

Action  
Oct 31 to Dec 15



December 16, 1975

The Honorable Akira Sakima  
House of Representatives  
State of Hawaii  
State Capitol  
Honolulu, Hawaii 96813

Dear Representative Sakima:

This is in response to your letter dated December 12, 1975 regarding the Special Permit petition SP75-227 Reorganized Church of Jesus Christ of Latter Day Saints.

Please be advised that the Land Use Commission cannot reconsider its action on this petition for the following reasons:

1. Part I. Rules of Practice & Procedure of the Land Use Commission, Sub-Part G, section 1.22 states:

"Reconsideration of Petitions. The Commission shall not reconsider its action on any petition after the period within which the Commission is required to act on such petition under Chapter 205, Hawaii Revised Statutes, or its rules and regulations. The Commission further shall not reconsider its action on any petition after 6:00 p.m. of the first week-day following the date of such action". (Emphasis added)

2. At the Land Use Commission meeting on December 5, 1975, a motion was made to deny the petition in view of the 5 reasons enumerated by the Director of the Department of Land Utilization in recommending denial of the Special Permit, the intensive agricultural activity in the around the area, and also in view of the strong objections voiced by the Hawaii Farm Bureau and farmers in the area to keep petitioned land in agriculture. The vote on this motion was 4 Ayes and 3 Nays with 2 Commissioners absent. In that a majority vote (5) of all members is required by Rule 1.3 (d) of Sub Part A of the Rules of Practice and Procedure of the Land Use Commission to render a decision on a Special Permit, the motion to deny failed. A motion to approve the petition was then made. The



The Honorable Akira Sakima - 2  
December 16, 1975

vote on this second motion was 3 Ayes and 4 Nays with 2 Commissioners absent. Consequently, the motion to approve also failed. Also, since the period for reconsideration of the Commission's action on the petition, as provided by Rule 1.22 of Sub Part G of the Commission's Rules has expired, the status of the petition is that of a disapproved Special Permit petition.

3. On the date of receipt of your letter on December 12, 1975, no meeting of the Land Use Commission has been scheduled on or prior to December 15, 1975. December 15 is the end of the 45 day period in which the Land Use Commission is mandated by statute to act on a Special Permit petition. For your information, the Hawaii Supreme Court, in the Town vs Land Use Commission case decided in 1974, held that the term "shall" as used in Land Use Statutes and Rules and Regulations regarding time imitations is mandatory and must be followed by the Commission. There is no discretion left to the Commission to allow any greater time than is provided by statute. In view of this recent ruling by the Hawaii Supreme Court, the Commission will not be able to entertain your request for reconsideration of SP75-227 at this time.

We note that the Rules of Practice and Procedure of the Commission contains the following provision:

Re-Application by Petitioner. The Commission shall not consider any petition for boundary amendment or Special Permit covering substantially the same request for substantially the same land as had previously been denied by the Commission within one year of the date of such denial unless the petitioner submits significant new data or additional reasons which substantially strengthen his petition, provided that in no event shall any such new petition be accepted within six (6) months of the date of such previous denial.

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

Very truly yours,

AH SUNG LEONG  
Acting Executive Officer

cc: Commissioners  
M. Marsh, Dep. Atty. Gen  
bcc: Land Use Division  
City Planning Comm.  
Dept. of Land Utiliz.



Speaker  
JAMES H. WAKATSUKI  
Vice Speaker  
RICHARD GARCIA  
Assistant Vice Speaker  
TED YAP  
Majority Leader  
CHARLES T. USHIJIMA  
Majority Floor Leader  
ROBERT KIMURA  
Assistant Majority Leaders  
STEVE COBB  
DANIEL J. KIHANO  
OLIVER LUNASCO  
NORMAN MIZUGUCHI

# HOUSE OF REPRESENTATIVES THE EIGHTH LEGISLATURE

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

LAND USE COMMISSION  
STATE OF HAWAII

Dec 12 1 36 PM '75



December 12, 1975

First District  
JACK K. SUWA  
Second District  
STANLEY H. ROHRIG  
HERBERT A. SEGAWA  
Third District  
YOSHITO TAKAMINE  
Fourth District  
MINORU INABA  
Fifth District  
ALVIN T. AMARAL  
GERALD K. MACHIDA  
Sixth District  
RONALD Y. KONDO  
VELMA M. SANTOS  
Seventh District  
DONNA R. IKEDA  
W. BUDDY SOARES

Mr. Eddie Tangen, Chairman  
Land Use Commission  
Pacific Trade Center  
Honolulu, HI 96813

Dear Chairman Tangen:

I'm writing in regards to a special use permit requested by the Reorganized Church of Jesus Christ of Latter Day Saints for a recreational camp with overnight accommodations within the agricultural district of Waianae, Oahu, identified as Tax Map Key 8-6-08:2.

At the meeting on December 5, 1975, the Land Use Commission failed to approve our special permit petition. We feel that our position as applicant and the condition of the permit negotiated between the City and County Planning Commission and the Church were not adequately represented. The staff report did not take into account the progressive intent of negotiations that took place over a period of three months, six meetings with the Planning Commission and an on-sight field trip of the property in question. We feel that our petition was not presented to our best interest and did not completely include the "facts, views, arguments and data deemed relevant" by us the petitioners. Because of the afore stated reasons we would like to appeal to the Commission for reconsideration of our special use permit petition.

Saturday, December 6, I left town for Arizona, to attend the conference of the Western Interstate Commission on Higher Education and was not back till Tuesday evening, December 9th. Understanding the rules of practice and procedure of the Commission that we must file such a petition for reconsideration before 6 p.m. of the Monday following the Commission meeting, we are asking that the Commission consider our request based on the fact of my inavailability on that day. Having discussed this matter

Eighth District  
STEVE COBB  
JACK LARSEN  
Ninth District  
DAN S. HAKODA  
TED T. MORIOKA  
Tenth District  
KEN KIYABU  
LISA NAITO  
Eleventh District  
JOHN S. CARROLL  
KINAU BOYD KAMALII  
Twelfth District  
CLARENCE Y. AKIZAKI  
CARL T. TAKAMURA  
Thirteenth District  
NEIL ABERCROMBIE  
HIRAM L. FONG, JR.  
CHARLES T. USHIJIMA  
Fourteenth District  
RUSSELL BLAIR  
KATHLEEN STANLEY  
Fifteenth District  
ROBERT KIMURA  
RICHARD IKE SUTTON  
Sixteenth District  
AKIRA SAKIMA  
TED YAP  
Seventeenth District  
RICHARD GARCIA  
KENNETH LEE  
Eighteenth District  
MITSUO UECHE  
JAMES H. WAKATSUKI  
Nineteenth District  
BENJAMIN J. CAYETANO  
NORMAN MIZUGUCHI  
Twentieth District  
DANIEL J. KIHANO  
MITSUO SHITO  
Twenty-First District  
RICHARD C. S. HO  
HENRY HAALILIO PETERS  
Twenty-Second District  
OLIVER LUNASCO  
HOWARD K. ODA  
Twenty-Third District  
GEORGE W. CLARKE  
Twenty-Fourth District  
RALPH K. AJIFU  
FAITH P. EVANS  
Twenty-Fifth District  
JOHN J. MEDEIROS  
ANDREW K. POEPOE  
Twenty-Sixth District  
JANN L. YUEN  
Twenty-Seventh District  
RICHARD A. KAWAKAMI  
TONY T. KUNIMURA  
DENNIS R. YAMADA



Mr. Eddie Tangen  
December 12, 1975  
page 2

with the church president we felt that we needed to appeal  
to the Commission for reconsideration.

Thank you for your time and I humbly request your  
favorable consideration.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Akira Sakima".

AKIRA SAKIMA



December 9, 1975

City Planning Commission  
Municipal Building  
650 South King Street  
Honolulu, Hawaii 96813

Attention: Mr. Robert R. Way  
Chief Planning Officer

Gentlemen:

At its meeting on December 5, 1975, the Land Use Commission considered the Special Permit request by the Reorganized Church of Jesus Christ of Latter Day Saints (SP75-227) to establish a recreational camp with overnight accommodations within the Agricultural District at Waianae, Oahu, identified as Tax Map Key 8-6-08: 2.

A motion was made to deny the petition in view of the 5 reasons enumerated by the Director of the Department of Land Utilization in recommending denial of the Special Permit, the intensive agricultural activity in and around the area, and also in view of the strong objections voiced by the Hawaii Farm Bureau and farmers in the area to keep petitioned land in agriculture. The vote on this motion was 4 Ayes and 3 Nays with 2 Commissioners absent. In that a majority vote (5) of all members is required by Rule 1.3 (d) of Sub Part A of the Rules of Practice and Procedure of the Land Use Commission to render a decision on a Special Permit, the motion to deny failed. A motion to approve the petition was then made. The vote on this second motion was 3 Ayes and 4 Nays with 2 Commissioners absent. Consequently, the motion to approve also failed. Also, since the period for reconsideration of the Commission's action on the petition, as provided by Rule 1.22 of Sub Part G of the Commission's Rules has expired, the status of the petition is that of a disapproved Special Permit petition.

A copy of the staff memorandum is enclosed for your information. Should you have any further questions, please feel free to contact us.

Very truly yours,

AH SUNG LEONG  
Acting Executive Officer

Encl.  
cc: Church of Latter Day Saints  
Dept. of Land Utilization  
City Council



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-227 - REORGANIZED CHURCH OF DATE December 5, 1975  
JESUS CHRIST OF LATTER DAY SAINTS  
PLACE DOE Board Room #404 TIME 1:30 p.m.  
Honolulu, Hawaii

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

Comments:

I move that we approve Special Permit SP75-227 with the conditions imposed by the County Planning Commission.

Vote #2



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-227 - REORGANIZED CHURCH DATE December 5, 1975  
OF JESUS CHRIST OF LATTER DAY SAINTS

PLACE DOE Board Room #404  
Honolulu, Hawaii

TIME 1:30 p.m.

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

Comments:

Vote #1

In view of the 5 reasons given on page 9 that are against this Special Use Permit, and in view of the intensive agricultural activity in and around this area, and also in view of the strong objections voiced by the Hawaii Farm Bureau and farmers in the area to keep petitioned land in agriculture, I move that the Special Permit be denied.



STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

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

DOE Board Room #404  
Queen Liliuokalani Building  
Honolulu, Hawaii

*Approved*  
*February 13, 1976*

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

COMMISSIONER ABSENT: Colette Machado

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

Ray Russell, Court Reporter

The meeting was called to order by the Chairman.

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

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

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



conditions imposed by the Kauai County Planning Commission. The motion was unanimously passed.

✓ REQUEST BY THE REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS (SP75-227) TO ESTABLISH A RECREATION CAMP AT WAIANAE, OAHU

Chairman Tangen noted for the record that Commissioner Duke had excused himself from the proceedings on this Special Permit.

Mr. Gordan Furutani, Planner, presented the staff memo (see copy on file).

Several questions were raised regarding health problems resulting from pesticide drift from the surrounding agricultural activities, the concern expressed by the Farm Bureau regarding non-agricultural uses within the Agricultural District, odor emanating from neighboring pig farms, etc.

Chairman Tangen pointed out that one of the conditions imposed by the City Planning Commission stipulated that the applicant or any person utilizing this facility shall not complain or object to the agricultural uses or effects generated by such uses. Furthermore, it had been submitted by the petitioner that this would be considered as an agricultural learning experience and introduction to farm life for the children and people from the city.

Commissioner Yamamura moved that in view of the 5 reasons listed on page 9 (see staff memo), and also in view of the intensive agricultural activities in and around this area, and also in view of the position taken by the Hawaii Farm Bureau and the farmers in this area to keep the petitioned land in agriculture, the Special Permit be denied. The motion was seconded by Vice Chairman Sakahashi and the Commissioners were polled as follows:

Ayes: Commissioners Yamamura, Yanai, Sakahashi, Carras

Nays: Commissioners Whitesell, Oura, Chairman Tangen

Absent: Commissioners Duke, Machado

The motion failed to carry.

Commissioner Whitesell then moved to approve the Special Permit, subject to the conditions imposed by the City Planning Commission. The motion was seconded by Commissioner Oura and the Commissioners were polled as follows:

Ayes: Commissioners Whitesell, Oura, Chairman Tangen



Nays: Commissioners Yamamura, Sakahashi, Carras, Yanai

Absent: Commissioners Duke, Machado

The second motion also failed to pass.

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

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

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

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

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

Nay: Vice Chairman Sakahashi

Absent: Commissioner Machado

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

The staff memo was presented by Mr. Leong.

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

#### MISCELLANEOUS

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

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

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



STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

December 5, 1975

1:30 p.m.

FROM: Staff

SUBJECT: SP75-227 - Church of Latter Day Saints

A Special Permit to allow the establishment of a recreational camp with overnight accommodations within the Agricultural District at Waianae, Oahu has been requested by Mr. Everett Graffeo on behalf of the Reorganized Church of Jesus Christ of Latter Day Saints. The subject property comprises approximately 10.5 acres and is described as TMK 8-6-08:2.

The petitioner states that:

"the property will be used as a private recreational camp with overnight accommodation for youth and church family weekend institutional and study retreats. A Christian pre-school day care center and day care facility for senior citizens will be operated by the church, no commercial overnight housing such as a motel or hotel is planned. All ground uses relates to Christian purposes and is not profit oriented."

Plans submitted by the applicant indicate the following uses proposed over a ten-year period:

- Phase 1 1976 Outdoor recreational facilities (basketball, volleyball, shuffleboard courts)
- Phase 2 1977 Softball diamond and 5 overnight cabin facilities with sleeping accommodations for 60
- Phase 3 1978 10 overnight cabin facilities with sleeping accommodations for 120; 11 tent platforms; and a shower-restroom facility
- Phase 4 1979 Multi-purpose room (seating capacity: 250)
- Phase 5 1980 8-lane swimming pool and shower facilities



Phase 6	1981	Single-family residence and office
Phase 7	1982	Church sanctuary (seating capacity: 200)
Phase 8	1983	Senior citizen and pre-school/day care centers
Phase 9	1984	Administrative office
Phase 10	1985	Single-family residence

The maximum ground occupancy is 250 people with overnight housing facilities for about 180 people. Parking accommodations for a total of 103 cars will be provided in Phases I and III.

The subject parcel is presently being utilized by the church for picnics and occasional overnight outings. A single-family dwelling and two quonset huts are presently located on the parcel. The surrounding area include a dairy operation to the rear of the subject property; a poultry farm and single-family dwellings on the north side; fruit and vegetable farms on the south side; and directly across Puhawai Street are two pig farms.

Agency comments received by the Department of Land Utilization:

1. The Board of Water Supply advises that their facilities are adequate to serve the proposed use.
2. The Department of Public Works, Division of Sewers, advises that public sewers are not available and that public service to this area are not included in the current sewer master plan.
3. The State Department of Health indicates that the use of cesspools as a means of sewage disposal is feasible for this development.
4. The Department of Public Works requested a drainage study.
5. The Department of Transportation Services reviewed a traffic impact study prepared and submitted by the applicant. They indicate that "the existing streets have the capacity to accommodate traffic that will be generated by the private recreational camp."
6. Department of Parks and Recreation states that "they have no objection to the establishment of this private



recreational camp."

7. The State Department of Health, Environmental Protection and Health Services Division, notes that they "foresee no major adverse environmental effects arising from this project", however, they indicate "the probability of fly and odor nuisance complaints because of the close proximity of livestock farms. Costa Dairy and Tanoue Hog Farms are located adjacent to the proposed camp."
8. The Fire Department reports that their Waianae and Nanakuli Fire Stations are adequate to service this facility.
9. The Department of Agriculture opposes this permit request for the following reasons:
  - "1. A majority of the parcel is classified by the U.S. Department of Agriculture Soil Conservation Service as Lualualei stony clay, 0 to 2 percent slope. This soil is used for sugar cane, truck crops and pasture. Similarly classified soils are being used for intensive agriculture in adjacent and other areas of Lualualei.
  - "2. The parcel is adjacent to a poultry farm and truck crop ventures. The general area is an important center of crop and livestock production.
  - "3. The Department of Agriculture is on record opposing nonagricultural uses within the Lualualei agricultural district. Odor, noise and pesticide drift render the area unsuitable for high density use."
10. The Soil Conservation Service for West Oahu Soil and Water Conservation District reports that "Some of this land is used for meadow and some for farming. There are two soils: One soil is Lualualei stony clay 0 to 2 percent slopes about 75% of the tract. This soil is suitable for cultivation, but there are stones on or near the surface and in the subsoil. The soil is suitable for cultivation, but is very sticky and very plastic when wet and difficult to cultivate. The soil has very high shrink swell potential. When it dries out, it shrinks and cracks; when it gets wet, it swells. The shrinking and swelling of the soil can cause movement and cracking of structures and pavement. Water moves through the soil slowly.



