is it a place for ashes?

FINEFROCK: It's a place where you place caskets ... crypt ... On the outside, it's small ... You use either end of the building to put the caskets into the mausoleum. The sides are blank vaults; so what they do is ... them this far and make ... niches at the sides. That's called a columbarium and those ... (inaudible in spots) Right along here, for those of you who know what I am talking about, would be a "haka" line. That is a monument about this high. Usually, ... black marble ... who are previous ... who are ashes, and then they have ceremonials on the anniversary of the deceased.

JITCHAKU: And they're further up from your mausoleum?

FINEFROCK: Yes and they will be here because they are very heavily attended affairs, at least it was in Honolulu. So you put them where they can park and then go down into the vault to the area.

JITCHAKU: Now you could (inaudible) the mausoleum. How many do you plan to have there?

FINEFROCK: We will have one building, but this shows, as it shows here, these buildings can be built one more after another as we need them. There will be around forty in the first building.

JITCHAKU: Do you stack them up like this or --

FINEFROCK: Yes, they go into the building sideways. You see these little, they go in in there like that, and then this building is built and this building is built and no building is built and no building is built. That's the way they do it. They don't build the whole thing at once.

JITCHAKU: You find a lot of people do their burials like this?

FINEFROCK: Oh yes, especially in Hawaii.

JITCHAKU: Thank you.

CHAIRMAN: You were pointing out just now, there are two buildings, and may be some more in the back.

FINEFROCK: These, yes. These were (inaudible) primarily built.

CHAIRMAN: How close ... (inaudible) ...

FINEFROCK: Those should be settled by the time we're ready for construction.

CHAIRMAN: Would there be side setback on these?

FINEFROCK: If this is off this road then this will set, this whole thing will set over and there would be plenty of room.

JITCHAKU: According to the traffic pattern that staff made recommendation on, you should have one egress and ingress?

FINEFROCK: Yes,

JITCHAKU: But you have two there.

FINEFROCK: We will revise the plan to have one access to meet recommendation.

JITCHAKU: Okay, and according to that recommendation also, it would be aligned with the road in the Wonder View Subdivision, so you would have to do something about it.

FINEFROCK: Yes, it would have to be adjusted.

PIIANAIA: How many plots will be in the first increment?

FINEFROCK: It would be 200 in the gardens, 15 each garden. Then, we would develop only those family gardens which would be along the sides of these other gardens. And then we would develop several acres in this open area. If the land isn't developed, it will be cleared and it will be sown in ground cover of some kind until it's started to be used as a cemetery.

PIIANAIA: Then it will be 200 plots in the first increment?

FINEFROCK: Yes.

CHAIRMAN: Commissioner Sterling?

STERLING: I know about the Buddhist monuments, but I still want to know the reason for putting the et ceteras, the Protestants.

FINEFROCK: There are several gardens and one is a Protestant garden.

CHAIRMAN: Any further questions? We're having trouble with the electronic equipment. And ... (inaudible) ... to take part in this public hearing but the questions keep coming back to the applicant, but I will again throw it open to anyone who would like to give any testimony on this application. Yes sir.

COULTER: Mr. Chairman, my name is Bruce Coulter. I have known Mr. and Mrs. Finefrock ever since they arrived in Kona. And we've been associated, not in business but social affairs, and I would recommend, if my recommendations mean anything, a favorable action by the Commissioners. Thank you.

CHAIRMAN: Your feelings are just as important as anyone else's. Anyone else?

JITCHAKU: I have another question. You don't have to get up, Mr. Finefrock. I would take it that the blue area on the map there would be a pond or something?

FINEFROCK: Yes.

CHAIRMAN: In case that did not get on the tape, I will try to interpret it that the blue coloring on the drawing was just for the artist to make it look prettier. I think I see another -- will you please come up?

STALLINGS: My name is David Stallings. I 'm a licensed mortician also. I did work for John back in Ohio several years ago. He's very straight and honest individual and I do think that anything he starts, he will finish. And that's all I have to say, except he's very, very honest.

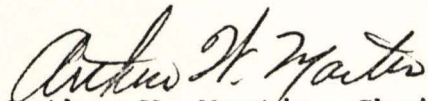
CHAIRMAN: Anyone else would like to come up?

WATT: I move to close the public hearing.

JITCHAKU: Second.

Public hearing duly declared closed at 8:10 p.m.

A T T E S T:



Arthur W. Martin, Chairman
Planning Commission

rfd

LEE H. TAYLOR
Drawer "L"
Kailua-Kona, Hawaii 96740

(808) 329-2259

August 27, 1975

Planning Commission
County of Hawaii
Hilo, Hawaii

Gentlemen:

I am very much interested in the application made for Kamehameha Memorial Gardens, as proposed by Mr. John Finefrock.

It is my understanding that other parties are pursuing requests for cemetaries only, whereas Kamehameha Memorial Gardens propose complete facilities that include a mortuary, a mausoleum and a cemetary.

I've also been told that other applicants offer land areas of 15 and 10 acres respectively, whereas Mr. Finefrock is proposing a development of 31 acres.

I am personally aware of the fact that John Finefrock has spent nearly forty years as a mortician. This factor by itself should give credence to his application.

All factors considered, I will hope that the Commission will draw conclusions that favor the more complete development, as well as a developer who can proceed with full knowledge and ability in the undertaking field.

Yours truly,


Lee Taylor

P. O. Box 238
Honaunau, Hawaii
Aug. 17, 1975

Mr. J. H. Finefrock
P. O. Box 569
Kailua-Kona, Hawaii 96740

Dear Mr. Finefrock:

I wish to commend your effort
and interest in serving the people of Kona.

As a long time kamaaina resident of Kona, I am in favor of the cemetery-mortuary project called " Kamehameha Memorial Gardens."

I feel that the rapid growth of Kona and West Hawaii do need this service badly and I hope that the request for your project be approved by the Cmmissioners.

Sincerely yours,

Ann Y. Kealanakia

August 18, 1975

Mr. Mark Onaka
P. O. Box 631
Kailua-Kona HI 96740

Re: Notice of Public Hearing
Special Permit Application
TMK: 7-3-02:09

This is to inform you that your request in behalf of Ms. Emma Jane Kapehe has been scheduled for a public hearing to be held on Thursday, August 28, 1975 from 7:30 p.m. at the Sergeant Yano Memorial Hall, Captain Cook, South Kona, Hawaii.

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

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



RAYMOND SUEFUJI
Director

rfd
Enclosure

cc: Ms. Emma Jane Kapehe

AUG 1

PUBLIC HEARINGS
PLANNING COMMISSION
COUNTY OF HAWAII

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

PLACE: Sergeant Yano Memorial Hall, Capt. Cook, South Kona, Hawaii

DATE: Thursday, August 28, 1975

TIME: 7:30 p.m.

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

APPLICANT: KAPEHE LAND INVESTMENT

LOCATION: Along the east side of the Hawaii Belt Highway, across from the Kona Wonder View Lots and Kona Highlands Subdivisions, Kalaoa 2nd, North Kona.

TMK: 7-3-02:09

PURPOSE: Special Permit to allow the establishment of a Memorial Park, including a mortuary and mausoleum, on 31.1 acres of land situated within the State Land Use Agricultural District.

Map showing the general location and boundaries of the area under consideration and/or plans of the proposed development are on file in the office of the Planning Department in the County Building at 25 Aupuni Street, Hilo, Hawaii, and are open to inspection during office hours. All comments should be filed with the Planning Commission before that date, or in person at the public hearing.

PLANNING COMMISSION
Martin W. Martin, CHAIRMAN
BY Raymond Suefuji
PLANNING DIRECTOR

(Hawaii Tribune-Herald: August 18 & 26, 1975)

ROBERT M. YAMADA
Chairman & Presiding Officer

TOMIO FUJII
Vice Chairman



DANTE K. CARPENTER
FRANK DE LUZ, III
IKUO HISAOKA
WILLIAM S. KAWAHARA
MERLE K. LAI
ANDREW C. LEVIN
JOSEPHINE R. YADAO
Council Members

COUNTY COUNCIL

County of Hawaii
Hawaii County Building
Hilo, Hawaii 96720

August 20, 1975

In Reply Refer
To: C-1349/RTC-50

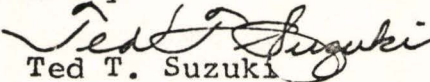
Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Re: Application from Kapehe Land Investment Hui for Zoning
Change from Agriculture to Cemetery Use (TMK: 7-3-02-9)

The Hawaii County Council at its meeting held today adopted
the following recommendation of its Recreation and
Transportation Committee regarding the above subject matter:

"Refer to Planning Commission in
compliance with Chapter 4, Article 1,
Section 3, Hawaii County Code."

I am attaching the application, map and certificate of title
for your use.


Ted T. Suzuki
COUNTY CLERK

cc: Mr. Mark M. Onaka, Attorney

Attach: (3)



GOLD COAST REALTY

(808) 329-3155

— POST OFFICE BOX 631 —

KAILUA-KONA, HAWAII 96740

May 23, 1975

Mr. Robert Yamada,
Council Chairman
Hilo, Hawaii 96720

RE: APPLICATION FROM KAPEHE LAND INVESTMENT
HUI FOR ZONING CHANGE FROM AGRICULTURE
TO CEMETERY USE.
TAX MAP KEY: 7-3-02-9

Dear Chairman Yamada:

We hereby request a zoning change on the above parcel of land from Agriculture-20 to Agriculture-10. We have made application with the County Planning Department.

We have been working with another group of investors to develop this much needed memorial park in West Hawaii. Instead of several small cemeteries that are not very well maintained, this park is designed artistically and will have beautifully kept grounds. When completed it will afford many positions for the residents of West Hawaii, including workers on the grounds, flower shop and offices. It will be a long-term development and will definitely fit ecology plans for our State. This cemetery will be available to all the people of Hawaii regardless of their religious beliefs or ethnic groups. A full-service mortuary and mausoleum will be included on the grounds with various facilities to accommodate the desires, needs and wants of all the religious and ethnic customs of the Islands.

Your help is asked in acquiring the proper zoning change and will be very much appreciated.

Sincerely,

KAPEHE LAND INVESTMENT HUI

Mark M. Onaka

Mark M. Onaka
Attorney-in Fact

MMO:af

COMM. NO. 1349

To: RTC



GOLD COAST REALTY

(BCB) 329-3155

— POST OFFICE BOX 631 —

KAILUA-KONA, HAWAII 96740

June 10, 1975

Mr. George Yuen
Director of Health
State of Hawaii
1250 Punchbowl
Honolulu, Hawaii 96813

Dear Mr. Yuen:

I have requested a City Council variance of zoning on TMK: 7-3-02-9, a piece of agricultural land in Kona, to be used as a cemetery. This is a preliminary request and in a folder received by the City Council it states that we need a Certificate of Approval from the Department of Health, State of Hawaii, of the proposed cemetery site in evidence of compliance of the regulations of the State Department of Health.

Enclosed is a Tax Map with the subject property outlined and some descriptive material about the proposed cemetery that may be of help to you.

Since this is a preliminary request we do not want to go through the expense of having site plans drawn up at this time. However, subject to our obtaining preliminary approval we will supply whatever is needed by your department.

Thank you for your consideration of this proposal.

Very truly yours,

Mark M. Onaka
Principal Broker

MMO:af

Encls.

GEORGE H. ARIYOSHI
GOVERNOR OF HAWAII



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

July 2, 1975

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: EPHSD-San

Mr. Mark M. Onaka
Principal Broker
Gold Coast Realty
Post Office Box 631
Kailua-Kona, Hawaii 96740

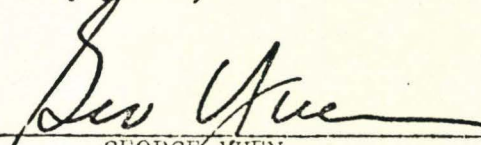
Dear Mr. Onaka:

In response to your letter of June 10, 1975 staff members from our Hawaii office inspected the proposed cemetery site in Kona, Tax Map Key: 7-3-02: 9, and found it to be suitable for such use. Based on their findings we have no objections to your proposal.

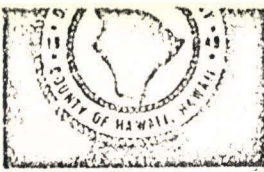
However, final approval of the proposed cemetery will be given only upon our favorable review of your application including a complete set of plans, with full description of the grounds, lots, buildings, roads, water supply and sewage disposal. A copy of your proposed rules and regulations governing the control of the place must also be filed with the application. The foregoing requirements are contained in Section 103, Chapter 1 - Sanitation, of the public health regulations.

I hope this will be of assistance in your undertaking.

Very truly yours,



GEORGE A. L. YUEN
Director of Health



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

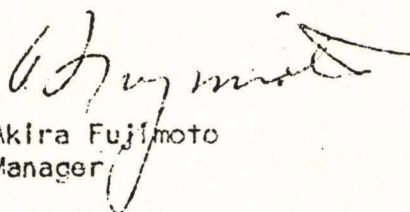
June 13, 1975

Mr. Mark M. Onaka
Gold Coast Realty
P. O. Box 631
Kailua-Kona, HI 96740

Re: Request for Cemetery Use
Kalaoa, North Kona, Hawaii
TMK: 7-3-09:02

In response to your request, we see no immediate objections to your intended creation of a cemetery on the subject parcel.

From your brief project description, we note that the crypts will be constructed and sealed watertight and we do appreciate your environmental concern in this matter.


Akira Fujimoto
Manager

GK

... Water brings progress...



GOLD COAST REALTY

(808) 329-3153

— POST OFFICE BOX 631

— KAILUA-KONA, HAWAII 96740

June 10, 1975

Mr. Gary Kawasaka
Department of Water Supply
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Kawasaka:

Thank you for the information you gave me over the telephone today.

I hereby request the consideration of the Department of Water Supply in regards to TMK: 7-3-02-9. We wish to be allowed to operate a cemetery on this property, and I understand I need the approval of the Department of Water Supply.

Enclosed is some information which I think may be of interest to you.

Thank you for any help you can give us.

Very truly yours,

Mark M. Onaka
Principal Broker

MMO:af

Encl.

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Kapehe Land Investment
APPLICANT'S SIGNATURE: Maile M. Onaka, Attorney-in-Fact
ADDRESS: P. O. Box 631
Kailua-Kona, Hawaii 96740
TELEPHONE: 329-3155
TAX MAP KEY: 7-3-02-9 AREA: 31.180 Acres
(Size of Parcel)
OWNER: Mrs. Emma Jane Kapehe
OWNER'S SIGNATURE: _____
APPLICANT'S INTEREST, IF NOT OWNER: Land purchasers on Agreement of Sale
REQUESTED USE: Memorial Park, including mortuary and mausoleum

APPLICANT'S REASON(S) FOR REQUESTING SPECIAL PERMIT: *(Please attach)*

NOTE: The applicant must show that:

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

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (a) 16 copies of the completed application form with attachments.
- (b) 16 copies of a location map.
- (c) 16 copies of a site plan with existing and proposed uses.
- (d) any additional information.
- (e) \$100.00 processing fee.

For Official Use:

Date received _____
120th day _____
Public Hearing date _____
Action date _____
To Land Use Commission _____

REASONS FOR REQUESTING SPECIAL PERMIT

Reference Ordinance No. 63, as amended, of the County of Hawaii, State of Hawaii, establishing procedures for the division of the County into use districts.

(a) Requested special permit use conforms to Section 13 (B) (20) use and buildings normally considered accessory to the above permitted uses subject to approval of the Director.

(b) The desired use will be a long-term development and definitely fit in with the ecology plans for Hawaii. The design will be developed artistically and the perpetual maintenance of the grounds should enhance the value of surrounding property.

(c) The desired use will require water, telephone and electricity from available public utility facilities. The burden should be no greater if as much as a similar agricultural planned area with residences. Internal roads and streets will be built and maintained by the developer. Access roads may need to be paved and widened. Police protection in most cases would be limited to funeral escorts.

(d) At present West Hawaii has a number of small cemeteries that are not very well maintained, and only very limited space left for burial plots. The normal growth of population in this area may be expected to create a strong demand for County action to provide additional cemetery space. This proposal would relieve the County of this problem to a large extent.

(e) The land upon which the proposed use is sought may be considered as a necessary complement to the other uses permitted within the district. The proposed use may be considered just as essential to the public as parks, recreation areas, airfields, private clubs, golf courses, and other amenities.

(f) The proposed use will in general conform to the character of the land and should not pose any problems of drainage or other ecological factors. At present the land is not being used for any agricultural activity.

(g) A memorial park will fill an urgent need in West Hawaii. When completed it will afford many positions for local residents, including workers on the grounds, flower shop and offices. This cemetery will be available to all the people of Hawaii regardless of religious beliefs or ethnic group. A full-service mortuary and mausoleum will be included on the grounds with various facilities to accommodate the desires, needs and wants of all the religious and ethnic customs of the Islands.

KAMEHAMEHA MEMORIAL GARDEN.

It is the intention of the petitioners to the County of Hawaii Council, and the Planning Commission as well as the State of Hawaii Cemetery Board to develop a perpetual care cemetery, a full service mortuary, a double crypt mausoleum, and other ancilliary facilities in the Kona area of the County of Hawaii.

The facility is being developed with particular emphasis on the multiple religious and ethnic constituency of the area. With this in mind the project will be named for the founder of the Kingdom of Hawaii, King Kamehameha I - Kamehameha Memorial Gardens. A section of the cemetery will be set aside as the Hawaiian Gardens, which will feature a cenotaph honoring King Kamehameha I and will relate to the Hawaiian culture and background.

Memorial Gardens will also develop special areas for all the varied religious faiths. There will be gardens set aside for any who wish this type of area, for example Roman Catholic, Buddist, etc. In the surrounding areas there will be lots available for families, in various dimensions, so a family can have their own section with a bronze memorial.

Since there are those in the area who will not be able to purchase grave space as mentioned above, companion lots or single lots will be provided.