"The other soil is Pulehu clay loam 0 to 3 percent slopes about 25% of the tract. This is a well-drained, dark-brown soil along streams and on alluvial fans. Slopes are nearly level. Few gravel occur in the surface layer and in the subsoil. Depth to bedrock is more than 5 feet. Permeability is moderate, and erosion hazard is none to slight. This soil is subject to flooding in some places. There are quite a few stones on or near the surface, but in general this is good agricultural land."

11. The Hawaii Farm Bureau Federation opposes the use of the subject land for purposes other than agriculture because "we believe that it is to the benefit of the people of Hawaii in the long run to preserve our farm lands for food production." They further indicate that this parcel has excellent potential for intensive agricultural use.

"Similar land within a short distance supports excellent truck crops, fruit trees, ornamental nurseries, etc. We realize that not all lands are highly productive at present, but they could be made so by cultivation. Also, the soil quality is entirely satisfactory for the very intensive purpose of poultry production, greenhouse shade crops, etc.

"In the broad sense, we believe that the purpose of the land use laws is to keep agriculture alive in Hawaii. Highest and best use could be preservation of this land for the future needs of our future population."

The Bureau also cited concerns related to pesticide drift and the nuisance of odors and noises.

They "agree that the purpose of this application is excellent, being devoted to public service. However, we would like to see land exchange arranged so that this worthy project would not take good crop land."

They also "hope that rules and regulations for land use in agricultural districts can be clarified, or perhaps amended, so that all of us, farmers, homeowners, developers, everybody can know just what can be planned and carried out."

12. Department of General Planning:

"The proposed recreational camp in an Agricultural



District does not conform to the General Plan.

The General Plan is very specific in the objective to 'curb-urban sprawl' into agricultural areas. It states: '...suitable lands should be reserved for agricultural purposes and be protected from infringement by nonagricultural uses wherever possible...'

"The proposed camp would be an 'infringement' and, therefore, would be contrary to the stated policy of the General Plan."

The City held an advance informational meeting regarding this request on May 29, 1975. The meeting was attended by 11 property owners and two representatives of the Hawaii Farm Bureau. The Planning Commission staff report noted that the following concerns were presented at the meeting:

"The property owners, with the support of the Hawaii Farm Bureau, expressed their concerns for the gradual loss of agricultural land to "special uses." They indicated that they did not object to the project itself as it would serve a community need and seemed to be a worthwhile project; however, they would like to see a land exchange arranged so that this project would not take good crop land. They further cite odors from farm animals and the use of chemical sparys at existing farms as possible problems to persons utilizing the facilities. They state that if it does not seem to be a problem now, it is only because the facilities are not being used on all-day basis.

The farmers also indicate that they were concerned that church guests, particularly children, may be inclined to trespass and "raid" the vegetable and fruit farms. The applicant agreed to fence the entire perimeter of the property.

Church representatives indicated that they are very much aware of farm odors and noise and feel that this is considered to be part of their introduction to farm life for City children. The also indicated that they do not feel pesticide drift to be a problem.

Public hearings on the subject request were conducted by the City Planning Commission on July 30 and August 27, 1975. Further deliberations were held by the Planning Commission on September 17, October 1, 15, and 22, 1975.

At the July 30, 1975 hearing, Everett Graffeo, Branch President, Reorganized Church of Jesus Christ of Latter Day Saints, and Peter K. Ahuna, Howard Sakima and Mrs. Healani A. Ellis, members of that church, testified in support of this petition. Testimony in opposition to this request was presented by Milton Warne, Chairman, Land Committee, Hawaii Farm Bureau Federation.



At the August 27, 1975 hearing which was an extension of the July 30th meeting, Mr. Akira Sakima, member of the Reorganized Church of Jesus Christ of Latter Day Saints presented testimony in support of the request. Testimony against the application were expressed by Mrs. T. Takahashi, resident and farmer, Waianae, and Mr. Ernest Adaniya, 1st Vice President, Hawaii Farm Bureau.

City Recommendation:

At its October 22, 1975 meeting the City Planning Commission voted to recommend approval of this Special Use Permit subject to the following conditions:

1. The provisions of the plans, including the phasing timetable marked Exhibit A, approved as a part of this permit, and on file with the Director of the Department of Land Utilization, dated May 31, 1974, shall be followed except as may be altered by the conditions stated herein.
2. Prior to the construction of each phase of the proposed development, the applicant shall submit construction and landscape plans for the increment to be developed to the Director of the Department of Land Utilization for his review and approval.
3. A minimum of 103 automobile parking spaces shall be provided in two increments. Fifty spaces will be provided in Phase I and the remainder will be provided for in those areas set aside for recreational activities when more than 250 people are in attendance. The fifty spaces in Phase I shall be provided in conformance with the off-street parking requirements as set forth under Section 21-204 of the Comprehensive Zoning Code.
4. A grading plan shall be submitted to the Director of the Department of Land Utilization for review and approval prior to commencement of the initial phase. In addition, general landscape plans shall be submitted simultaneously and shall be prepared by a registered landscape architect. These plans shall be designed so as to afford the maximum buffering between the proposed use and the surrounding properties.
5. A private sewage disposal system shall be provided in a manner acceptable to the State Department of Health.



6. Within one year of the approval of the Special Use Permit, the applicant shall file an application for a building permit with the Building Department, and said proposed facility, consisting of nine phases, shall be completed by December 31, 1984. If necessary, the time limit may be extended by the Director of the Department of Land Utilization with concurrence of the Planning Commission provided that the applicant makes his request in writing and submits reasons which justify the time extension.
7. Only one identification sign shall be permitted. Said sign shall not exceed 12 square feet in area, and its type and location shall be approved by the Director of the Department of Land Utilization prior to obtaining a building permit.
8. All utilities shall be underground.
9. The entire perimeter of the property shall be fenced with six-foot-high fencing. The plans for the fencing shall be submitted to the Director of the Department of Land Utilization for his approval prior to obtaining the building permit, and the fence shall be installed during the construction of the first phase.
10. A drainage study, as approved by the Department of Public Works, is to be incorporated into the approved plans, Exhibit A.
11. The applicant is aware that the permitted uses in this agricultural area, including chicken farming, are considered to be permitted uses, and the effects of these uses in terms of odors, noise, and insects are not to be considered as nuisances. The applicant and any persons utilizing this facility shall in no way interfere with, or object to, the lawful agricultural uses or effects generated by those uses.
12. A minimum of 20% of the subject property shall be utilized for agriculture educational purposes.
13. An educational program in agriculture will be established by the applicant which will have the following goals:
  - (a) To establish an environment in which the participants will be exposed to general agricultural activities in a farm area.



- FOX 81-53
- (b) To develop a program in which the participants will be taught basic agricultural skills.
  - (c) To encourage the participation of the members of the immediate farming community and the assistance of public and private agricultural organizations in the development of the agricultural program.
14. Annual evaluations shall be submitted to the Planning Commission by the applicant through 1982 so that they may be kept informed on the progress of the agriculture program.
  15. The applicant shall produce evidence that it carries liability insurance prior to commencing operation of the facility. This evidence shall be submitted to the Director of the Department of Land Utilization.
  16. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land and made part of the sales agreement with future owners.
  17. In the event all conditions as set forth herein are not complied with, the Director of the Department of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained.
  18. The recorded owner of the land encompassed by these permits shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii a declaration of the above-mentioned restrictive conditions.
  19. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Department of Land Utilization as evidence of recordation prior to issuance of a building permit.
  20. The Director of the Department of Land Utilization may approve modifications which in his determination are minor in nature."
- 25% CUMULATIVE
- EXCELLENCE

The Planning Commission's recommendation for approval was contrary to the Department of Land Utilization's conclusion and recommendation. In his report to the Planning Commission, the Director



of the Department of Land Utilization concluded that:

"...the construction of a private recreational camp on this site (Tax Map Key 8-6-08:2) is not unusual and reasonable and should be denied for the following reasons:

1. As evidenced by surrounding agricultural uses, the land has significant potential for agricultural purposes.
2. The land upon which a Special Permit is sought is suitable for uses permitted in the agricultural district.
3. The proposed facility will change the character of the area by the mere scope of its activities which are more people-oriented than surrounding uses.
4. The use is primarily for private use and will meet minimal needs of the immediate farm community.
5. The heavy concentration of people in this agricultural area presents numerous opportunities for incidents of nuisance complaints against the agricultural activities which are well established in the area."

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

December 5, 1975

1:30 p.m.

FROM: Staff

SUBJECT: SP75-227 - Church of Latter Day Saints

A Special Permit to allow the establishment of a recreational camp with overnight accommodations within the Agricultural District at Waianae, Oahu has been requested by Mr. Everett Graffeo on behalf of the Reorganized Church of Jesus Christ of Latter Day Saints. The subject property comprises approximately 10.5 acres and is described as TMK 8-6-08:2.

The petitioner states that:

"the property will be used as a private recreational camp with overnight accommodation for youth and church family weekend institutional and study retreats. A Christian pre-school day care center and day care facility for senior citizens will be operated by the church, no commercial overnight housing such as a motel or hotel is planned. All ground uses relates to Christian purposes and is not profit oriented."

Plans submitted by the applicant indicate the following uses proposed over a ten-year period:

- |         |      |   |
|---------|------|---|
| Phase 1 | 1976 | Outdoor recreational facilities (basketball, volleyball, shuffleboard courts)   |
| Phase 2 | 1977 | Softball diamond and 5 overnight cabin facilities with sleeping accommodations for 60                                 |
| Phase 3 | 1978 | 10 overnight cabin facilities with sleeping accommodations for 120; 11 tent platforms; and a shower-restroom facility |
| Phase 4 | 1979 | Multi-purpose room (seating capacity: 250)  |
| Phase 5 | 1980 | 8-lane swimming pool and shower facilities  |



- Phase 6    1981    Single-family residence and office
- Phase 7    1982    Church sanctuary (seating capacity: 200)
- Phase 8    1983    Senior citizen and pre-school/day care centers
- Phase 9    1984    Administrative office
- Phase 10   1985    Single-family residence

The maximum ground occupancy is 250 people with overnight housing facilities for about 180 people. Parking accommodations for a total of 103 cars will be provided in Phases I and III.

The subject parcel is presently being utilized by the church for picnics and occasional overnight outings. A single-family dwelling and two quonset huts are presently located on the parcel. The surrounding area include a dairy operation to the rear of the subject property; a poultry farm and single-family dwellings on the north side; fruit and vegetable farms on the south side; and directly across Puhawai Street are two pig farms.

Agency comments received by the Department of Land Utilization:

1. The Board of Water Supply advises that their facilities are adequate to serve the proposed use.
2. The Department of Public Works, Division of Sewers, advises that public sewers are not available and that public service to this area are not included in the current sewer master plan.
3. The State Department of Health indicates that the use of cesspools as a means of sewage disposal is feasible for this development.
4. The Department of Public Works requested a drainage study.
5. The Department of Transportation Services reviewed a traffic impact study prepared and submitted by the applicant. They indicate that "the existing streets have the capacity to accommodate traffic that will be generated by the private recreational camp."
6. Department of Parks and Recreation states that "they have no objection to the establishment of this private

recreational camp."

7. The State Department of Health, Environmental Protection and Health Services Division, notes that they "foresee no major adverse environmental effects arising from this project", however, they indicate "the probability of fly and odor nuisance complaints because of the close proximity of livestock farms. Costa Dairy and Tanoue Hog Farms are located adjacent to the proposed camp."
8. The Fire Department reports that their Waianae and Nanakuli Fire Stations are adequate to service this facility.
9. The Department of Agriculture opposes this permit request for the following reasons:
  - "1. A majority of the parcel is classified by the U.S. Department of Agriculture Soil Conservation Service as Lualualei stony clay, 0 to 2 percent slope. This soil is used for sugar cane, truck crops and pasture. Similarly classified soils are being used for intensive agriculture in adjacent and other areas of Lualualei.
  - "2. The parcel is adjacent to a poultry farm and truck crop ventures. The general area is an important center of crop and livestock production.
  - "3. The Department of Agriculture is on record opposing nonagricultural uses within the Lualualei agricultural district. Odor, noise and pesticide drift render the area unsuitable for high density use."
10. The Soil Conservation Service for West Oahu Soil and Water Conservation District reports that "Some of this land is used for meadow and some for farming. There are two soils: One soil is Lualualei stony clay 0 to 2 percent slopes about 75% of the tract. This soil is suitable for cultivation, but there are stones on or near the surface and in the subsoil. The soil is suitable for cultivation, but is very sticky and very plastic when wet and difficult to cultivate. The soil has very high shrink swell potential. When it dries out, it shrinks and cracks; when it gets wet, it swells. The shrinking and swelling of the soil can cause movement and cracking of structures and pavement. Water moves through the soil slowly.



"The other soil is Pulehu clay loam 0 to 3 percent slopes about 25% of the tract. This is a well-drained, dark-brown soil along streams and on alluvial fans. Slopes are nearly level. Few gravel occur in the surface layer and in the subsoil. Depth to bedrock is more than 5 feet. Permeability is moderate, and erosion hazard is none to slight. This soil is subject to flooding in some places. There are quite a few stones on or near the surface, but in general this is good agricultural land."

11. The Hawaii Farm Bureau Federation opposes the use of the subject land for purposes other than agriculture because "we believe that it is to the benefit of the people of Hawaii in the long run to preserve our farm lands for food production." They further indicate that this parcel has excellent potential for intensive agricultural use.

"Similar land within a short distance supports excellent truck crops, fruit trees, ornamental nurseries, etc. We realize that not all lands are highly productive at present, but they could be made so by cultivation. Also, the soil quality is entirely satisfactory for the very intensive purpose of poultry production, greenhouse shade crops, etc.

"In the broad sense, we believe that the purpose of the land use laws is to keep agriculture alive in Hawaii. Highest and best use could be preservation of this land for the future needs of our future population."

The Bureau also cited concerns related to pesticide drift and the nuisance of odors and noises.

They "agree that the purpose of this application is excellent, being devoted to public service. However, we would like to see land exchange arranged so that this worthy project would not take good crop land."

They also "hope that rules and regulations for land use in agricultural districts can be clarified, or perhaps amended, so that all of us, farmers, homeowners, developers, everybody can know just what can be planned and carried out."

12. Department of General Planning:

"The proposed recreational camp in an Agricultural

District does not conform to the General Plan.

The General Plan is very specific in the objective to 'curb-urban sprawl' into agricultural areas. It states: '...suitable lands should be reserved for agricultural purposes and be protected from infringement by nonagricultural uses wherever possible...'

"The proposed camp would be an 'infringement' and, therefore, would be contrary to the stated policy of the General Plan."

The City held an advance informational meeting regarding this request on May 29, 1975. The meeting was attended by 11 property owners and two representatives of the Hawaii Farm Bureau. The Planning Commission staff report noted that the following concerns were presented at the meeting:

"The property owners, with the support of the Hawaii Farm Bureau, expressed their concerns for the gradual loss of agricultural land to "special uses." They indicated that they did not object to the project itself as it would serve a community need and seemed to be a worthwhile project; however, they would like to see a land exchange arranged so that this project would not take good crop land. They further cite odors from farm animals and the use of chemical sparys at existing farms as possible problems to persons utilizing the facilities. They state that if it does not seem to be a problem now, it is only because the facilities are not being used on all-day basis.

The farmers also indicate that they were concerned that church guests, particularly children, may be inclined to trespass and "raid" the vegetable and fruit farms. The applicant agreed to fence the entire perimeter of the property.

Church representatives indicated that they are very much aware of farm odors and noise and feel that this is considered to be part of their introduction to farm life for City children. The also indicated that they do not feel pesticide drift to be a problem.

Public hearings on the subject request were conducted by the City Planning Commission on July 30 and August 27, 1975. Further deliberations were held by the Planning Commission on September 17, October 1, 15, and 22, 1975.

At the July 30, 1975 hearing, Everett Graffeo, Branch President, Reorganized Church of Jesus Christ of Latter Day Saints, and Peter K. Ahuna, Howard Sakima and Mrs. Healani A. Ellis, members of that church, testified in support of this petition. Testimony in opposition to this request was presented by Milton Warne, Chairman, Land Committee, Hawaii Farm Bureau Federation.



At the August 27, 1975 hearing which was an extension of the July 30th meeting, Mr. Akira Sakima, member of the Reorganized Church of Jesus Christ of Latter Day Saints presented testimony in support of the request. Testimony against the application were expressed by Mrs. T. Takahashi, resident and farmer, Waianae, and Mr. Ernest Adaniya, 1st Vice President, Hawaii Farm Bureau.

City Recommendation:

At its October 22, 1975 meeting the City Planning Commission voted to recommend approval of this Special Use Permit subject to the following conditions:

1. The provisions of the plans, including the phasing timetable marked Exhibit A, approved as a part of this permit, and on file with the Director of the Department of Land Utilization, dated May 31, 1974, shall be followed except as may be altered by the conditions stated herein.
2. Prior to the construction of each phase of the proposed development, the applicant shall submit construction and landscape plans for the increment to be developed to the Director of the Department of Land Utilization for his review and approval.
3. A minimum of 103 automobile parking spaces shall be provided in two increments. Fifty spaces will be provided in Phase I and the remainder will be provided for in those areas set aside for recreational activities when more than 250 people are in attendance. The fifty spaces in Phase I shall be provided in conformance with the off-street parking requirements as set forth under Section 21-204 of the Comprehensive Zoning Code.
4. A grading plan shall be submitted to the Director of the Department of Land Utilization for review and approval prior to commencement of the initial phase. In addition, general landscape plans shall be submitted simultaneously and shall be prepared by a registered landscape architect. These plans shall be designed so as to afford the maximum buffering between the proposed use and the surrounding properties.
5. A private sewage disposal system shall be provided in a manner acceptable to the State Department of Health.

6. Within one year of the approval of the Special Use Permit, the applicant shall file an application for a building permit with the Building Department, and said proposed facility, consisting of nine phases, shall be completed by December 31, 1984. If necessary, the time limit may be extended by the Director of the Department of Land Utilization with concurrence of the Planning Commission provided that the applicant makes his request in writing and submits reasons which justify the time extension.
7. Only one identification sign shall be permitted. Said sign shall not exceed 12 square feet in area, and its type and location shall be approved by the Director of the Department of Land Utilization prior to obtaining a building permit.
8. All utilities shall be underground.
9. The entire perimeter of the property shall be fenced with six-foot-high fencing. The plans for the fencing shall be submitted to the Director of the Department of Land Utilization for his approval prior to obtaining the building permit, and the fence shall be installed during the construction of the first phase.
10. A drainage study, as approved by the Department of Public Works, is to be incorporated into the approved plans, Exhibit A.
11. The applicant is aware that the permitted uses in this agricultural area, including chicken farming, are considered to be permitted uses, and the effects of these uses in terms of odors, noise, and insects are not to be considered as nuisances. The applicant and any persons utilizing this facility shall in no way interfere with, or object to, the lawful agricultural uses or effects generated by those uses.
12. A minimum of 20% of the subject property shall be utilized for agriculture educational purposes.
13. An educational program in agriculture will be established by the applicant which will have the following goals:
  - (a) To establish an environment in which the participants will be exposed to general agricultural activities in a farm area.



- (b) To develop a program in which the participants will be taught basic agricultural skills.
  - (c) To encourage the participation of the members of the immediate farming community and the assistance of public and private agricultural organizations in the development of the agricultural program.
14. Annual evaluations shall be submitted to the Planning Commission by the applicant through 1982 so that they may be kept informed on the progress of the agriculture program.
  15. The applicant shall produce evidence that it carries liability insurance prior to commencing operation of the facility. This evidence shall be submitted to the Director of the Department of Land Utilization.
  16. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land and made part of the sales agreement with future owners.
  17. In the event all conditions as set forth herein are not complied with, the Director of the Department of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained.
  18. The recorded owner of the land encompassed by these permits shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii a declaration of the above-mentioned restrictive conditions.
  19. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Department of Land Utilization as evidence of recordation prior to issuance of a building permit.
  20. The Director of the Department of Land Utilization may approve modifications which in his determination are minor in nature."

The Planning Commission's recommendation for approval was contrary to the Department of Land Utilization's conclusion and recommendation. In his report to the Planning Commission, the Director

of the Department of Land Utilization concluded that:

"...the construction of a private recreational camp on this site (Tax Map Key 8-6-08:2) is not unusual and reasonable and should be denied for the following reasons:

1. As evidenced by surrounding agricultural uses, the land has significant potential for agricultural purposes.
2. The land upon which a Special Permit is sought is suitable for uses permitted in the agricultural district.
3. The proposed facility will change the character of the area by the mere scope of its activities which are more people-oriented than surrounding uses.
4. The use is primarily for private use and will meet minimal needs of the immediate farm community.
5. The heavy concentration of people in this agricultural area presents numerous opportunities for incidents of nuisance complaints against the agricultural activities which are well established in the area."



STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

**November 21, 1975**

Mr. Everett Graffeo, President  
1666 Mott-Smith Drive  
Honolulu, Hawaii

**Dear Mr. Graffeo:**

The Land Use Commission next meets on December 5, 1975  
 , at 1:30 p.m. , in the Queen Liliuokalani  
Building, 4th Floor, Board Room #4040 .

At that time the Special Permit application by Reorganized Church of Jesus Christ of Latter Day Saints (SP 75-227 ) to establish a private recreation camp

in the Agricultural District at Waianae, Oahu  
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

Enclosure - Agenda

APPROVED

Special Meeting of the Planning Commission  
Minutes  
October 22, 1975

The Planning Commission held a special meeting on Wednesday, October 22, 1975 in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman  
Sylvia Sumida, Vice Chairman  
Dr. Wilbur Choy  
Donald Hosaka  
Charles Izumoto  
Yuklin Kuna  
Ned Wiederholt  
Harriet Wikum

STAFF PRESENT:

Robert R. Way, Chief Planning Officer  
Eugene B. Connell, Executive Secretary  
Art Muraoka, Staff Planner

MINUTES:

The minutes of September 17, 1975 were approved as circulated, on motion by Dr. Choy, seconded by Mr. Hosaka and carried.

UNFINISHED BUSINESS  
STATE SPECIAL USE  
PERMIT AND CONDITIONAL  
USE PERMIT  
(PRIVATE RECREATIONAL  
CAMP)  
WAIANAE  
REORGANIZED CHURCH OF  
JESUS CHRIST OF LATTER  
DAY SAINTS  
(FILE #75/SUP-3 &  
#75/CUP-7)

The Chairman had declared a conflict of interest and did not take part in any deliberation on this matter. Mr. Hosaka was appointed Chairman pro tem.

The public hearing of July 30, 1975 was kept open for lack of a quorum. The public hearing of August 27 was closed and action deferred for conditions to be presented at the September 17 meeting. Action was deferred on September 17 for a lack of quorum and on October 1 for a field trip to the site. On October 15,

the Commission requested that conditions be developed to insure that an agriculture educational program be provided in the proposed recreational camp.

Copies of the requested proposed conditions were sent to the Commission. Mr. Everett Graffeo was recalled and questioned regarding the conditions. He felt that the following condition seemed to restrict the location of the agricultural activity to one area which he felt should not be specified in order to allow some flexibility: "A minimum of 20% (2.10 acres) of the subject property shall be utilized for agriculture educational purposes. That 20% will be located in that area which has the highest capacity for agricultural production." Their proposal includes a fruit orchard, garden vegetables, garden flowers, papaya grove, pineapple plot, a Hawaiian native plant area of coconuts, lauhala, bananas, and a taro patch



The Executive Secretary presented a Memorandum to the Commission from the Chief Planning Officer dated Oct. 22, 1975, responding to the Commission's concerns (copy attached).

The Commission felt--

1. The proposed conditions would meet the objections of the various agencies and witnesses.
2. The exact location of the 20% agriculture portion of the site need not be established to allow the architect flexibility in redesigning the facility. Modification of that condition should so reflect.
3. The proposed agriculture educational program will create a compatible use with the surrounding properties and that the proposed uses are in conformance with the spirit of the General Plan, the CZC, and the Rules and Regulations of the SLUC.

ACTION: The Commission voted to recommend approval of the Conditional Use Permit and the Special Use Permit, subject to the modified conditions (copy attached), on motion by Mrs. Wikum, seconded by Dr. Choy and carried.

(The Director of Land Utilization recommends denial of this request.)

AYES - Choy, Hosaka, Izumoto, Kuna, Sumida, Wiederholt, Wikum  
NAYES - None  
ABSENT - Kamiya (conflict of interest)

UNFINISHED BUSINESS  
CZC AMENDMENT RELATING  
TO PLANNED DEVELOPMENT  
PROCEDURES  
(BILL NO. 92)  
(FILE #L&R/CZC/1975-15 AM)

The public hearing held September 10, 1975 was closed, and action deferred to October 1 for further study of alternatives or modifications. On October 1 and 15 action was deferred for an opinion from Corporation Counsel.

The Executive Secretary reported the receipt of Corporation Counsel's opinion as to whether or not the City Council may accept planned unit development applications (copy attached).

ACTION: The Commission, on motion by Mrs. Wikum, seconded by Dr. Choy and carried, recommended denial of both the City Council proposed ordinance (Draft 1), and the recommendation of the Director of Land Utilization regarding the proposed amendment to Article 10 of the CZC (Draft 2).

The Commission based its denial on the following reasons:

1. No provision is made for design review of planned developments prior to the Planning Commission public hearings and City Council hearings and action.

2. Sixty days is an inadequate amount of time for the Department of Land Utilization to review the applications and submit complete reports to the Commission.
3. In light of the second reason, the 45-day time limit on the Commission is unreasonable.
4. Either proposal (City Council's or the Director of Land Utilization's) will generate more denials from both the Director of Land Utilization and the Planning Commission than are generated out of the present procedure. The Commission believes that such denials will put the applicants under unnecessary and undue stress.

AYES - Choy, Hosaka, Izumoto, Kamiya, Kuna, Sumida,  
Wiederholt, Wikum  
NAYES - None  
ABSENT - None

ELECTION OF  
VICE-CHAIRMAN

With the resignation of past Vice Chairman Charles Duke, who accepted an appointment on the State Land Use Commission, the Commission held an election of a Vice Chairman.

Dr. Choy declined a nomination which was made by Mr. Hosaka, seconded by Mrs. Sumida. He then nominated Mrs. Sumida who was unanimously elected Vice Chairman. Mr. Izumoto seconded the nomination.

ADJOURNMENT:

The meeting adjourned at 3:20 p.m.

Respectfully submitted,



Henrietta B. Lyman  
Secretary-Reporter

- Attachments:
- (1) Memorandum dated Oct. 22, 1975 to Planning Commission from Chief Planning Officer
  - (2) Conditions related to the Reorganized Church of Jesus Christ of Latter Day Saints dated 10/22/75.
  - (3) Opinion from Corporation Counsel dated 10/10/75 re Proposed Amendment of CZC (Bill 92)



DEPARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



ROBERT R. WAY  
CHIEF PLANNING OFFICER  
75/SUP-3 and  
75/CUP-7 (LC)

October 22, 1975

MEMORANDUM

TO : PLANNING COMMISSION

FROM : ROBERT R. WAY, CHIEF PLANNING OFFICER

SUBJECT: CONDITIONS FOR REORGANIZED CHURCH OF JESUS CHRIST OF  
LATTER DAY SAINTS--75/SUP-3 and 75/CUP-7 (LC)

The Planning Commission, at the October 15, 1975 meeting, requested that conditions be developed to insure that an agriculture educational program would be provided in the proposed recreational camp.

After discussion with the applicant, it was agreed that a percentage of the property could be set aside for the proposed agriculture program. Twenty per cent or approximately 91,476 square feet was suggested. Its exact location has not been established in order to allow the architect flexibility in redesigning the facility. The condition does indicate that the 20% will have to be located in that area that has the highest capacity for agricultural production. The proposed conditions (1 and 2) for the CUP and SUP provides for design flexibility.

The condition for the program has been written in the form of goals. At this point in time, it would be difficult to outline the details of the program.

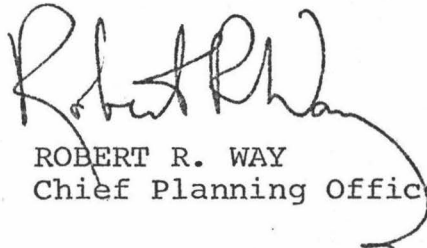
We have proposed an additional condition which would allow the Planning Commission to monitor the progress of the program.

In reviewing the conditions, which were previously submitted to the Commission, we find the need for modifications. The landscaping requirement (condition 4 for SUP/CUP) should have the word "detailed" removed. We suggest that condition 2 be modified by adding, "construction and landscaping" following the word "submit".

The parking requirements should also be modified. The present requirement of 103 spaces is required by the CZC. The assumption is

Planning Commission  
Conditions--75/SUP-3 and 75/CUP-7 (LC)  
October 22, 1975  
Page 2

made that the Church, the multi-purpose room, and the living areas would contain maximum numbers at the same time. The ground capacity has been figured at 250 persons which would require 50 parking spaces. It is suggested that the required parking be kept at 103 spaces, but require the applicant to provide for 50 spaces in accordance with the CZC standards and to have the recreational areas (tennis and volley ball courts and ball field) to be available for the additional 53 spaces when required. This would require a modification of condition 3. The words "phase 3" should be deleted and add, "those areas set aside for recreational activities when more than 250 people are in attendance."



ROBERT R. WAY  
Chief Planning Officer

RRW:mk  
Attech.

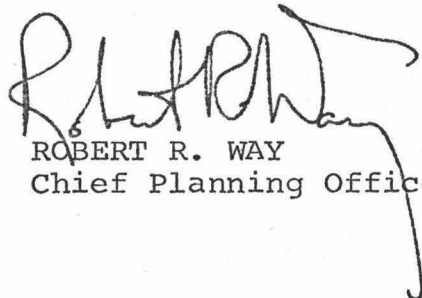


REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

CONDITIONS

October 22, 1975

1. A minimum of 20% of the subject property shall be utilized for agriculture educational purposes. That 20% will be located in that area which has the highest capacity for agricultural production.
2. An educational program in agriculture will be established by the applicant which will have the following goals:
  - (a) To establish an environment in which the participants will be exposed to general agricultural activities in a farm area.
  - (b) To develop a program in which the participants will be taught basic agricultural skills.
  - (c) To encourage the participation of the members of the immediate farming community and the assistance of public and private agricultural organizations in the development of the agricultural program.
3. Annual evaluations shall be submitted to the Planning Commission by the applicant through 1982 so that they may be kept informed on the progress of the agriculture program. (Only in SUP)

  
ROBERT R. WAY  
Chief Planning Officer

RRW:mk

C O N D I T I O N S

Related To

REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS  
Special Use Permit (75/SUP-3) (LC)  
October 22, 1975

1. The provisions of the plans, including the phasing timetable marked Exhibit A, approved as a part of this permit, and on file with the Director of the Department of Land Utilization, dated May 31, 1974, shall be followed except as may be altered by the conditions stated herein.
2. Prior to the construction of each phase of the proposed development, the applicant shall submit construction and landscape plans for the increment to be developed to the Director of the Department of Land Utilization for his review and approval.
3. A minimum of 103 automobile parking spaces shall be provided in two increments. Fifty spaces will be provided in Phase I and the remainder will be provided for in those areas set aside for recreational activities when more than 250 people are in attendance. The fifty spaces in Phase I shall be provided in conformance with the off-street parking requirements as set forth under Section 21-204 of the Comprehensive Zoning Code.
4. A grading plan shall be submitted to the Director of the Department of Land Utilization for review and approval prior to commencement of the initial phase. In addition, general landscape plans shall be submitted simultaneously and shall be prepared by a registered landscape architect. These plans shall be designed so as to afford the maximum buffering between the proposed use and the surrounding properties.
5. A private sewage disposal system shall be provided in a manner acceptable to the State Department of Health.
6. Within one year of the approval of the Special Use Permit, the applicant shall file an application for a building permit with the Building Department, and the proposed facility, consisting of nine phases, shall be completed by December 31, 1984. If necessary, the time limit may be extended by the Director of the Department of Land Utilization with concurrence of the Planning Commission provided that the applicant makes his request in writing and submits reasons which justify the time extension.
7. Only one identification sign shall be permitted. Said sign shall not exceed 12 square feet in area, and its type and location shall be approved by the Director of the Department of Land Utilization prior to obtaining a building permit.