Also two acres of land will be set aside for those who must turn to the State of Hawaii or County of Hawaii for their burial space and funeral expenses. This area will have the same general appearance as the other areas and will never be referred to as the indigent cemetery or the potter's field, but will be maintained as to reflect the pride and demeanor of the whole community.

From time to time there are bones of deceased Hawaiians and others uncovered in construction projects. We will provide a special private area for these, without undo expense or, if necessary, these will be handled quietly on our own.

Also it is possible many local families will want to move the remains of deceased family members now in the present cemeteries, and place them in the new park, and this will be easily facilitated through a program of disinterrment and reburial.

The mortuary will be erected on the property with modern embalming facilities, a chapel, wake areas, a kitchen and eating areas, a large parking area. Also display areas, a floral shop and private consultation rooms will be provided.

A mausoleum with double crypts will be erected and will contain calabarian niches. Cremation facilities will be available as well as all types of equipment and supplies for shipment of remains to the mainland or any other disignation or for receiving the shipments to this area.

THE PROJECT

The site selected for the project is 31 acres of gently sloping land mauka of the Mamalahoa Highway in the Kalaoa division of North Kona, known as the Kapehe Property. The project will start with the development of ten acres into the various areas, with roads, the mortuary, and the mausoleum. In the cemetery area, modern methods with emphasis on the care and maintenance of a beautiful park will be utilized. The areas of the gardens, in the process of clearing and leveling the land will be excavated to the area of eight feet, and double lawn crypts will be installed.

These will be built from cement block in sizes of six feet deep, three feet wide and seven feet long, with sealing shelves in what will be between the two burials, then a cover on the top with a concrete cap. The crypt will be water tight and will be set with the top about fifteen inches below the ground level, then the area will be back filled and sodded. When a burial is required the sod will be removed, the soil scraped off the top of the crypt and it is opened. When closed it will again be sealed. This provides a quick, easy and certainly inexpensive opening procedure and the top soil is replaced, as is the sod to maintain the neat and beautiful appearance of the park. Bronze markers may be installed at these graves and they will all be similar in appearance to give continuity to the garden, as well as facilitate mowing and eliminating trimming.

In order to fully understand the need for this type of project, it is necessary to comprehend the needs, wants and desires of the multi-ethnic peoples of the West Hawaii area.

There are no public perpetual care cemeteries or full service mortuary facility within a reasonable distance. Except for the vast uninhabited areas of Alaska and some desert regions of the South West, this area of the County of Hawaii is the only area of the United States without adequate facilities in the memorial field. According to Utility Commission statistics, there are 18,000 people in the Kona area and 10,000 people in the regions of Honokaa and the Kohalas. This would indicate a death rate in the area of 250 per year.

The rock cemeteries in Kona are a result of the necessity for blasting. These cemeteries reflect a lack of care - but not a lack of love as evidenced by flowers on new and old graves.

PUBLIC AWARENESS

As important as any other phase of this project is the program of acquainting and offering these facilities to the public. There are many different opinions on the best way, we however will be slow and deliberate in the familiarizing of all segments of the Kona Coast area with what is available and the cost.

The salespeople will be local residents selected from the various religious and ethnic groups and trained as consultants based on the philosophy of complying with the desires and customs of the people they contact in individual determinations of their requirements.

There will be no door-to-door, hard-sell professionals which confuse and overwhelm people. General information will be disseminated throughout the area in various media so that everyone will be aware of the project and just what it offers. They may then act in their own good time. We expect to be in a position to serve for a long time.

This enterprise has been initiated and developed by John H. Finefrock, a funeral director and embalmer, licensed in Ohio, but not in the State of Hawaii. He has had 40 years in the field, the latest as President and Treasurer of J. H. Finefrock and Sons, an Ohio corporation which operates funeral homes in Mansfield, and Shelby, Ohio.

Mr. Finefrock holds a Bachelor of Science Degree in Business Administration from Western Reserve University and a degree in Mortuary Science from the Cincinnati College of Mortuary Science. During World War II, he served for over three years as an administration officer in the United States Army Medical Corps, with the last year serving as Commanding Officer of the U. S. Army Mortuary in Honolulu.

While serving as Commanding Officer of the U. S. Army Mortuary, he also served as Commanding Officer of the 604th Graves Registration Co., the training unit which helped affect the repatriation of thousands of our military dead in the Pacific area to the place of permanent burial.

During the planning stage of this mission, Mr. Finefrock assumed the additional duty as S4 to mission commander of the total project. It was Finefrock's responsibility to provide trained leadership and manpower as well as necessary technical equipment and supplies for the mission. It was this command that also initiated the basic planning and technical studies which resulted in the National Cemetery of the Pacific being developed in the Punchbowl in Honolulu. Also during his tenure with the U. S. Army Mortuary, he developed the standard operating procedures for Military Funerals in the command.

Mr. Finefrock has been recognized as a leader in the memorial field nationally, as an active member of the National Selected Morticians, a prestigious funeral services organization which selects one funeral service firm from each community.

Also he was the Chairman of the Research Committee of the National Foundation of Funeral Services in Evanston, Illinois. This foundation, with representation from all areas of the memorial field, operates research programs, consultations on problems in specific areas, general and specialized schools. Mr. Finefrock served, in addition to his chairmanship, as a teacher and consultant in the area of funeral management, especially in the merchandizing area. Many of the present procedures and products in the mortuary field were instigated by him and his committee.



CERTIFICATE OF TITLE



SECURITY TITLE CORPORATION

-SECOND CONTINUATION OF CERTIFICATE OF TITLE-

SECURITY TITLE CORPORATION hereby certifies that it has carefully examined the Indices in the Offices of the Clerks of the Supreme Court, Circuit Court of the First Judicial Circuit, District Court of the United States for the District of Hawaii, Tax Assessor and Bureau of Conveyances, FROM AND INCLUDING APRIL 23, 1970, AT 11:30 O'CLOCK, A. M., (the date of the attached First Continuation of Certificate of Title), as to the record title of

-E M M A J A N E K A P E H E-

(who acquired title as wife of Samuel Kapehe)

in and to:-

The parcel
of land described in and covered by the attached Certificate of Title, and the Continuation thereto.

AND SECURITY TITLE CORPORATION further certifies that FROM AND INCLUDING APRIL 23, 1970, AT 11:30 O'CLOCK, A. M., said Indices disclose no other or further liens or encumbrances of



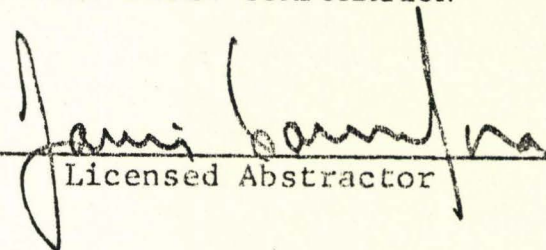
whatsoever kind or nature of record against said title, save and except the following:

1. By instrument dated September 29, 1970, recorded on December 4, 1970 in the Bureau of Conveyances of the State of Hawaii in Book 7300, Page 66, BOBBY C. HAMILTON, husband of Betty Hamilton, d/b/a Bette-De Company, assigned to GILBERT FUKUMITSU and MICHIO FUKUMITSU, husband and wife, AS TENANTS BY THE ENTIRETY (1 share), JAMES MANALILI and JANICE MANALILI, husband and wife, AS TENANTS BY THE ENTIRETY, (1 share), and LARRY KUKITA and CLARA KUKITA, husband and wife, AS TENANTS BY THE ENTIRETY, (1 share), all of his right, title and interest in and to that certain Agreement of Sale dated March 5, 1970, recorded on April 22, 1970 in said Bureau of Conveyances in Book 6974 Page 155, and also referred to as Encumbrance No. 1 of the attached First Continuation of Certificate of Title. (Agreement of Waiver of Dower by Betty Hamilton.) Consent thereto recorded in Book 7300 Page 67.

EXECUTED THIS 4TH DAY OF DECEMBER, 1970, AT 11:28 O'CLOCK, A. M.

SECURITY TITLE CORPORATION

BY


Licensed Abstractor

8/17/75

Hawaii Co. Planning Comm.

Hawaii County Bd. of

Hilo, Hi., 96728

Dear Sirs —

Re: - Kanehauka Memorial
Garden.

J. H. Dinefrock.

Dear Sirs: —

As residents of Kailua-Kona and
friends of Mr. + Mrs. John Dinefrock,
we wish to express our utmost
confidence in them and their
ability to perform in the most
honest and straight forward manner.

Mr. Dinefrock's many years experience
in this field guarantees a successful
operation of this project and a very
satisfactory relation with the County
of Hawaii.

Respectfully

John E. Cox
John E. Cox

P.O. Box 1372

KAILUA-KONA,

Hi., 96740

August 22, 1975

Mr. & Mrs. John E. Cox
P. O. Box 1372
Kailua-Kona, Hawaii 96740

This is to acknowledge receipt of your letter of August 17, 1975, supporting the Special Permit request of Kapehe Land Investment for the proposed Kamehameha Memorial Gardens. We are forwarding your letter to the Planning Commission.

Your expression of interest is appreciated.

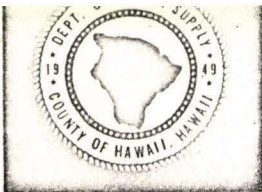
Sidney M. Suefuji

Raymond Suefuji
Director

IAP:lgv

cc: Arthur W. Martin

AUG 22 1975



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

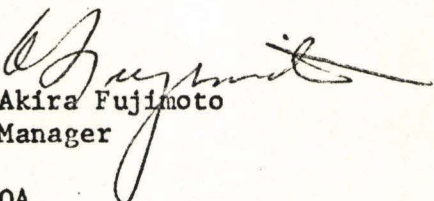
August 8, 1975

TO: Planning Department

FROM: Department of Water Supply

SUBJECT: SPECIAL PERMIT - MEMORIAL PARK INCLUDING MORTUARY AND MAUSOLEUM
TMK: 7-3-02:9
MARK ONAKA

As stated in a previous communication with the applicant, we have no objection to the proposed request to create a cemetery on the subject parcel.


Akira Fujimoto
Manager

QA

cc: Mark Onaka

... Water brings progress...

GEORGE R. ARIYOSHI
GOVERNOR



JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

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

August 7, 1975

MEMORANDUM

To: Mr. Raymond Suefuji, Director
Hawaii County Planning Department

Subject: Special Permit - Memorial Park including Mortuary
and Mausoleum

TMK: 7-3-02: 9
Mark Onaka

The Department of Agriculture has reviewed the subject application
and has no objection to the special permit.

The USDA Soil Survey of Hawaii describes the subject area as "10
inches of top soil with pahoe-hoe lava beneath." Annual rainfall
is 60 to 90 inches.

Thank you for the opportunity to comment.

for Yukio Kitagawa
John Farias, Jr.
Chairman, Board of Agriculture



OUR REFERENCE

YOUR REFERENCE

COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII

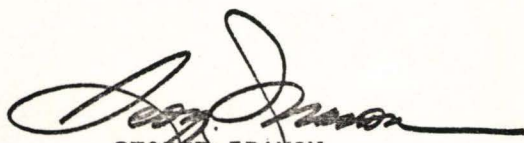


ADDRESS ALL
COMMUNICATIONS TO:
ERNEST J. FERGERSTROM
CHIEF OF POLICE
HILO, HAWAII

August 7, 1975

TO : RAYMOND SUEFUJI, PLANNING DIRECTOR
FROM : GEORGE IRANON, INSPECTOR, ADMINISTRATIVE DIVISION
SUBJECT: SPECIAL PERMIT - MEMORIAL PARK
MARK ONAKA, TMK: 7-3-02:9

The special permit application submitted by Mr. Mark Onaka has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested change.



GEORGE IRANON
INSPECTOR

GI/k



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
HAWAII DISTRICT
50 MAKAALA STREET
P. O. BOX 276
HILO, HAWAII 96720

IN REPLY REFER TO:

HWY-H 75-2.805

August 5, 1975

MEMORANDUM:

TO: Director, Planning Department
County of Hawaii

FROM: District Engineer, Hawaii

SUBJECT: () Change of Zone Application
() Variance Application
() Subdivision Application No.
(X) Special Permit Application - Memorial Park
Mark Onalca
TMK 7-3-02:9

We have no objections on the proposed action for the subject application but have the following comments:

1. Only one access off the Hawaii Belt Road, Project No. F-10(5) shall be permitted.
2. Recommend access be directly opposite existing Kona Wonder View subdivision access, Loloe Drive.
3. Submit construction plans for review and approval.

A handwritten signature in cursive script, appearing to read "Chas L. Schuster".

CHAS L. SCHUSTER

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

M E M O R A N D U M

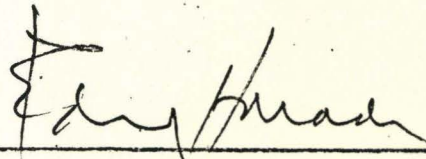
Date August 4, 1975

TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit
Applicant: Mark Onaka/Kapehe Land Investment
Location: Kalaoa, No. Kona, Hawaii
TMK: 7-3-02:9

We have reviewed the subject application and we have no comments to offer.


EDWARD HARADA, Chief Engineer



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

August 18, 1975

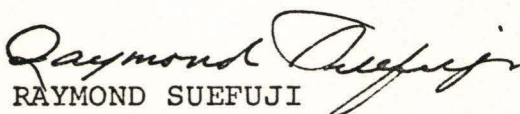
Dear Property Owner: (TMK:

Re: Special Permit Application - Kalaoa 2nd, North Kona
Tax Map Key: 7-3-02:09

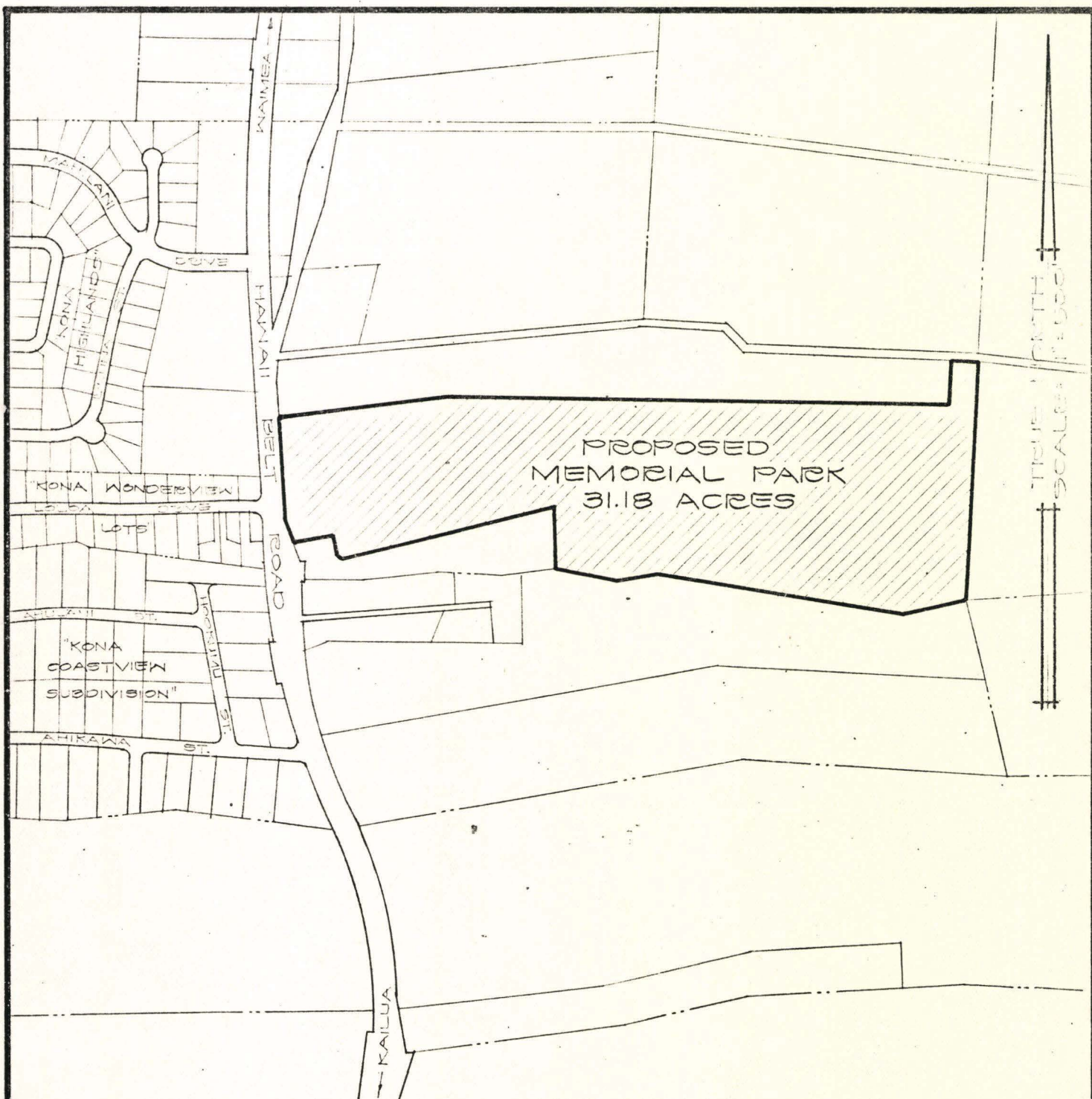
You are hereby notified that a request for a special permit to allow the establishment of a Memorial Park, including a mortuary and a mausoleum, has been submitted by Mark Onaka in behalf of Ms. Emma Jane Kapehe.

The property is located along the east side of the Hawaii Belt Highway, across from the Kona Wonder View Lots and the Kona Highlands Subdivisions.

A public hearing will be held on this subject matter at 7:30 p.m. on Thursday, August 28, 1975. You are invited to comment on the application at the hearing or to submit written comments prior to the hearing.