8. All utilities shall be underground.
9. The entire perimeter of the property shall be fenced with six-foot-high fencing. The plans for the fencing shall be submitted to the Director of the Department of Land Utilization for his approval prior to obtaining the building permit, and the fence shall be installed during the construction of the first phase.
10. A drainage study, as approved by the Department of Public Works, is to be incorporated into the approved plans, Exhibit A.
11. The applicant is aware that the permitted uses in this agricultural area, including chicken farming, are considered to be permitted uses, and the effects of these uses in terms of odors, noise, and insects are not to be considered as nuisances. The applicant and any persons utilizing this facility shall in no way interfere with, or object to, the lawful agricultural uses or effects generated by those uses.
12. A minimum of 20% of the subject property shall be utilized for agriculture educational purposes.
13. An educational program in agriculture will be established by the applicant which will have the following goals:
  - (a) To establish an environment in which the participants will be exposed to general agricultural activities in a farm area.
  - (b) To develop a program in which the participants will be taught basic agricultural skills.
  - (c) To encourage the participation of the members of the immediate farming community and the assistance of public and private agricultural organizations in the development of the agricultural program.
14. Annual evaluations shall be submitted to the Planning Commission by the applicant through 1982 so that they may be kept informed on the progress of the agriculture program.
15. The applicant shall produce evidence that it carries liability insurance prior to commencing operation of the facility. This evidence shall be submitted to the Director of the Department of Land Utilization.
16. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land and made part of the sales agreement with future owners.



17. In the event all conditions as set forth herein are not complied with, the Director of the Department of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained.
18. The recorded owner of the land encompassed by these permits shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii a declaration of the above-mentioned restrictive conditions.
19. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Department of Land Utilization as evidence of recordation prior to issuance of a building permit.
20. The Director of the Department of Land Utilization may approve modifications which in his determination are minor in nature.

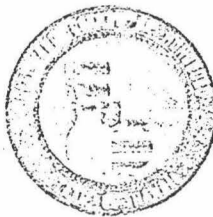
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EBC:mk

Bill 92

DEPARTMENT OF THE CORPORATION COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



BARRY CHUNG  
CORPORATION COUNSEL

October 10, 1975

TO : HONORABLE RUDY PACARRO  
COUNCILMAN, CITY COUNCIL

FROM : YOSHIAKI NAKAMOTO, ACTING CORPORATION COUNSEL

SUBJECT: PROPOSED AMENDMENT OF COMPREHENSIVE ZONING CODE (CZC)

This is in reply to your inquiry regarding the above-captioned matter as to whether or not the City Council may accept planned unit development applications.

We answer in the affirmative, provided that Bill No. 92, as proposed, is adopted as an ordinance.

The purpose of Bill No. 92 is to expedite the PUD processing and review. Under the proposed draft, subsection 21-1004(a)(1), the amendment reads:

Any developer who desires to initiate a planned development project shall submit to the [Planning Director] City Council an application for the approval of such project designating the type of district proposed to be created.

If the intent of the City Council for receiving the application is to insure the exact date of filing of an application by the applicant in order to monitor the time for processing by the Department of Land Utilization and the Planning Commission, then we see no conflict with the provisions of the Revised Charter or the CZC. However, if the receipt of application by the City Council is to make an initial determination on approval or denial of the application, then this action would be in conflict with the Charter and the CZC requirements for the processing of such applications.

TO: HONORABLE RUDY PACARRO  
COUNCILMAN, CITY COUNCIL

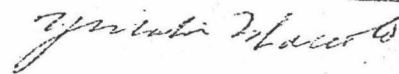
-2-

October 10, 1975

Therefore, we recommend that should the Council wish to receive the applications and transmit such applications to the DLU for further processing without making a decision on the final outcome of the application, the draft ordinance under item 21-1004 (B) (b) should be amended to include the following:

After receipt of the application by the Council, the application shall be forwarded for processing to the Director of Land Utilization.

For the reasons stated above, we have no objections to the adoption of Bill No. 92.



YOSHIAKI NAKAMOTO  
Acting Corporation Counsel

YN:gk

cc: Planning Commission



APPROVED

Meeting of the Planning Commission  
Minutes  
October 15, 1975

The Planning Commission held a meeting on Wednesday, October 15, 1975 at 1:40 p.m., in the Conference Room of the City Hall Annex.

The Chairman arrived at 3:00 p.m. Mrs. Harriet Wikum was elected Chairman pro tem.

PRESENT:

Randall Kamiya, Chairman  
Dr. Wilbur Choy  
Charles Izumoto  
Yuklin Kuna  
Sylvia Sumida  
Ned Wiederholt  
Harriet Wikum  
Donald Hosaka

STAFF PRESENT:

Robert R. Way, Chief Planning Officer  
Eugene B. Connell, Executive Secretary  
Robert B. Jones, Assistant Director, Zoning  
Department of Land Utilization  
Roger Harris, Staff Planner

MINUTES:

The Minutes of September 17, 1975 were deferred to the next meeting.

PUBLIC HEARING  
CONDITIONAL USE PERMIT  
FOR PET CEMETERY AND  
CONCURRENT ZONE CHANGE  
I-1 LIGHT INDUSTRIAL TO  
P-1 PRESERVATION  
AHUIMANU VALLEY, KAHALUU  
VALLEY OF THE TEMPLES CORP.  
(FILE #75/CUP-11 RH)

A public hearing was held to consider a request for a conditional use permit for a pet cemetery and concurrent zone change from I-1 Light Industrial to P-1 Preservation District at Valley of the Temples, Kahaluu, Tax Map Key: 4-7-51: portion of 2.

Publication was made in the Sunday Star-Bulletin/Advertiser on October 5, 1975. No letters of protest were received.

Staff Planner Roger Harris presented the Director's report recommending approval of the proposal.

There were no questions of staff regarding the Director's report.

TESTIMONY IN SUPPORT

Messrs. Larry Clapp, President, Valley of the Temples and John Powers, Vice President and General Manager, Valley of the Temples, represented the applicant. To a question whether tomb markers would be permitted, Mr. Powers responded negatively.

TESTIMONY AGAINST

None

UNFINISHED BUSINESS  
RESOLUTION 267  
COUNCIL-INITIATED AMENDMENT  
TO THE DEVELOPMENT PLAN FOR  
THE MOILIILI-UNIVERSITY-  
MANOA AREA INVOLVING WIDTH  
OF STREETS IN THE AREA  
GENERALLY BOUNDED BY  
VANCOUVER DR., UNIVERSITY  
AVE., METCALF ST., WILDER  
AVE., AND CLEMENT ST.

The public hearing held October 1, 1975 was closed and action deferred for more information from Council Services.

Mr. Ali Sheybani circulated and reviewed a report of Resolution 267 dated November 19, 1974.

The Executive Secretary discussed paragraph 3 on page 2 of the report. Procedural problems were encountered. In the past, most Council-initiated resolutions were

processed by DGP, Council awaited a full and complete report, and the Planning Commission held a public hearing. Presently, Council-initiated resolutions are referred to the Chief Planning Officer only for information and sent to the Planning Commission for public hearing and recommendation. The 30-day time limit for Planning Commission decisions began after the closing of the public hearing. A subsequent opinion from Corporation Counsel states that the 30 days commences upon receipt of Council's resolution. It was indicated that DGP and the Council are meeting to find means of eliminating the procedural problems.

The Commission felt that even though the proposed resolution enables improvements sorely needed in the district, apartment development could still occur if it adopted Resolution 267. The Commission recognized the desire of the residents to leave the area Residential and that a letter of intent has been filed in that connection to amend the General Plan from Apartment to Residential.

ACTION: The Commission voted that Resolution 267 be denied, with the recommendation that the General Plan for the Moiliili-University-Manoa area be amended from Apartment to Residential use, on motion by Mrs. Wikum, seconded by Mrs. Kuna and carried.

AYES - Choy, Hosaka, Izumoto, Kamiya, Kuna, Sumida,  
Wiederholt, Wikum  
NAYES - None  
ABSENT - None

UNFINISHED BUSINESS  
RESOLUTION 205  
COUNCIL-INITIATED AMENDMENT  
TO A PORTION OF THE DEVELOPMENT  
PLAN FOR THE UNIVERSITY  
COMMUNITY TO DELETE A  
PORTION OF KALEI ROAD,  
DELETING MALIKO ROAD, AND  
DESIGNATING A TURN-AROUND  
AREA (BILL NO. 93)

The public hearing held October 1, 1975 was closed and action deferred for more information from Council Services.

Mr. Ali Sheybani of Council Services circulated and reviewed a report of Resolution 205 dated August 27, 1975.

No discussion followed.

ACTION: The Commission accepted the proposal of the City Council as stated in Resolution 205 dated August 27, 1975, and in Council Bill No. 93 (1975), on motion by Dr. Choy, seconded by Mrs. Wikum and carried.

AYES - Choy, Hosaka, Izumoto, Kamiya, Kuna, Sumida,  
Wiederholt, Wikum  
NAYES - None  
ABSENT - None

UNFINISHED BUSINESS  
STATE SPECIAL USE  
PERMIT AND CONDITIONAL  
USE PERMIT  
(PRIVATE RECREATIONAL  
CAMP)  
WAIANAE  
REORGANIZED CHURCH OF  
JESUS CHRIST OF LATTER  
DAY SAINTS  
(FILE #75/SUP-3 &  
#75/CUP-7 LC)

The Chairman had declared a conflict of interest on this matter and did not take part in any of the deliberation. Mrs. Wikum was Chairman pro tem.

The public hearing of July 30, 1975 was kept open for lack of a quorum. The public hearing of August 27 was closed and action deferred for conditions to be presented at the September 17 meeting. On September 17, the Commission did not have a quorum and the matter was deferred to October 1. Action was deferred on October 1 for a field trip to the site.

The Commission expressed the following concerns:

1. Surrounding uses are agricultural. Allowing this type of use encourages urban development in the area and adds to the fear farmers have of urban encroachment.
2. Concern of impact of this use on market prices of the land.
3. The present plan indicates a lot of concrete on the site. Perhaps a portion of the site could be set aside for some agricultural activity.

MOTION: A motion to recommend approval of both the Conditional Use Permit and the Special Use Permit by Dr. Choy, seconded by Mr. Hosaka failed to carry.

AYES - Choy, Hosaka, Izumoto, Sumida  
NAYES - Kuna, Wiederholt, Wikum  
ABSENT - Kamiya (conflict of interest)

MOTION: Dr. Choy moved, seconded by Mr. Hosaka, to recommend approval of the Special Use Permit and to deny the Conditional Use Permit. The motion failed to carry.

AYES - Choy, Hosaka  
NAYES - Izumoto, Kuna, Sumida, Wiederholt, Wikum  
ABSENT - Kamiya (conflict of interest)

The matter was deferred for a special meeting on October 22, 1975. The Commission requested that conditions be developed to insure that an agriculture educational program be provided in the proposed recreational camp.



ADJOURNMENT:

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Henrietta B. Lyman".

Henrietta B. Lyman  
Secretary-Reporter

*Tangen*

**APPROVED**

Meeting of the Planning Commission  
Minutes  
October 1, 1975

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

PRESENT:

Randall Kamiya, Chairman  
Dr. Wilbur Choy  
Donald Hosaka  
Yuklin Kuna  
Sylvia Sumida  
Ned Wiederholt  
Harriet Wikum

RECEIVED  
DEC 1 1975

State of Hawaii  
LAND USE COMMISSION

STAFF PRESENT:

Robert R. Way, Chief Planning Officer  
Eugene B. Connell, Executive Secretary  
Robert B. Jones, Assistant Director, Zoning  
Department of Land Utilization  
Henry Eng, Staff Planner  
Gerald Henniger, Staff Planner

MINUTES:

The minutes of September 10, 1975 were approved as circulated, on motion by Mr. Hosaka, seconded by Mrs. Wikum and carried.

PUBLIC HEARING  
CZC AMENDMENT TO CREATE  
SPECIAL DESIGN DISTRICTS  
FOR SPECIFIC AREAS OF  
THE CITY BY SEPARATE  
ORDINANCES  
(BILL NO. 96)  
COUNCIL INITIATED  
(FILE L&R/75/CZC-16/RBJ)

A public hearing was held to consider a City Council-initiated bill to amend Chapter 21 of the CZC to create Special Design Districts for specific areas of the city by separate ordinances.

Publication was made in the Sunday Star-Bulletin/Advertiser on September 21, 1975. No letters of protest were received.

Mr. Robert Jones presented the Director's comments regarding Bill 96. The CZC regulations are related more directly to individual parcel development rather than to large scale projects involving diverse land use opportunities or in instances of abrupt changes in land use intensities. The CZC does not provide adequate flexibility for mixed use projects nor is the CZC sensitive to design considerations in areas of transition between low and high intensity uses.

The Planned Development regulations in the CZC for housing, resort, and shopping center areas are not adaptable for Special Design Districts since the PD regulations were intended for large scale projects primarily in undeveloped areas within which a wide range of mixed uses were not intended. On the other hand, the SDD has significant emphasis for application within the currently urbanized areas as well as undeveloped areas.

APPROVED

The Director of Land Utilization concurs with the intent of the proposed SDD ordinance. However, several amendments are suggested for clarification of intent and to establish procedural matters consistent with comparable existing and proposed CZC regulations. In summary, the procedural requirements of the proposed ordinance should parallel comparable procedures in the proposed amendments to the PD regulations. This will provide the Director of Land Utilization and the Planning Commission with a degree of consistency in application review.

#### QUESTIONS OF STAFF

Discussion followed relative to--

1. Whether there are guarantees within the proposed ordinance to insure that future development will be made compatible with existing surrounding uses, especially in older communities.

There would be guarantees within the ordinance designed to fit a particular designated SDD area.

2. The process necessary to establish an SDD is almost the same as the PD procedures in Bill 92 which is still pending before the Commission. The Commission had questioned the mechanics of those procedures.

DLU is aware that the Commission has not made a final determination of the PD procedures; however, they feel that procedures for both bills should coincide.

3. Concern that the proposed amendment supercedes all district zoning regulations. There is an underlying factor that this bill would supercede Bill 102 recently passed for the Waikiki district. If much of the concern is directed to the Waikiki area and the present code is deficient in this respect, then there should be enabling legislation to cover this one particular deficient area rather than the proposal for broad powers that ultimately affect the entire island.

Mr. Jones clarified that the intent would not be simply to supercede zoning regulations entirely. Where the CZC can meet the needs of an area, it should prevail. However, there may be districts where regulations, not presently in the CZC, may be necessary. In others, the underlying zoning may apply with modification. Some districts might require a particular condition while others might combine underlying regulations and a condition. In any event, establishment of the district should be based upon evidence of need to impose the SDD ordinance.

Zoning regulations tend to be rigid, were designed primarily for individual parcels and cannot encompass the multiplicity of events which occur in urban development. The proposal is a tool to do the things that are necessary to achieve the various development objectives within the city.



1. DLU indicated that the time element for review is realistic. If DLU needs additional time, Mr. Pacarro suggested that the Commission's time be lessened from 45 days to 30 days. Mr. Connell stated that the Commission could probably handle most PDH applications within the 30-day period but suggested an additional clause within the ordinance to allow the Commission to request additional time in the event the Commission did not receive all of the reports necessary.
2. The legal opinion received from Corporation Counsel is verbal. The Executive Secretary awaits receipt of a written opinion.

The Commission deferred the matter for two weeks for receipt of the opinion as requested from Corporation Counsel, on motion by Mrs. Wikum, seconded by Dr. Choy and carried.

UNFINISHED BUSINESS  
STATE SPECIAL USE  
PERMIT AND CONDITIONAL  
USE PERMIT  
(PRIVATE RECREATIONAL  
CAMP)  
WAIANAE  
REORGANIZED CHURCH OF  
JESUS CHRIST OF LATTER  
DAY SAINTS  
(FILE #75/SUP-3 &  
#75/CUP-7 LC)

The Chairman had declared a conflict of interest on this matter. Before excusing himself from the meeting, he appointed Dr. Wilbur Choy Chairman pro tem.

The public hearing of July 30, 1975 was kept open for lack of a quorum vote to August 27. The public hearing of August 27 was closed and action deferred for conditions to be presented at the September 17 meeting. The matter was deferred on September 17 to October 1, 1975 for a lack of quorum.

A motion made by Mrs. Wikum, seconded by Mrs. Kuna to deny both permits failed to carry.

Mrs. Sumida had visited the site and pointed out the following which changed her position on the matter.

1. The area is in diversified agriculture and the subject parcel is a relatively small portion of land being used for diversified agricultural purposes.
2. The effect of pesticide drift on residents presently living in the area is not known. This effect is dependent upon the amount of exposure upon the individual. Since the applicant indicated limited use of the facility by large groups of people, except for an annual or biannual retreat, the pesticide exposure to the membership will be relatively minimal.

AYES - Kuna, Wikum, Wiederholt  
NAYES - Choy, Hosaka, Sumida  
ABSENT - Kamiya

Two other motions by Mr. Hosaka failed for lack of a second--(1) submit no recommendation for both permits; (2) recommend approval of the SUP and submit no recommendation on the CUP.

The matter was deferred two weeks for a field trip to the site, on motion by Mr. Hosaka, seconded by Mrs. Wikum and carried.

ADJOURNMENT:

The meeting adjourned at 11:00 p.m.

Respectfully submitted,

*Henrietta B. Lyman*

Henrietta B. Lyman  
Secretary-Reporter

Meeting of the Planning Commission  
Minutes  
August 27, 1975

The Planning Commission held a meeting on Wednesday, August 27, 1975 at 1:40 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman  
Charles Duke, Vice Chairman  
Dr. Wilbur Choy  
Antone Kahawaiolaa  
Alice Takehara

ABSENT:

Donald Hosaka

STAFF PRESENT:

Eugene B. Connell, Executive Secretary  
Lorrie Chee, Staff Planner  
Henry Eng, Staff Planner  
Jack Gilliam, Staff Planner  
Walter Lee, Staff Planner  
Ralph Portmore, Staff Planner  
Carl Smith, Staff Planner

PUBLIC HEARING  
GP/DLUM AMENDMENT  
HEEIA (KANEEOHE-KUALOA)  
REDUCING DESIGNATED  
STREET R.O.W. WIDTHS  
DEPT. OF TRANSPORTATION  
SERVICES  
C&C OF HONOLULU  
(FILE #165/C3/25 WL)

A public hearing was held to consider the Chief Planning Officer's proposal to amend the Kaneohe-Kualoa DLUM by reducing designated street right-of-way widths on approximately 256,600 square feet (5.9 acres) of land in Kaneohe, Koolaupoko, Tax Map Keys: 4-6-11, 12, 18, 24 & 26 Haiku Road and Tax Map Keys: 4-6-4, 5, 7, 16, 18, 19, 20, 21 & 22 Kamehameha Highway.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 17, 1975. No letters of protest were received.

Staff Planner Ralph Portmore presented the report of the Chief Planning Officer.

Mr. Mike Oshiro of the Department of Transportation Services responded to the following concerns regarding traffic in the area:

1. Effect of the proposal on traffic at Heeia Elementary School on Haiku Road, and King Intermediate School on Kamehameha Highway.

Traffic studies conducted in 1972 by consultants for their department indicate a peak traffic period from 6:45 a.m. to 7:45 a.m. Parents drop off their children after this period.



Concerning a left-turn stacking lane fronting Heeia Elementary School, the Department of Transportation Services feels no immediate need for one at this time. Proposed improvements for the area which include sidewalks, traffic lights at Alaloa Street and consideration of an overpass at Heeia Elementary School are safety measures provided in the interest of the children. There are no studies underway for an overpass at King Intermediate School.

2. Question was raised whether property owners will be assessed for improvements. The Bishop Estate and the City who are the landowners of property affected by the proposal on Haiku Road will be assessed for the improvements.

Improvements on Kamehameha Highway are a joint city/state project. Thirty-foot roadwidening easements were set aside for street widening purposes as indicated on the general plan. Condemnation of affected property involves taking of 20 feet. Abutting property owners will not be assessed for improvements, and will be compensated at fair market value for condemned property.

3. Concerning future plans for Kahekili Highway, the state plans to widen Kahekili from four to six lanes at the Likelike/Kahekili interchange for a connection at that point to TH-3.
4. The Commission questioned whether traffic studies conducted in 1972 accurately reflect today's traffic situation. Mr. Oshiro indicated that the consultant's studies are projected to 1995 and assume all commercial/apartment facilities fully developed.

#### TESTIMONY IN SUPPORT

1. Mr. Mike McCormack, Foremost-McCormack Development
2. Mr. Edgar A. Jones, Kaneohe Business Group (Submitted testimony dated July 23, 1975)

Mr. McCormack was in agreement with the proposal as it related to Haiku Road, but wanted to maintain the present 100-foot right-of-way designation for Kamehameha Highway in order to accommodate possible development of the Heeia Meadowlands. The Kaneohe Business Group requests Haiku Road as the number one priority project because it will spearhead the establishment of more business firms in the Kaneohe area creating more jobs for local employment. Additionally, the traffic situation appears more critical on Haiku Road where two schools are located compared to one school on Kam Highway.

#### TESTIMONY AGAINST--

1. Mr. Bruce Anderson, Resident, 46-255 Haiku Road
2. Ms. Sarah Sheeley, Acting President, Kaneohe Outdoor Circle (Submitted letter dated August 27, 1975)
3. Petition dated August 26, 1975 by Frances J. Halualani containing approximately 44 signatures

## OBJECTIONS--

1. The Department of Transportation's traffic studies and analysis conducted in 1972 cannot adequately support the need for widening of either Haiku Road or Kam Highway. Current evaluation is necessary.
2. Recommend an examination of the total impact and effects of change on the Heeia-Kaneohe community by preparation of an Environmental Impact Statement on the proposed widening.
3. There is question as to which lands and how much land will be taken by condemnation.
4. Property owners will be assessed for improvements.

Mr. George Okihiro representing the Kaneohe Community Council spoke neither for nor against the proposal but requested a postponement of the public hearing to allow further study of the proposal by the Council. Some of their concerns are:

Haiku Road - Widening be limited to 60 feet, bikeways be installed in lieu of bike routes, no land from private landowners be condemned, safety measures to protect elementary students be installed.

Kamehameha Highway - Widening be limited to 64 feet, no widening past King Intermediate School, bikeways instead of bike routes be installed.

The public hearing was closed, on motion by Dr. Choy, seconded by Mrs. Takehara and carried.

ACTION: The Commission, on motion by Mr. Duke, seconded by Dr. Choy and carried, recommended approval of the Chief Planning Officer's proposal as enumerated in the report.

Mrs. Takehara dissented because she felt the community should be given additional time to study the proposal.

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

PUBLIC HEARING  
CONDITIONAL USE PERMIT  
(PRIVATE TENNIS CLUB)  
WAI'AU  
PHILLIP LYON, GORDON  
AND COMPANY  
(FILE #75/CUP-9 EY)

A public hearing was held to consider a request for a Conditional Use Permit to allow the establishment of a recreation and amusement facility of an outdoor nature (private tennis club) on approximately 323,826+ square feet of land located in Wai'au, Tax Map Keys: 9-8-12: 3, 14 & 47 and 9-8-17: 8.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 17, 1975. No letters of protest were received.

Staff Planner Henry Eng presented the Director's report recommending approval of the request. The applicant proposes to construct and establish a recreation and amusement facility of an outdoor nature consisting of six regulation tennis courts, a clubhouse facility containing women and men's lockers, toilet and shower facilities, kitchen and bar facilities, a lounge area, a spectator seating area for 300 persons, and a pro shop and office on the subject site.

There were no questions from the Commission concerning the report.

No one spoke either for or against the request.

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

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, subject to the conditions enumerated in the Director's report, on motion by Mr. Duke, seconded by Dr. Choy and carried.

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

PUBLIC HEARING  
CONDITIONAL USE PERMIT  
(PRIVATE TENNIS CLUB)  
KAILUA  
KAILUA RACQUET  
CLUB, LTD.  
(FILE #74/CUP-39 LC)

A public hearing was held to consider a request for a Conditional Use Permit for a recreational land amusement facility of an outdoor nature to permit the Kailua Racquet Club (a private tennis club) to expand and improve an existing nonconforming use established in 1938, Tax Map Key: 4-3-66: 24.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 17, 1975.

Staff Planner Lorrie Chee presented the Director's report recommending approval of the proposal.

There were no questions from the Commission regarding the Director's report.

#### TESTIMONY IN SUPPORT

Mr. B. A. Getschmann, Jr., President, Kailua Racquet Club, agreed to all conditions except the last sentence of Condition No. 11 which does not permit parties, banquets or receptions.



They request an amendment of that condition to read: "The clubhouse shall only be used for events normally related to the promotion of recreation and tennis." The Board feels that the original wording could be strictly interpreted so as to preclude any such gathering.

#### TESTIMONY AGAINST

Letter dated August 22, 1975 signed by Ralph S. Hayashida, 558 Punaa Street, Kailua; Velma Johnson, 604 Punaa Street, Kailua; Ronald Johnson, 604 Punaa Street, Kailua; Lloyd N. Hayashida, 558 Punaa Street, Kailua.

The above individuals objected mainly to noise generated from the present club facility late at night and its effect on their infant children. The proposed tennis courts will be located 50 feet from their home.

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

ACTION: The Commission accepted the Director's recommendation, and recommended approval of the proposal subject to the conditions contained in the report, with the exception of the last sentence of Condition No. 11 which should be changed to read: "The clubhouse shall be used only by and for members of the club for club-related activities." The motion was made by Mr. Duke, seconded by Dr. Choy and carried.

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

PUBLIC HEARING  
ZONING CHANGE  
AG-1 RESTRICTED  
AGRICULTURE TO R-6  
RESIDENTIAL, A-1 &  
A-2 APARTMENT, B-2  
COMMUNITY BUSINESS &  
P-1 PRESERVATION DISTRICT  
WAIPIO-MILILANI TOWN  
MILILANI TOWN, INC.  
(FILE #74/Z-33 CS)

A public hearing was held to consider a request to change the zoning of a parcel of land in Waipio from AG-1 Restricted Agriculture to R-6 Residential, A-1 and A-2 Apartment, B-2 Community Business and P-1 Preservation Districts in Waipio-Mililani Town, Tax Map Key: 9-4-05: portion of 11.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 17, 1975. No letters of protest were received.

Staff Planner Carl Smith presented the Director's report of the applicant's proposal to rezone an additional 244-acre increment of Mililani Town. The Director recommends approval of the request.

## QUESTIONS OF STAFF

Responding to a question as to why this application was not submitted to the Department of Agriculture for review, Mr. Smith stated that normally DLU refers requests to the Department of Agriculture where the zoning is Agriculture and where the land use policy is Agriculture. In this case, the area has been designated Urban by the State and has also been established on the adopted DLUM for a variety of uses. The requested zoning is simply to bring this land by virtue of zoning in conformity with previously adopted policy. Therefore, DLU did not feel there was any need to contact the Department of Agriculture since the land use policy decision had already been made.

## TESTIMONY IN SUPPORT

Mr. Wendell Brooks, General Manager, Mililani Town concurred with the recommendation of the Director. He offered further information concerning the inquiry by the Department of Agriculture. By mutual agreement with Mr. Fred Erskine the then Chairman of the Department of Agriculture, there was no objection for urbanization of this subject parcel with the understanding that no development occur in the area across Kipapa Gulch which the Department had hoped would be viable diversified agricultural activity; i.e., potatoe farming.

## TESTIMONY AGAINST

None

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

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

Mrs. Takehara commended the developer for his commitment to provide low/moderate income housing.

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

PUBLIC HEARING  
PROPOSED ORDINANCE  
TO AMEND ORDINANCE  
NO. 3947 RELATING  
TO HISTORIC, CULTURAL  
& SCENIC DISTRICT  
NO. 1, THE HAWAII  
CAPITAL DISTRICT,  
BY EXEMPTING NON-  
SIGNIFICANT PROJECTS

A public hearing was held to consider a proposed ordinance to amend Ordinance No. 3947 relating to Historic, Cultural and Scenic District No. 1, The Hawaii Capital District, by exempting non-significant projects.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 17, 1975. No letters of protest were received.

Mr. Art Muraoka presented the Director's report of the proposed amendment which would exempt certain non-significant project (any and all interior alterations, repairs and renovations) from the requirement of a Certificate of Appropriateness. Since the inception of Ordinance No. 4319 which eliminated the need for City Council action on projects in the Historic, Cultural and Scenic Districts which were non-significant, the department has processed 52 Hawaii Capital District applications. Of this total, 83 percent were for interior alterations, repair or renovations, which were not in conflict with the intent of the district objectives. The Director recommends approval of the proposed amendment.

No questions were raised by the Commission concerning the report.

No one spoke either for or against the proposal.

The public hearing was closed, on motion by Dr. Choy, seconded by Mrs. Wikum and carried.

ACTION: The Commission accepted the Director's recommendation and recommended approval of the proposed amendment, on motion by Mr. Duke, seconded by Dr. Choy and carried.

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

PUBLIC HEARING  
CZC AMENDMENT TO  
SECTION C OF ARTICLE  
10, CHAPTER 21, R.O.  
1969, PLANNED  
DEVELOPMENT RESORT  
(BILL NO. 88)  
INITIATED BY CITY  
COUNCIL  
(FILE L&R CZC  
1975-14 JG)

A public hearing was held to consider a proposed amendment to Section C of Article 10, Chapter 21, R.O. 1969 (Comprehensive Zoning Code), Planned Development-Resort (PD-R).

Publication was made in the Sunday Star-Bulletin/Advertiser on August 17, 1975. No letters of protest were received.

Mr. Jack Gilliam presented the Director's report recommending approval of the proposed amendment. The purpose of the proposed amendment is to revise the Planned Development-Resort section of the CZC to enable more parcels to qualify

for application and to provide for more flexible standards for development. The proposed amendment provides a Legislative Intent for Low Density Resort, provides that these districts be applicable only in areas designated Resort on the General Plan, in lieu of the Preservation, Agricultural and Residential Districts, adds dwelling and multiple-family dwelling as permitted uses, reduces the minimum lot area from 10 acres to one acre, increases the building coverage from 20% of the district area to 50% of the lot area, changes the maximum floor area ratio from 20% to use of LUI 63 which is a 100% FAR and requires that 40% of the lot area be open space for landscaping and open area recreation.



The Commission expressed serious concern over increased densities possible comparing the present Low Density Resort requirement of 6 units per acre, and 100 units per acre by the amendment. There was question whether the proposed amendment should be used as a vehicle to create single-family and multi-family dwellings in Resort areas. This in reality was considered a change in zoning where proper studies should be conducted relative to the availability of utilities, and notification be made to affected property owners.

The Commission also questioned the Council's reasoning behind amendments like this, whether such amendments result from complaints or needs expressed to Councilmen, or whether a committee of the Council studied the CZC and this is an attempt to correct a deficiency.

No one spoke either for or against the proposed amendment.

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

MOTION: The Commission, on motion by Mrs. Takehara, seconded by Dr. Choy and carried, moved to defer action on this matter to September 17, 1975 for a representative from City Council to explain the purpose of the proposed ordinance.

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

UNFINISHED BUSINESS  
ZONING & CZC AMENDMENT  
(1) FROM EXISTING ZONING  
TO P-1 PRESERVATION:  
ALL LAND FOR PARKS &  
RECREATION, CEMETERY,  
PRESERVATION, OR  
OTHER OPEN SPACE USES  
(2) CZC AMENDMENT:  
SECTION 21-301,  
P-1 PRESERVATION  
DISTRICT MODIFYING  
RESTRICTIONS ON  
NON-CONFORMING USES  
& STRUCTURES CREATED  
BY THE REZONING  
(FILE #75/Z-6  
L&R/1975-5 JR)

Public hearings were held May 21, June 4, and July 16, 1975. On July 16, 1975, the Commission kept the public hearing open and requested that the Department of Land Utilization prepare for publication a list of tax map keys of all properties that would be affected by the proposed P-1 zoning. At the last meeting on July 30, 1975, DLU had requested additional time to prepare the list.

Mr. Jack Gilliam presented an opinion from Corporation Counsel (copy attached), advising "...the publication of Notice of Public Hearing on May 11, 1975 for the hearing on May 21, 1975 is legally valid and that the proposed second notice of hearing listing some 3,000 tax map keys to apprise the affected property owners is

not required under the provisions of RCH Section 12-106 and will serve no useful purpose."