RAYMOND SUEFUJI
Director

rfd
Enclosure (map)



SPECIAL PERMIT REQUEST

PROPOSED MEMORIAL PARK
INCLUDING MORTUARY AND MAUSOLEUM

KALAOA END, NORTH KONA, HAWAII

TAX MAP KEY : 7-3-02:9.

PERMIT REQUEST BY : KAPEHE LAND INVESTMENT

AUG. 13, 1978

STANDARD FORM NO. 64

PROPERTY OF THE GOVERNMENT

UNCLASSIFIED

DATE 1-3-07 BY (21480) (un)

7-3-22-23 MASAO ISOMOTO, RR 1 Box 384, HOLUALOA HI 96725

CHURCH REAL EST. DIV.

7 LDS. ~~THE TEMPLE RE~~ 50E N. TEMPLE RE 500 2095
SALT LAKE CITY UT. 84150

8 " " " " " "

10 ABIGAIL LEE 733-D MOMOLIO ST., HON. 96817

22 EMMA JANE KAPEHE, P.O.B. 385, KAILUA-KONA 96740

24 FOOTHILL LAND CORP. ETAL, R.R. 1 Box 395, HOLUALOA, 96725

25 JAMES O. HEAD, ^f MARYLN G. ALEXANDER (NO ADDRESS)
~~Box 137 Holualoa~~ Box 425 Holualoa HI 96725

27 ONIPAN RANCH INC. c/o Box 966, KAILUA-KONA 96740

7-3-11-56 FLORENCE M. MANUEL, 86-757 PAUHULU Rd., WAIANAE 96792

7-3-13-1 MR. & MRS. FRANCISCO OMAYA, P.O.B. 432, KAILUA-KONA 96740

2 MR. & MRS. ANTONIO ABAY ABAY, P.O.B. 1208, KAILUA-K. 96740

12 DAC HERBERT SOLIS, BLDG. 300 D/Q 2nd LBG C.M.D.
APO. SAN FRAN. CA 96248

HAWAII ELECTRIC LIGHT COMPANY, INC.

P. O. BOX 1027 HILO, HAWAII-96720



August 1, 1975

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

Attention: Mr. Raymond Suefuji, Director

Subject: Special Permit

Gentlemen:

This is in reference to the following special permit.

TMK: 7-3-02:9

Mark Onaka

No Comments.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'JNi' with a long horizontal stroke extending to the right.

Jitsuo Niwao, Manager
Engineering Department

JN:ja

HAWAII COUNTY FIRE DEPARTMENT

Mr. Raymond Suefuji, Director
TO: Planning Director

DATE: August 1, 1975

FROM: Inspector Teruichi Kohashi

SUBJECT: Special Permit-Memorial Park including Mortuary and
Mausoleum

TMK: 7-3-02:9
Mark Onaka

Fire hydrants are located on Hawaii Belt road. Nearest
fire station is Kailua Station.

Teruichi Kohashi
Fire Inspector

MEMORANDUM:

PLANNING DEPARTMENT - County of Hawaii, Hilo, Hawaii 96720

To: Tax Office

Date: July 29, 1975

From: Planning Director

Subject: Special Permit - Memorial Park including Mortuary &
Mausoleum

TMK: 7-3-02:9
Mark Onaka

Kapehe

Attached is an application of Mark Onaka in behalf of Kapehe Land Investment for a special permit. Please review and send us any comments within two weeks from the above date.

Thank you very much.

✓ *Suei Fule*
Raymond Suefuji
Director

lgv
Encl.

No Comments

*7/30/75 Wesley Takai
Tax Office*

MEMORANDUM:

PLANNING DEPARTMENT

County of Hawaii,

Hilo, Hawaii 96720

To: Dept. of Health

Date: July 29, 1975

From: Planning Director

Subject: Special Permit - Memorial Park including Mortuary & Mausoleum

TMK: 7-3-02:9
Mark Onaka

Attached is an application of Mark Onaka in behalf of Kapehe Land Investment for a special permit. Please review and send us any comments within two weeks from the above date.

Thank you very much.

Raymond Suefuji
Raymond Suefuji
Director

lgv
Encl.

Department of Health
Hilo, Hawaii

August 1, 1975

Final approval of the proposed cemetery is contingent upon applicant's compliance with the requirements as noted in Paragraph #2 of the Director of Health's letter dated July 2, 1975.

Endre Toth
Endre Toth, P.E.

/acv

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highways, Health, R&D, Police, **Date:** July 29, 1975
Fire, Soil Conserv., Dept. of Ag., Helco,
Tax Ofc., Corp. Cnsl., Virginia

From: Planning Director

Subject: Special Permit - Memorial Park including Mortuary &
Mausoleum

TMK: 7-3-02:9
Mark Onaka

Attached is an application of Mark Onaka in behalf of Kapehe Land Investment for a special permit. Please review and send us any comments within two weeks from the above date.

Thank you very much.

Soil File
✓ Raymond Suefuji
Director

lgv
Encl.

July 28, 1975

Mr. Mark Onaka
P. O. Box 631
Kailua-Kona, Hawaii 96740

Re: Special Permit - Memorial Park including Mortuary & Mausoleum
TMK: 7-3-02:9

This is to acknowledge receipt on July 24, 1975 of the above described special permit application.

The County Planning Commission shall conduct a public hearing on the request within a period of not less than thirty (30) nor more than one hundred twenty (120) days from the receipt of the application. The Planning Commission shall then act on the application not earlier than fifteen (15) days after the public hearing but within a reasonable time thereafter. Should the Planning Commission recommend favorably on the request, it will then be forwarded to the State Land Use Commission for final action.

However, the Planning Commission may deny the request if it is found that the proposed use does not meet the special permit guidelines. In this case, their decision is final. In accordance with the provisions of Chapter 205-6, Hawaii Revised Statutes, a denial by the Planning Commission may be appealable to the Circuit Court of the circuit in which the land is situated, in this case, the Third Circuit Court.

Notice of the time and place of the public hearing shall be forwarded when the application is scheduled for Commission action. For your information, the \$100.00 filing fee submitted along with this application is used to pay for the legal public hearing notice advertised in the local newspaper. On the other hand, the \$100.00 filed with the Council office is accordance with Chapter 4, Article 1 (Cemeteries), Hawaii County Code, as amended. This money is a deposit to cover cost of publication of notice and expenses that may be incurred by the Council office.

JUL 29 1975

Mr. Mark Onaka
July 28, 1975
Page 2

Should any questions arise, please contact Norman Hayashi or Ilima Piianaia of this department 961-8288.

Sidney M. Fuji

Raymond Suefuji
Director

NH:lgv

ENC.

cc: SLUC



GOLD COAST REALTY

(808) 329-3155

— POST OFFICE BOX 631 —

KAILUA-KONA, HAWAII 96740

July 23, 1975

Mr. Sidney Fuke
Planning Department
County of Hawaii
Hawaii County Building
Hilo, Hawaii 96720

Dear Sidney:

It was nice meeting you about a week ago and discussing our plans for a cemetery with you. I have conformed to the requirements by having Mrs. Emma Jane Kapehe, owner of the property, sign the application forms.

Glad to know we are on the agenda for August 28th when you come to Kona.

I am enclosing a check for \$100.00 with my application for a special permit. I am, however, somewhat confused regarding the \$100 fee since I have sent the County Council the same amount as instructed in a letter from them. I trust one check will be returned to me at a later date, unless both are required.

Very truly yours,

Mark M. Onaka
Principal Broker

MMO:af

Encl.

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Kapehe Land Investment

APPLICANT'S SIGNATURE: Mark M. Onaka, Attorney-in-Fact

ADDRESS: P. O. Box 631

Kailua-Kona, Hawaii 96740

TELEPHONE: 329-3155

TAX MAP KEY: 7-3-02-9 AREA: 31.180 Acres
(Size of Parcel)

OWNER: Mrs. Emma Jane Kapehe

OWNER'S SIGNATURE: Mrs. Emma Jane Kapehe

APPLICANT'S INTEREST, IF NOT OWNER: Land purchasers on Agreement of Sale

REQUESTED USE: Memorial Park, including mortuary and mausoleum

APPLICANT'S REASON(S) FOR REQUESTING SPECIAL PERMIT: (Please attach)

NOTE: The applicant must show that:

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

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (a) 16 copies of the completed application form with attachments.
- (b) 16 copies of a location map.
- (c) 16 copies of a site plan with existing and proposed uses.
- (d) any additional information.
- (e) \$100.00 processing fee.

For Official Use:

Date received _____
120th day _____
Public Hearing date _____
Action date _____
To Land Use Commission _____

REASONS FOR REQUESTING SPECIAL PERMIT

Reference Ordinance No. 63, as amended, of the County of Hawaii, State of Hawaii, establishing procedures for the division of the County into use districts.

(a) Requested special permit use conforms to Section 13 (B) (20) use and buildings normally considered accessory to the above permitted uses subject to approval of the Director.

(b) The desired use will be a long-term development and definitely fit in with the ecology plans for Hawaii. The design will be developed artistically and the perpetual maintenance of the grounds should enhance the value of surrounding property.

(c) The desired use will require water, telephone and electricity from available public utility facilities. The burden should be no greater if as much as a similar agricultural planned area with residences. Internal roads and streets will be built and maintained by the developer. Access roads may need to be paved and widened. Police protection in most cases would be limited to funeral escorts.

(d) At present West Hawaii has a number of small cemeteries that are not very well maintained, and only very limited space left for burial plots. The normal growth of population in this area may be expected to create a strong demand for County action to provide additional cemetery space. This proposal would relieve the County of this problem to a large extent.

(e) The land upon which the proposed use is sought may be considered as a necessary complement to the other uses permitted within the district. The proposed use may be considered just as essential to the public as parks, recreation areas, airfields, private clubs, golf courses, and other amenities.

(f) The proposed use will in general conform to the character of the land and should not pose any problems of drainage or other ecological factors. At present the land is not being used for any agricultural activity.

(g) A memorial park will fill an urgent need in West Hawaii. When completed it will afford many positions for local residents, including workers on the grounds, flower shop and offices. This cemetery will be available to all the people of Hawaii regardless of religious beliefs or ethnic group. A full-service mortuary and mausoleum will be included on the grounds with various facilities to accommodate the desires, needs and wants of all the religious and ethnic customs of the Islands.

KAMEHAMEHA MEMORIAL GARDENS

It is the intention of the petitioners to the County of Hawaii Council, and the Planning Commission as well as the State of Hawaii Cemetery Board to develop a perpetual care cemetery, a full service mortuary, a double crypt mausoleum, and other ancilliary facilities in the Kona area of the County of Hawaii.

The facility is being developed with particular emphasis on the multiple religious and ethnic constituency of the area. With this in mind the project will be named for the founder of the Kingdom of Hawaii, King Kamehameha I - Kamehameha Memorial Gardens. A section of the cemetery will be set aside as the Hawaiian Gardens, which will feature a cenotaph honoring King Kamehameha I and will relate to the Hawaiian culture and background.

Memorial Gardens will also develop special areas for all the varied religious faiths. There will be gardens set aside for any who wish this type of area, for example Roman Catholic, Buddist, etc. In the surrounding areas there will be lots available for families, in various dimensions, so a family can have their own section with a bronze memorial.

Since there are those in the area who will not be able to purchase grave space as mentioned above, companion lots or single lots will be provided.

Also two acres of land will be set aside for those who must turn to the State of Hawaii or County of Hawaii for their burial space and funeral expenses. This area will have the same general appearance as the other areas and will never be referred to as the indigent cemetery or the potter's field, but will be maintained as to reflect the pride and demeanor of the whole community.

From time to time there are bones of deceased Hawaiians and others uncovered in construction projects. We will provide a special private area for these, without undo expense or, if necessary, these will be handled quietly on our own.

Also it is possible many local families will want to move the remains of deceased family members now in the present cemeteries, and place them in the new park, and this will be easily facilitated through a program of disinterrment and reburial.

The mortuary will be erected on the property with modern embalming facilities, a chapel, wake areas, a kitchen and eating areas, a large parking area. Also display areas, a floral shop and private consultation rooms will be provided.

A mausoleum with double crypts will be erected and will contain calabariaum niches. Cremation facilities will be available as well as all types of equipment and supplies for shipment of remains to the mainland or any other disignation or for receiving the shipments to this area.

THE PROJECT

The site selected for the project is 31 acres of gently sloping land mauka of the Mamalahoa Highway in the Kalaoa division of North Kona, known as the Kapehe Property. The project will start with the development of ten acres into the various areas, with roads, the mortuary, and the mausoleum. In the cemetery area, modern methods with emphasis on the care and maintenance of a beautiful park will be utilized. The areas of the gardens, in the process of clearing and leveling the land will be excavated to the area of eight feet, and double lawn crypts will be installed.

These will be built from cement block in sizes of six feet deep, three feet wide and seven feet long, with sealing shelves in what will be between the two burials, then a cover on the top with a concrete cap. The crypt will be water tight and will be set with the top about fifteen inches below the ground level, then the area will be back filled and sodded. When a burial is required the sod will be removed, the soil scraped off the top of the crypt and it is opened. When closed it will again be sealed. This provides a quick, easy and certainly inexpensive opening procedure and the top soil is replaced, as is the sod to maintain the neat and beautiful appearance of the park. Bronze markers may be installed at these graves and they will all be similar in appearance to give continuity to the garden, as well as facilitate mowing and eliminating trimming.

WHAT ARE THE CONDITIONS TODAY

In order to fully understand the need for this type of project, it is necessary to comprehend the needs, wants and desires of the multi-ethnic peoples of the West Hawaii area.

There are no public perpetual care cemeteries or full service mortuary facility within a reasonable distance. Except for the vast uninhabited areas of Alaska and some desert regions of the South West, this area of the County of Hawaii is the only area of the United States without adequate facilities in the memorial field. According to Utility Commission statistics, there are 18,000 people in the Kona area and 10,000 people in the regions of Honokaa and the Kohalas. This would indicate a death rate in the area of 250 per year.

The rock cemeteries in Kona are a result of the necessity for blasting. These cemeteries reflect a lack of care - but not a lack of love as evidenced by flowers on new and old graves.

PUBLIC AWARENESS

As important as any other phase of this project is the program of acquainting and offering these facilities to the public. There are many different opinions on the best way, we however will be slow and deliberate in the familiarizing of all segments of the Kona Coast area with what is available and the cost.

The salespeople will be local residents selected from the various religious and ethnic groups and trained as consultants based on the philosophy of complying with the desires and customs of the people they contact in individual determinations of their requirements. There will be no door-to-door, hard-sell professionals which confuse and overwhelm people. General information will be disseminated throughout the area in various media so that everyone will be aware of the project and just what it offers. They may then act in their own good time. We expect to be in a position to serve for a long time.

This enterprise has been initiated and developed by John H. Finefrock, a funeral director and embalmer, licensed in Ohio, but not in the State of Hawaii. He has had 40 years in the field, the latest as President and Treasurer of J. H. Finefrock and Sons, an Ohio corporation which operates funeral homes in Mansfield, and Shelby, Ohio.

Mr. Finefrock holds a Bachelor of Science Degree in Business Administration from Western Reserve University and a degree in Mortuary Science from the Cincinnati College of Mortuary Science. During World War II, he served for over three years as an administration officer in the United States Army Medical Corps, with the last year serving as Commanding Officer of the U. S. Army Mortuary in Honolulu.

While serving as Commanding Officer of the U. S. Army Mortuary, he also served as Commanding Officer of the 604th Graves Registration Co., the training unit which helped affect the repatriation of thousands of our military dead in the Pacific area to the place of permanent burial. During the planning stage of this mission, Mr. Finefrock assumed the additional duty as S4 to mission commander of the total project. It was Finefrock's responsibility to provide trained leadership and manpower as well as necessary technical equipment and supplies for the mission. It was this command that also initiated the basic planning and technical studies which resulted in the National Cemetery of the Pacific being developed in the Punchbowl in Honolulu. Also during his tenure with the U. S. Army Mortuary, he developed the standard operating procedures for Military Funerals in the command.

Mr. Finefrock has been recognized as a leader in the memorial field nationally, as an active member of the National Selected Morticians, a prestigious funeral services organization which selects one funeral service firm from each community.

Also he was the Chairman of the Research Committee of the National Foundation of Funeral Services in Evanston, Illinois. This foundation, with representation from all areas of the memorial field, operates research programs, consultations on problems in specific areas, general and specialized schools. Mr. Finefrock served, in addition to his chairmanship, as a teacher and consultant in the area of funeral management, especially in the merchandizing area. Many of the present procedures and products in the mortuary field were instigated by him and his committee.

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



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

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

July 2, 1975

In reply, please refer to:

File: EPHSD-San

Mr. Mark M. Onaka
Principal Broker
Gold Coast Realty
Post Office Box 631
Kailua-Kona, Hawaii 96740

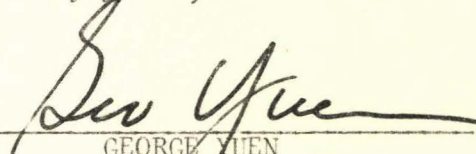
Dear Mr. Onaka:

In response to your letter of June 10, 1975 staff members from our Hawaii office inspected the proposed cemetery site in Kona, Tax Map Key: 7-3-02: 9, and found it to be suitable for such use. Based on their findings we have no objections to your proposal.

However, final approval of the proposed cemetery will be given only upon our favorable review of your application including a complete set of plans, with full description of the grounds, lots, buildings, roads, water supply and sewage disposal. A copy of your proposed rules and regulations governing the control of the place must also be filed with the application. The foregoing requirements are contained in Section 103, Chapter 1 - Sanitation, of the public health regulations.

I hope this will be of assistance in your undertaking.

Very truly yours,



GEORGE YUEN
Director of Health



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

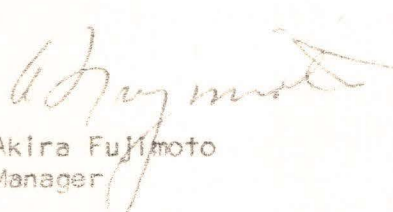
June 13, 1975

Mr. Mark M. Onaka
Gold Coast Realty
P. O. Box 631
Kailua-Kona, HI 96740

Re: Request for Cemetery Use
Kalaoa, North Kona, Hawaii
TMK: 7-3-09:02

In response to your request, we see no immediate objections to your intended creation of a cemetery on the subject parcel.