ACTION: The Commission, on motion by Mr. Duke, seconded by Dr. Choy and carried, closed the public hearing and recommended that all publicly owned lands designated on the General Plan for park, recreation, cemetery, preservation, or open space use be rezoned to P-1 Preservation; that all privately owned lands be exempted from the proposal until adequate studies have been made. The Commission further recommended that the City Council consider initiating an interim development control on those privately owned lands designated for park use on the General Plan which have not been developed, and that the Department of Parks and Recreation be requested to determine if the park designations are appropriate.

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

UNFINISHED BUSINESS  
STATE SPECIAL USE  
PERMIT AND CONDITIONAL  
USE PERMIT  
(PRIVATE RECREATIONAL  
CAMP)  
WAIANAE  
REORGANIZED CHURCH OF  
JESUS CHRIST OF LATTER  
DAY SAINTS  
(FILE #75/SUP-3 &  
#75/CUP-7 LC)

Chairman Randall Kamiya, who had declared a conflict of interest, did not participate in any deliberation on this matter.

The public hearing held July 30, 1975 was kept open and action deferred to September 17, 1975 for lack of quorum.

Public testimony was continued.

#### TESTIMONY IN SUPPORT

Mr. Akira Sakima, Member, Reorganized Church of Jesus Christ of Latter Day Saints, agreed with previous testimony presented in support of the request.

#### TESTIMONY AGAINST

1. Mrs. T. Takahashi, Resident and Farmer, 86-148 Puhawaii Road, Waianae
2. Mr. Ernest Adaniya, First Vice President, Hawaii Farm Bureau

Both individuals concur with previous testimony by Mr. Milton Warne, Chairman of the Land Committee for the Hawaii Farm Bureau Federation against the proposal.

The public hearing was closed, on motion by Dr. Choy, seconded by Mr. Kahawaiolaa and carried.

MOTION: The Commission, on motion by Mrs. Takehara, seconded by Dr. Choy and carried. deferred action on both permits to September 17, 1975 at which time conditions that are sensitive to the concerns of the public particularly on the Special Use Permit be presented.

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

UNFINISHED BUSINESS  
TWO STATE SPECIAL USE  
PERMITS--  
(1) PRIVATE SEWAGE  
TREATMENT & DISPOSAL  
SYSTEM  
(2) PROPOSED WATER  
SYSTEM  
KAHUKU  
GROSVENOR-INTERNATIONAL  
(HAWAII) LTD.  
(FILE #74/SUP-14 &  
#75/SUP-2)

Following is a chronology of the subject application:  
4/15/75 - Public hearing held and kept open for info from DLU  
5/7/75 - Public hearing kept open, action deferred for field trip  
5/21/75 - Public hearing closed, action deferred for 15-day statutory requirement  
6/18/75 - Action deferred for special meeting on August 6, 1975.  
8/6/75 - Action silent on the conditions, deferred to August 27, 1975 to accept the conditions as recommended by the Director of DLU in whole or part, with or without modifications.

ACTION: The Commission, on motion by Mr. Duke, seconded by Dr. Choy and carried, recommended approval of the Special Use Permits, subject conditions imposed by the Commission (attached and made a part of these Minutes) which were acceptable to the landowner and the applicant.

The Commission also requested that a letter of the Commission's action and of commitments made by the developer be forwarded to the Governor, the Director of Land Utilization, and the Director of the Department of Parks and Recreation.

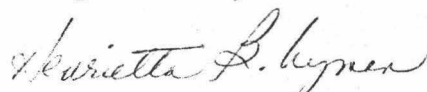
Commissioner Wikum who was absent from the Special Meeting held August 6, 1975, abstained from voting.

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

ADJOURNMENT:

The meeting adjourned at 8:00 p.m.

Respectfully submitted,



Henrietta B. Lyman  
Secretary-Reporter



DEPARTMENT OF THE CORPORATION COUNCIL  
**CITY AND COUNTY OF HONOLULU**  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



BARRY CHUNG  
CORPORATION COUNSEL

August 27, 1975

MEMORANDUM

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

FROM : ANDREW J. SATO, DEPUTY CORPORATION COUNSEL

SUBJECT: NOTICE OF PUBLIC HEARING - NOTIFICATION OF 3,000  
PROPERTY OWNERS BY USE OF TAX MAP KEY NUMBERS

In a rezoning application pending before the Planning Commission, you requested an opinion in your letter of August 13, 1975 as to whether or not the Commission is required to publish a second Notice of Public Hearing, listing some 3,000 tax map key numbers, so that the affected property owners can be duly apprised of the proposed rezoning matter.

We answer in the negative.

You advised us that on May 11, 1975, a Notice of Public Hearing was advertised to rezone all land designated on the General Plan for Parks and Recreation, Cemetery, Preservation or other Open Space Uses to P-1 Preservation. Thereafter, a public hearing was held by the Planning Commission on May 21, 1975 and the hearing has been held open since that date and additional testimony was received at various meetings.

After further deliberation, the members of the Planning Commission have indicated that, since numerous parcels are affected, all parcels should be identified and some type of more specific notification be given in addition to the required legal notice which was published. The Commission concluded that a publication of tax map key numbers from the Land Use Data file of the Department of General Planning for

M 75-93

MEMORANDUM

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

-2-

August 27, 1975.

private parcels would be adequate to meet the Planning Commission's concern. Such a proposed publication would result in the printing of over 3,000 tax map key numbers.

RCH Section 5-406(c) provides that the Planning Commission shall:

Review land subdivision and zoning ordinances . . . developed by the director of land utilization. The commission shall, after public hearings, transmit such proposed ordinances, with its findings and recommendations thereon, through the mayor to the council for its consideration and action.

RCH Section 12-106.2 provides:

Notice of any public hearing shall be adequately publicized at least ten days prior to such hearing in a daily newspaper of general circulation . . . . The notice shall include:

- (a) The date, time and place of such hearing.
- (b) A statement in plain language of the nature or purpose, including the issues involved, if any, of such hearing.
- (c) A statement that all interested persons shall be afforded the opportunity of being heard.

In reviewing your Notice of Public Hearing for the May 21, 1975 hearing, said Notice provided for the place, date, time and the purpose of the zoning amendment and the change of zoning from the existing zoning of all land on Oahu general planned for Parks and Recreation, Cemetery, Preservation or other Open Space Uses to P-1 Preservation. That Notice complies with the requirements of RCH Section 12-106.

Based on the foregoing, we advise that the publication of Notice of Public Hearing on May 11, 1975 for the hearing on May 21, 1975 is legally valid and that the proposed

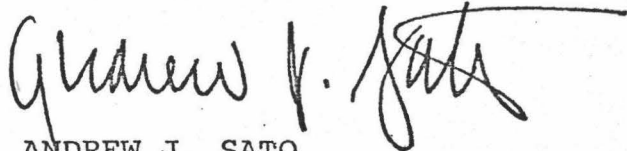
MEMORANDUM

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

-3-

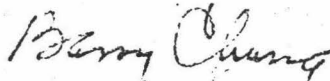
August 27, 1975

second notice of hearing listing some 3,000 tax map keys to apprise the affected property owners is not required under the provisions of RCH Section 12-106 and will serve no useful purpose.



ANDREW J. SATO  
Deputy Corporation Counsel

APPROVED:



BARRY CHUNG  
Corporation Counsel

AJS:gk



CONDITIONS IMPOSED BY THE PLANNING COMMISSION  
for  
GROSVENOR-INTERNATIONAL  
SPECIAL USE PERMITS  
(74/SUP-14) and (75/SUP-2) (RH)  
August 6, 1975

A. SEWAGE TREATMENT PLANT PERMIT

1. The submitted sewage master plan report and site plans prepared by Sunn, Low, Tom & Hara, Inc., environmental engineers, dated March 1974, and modified so as to be acceptable to the Division of Sewers of the Department of Public Works and the State Department of Health shall be part of the permit. This master plan shall be kept on file with the Department of Land Utilization and shall be followed except as may be altered by the conditions stated herein;
2. Certificates of approval shall be required from the State Department of Health and the Board of Water Supply;
3. The sewage treatment oxidation ponds shall be enclosed in such a manner as to prevent access except by means of a locked gate;
4. The applicant shall provide sureties satisfactory to the City to insure the proper installation, operation and maintenance of the sewage treatment plant if required by the Department of Public Works. The applicant shall also provide sureties to the City if required to insure removal or other acceptable disposition of the treatment plant, oxidation ponds and connection to the public sewage treatment system when it becomes available. These provisions shall be subject to the approval of the Chief Engineer and Director of the Department of Public Works;
5. A maintenance schedule, approved in writing by the Director of the State Department of Health is required. The owner or his successors and assigns shall be responsible for the operation and maintenance of the plant in accordance with the approved schedule for the life of the plant;
6. The entire cost of the construction of installation of such sewage treatment system, the responsibility for its operation repair, maintenance, and eventual hookup to a future public system shall be that of the owner (or his successors and assigns) of the sewage treatment system;

7. The owner (or his successors and assigns) agrees not to exclude by lease or covenant those agricultural uses permitted by the Oahu General Plan, the State Land Use Commission District Regulations and the Comprehensive Zoning Code of the City and County of Honolulu on any and all lands to be serviced by the facilities permitted under the Special Use Permit and which are designated as Agriculture on the Oahu General Plan or are in a State Agriculture District;
8. Compliance with all current and future pollution control standards to the satisfaction of pertinent government agencies is required;
9. The applicant/developer shall be required to inform potential buyers, through the sales agreement, that the subject project or portions thereof lies within a Flood Insurance Administration flood hazard area;
10. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land and made a part of the sales agreement with future owners;
11. The applicant/developer of the property encompassed by this Special Use Permit shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions;
12. Within one year of the approval of the Special Use Permit by the State Land Use Commission, the applicant shall file an application for a building permit with the Building Department, and the sewage treatment plant and disposal facility shall be completed by May 31, 1978. If necessary, this time limit may be extended by the Director of Land Utilization with concurrence of the Planning Commission provided that the applicant makes his request in writing and submits reasons which justify the time extension;
13. In the event all conditions as set forth herein are not complied with, the Director of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained; and
14. The Director of Land Utilization may approve any request for modifying the submitted plans which he considers to be a minor revision.

B. WATER SYSTEM PERMIT

1. The submitted water master plan report and site plans prepared by Sunn, Low, Tom & Hara, Inc., environmental engineers, dated March 1974, and as acceptable to the Board of Water Supply shall be a part of the permit. This master plan shall be kept on file with the Department of Land Utilization and shall be followed except as may be altered by the conditions stated herein;
2. The entire water system shall be constructed in accordance with the requirements of the Board of Water Supply. Approval of the final plans prior to construction by the Board of Water Supply is required;
3. Compliance with all current and future pollution control standards to the satisfaction of pertinent government agencies is required;
4. The owner (or his successors and assigns) agrees not to exclude by lease or covenant those agricultural uses permitted by the Oahu General Plan, the State Land Use Commission District Regulations and the Comprehensive Zoning Code of the City and County of Honolulu on any and all lands to be serviced by the facilities permitted under the Special Use Permit and which are designated as Agriculture on the Oahu General Plan or are in a State Agriculture District;
5. The applicant/developer shall be required to inform potential buyers, through the sales agreement, that the subject project or portions thereof lies within a Flood Insurance Administration flood hazard area;
6. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land and made a part of the sales agreement with future owners;
7. The applicant/developer of the property encompassed by this Special Use Permit shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions;
8. Within one year of the approval of the Special Use Permit by the State Land Use Commission, the applicant shall file an application for a building permit with the Building Department and the entire water system shall be completed by May 31, 1978. If necessary, this time limit may be extended by the Director of Land Utilization with concurrence of the Planning Commission provided that the applicant makes his request in writing and submits reasons which justify the time extension;



9. In the event all conditions as set forth herein are not complied with, the Director of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained; and
10. The Director of Land Utilization may approve any request for modifying the submitted plans which he considers to be a minor revision.

PLANNING COMMISSION  
August 6, 1975

EBC:mk

Meeting of the Planning Commission  
Minutes  
July 30, 1975

**APPROVED**

The Planning Commission held a meeting on Wednesday, July 30, 1975 at 1:34 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

**PRESENT:**

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

**ABSENT:**

Antone Kahawaiolaa  
Harriet Wikum

**STAFF PRESENT:**

Robert R. Way, Chief Planning Officer  
Eugene B. Connell, Executive Secretary  
Robert B. Jones, Assistant Director, Zoning  
Department of Land Utilization  
Lorrie Chee, Staff Planner  
Henry Eng, Staff Planner  
Ian McDougall, Staff Planner  
Stan Mofjeld, Staff Planner

**PUBLIC HEARING**  
**CONDITIONAL USE PERMIT**  
**(PRIVATE RECREATION**  
**FACILITY)**  
**LAIE**  
**THE ULUNIU SWIMMING**  
**CLUB**  
**(FILE #75/CUP-4 LC)**

A public hearing was held to consider a request for a Conditional Use Permit for establishment of a private recreation facility of an outdoor nature on approximately 38,319+ square feet of land in Laie, Tax Map Key: 5-5-2: 22.

Publication was made in the Sunday Star-Bulletin/Advertiser on July 20, 1975. No letters of protest were received.

Staff Planner Henry Eng presented the Director's report of the request. In effect, the facilities will provide a place to change, swim, shower and picnic for its members. Based upon review of the proposal, the Director recommends approval of the request.

**QUESTIONS OF STAFF**

A question was raised as to the possibility of deviating from the 20-foot widening of the driveway to provide for two-way traffic. Mr. Eng stated that this matter can be handled by the Department of Land Utilization, the Department of Transportation Services and the applicant.

**TESTIMONY IN SUPPORT--**

Mrs. Margare't Camp, President of the Uluniu Swimming Club, presented written testimony dated July 30, 1975 (copy attached)

Questioned by the Commission regarding parking improvements, Mrs. Camp felt the existing paved parking area is adequate to handle the club's parking needs throughout the year. Their relocation from Waikiki to Laie has caused a drop in membership and as a result, use of the premises is infrequent and on an individual rather than group basis. Surfacing the additional parking stalls would spoil existing landscaping, create less green areas and devalue the property.

She also stated that widening the driveway to 20 feet would be costly, involve removing one of two stone pillars plus two coconut trees. She suggested a widening of 17½ feet.

#### TESTIMONY AGAINST--

None

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

ACTION: The Commission, on motion by Mr. Hosaka, seconded by Dr. Choy and carried, accepted the Director's recommendation for approval, with the exception that Condition No. 3 be deleted in the proposed Resolution. The basis for this decision was that adequate parking could be provided on the grass areas to meet the Club's general needs as outlined on Exhibit A, without the added requirement of paving and marking the parking area.

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

PUBLIC HEARING  
GP/DLUM AMENDMENT  
LOWER PAUOA-WEST SLOPE  
OF PUNCHBOWL  
DELETING 20-FT. R.O.W.  
BETWEEN KAMAMALU AVENUE  
AND HUALI STREET  
RALPH S. INOUE  
(FILE #308/C3/11 RP)

A public hearing was held to consider the Chief Planning Officer's proposal to amend the Lower Pauoa-West Slope of Punchbowl Detailed Land Use Map and the Central Business District Development Plan by deleting a 20-foot right-of-way located between Kamamalu Avenue and Huali Street at a point 250 feet from the intersection of these two streets, Tax Map Key: 2-2-03: portion of 29.

Publication was made in the Sunday Star-Bulletin/Advertiser on July 20, 1975. No letters of protest were received.

Staff Planner Ian McDougall made the staff presentation. The proposal would delete a planned but unconstructed 20-foot wide road right-of-way between Kamamalu Avenue and Huali Street in lower Pauoa at a point 250 feet from the intersection of the two streets. The amendment is necessary in order to allow the construction of apartments on this parcel and the adjoining property. The Chief Planning Officer recommends approval of the proposal as reflected in the report.



## QUESTIONS OF STAFF

Responding to a question as to how the roadway was placed on the General Plan, staff indicated it may have resulted through earlier government ownership of the subject parcel which subsequently the City Council abandoned.

## TESTIMONY IN SUPPORT--

Mr. Ralph S. Inouye was present and offered to respond to any questions the Commission might have.

There were no questions from the Commission.

## TESTIMONY AGAINST--

None

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

ACTION: The Commission concurred with the recommendation of the Chief Planning Officer, and recommended approval of the proposal as reflected in the report, on motion by Mr. Hosaka, seconded by Mrs. Takehara and carried.