From your brief project description, we note that the crypts will be constructed and sealed watertight and we do appreciate your environmental concern in this matter.


Akira Fujimoto
Manager

GK

... Water brings progress...



DWG. NO. 5191
SOURCE: File Plan 765
BY: JY/LN
DATE: Feb. 11, 1962

Por. KONA WONDER VIEW LOTS, F.R. 765, GRANT 3027, KALAOA 2nd., NORTH KONA, HAWAII (Formerly 7-3-03-19).

NOTE: All lots owned by Maroo Kanemaru, unless otherwise noted.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP

THIRD TAXATION DIVISION		
ZONE	SEC.	PLAT
7	3	13

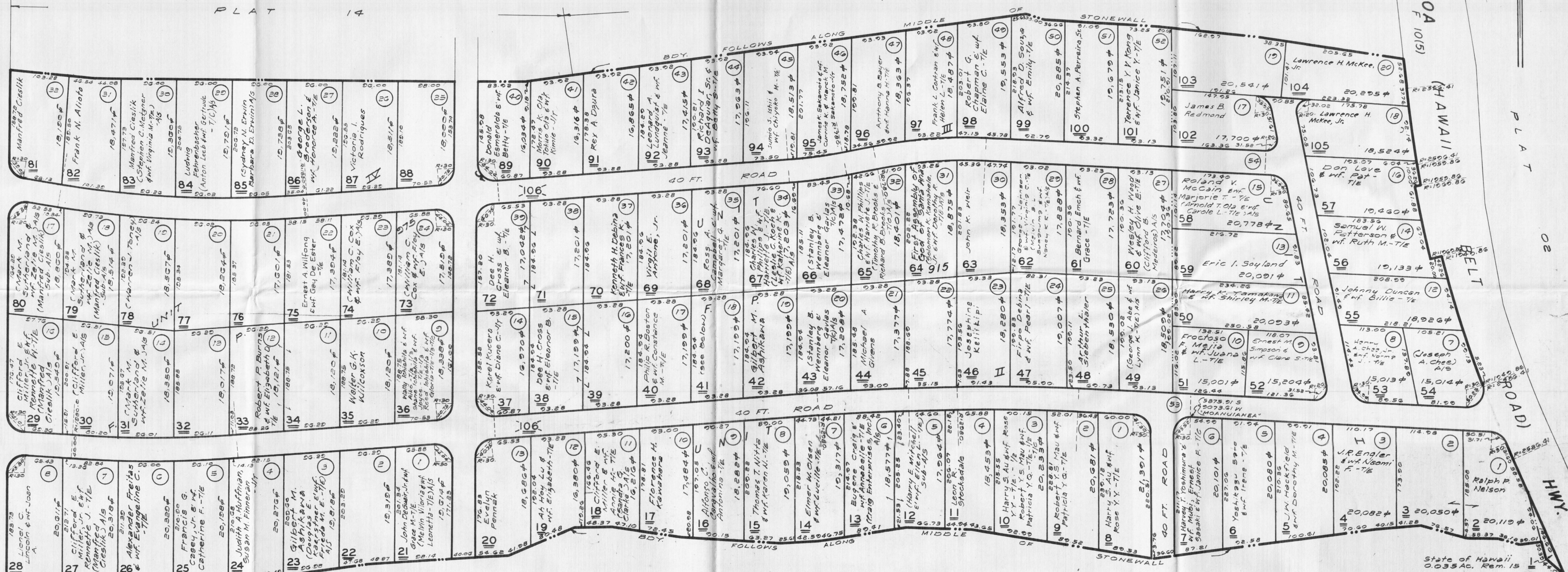
SCALE: 1 IN. = 50 FT.

PARCELS DROPPED: 49.

SP75-555 KAPEHE LAND INVESTMENT

[illegible]

"KONA WONDER VIEW LOTS" FILE 13 PLAN 765
PLAT 14



GRANT PLAT 1608

41 Thomas J. Lincoln & w.f.
Lorraine A. Tye - L-1
Diane C. Schlemmer &
Thomas C. Schlemmer
- Jit-Rdm - 1/2
Ethelwyn L. Schlemmer
- 1/2

* NOTE: All lots owned by
Kona Scenic Land, Inc.
unless otherwise noted.

UNIT IV, (LOTS 1 to 32), F.P. 975.
UNIT I (LOTS 1 to 20), F.P. 975; UNIT II (LOTS 27 to 52), F.P. 915.
Por. KONA COASTVIEW SUBDIVISION, Por. GRANT 1606, KALAOA 3RD, NORTH KONA, HAWAII. (Formerly por. 7-3-03)

Dropped Parcel: 106

DEPARTMENT OF TAXATION PROPERTY ASSESSMENT DIVISION TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
THIRD TAXATION DIVISION		
ZONE	SEC.	PLAT
7	3	22
SCALE: 1 IN. = 100 FT.		

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

TRUE NORTH
Scale: 1 in. = 50 ft.



KONA
WONDER
VIEW
LOTS
PLAT 13

NOTE: All lots owned by
Great Hawaiian Financial Corp.
unless otherwise noted.
Dropped parcels: 27,
122

DEPARTMENT OF TAXATION TAXATION MAPS BUREAU STATE OF HAWAII		
TAX MAP		
THIRD TAXATION DIVISION		
ZONE	SEC.	PLAT
7	3	11
SCALE: 1 IN. = 50 FT.		

Por. KONA HIGHLANDS, SEC. "A", KALAOA - 1st. & 2nd.,
N. KONA, HAWAII F. P. 688 (formerly par. of 7-3-03)

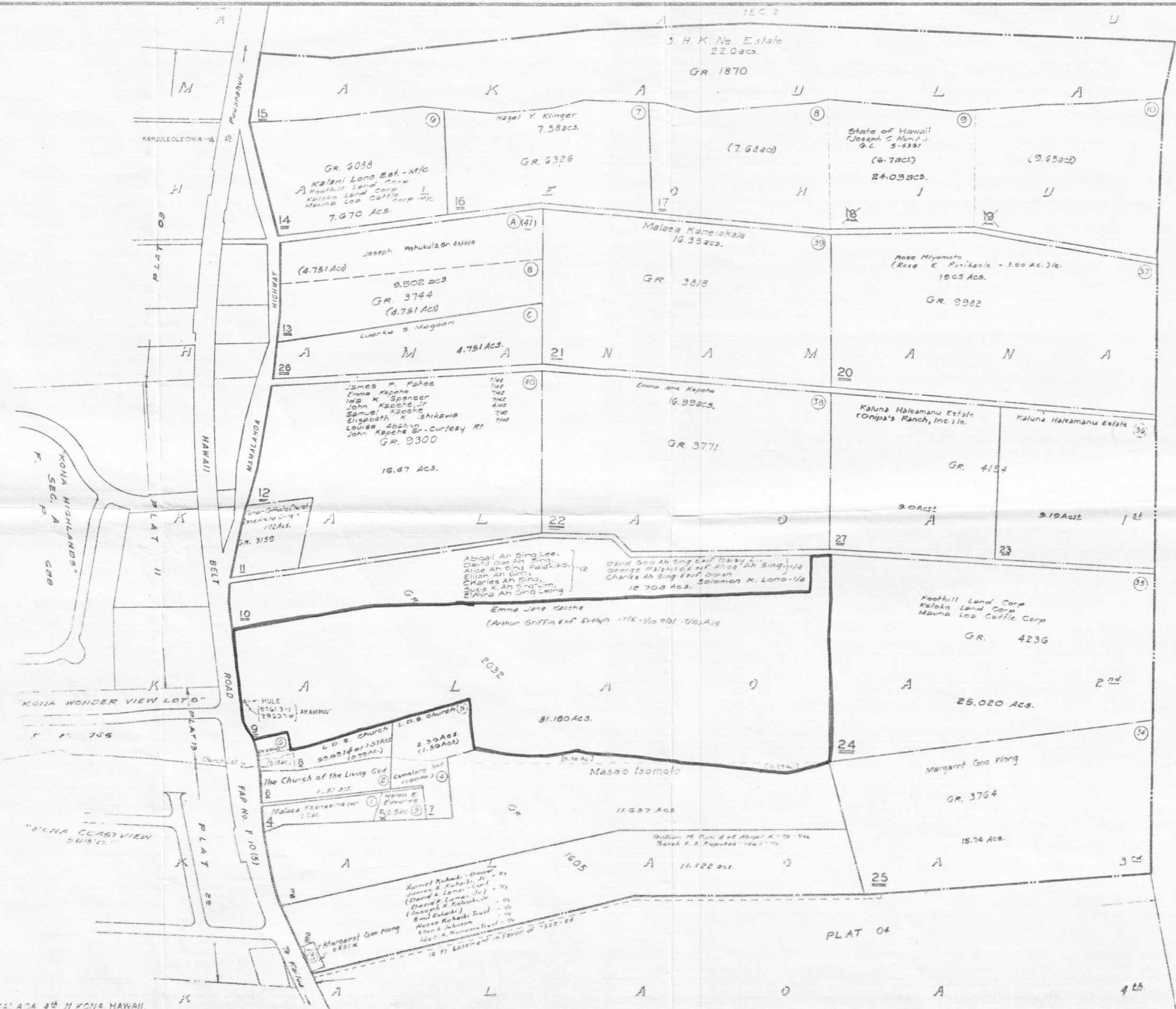
FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

SP75-223 KAPEHE LAND INVESTMENT

OCT 22 1975

44 (Myron K. Yanagihara - 1/3
Jack N. Matsuda - 1/3
Ken R. Higuchi & wf. Jean - T/E - 1/3) A/s

THIRD		DIVISION	
ZONE	SEC.	PLAT	
7	3	03	
CONTAINING 14 PARCELS			
SCALE: 1 in. = 200 ft.			

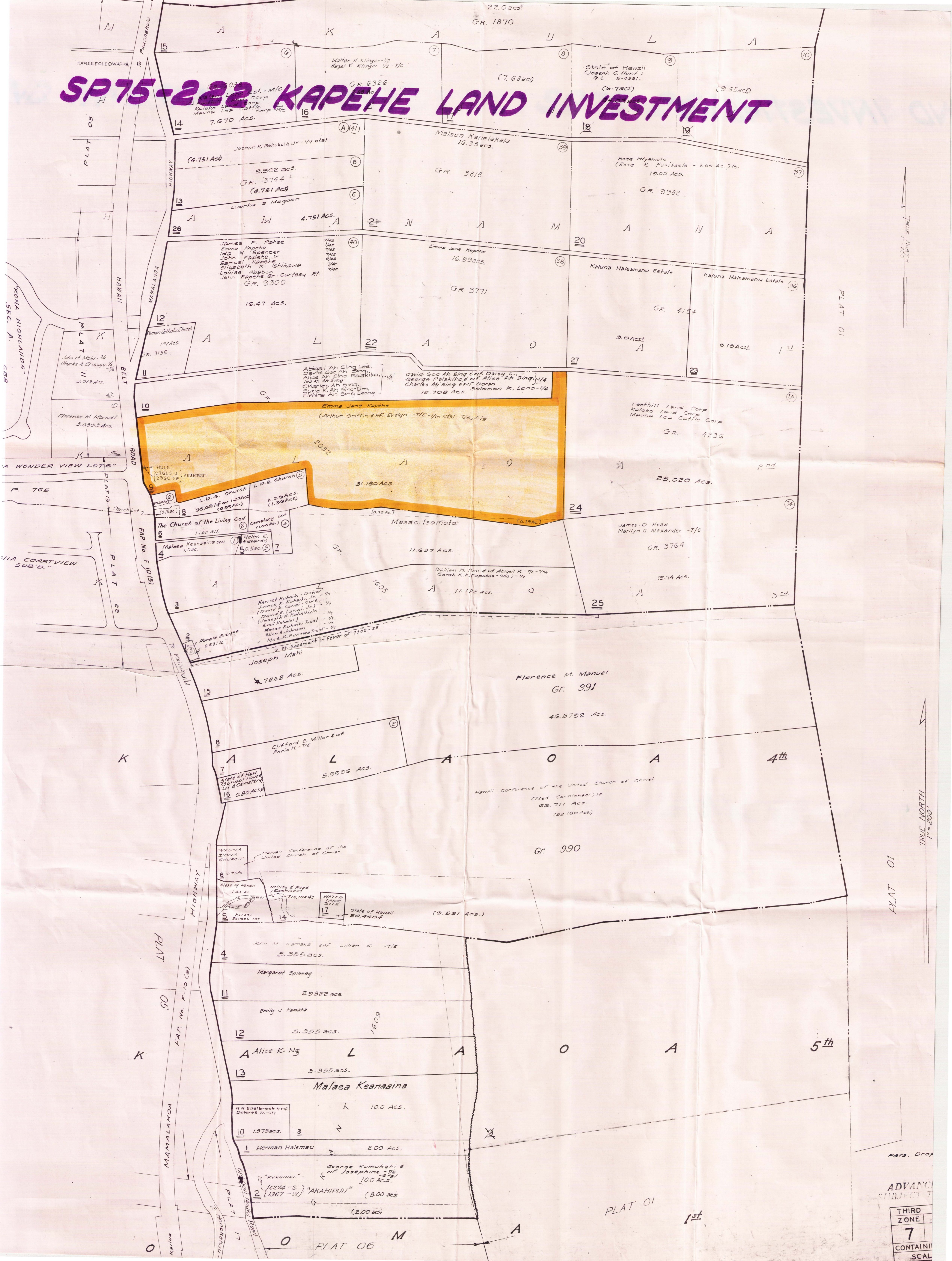


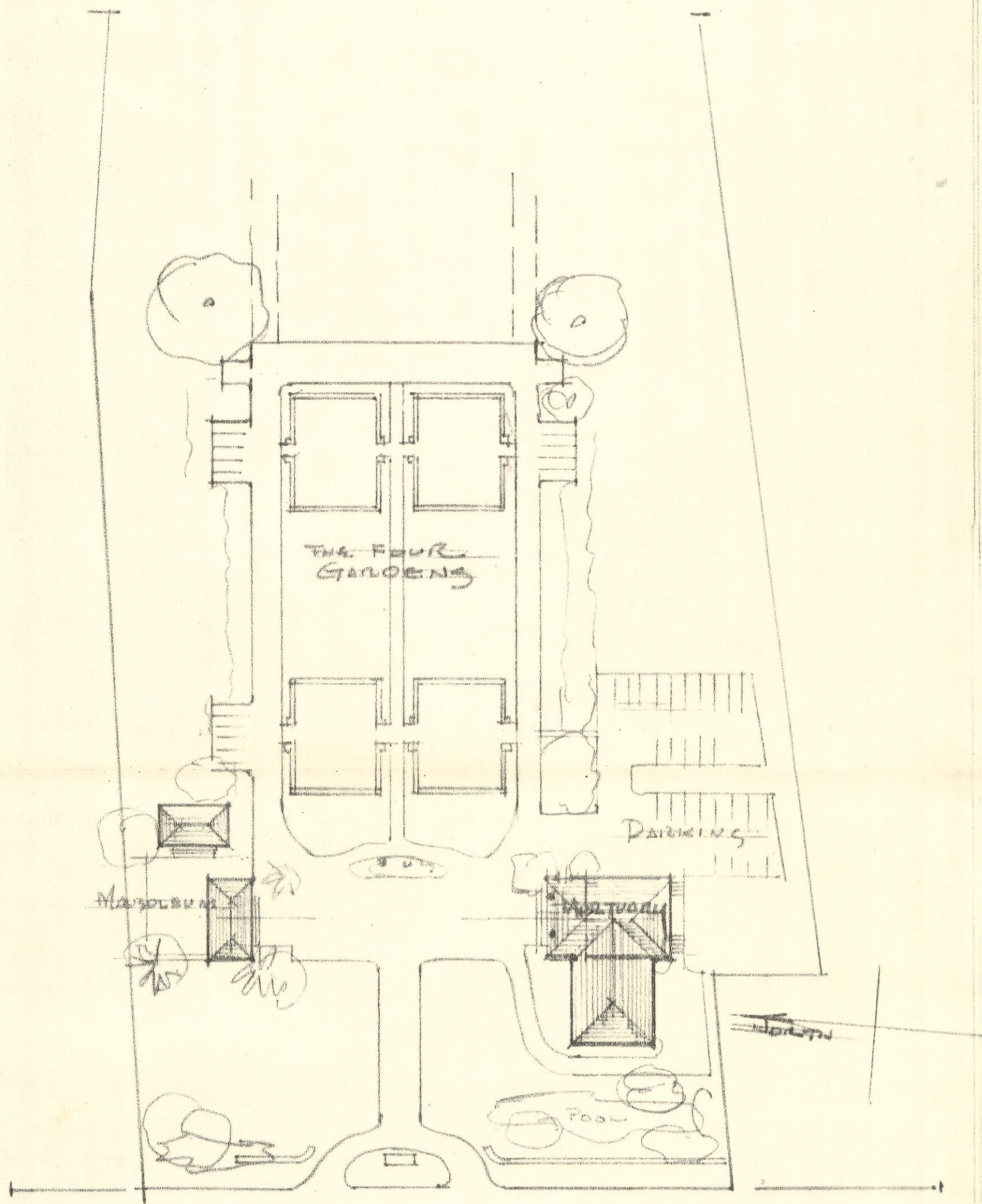
ADJUTANT GENERAL'S OFFICE
DIVISION

THIRD	SEC	PLAT
7	3	02

CONTAINING 25 PARCELS
SCALE: 1" = 200'

SP75-222 KAPEHE LAND INVESTMENT





MAMALAHUA HIGHWAY

~~THE~~ PROPOSED

KAMEHAMEHA MEMORIAL GARDENS

July 17 1975