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

PUBLIC HEARING  
STATE SPECIAL USE  
PERMIT AND CONDITIONAL  
USE PERMIT  
(PRIVATE RECREATIONAL  
CAMP)  
WAIANAE  
REORGANIZED CHURCH OF  
JESUS CHRIST OF LATTER  
DAY SAINTS  
(FILE #75/SUP-3 &  
#75/CUP-7 LC)

Before proceeding with the hearing, Chairman Randall Kamiya declared a conflict of interest because he is a member of the Board of Directors of the Hawaii Farm Bureau Federation who is against the request. He did not participate in any deliberation on this matter.

A public hearing was held to consider a request for a State Special Use Permit and Conditional Use Permit to construct and operation a private recreational camp on approximately 10.53 acres of land in Waianae--86-210 Puhawai Road, Tax Map Key: 8-6-08: 2.

Publication was made in the Sunday Star-Bulletin/Advertiser on July 20, 1975. No letters of protest were received.

Staff Planner Lorrie Chee presented the Director's report which recommends denial of the request on the basis that the use is not compatible with adjacent existing farms, and that it could effect the economic viability of property and improvements in the surrounding area for agricultural activities.

## QUESTIONS OF STAFF

1. There was discussion comparing a recent dog kennel CUP application and the subject proposal. Mrs. Chee pointed out that the dog kennel was enclosed and more related to agricultural use. The intensities and scope of the proposed private facility for 250 people is inappropriate for the subject site.
2. Relative to soil conditions on the property, although it is difficult to cultivate, the land can also be used for grazing, poultry production, or nursery.
3. Questioned why the land has remained fallow for approximately 18 years, Mrs. Chee stated the economic inability of farmers to purchase the land may be a reason.
4. Staff questions whether a condition in the Conditional Use Permit that the church will not file any nuisance complaints of odor or noise related to agricultural use of the area is legally enforceable.

## TESTIMONY IN SUPPORT--

1. Mr. Everett Graffeo, Branch President, Reorganized Church of Jesus Christ of Latter Day Saints (Submitted testimony dated July 23, 1975, copy attached)
2. Mr. Peter K. Ahuna, Member, Reorganized Church of Jesus Christ of Latter Day Saints
3. Mr. Howard Sakima, Member, Reorganized Church of Jesus Christ of Latter Day Saints
4. Mrs. Healani A. Ellis, Member, Reorganized Church of Jesus Christ of Latter Day Saints

Comments made by the above-named individuals support the testimony of Mr. Graffeo which is attached and made a part of these Minutes.

Questioned by the Commission, Mr. Graffeo gave the following additional information:

1. In the two-and-a-half years they have been on the property, they have received no complaints of irritation caused by pesticides.
2. He has not been approached by the Hawaii Farm Bureau regarding a possible land exchange.
3. Fees that will be charged to non-members are mainly to cover the cost of equipment used on site.

## TESTIMONY AGAINST--

Mr. Milton Warne, Chairman, Land Committee, Hawaii Farm Bureau Federation (Submitted letter dated April 30, 1975 to Mr. William E. Wanket, Deputy Director, Department of Land Utilization, copy attached)

Discussion followed as to whether there was any attempt by the state to condemn high-priced agricultural land. Mr. Warne stated that the Farm Bureau is presently working in the legislature to establish an agricultural park. However, the subject area is too small to be acquired by the state for that purpose.

Concerning a land exchange, the Hawaii Farm Bureau would not effect such an exchange. Their comment was a suggestion that other lands not in agricultural use be pursued.

Due to the absence of Commissioner Randall Kamiya who had declared a conflict of interest on this matter, the Commission at that point lost its quorum. The public hearing was kept open and the matter deferred to September 17, 1975.

UNFINISHED BUSINESS  
PLANNED DEVELOPMENT  
HOUSING  
WAHIAWA  
QUALITY PACIFIC  
HOMES CORP.  
(FILE #75/PDH-5 GH)

The public hearing held July 16, 1975 was closed and the matter deferred two weeks to permit the Department of Land Utilization time to study the possibility of a walkway through the gulch area and to make recommendations of necessary safety factors related to the gulch.

Staff Planner Stan Mofjeld reported that engineering and landscape studies were undertaken by the applicant in response to the Commission's concerns. Messrs. Carl Muroda of Muroda and Associates, Inc., and Ted Green, Landscape Architect, were called upon and questioned by the Commission. The following recommendations were made:

1. Construction of a 3-foot wide path of asphalt concrete with wooden steps, night-lighted for safety purposes, as shown on Mr. Green's Gulch Path Study dated July 18, 1975.
2. Provision of a culvert designed to carry drainage runoff that would occur through the gulch area.
3. Safety fencing be provided at steeper portions of the gulch.

The question of liability was discussed inasmuch as the pathway would be a convenience for the general public rather than used exclusively for the development. Suggestions were made that the pathway be dedicated to the City or its responsibility remain with the community association of the proposed development.

ACTION: The Commission accepted the Director's recommendation and conditions for approval, and recommended an additional condition which would require that the applicant incorporate a gulch pathway and safety fencing as proposed to the Commission in the exhibit submitted by Mr. Ted Green. The final plans for the connecting walkway and safety fencing would be subject to the approval of the Director of Land Utilization. The motion was made by Dr. Choy, seconded by Mr. Duke and carried.



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

UNFINISHED BUSINESS

ZONING & CZC AMENDMENT

- (1) FROM EXISTING ZONING  
TO P-1 PRESERVATION:  
ALL LAND FOR PARKS &  
RECREATION, CEMETERY,  
PRESERVATION, OR  
OTHER OPEN SPACE USES
- (2) CZC AMENDMENT:  
SECTION 21-301,  
P-1 PRESERVATION  
DISTRICT MODIFYING  
RESTRICTIONS ON  
NON-CONFORMING USES  
& STRUCTURES CREATED  
BY THE REZONING

(FILE #75/Z-6

L&R/1975-5 JR)

Public hearings were held on May 21, June 4, and July 16, 1975. At its July 16, 1975 meeting, the Commission kept the public hearing open and requested that the Department of Land Utilization prepare a list of tax map keys of all properties that would be affected by the proposed P-1 zoning.

Mr. Bob Jones requested additional time for preparation of the tax map key list.

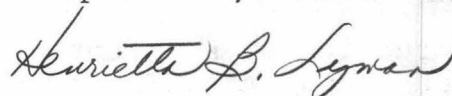
MOTION: The public hearing was kept open and action deferred to August 27, 1975, on motion by Mr. Duke, seconded by Mr. Hosaka and carried.

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

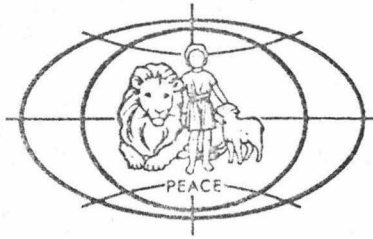
ADJOURNMENT:

The meeting adjourned at 4:50 p.m.

Respectfully submitted,



Henrietta B. Lyman  
Secretary-Reporter



## REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

July 23, 1975

The Planning Commission  
City & County of Honolulu  
Honolulu, Hawaii

Dear Commissioners:

The following statement is submitted by the Reorganized Church of Jesus Christ of Latter Day Saints as testimony for the approval of a request for a Conditional Use Permit to construct and operate "a private recreational camp" with overnight accommodations.

We appreciate your every consideration in the approval of this request.

Yours respectfully,

EVERETT GRAFFEO  
Branch President

Encl  
EG:eis

### HONOLULU METROPOLITAN BRANCH

METRO-OFFICE  
1666 Mott-Smith Dr.  
Honolulu, Hawaii 96822  
Telephone: 536-6330

MAKIKI CONGREGATION  
1666 Mott Smith Dr.  
Honolulu, Hawaii 96822

KALIHI CONGREGATION  
2319 Rose St.  
Honolulu, Hawaii 96819

KANEOHE CONGREGATION  
45-119 Kaneohe Bay Dr.  
Kaneohe, Hawaii 96844

WAIPAHU CONGREGATION  
94-130 Mokukaua St.  
Waipahu, Hawaii 96797

The Reorganized Church of Jesus Christ of Latter Day Saints is requesting a Conditional Use Permit for a "private recreational camp" to be built on 10.5 acres of land zoned Ag 1 located in Lualualei Valley, Waianae. We need the permit for developing overnight sleeping accommodations in order to serve both the Church and the public-at-large. The Reorganized Latter Day Saints should not be confused with the much larger and more influential group called "Mormans" and the Ploynesian Cultural Center tourist attraction at Laie. We are a small group of some 980 members who meet in four congregations in the Honolulu, Kaneohe and Pearl City-Waipahu communities. The Church, though small, has an active program of community service. Camping and children and youth programs have always been considered of prime importance. An annual family camp was held at Camp Erdman for 24 years until rising costs made it impracticable to continue holding such camps there. Two and one-half years ago the Church purchased the property currently in question. The site, set in among several small truck farms, poultry and dairy operations, was considered ideal, assuring a continued rural setting for future family camps. The land was cleared of Keawe and weeds after lying fallow for over 18 years.

As only a small percentage of the less than 1000 members are active contributors, purchase of the land at a quarter million dollars, was a demonstration of a certain conviction that this project was valuable for the people of Hawaii no matter how great the personal cost might be. It is economically unfeasible for a group of approximately 250 people to develop a park-type facility for an area 50 miles from their places of residence where only day-time activities would be possible. The basic objective of the Church in acquiring the land is to have a site where family or youth groups could periodically meet for a week of camping. Average income Hawaiian people have given literally thousands of dollars toward the fulfillment of this dream.

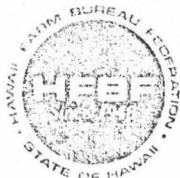
A summer youth volunteer and children's program was developed previous to the purchase of the Waianae property. The program envisioned working with socially and physically handicapped children, with potential for helping children with Cystic Fibrosis (the Church is a leader in the U.S. in such camps), diabetics, the deaf and blind, as well as financially underprivileged children of areas in Honolulu as Kuhio Park Terrace. We also note that the community in the area of the property has a great number of children and teenagers who can benefit from the use of such a recreational facility. We need this camp to serve all of these young persons.

The term "private recreational camp" is <sup>use</sup>misleading. Although privately owned, the camp is offered for the public benefit by a non-profit, service-oriented Church. The following briefly states our position:

1. Children and adults living in the city will be able to experience for a short period of time (from 3 to 5 days) rural life of Hawaii. This means that the smells, sounds and activities of rural Lualualei Valley are an essential part of the total experience in the development of the program. Agricultural and recreational use are compatible, even necessary to meet the objectives of the camp. We will accept a covenant in the Conditional Use Permit that states, "we will not file complaints about smells, odors or noise related to the agricultural use of the area."



2. Children and adults of the neighboring community in Lualualei will have access to recreational facilities and an expanded opportunity for enrichment of life. Neighborhood days will be planned as a regular part of the program schedule.
3. It is felt that in the best interest of the community-at-large, the facilities should be used by individuals and groups other than the small number of constituents of the Church. There is currently a great need for over-night camp facilities on the Island of Oahu. We do not consider our proposal High Density Use of the grounds for most camps will be limited to approximately 60 persons, this being the size for maximum benefits to the camper. There will only be limited occasions when the camp will be used to maximum.
4. Plans for busing of in-town groups would substantially limit vehicular traffic congestion in the area.
5. A high, thick hedge of Ironwood and other hedge trees and bushes will be planted along the windward perimeter of the property to cut down on wind, eliminating the possible wind-carry of pesticides from neighboring farms. This, in addition to fencing of the property with a five-foot chain-link fence, will protect property adjacent to the camp from intrusion, while maintaining reasonable security for the camp facilities and personnel.
6. According to the Master Plan, approximately 10% of the land will be in buildings, which leaves nine acres of open space. Architecturally, the buildings will be rustic, fitting into the rural and mountainous setting of Lualualei Valley.
7. The Church feels that during the past two years it has proven itself a good neighbor to landowners immediately adjacent to the property. We want to assure them that we will make every effort to continue to be the best neighbor possible. This includes the larger community of Lualualei Valley. We recognize their concerns and dedicate ourselves to preserving the rural way of life.
8. People from many walks of life have committed their monies, time and physical effort toward the purchase and development of these grounds because of a dream of being able to give service to others. It is to their devotion that this testimony is dedicated and it is they who ask your approval of this Conditional Use Permit.



## HAWAII FARM BUREAU FEDERATION

1513 Young Street, Room 202 • Honolulu, Hawaii 96814 • Telephone (808) 946-1435

PRESIDENT  
Wallace Nitta  
1st VICE PRESIDENT  
Ernest Adamiya  
2nd VICE PRESIDENT  
Randall Kamiya  
3rd VICE PRESIDENT  
Wallace Kimura  
4th VICE PRESIDENT  
Dan Hata  
5th VICE PRESIDENT  
James Nishida  
6th VICE PRESIDENT  
Raymond Tanouye  
SECRETARY  
J. Milton Warne  
TREASURER  
Irwin Higashi  
OAHU EAST COUNTY  
Stewart Wade  
OAHU SOUTH COUNTY  
Tamotsu Kubota  
OAHU WEST COUNTY  
Wallace S. Uyehara  
HILO COUNTY  
Kazuto Takayama  
KAUAI COUNTY  
Antone Silva  
KOHALA COUNTY  
Maurice Payne  
KONA COUNTY  
Toshio Yoshizaki  
MAUI COUNTY  
Mitsugi Yamamura

July 30, 1975

Randall Kamiya, Chairman  
Planning Commission  
City and County of Honolulu  
Honolulu, Hawaii 96813

Reference: State Special Use Permit/Conditional Use Permit.  
Private Recreational Camp with Overnight  
Accommodations.  
Location: Waianae--86-210 Puhawaii Road.

Dear Mr. Kamiya,

The Hawaii Farm Bureau Federation would like to submit the  
letter we sent to Mr. William E. Wanket, Deputy Director  
on April 30, 1975.

Attach is the letter and this would be our testimony on  
the subject matter.

Thank you.

Sincerely yours,

*Milton Warne* B.T.  
Milton Warne, Chairman  
Land Committee

Enc: 1



# HAWAII FARM BUREAU FEDERATION

1513 Young Street, Room 202 • Honolulu, Hawaii 96814 • Telephone (808) 946-1435

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Raymond Tanouye  
SECRETARY  
J. Morton Warner  
TREASURER  
Irwin Hapahi  
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Stewart Wade  
OAHU SOUTH COUNTY  
Fumoto Kubota  
OAHU WEST COUNTY  
Wallace S. Uyehara  
HILO COUNTY  
Kazuto Takayama  
KAUAI COUNTY  
Antone Silva  
KOHALA COUNTY  
Maurice Payne  
KONA COUNTY  
Toshio Yoshizaki  
MAUI COUNTY  
Masugi Yamamura

April 30, 1975

William E. Wanket, Deputy Director  
Dept. of Land Utilization  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Reference: Conditional Use Permit - Private Recreational Camp  
Waianae - 86-210 Puhawaii Road Tax Key: 8-6-08:2  
75/CUP-7 (LC) 75/SUP - 3

Dear Mr. Wanket,

The Hawaii Farm Bureau Federation opposes the use of the subject land for purposes other than agriculture because we believe that it is to the benefit of the people of Hawaii in the long run to preserve our farm lands for food production.

In response to the matter of potential use for intensive agriculture, it is our opinion that this parcel has excellent potential. Similar land within a short distance supports excellent truck crops, fruit trees, ornamental nurseries, etc. We realize that not all lands are highly productive at present but they could be made so by cultivation. Also, the soil quality is entirely satisfactory for the very intensive purpose of poultry production, greenhouse shade crops, etc.

In a broad sense, we believe that the purpose of the land use laws is to keep agriculture alive in Hawaii. Highest and best use could be preservation of this land for the future needs of our future population.

There is also a real problem with encroachment on existing farms in the area. Use of chemical sprays is essential to farming and could be very objectionable to senior citizens, children and others. Likewise, poultry houses have an odor problem that causes trouble with people living nearby.

We agree that the purpose of this application is excellent, being devoted to public service. However, we would like to see a land exchange arranged so that this worthy project would not take good crop land.



William E. Wanket, Deputy Director

Reference: 75/CUP - 7  
75/SUP - 3

page 2

Finally, we would hope that rules and regulations for land use in ag districts can be clarified, or perhaps the laws be amended, so that all of us, farmers, homeowners, developers, everybody, can know just what can be planned and carried out.

Sincerely yours,

*Milton Warne*  
Milton Warne  
Chairman, Land Committee

PARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



ROBERT R. WAY  
CHIEF PLANNING OFFICER

75/SUP-3 and  
75/CUP-7 (LC)

October 23, 1975

RECEIVED  
OCT 31 1975

Mr. Eddie Tangen, Chairman  
State Land Use Commission  
Kamamalu Building  
250 South King Street  
Honolulu, Hawaii 96813

State of Hawaii  
LAND USE COMMISSION

Dear Mr. Tangen:

SP75-227

Subject - Request: State Special Use Permit/Conditional Use  
Permit to construct and operate a private  
recreational camp with overnight accommodations.

Applicant: Mr. Everett Graffeo

Landowner: Reorganized Church of Jesus Christ of Latter Day Saints

Location: Waianae

TMK: 8-6-08: 2

Area: 10.53 acres

In accordance with Rule 1.183, State Land Use Commission, we are submitting the pertinent materials, records, and reports related to the Special Use Permit application, 75/SUP-3, of the Reorganized Church of Jesus Christ of Latter Day Saints.

Public hearings were conducted by the Planning Commission on July 30 and August 27, 1975 in conformance with the appropriate City and County ordinances and State statutes. Further deliberations were held by the Planning Commission on September 17, October 1, October 15, and October 22, 1975.

The Planning Commission, at its meeting of October 22, 1975, voted to recommend approval of the Special Use Permit application as conditioned. The Planning Commission further recommended to the City Council acceptance of the Conditional Use Permit application (75/CUP-7) with eighteen conditions.

Respectfully,

*for* ROBERT R. WAY  
Chief Planning Officer

RRW:mk  
Attchs.

SLUC

C O N D I T I O N S

Related To

REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

Special Use Permit (75/SUP-3) (LC)

October 22, 1975

1. The provisions of the plans, including the phasing timetable marked Exhibit A, approved as a part of this permit, and on file with the Director of the Department of Land Utilization, dated May 31, 1974, shall be followed except as may be altered by the conditions stated herein.
2. Prior to the construction of each phase of the proposed development, the applicant shall submit construction and landscape plans for the increment to be developed to the Director of the Department of Land Utilization for his review and approval.
3. A minimum of 103 automobile parking spaces shall be provided in two increments. Fifty spaces will be provided in Phase I and the remainder will be provided for in those areas set aside for recreational activities when more than 250 people are in attendance. The fifty spaces in Phase I shall be provided in conformance with the off-street parking requirements as set forth under Section 21-204 of the Comprehensive Zoning Code.
4. A grading plan shall be submitted to the Director of the Department of Land Utilization for review and approval prior to commencement of the initial phase. In addition, general landscape plans shall be submitted simultaneously and shall be prepared by a registered landscape architect. These plans shall be designed so as to afford the maximum buffering between the proposed use and the surrounding properties.
5. A private sewage disposal system shall be provided in a manner acceptable to the State Department of Health.
6. Within one year of the approval of the Special Use Permit, the applicant shall file an application for a building permit with the Building Department, and the proposed facility, consisting of nine phases, shall be completed by December 31, 1984. If necessary, the time limit may be extended by the Director of the Department of Land Utilization with concurrence of the Planning Commission provided that the applicant makes his request in writing and submits reasons which justify the time extension.
7. Only one identification sign shall be permitted. Said sign shall not exceed 12 square feet in area, and its type and location shall be approved by the Director of the Department of Land Utilization prior to obtaining a building permit.



8. All utilities shall be underground.
9. The entire perimeter of the property shall be fenced with six-foot-high fencing. The plans for the fencing shall be submitted to the Director of the Department of Land Utilization for his approval prior to obtaining the building permit, and the fence shall be installed during the construction of the first phase.
10. A drainage study, as approved by the Department of Public Works, is to be incorporated into the approved plans, Exhibit A.
11. The applicant is aware that the permitted uses in this agricultural area, including chicken farming, are considered to be permitted uses, and the effects of these uses in terms of odors, noise, and insects are not to be considered as nuisances. The applicant and any persons utilizing this facility shall in no way interfere with, or object to, the lawful agricultural uses or effects generated by those uses.
12. A minimum of 20% of the subject property shall be utilized for agriculture educational purposes.
13. An educational program in agriculture will be established by the applicant which will have the following goals:
  - (a) To establish an environment in which the participants will be exposed to general agricultural activities in a farm area.
  - (b) To develop a program in which the participants will be taught basic agricultural skills.
  - (c) To encourage the participation of the members of the immediate farming community and the assistance of public and private agricultural organizations in the development of the agricultural program.
14. Annual evaluations shall be submitted to the Planning Commission by the applicant through 1982 so that they may be kept informed on the progress of the agriculture program.
15. The applicant shall produce evidence that it carries liability insurance prior to commencing operation of the facility. This evidence shall be submitted to the Director of the Department of Land Utilization.
16. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land and made part of the sales agreement with future owners.

17. In the event all conditions as set forth herein are not complied with, the Director of the Department of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained.
18. The recorded owner of the land encompassed by these permits shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii a declaration of the above-mentioned restrictive conditions.
19. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Department of Land Utilization as evidence of recordation prior to issuance of a building permit.
20. The Director of the Department of Land Utilization may approve modifications which in his determination are minor in nature.

#

EBC:mk

PHASING TIMETABLE

EXHIBIT A

Reorganized Church of Jesus Christ of Latter Day Saints

October 22, 1975

Phase 1	1976	Outdoor recreational facilities (basketball, volleyball, shuffleboard courts).
Phase 2	1977	Softball diamond and five overnight cabin facilities with sleeping accommodations for sixty.
Phase 3	1978	Ten overnight cabin facilities with sleeping accommodations for 120; 11 tent platforms; and a shower-restroom facility.
Phase 4	1979	Multi-purpose room (seating capacity: 250).
Phase 5	1980	Eight-lane swimming pool and shower facilities.
Phase 6	1981	Single-family residence and office.
Phase 7	1982	Church sanctuary (seating capacity: 200).
Phase 8	1983	Administrative office.
Phase 9	1984	Single-family residence.

— # —

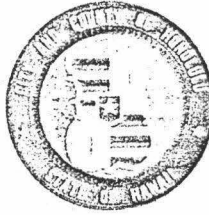


SLUC

DEPARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



ROBERT R. WAY  
CHIEF PLANNING OFFICER

75/SUP-3 and  
75/CUP-7 (LC)

October 23, 1975

The Honorable George Akahane, Chairman  
and Members of the City Council  
City and County of Honolulu  
Honolulu, Hawaii

Gentlemen:

Planning Commission Recommendation

Applicant:	Mr. Everett Graffeo
Landowner:	Reorganized Church of Jesus Christ of Latter Day Saints
Location:	Waianae
Tax Map Key:	8-6-08: 2
Land area:	10.53 acres
Request:	Permit to construct and operate a private recreational camp with overnight accommodations.

The Planning Commission held public hearings on the Conditional Use Permit application of the Reorganized Church of Jesus Christ of Latter Day Saints on July 30 and August 27, 1975. Further deliberations were conducted by the Planning Commission on September 17, October 1, October 15 and October 22, 1975.

The public hearings and deliberations were conducted in conformance with Section 5-406(c) of the City Charter and Section 21-241(d) of the Comprehensive Zoning Code.

The Planning Commission received the report and recommendation of the Director of the Department of Land Utilization on July 30, 1975. The Director's report is attached. The Planning Commission does not concur with the Director's recommendation to deny the applications for the Conditional Use Permit and the State Special Use Permit. The Commission believes that the attached eighteen conditions to the Conditional Use Permit will meet the objections of the various agencies and witnesses who appeared before the Planning Commission. The Commission further believes that the proposed agriculture educational program will create a compatible use with the surrounding properties and that the proposed uses are in conformance with the spirit of the General Plan, the Comprehensive Zoning Code, and the Rules and Regulations of the State Land Use Commission.

The Honorable George Akahane, Chairman  
Reorganized Church of JC/LDS  
October 23, 1975  
Page 2

The Planning Commission, at its meeting on October 22, 1975, voted to recommend approval of the Conditional Use Permit and the Special Use Permit applications of the Reorganized Church of Jesus Christ of Latter Day Saints, the proposed conditions as contained in the Resolution (Draft No. 2) and the Special Use Permit conditions.

We are attaching herewith the report of the Director of the Department of Land Utilization, the Resolution (Draft No. 2) with 18 conditions, the Special Use Permit Conditions (20), and Exhibit A.

The Minutes of the meeting of July 30 were forwarded October 2; the Minutes of the meeting of August 27 were forwarded September 22; the revised and approved Minutes of September 17 are attached; the Minutes of October 1, October 15 and October 22 will be forwarded when they are approved.

Respectfully,

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

APPROVED AS TO FORM  
AND LEGALITY:

---

Deputy Corporation Counsel

FORWARDED:

---

RICHARD K. SHARPLESS  
Managing Director

---

FRANK F. FASI, Mayor  
City and County of Honolulu

RRW:mk  
Attachments

SLUC  
APPROVED

Meeting of the Planning Commission  
Minutes  
September 17, 1975

The Planning Commission held a meeting on Wednesday, September 17, 1975 at 1:31 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman  
Dr. Wilbur Choy  
Donald Hosaka  
Yuklin Kuna  
Sylvia Sumida  
Ned Wiederholt  
Harriet Wikum

RECEIVED  
OCT 31 1975  
State of Hawaii  
LAND USE COMMISSION

STAFF PRESENT:

Eugene B. Connell, Executive Secretary  
Robert B. Jones, Assistant Director, Zoning  
Department of Land Utilization  
Henry Eng, Staff Planner  
Lorrie Chee, Staff Planner  
Jack Gilliam, Staff Planner

MINUTES:

The minutes of July 16, July 30, August 6, and August 27, 1975 were approved as circulated, on motion by Mr. Hosaka, seconded by Mrs. Kuna and carried.

PUBLIC HEARING  
CZC AMENDMENT TO  
PERMIT BUSINESS STUDIOS,  
OFFICES, CLINICS AND  
MEDICAL LABORATORIES  
AS CONDITIONAL USES  
WITHIN THE I-1 LIGHT  
INDUSTRIAL DISTRICT  
(BILL #87)  
INITIATED BY CITY  
COUNCIL  
(FILE #L&R/CZC/1975-6)  
(JEG)

A public hearing was held to consider an amendment initiated by the City Council (Bill No. 87) to the Comprehensive Zoning Code to permit business studios, offices, clinics and medical laboratories as conditional uses within the I-1 Light Industrial District.

Publication was made in the Sunday Star-Bulletin/Advertiser on September 7, 1975. No letters of protest were received.

Staff Planner Jack Gilliam presented the Director's report which recommends that office uses continue to be prohibited in industrial districts as a principal or

conditional use in order to protect the integrity of the industrial districts from the intrusion of unrelated uses. Today and in the years to come, industrial sites will be more difficult to achieve than office and commercial sites. Commercial uses in an industrial district should relate directly to the service needs of employees and uses in the district as recognized in current regulations.



If office uses are to be permitted on land currently set aside for industrial uses, then the following alternatives are recommended for consideration:

1. Investigate the sites which are considered appropriate for office or commercial use and instigate a General Plan and/or zoning change to commercial if the industrial classification does not conform to the best use of the property.
2. Consider the establishment of a special district incorporating industrial and commercial uses. The special district would be designated at locations where because of unusual site or area conditions this type of regulation would fit the particular use circumstances. An example of this could be future rapid transit station locations in mixed industrial-commercial areas.
3. Allow office uses as a conditional use on individual sites wherein they are associated with and accessory to a permitted use in the district. This would include headquarter offices for industries located in the district.

#### QUESTIONS OF STAFF

Concerning a question of precedence being set by introducing unrelated uses in industrial areas, staff indicated that their recommendation which prohibits office uses in industrial districts still holds. However, if office uses are permitted, then each CUP would be reviewed upon its own merits by one of the three recommended alternatives.

#### TESTIMONY IN SUPPORT

Mr. Ali Sheybani of Council Services responded to questions from the Commission as follows:

1. What was Council's rationale and intent behind the proposed ordinance? The City Council initiated the proposed ordinance as a result of requests received from various industrial firms that wished to locate their offices near, but not necessarily attached to their plants, for convenience sake.

The Commission felt if it was the Council's intent that business uses in industrial areas be related, the proposed ordinance should state that intent.

The Commission questioned if the proposed ordinance is to allow other activities which relate to existing industrial activities, what would be the justification for medical laboratories and clinics?

2. Clarification of the term "business studio." This term was taken from the B-2 Community Business District regulation of the CZC. All requirements of the B-2 district would be applicable in this proposed ordinance.
3. Impact of the CUP process on market values. Office use which is a higher use (as noted in the Director's report) alters values considerably and could invoke an adverse effect on industrial use. For example, the situation may occur where the State of Hawaii may wish to become a commercial center for the entire Pacific in which case there could be reasonable conjecture that national corporations could find it advantageous to develop heavy office utilization as part of their total Pacific operation, not simply as an adjunct to a given industrial use, which could create heavy pressure. Does the CUP provide adequate protection against such adverse condition?

Mr. Sheybani commented that the adverse effect might be the unrelated office use within the industrial area. Office use could not be considered a higher use because it is conditional compared to industrial which is unconditional. As long as the applicant can justify the related use, the CUP would be issued. Review and analysis by DLU plus two public hearings at the Commission and Council levels provide adequate protection against any adverse situation.

#### TESTIMONY AGAINST

None

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

A motion by Dr. Choy to defer the matter for two weeks because the ordinance presently does not justify use of scarce industrial land, failed for lack of a second.

ACTION: The Commission, on motion by Mrs. Wikum, seconded by Mrs. Sumida and carried, recommended denial of the proposed ordinance.

Following is an excerpt of the Commission's action.

CHOY: I speak against the motion because I see a need for part of it.

WIKUM: I don't see why we couldn't indicate some of the objectives that have certainly emerged during this discussion, and discuss that what seems to be the real intent of the ordinance be reflected in the language that's put before us.

It seems the more we talk to staff, the real intent was to allow uses other than strict industrial uses that were related to industries within the industrial zoning, either industries already there or perhaps industries that are proposed to be there. So that now, maybe proposals could come in with a factory and offices connected with them and that those both could now be put in industrial districts. Well, if that's really what they want, I don't know why we're talking about clinics and medical laboratories, business studios, especially when we don't know what those are yet and probably never will.

I'm still not entirely clear about Ali's response to Ned's concern about the impact of the CUP process on market values. The answer was not clear to me. I'm not sure what market values are going to be affected whether it's a CUP or not. I don't personally feel that CUPs are that difficult. This thing would be difficult. I just want the ordinance to say what they wanted it to say.

SUMIDA: I seconded that motion because if the intent of the 1969 CZC was to minimize encroachment, and if DGP had estimated need for more industrial land, and since authorities in putting their thoughts in the literature had strongly advised against the restricting of commercial uses in industrial districts, then I would certainly be in favor of modification of one of the sections in the existing ordinance to allow for those facilities designed strictly for the convenience of occupants. But, I would hesitate without much more clarification of the proposed bill to vote favorably for it.

AYES - Hosaka, Kamiya, Kuna, Sumida, Wiederholt, Wikum  
NAYES - Choy  
ABSENT - None

PUBLIC HEARING  
ZONING CHANGE FROM  
R-6 RESIDENTIAL TO  
A-3 APARTMENT  
KUAKINI  
IMPERIAL DEVELOPMENT  
CORPORATION  
(FILE #75/Z-13 LC)

A public hearing was held to consider a request for a change in zoning from R-6 Residential to A-3 Apartment District in Kuakini, Tax Map Key: 1-7-11: 9 and 17.

Publication was made in the Sunday Star-Bulletin/Advertiser on September 7, 1975. No letters of protest were received.

Staff Planner Lorrie Chee presented the Director's report recommending approval of the request. The Commission also received as part of the record, the Unilateral Agreement for Conditional Zoning mentioned in the Director's report which indicates a 7-story structure and



no vehicular access off Muliwai Lane. It is also recommended that the stream greenbelt area and land within the stream bed remain in R-6 Residential District.

#### QUESTIONS OF STAFF

1. Question was raised concerning the effect of the proposed development on existing traffic and sewer facilities in the area. Review by the Department of Transportation indicates major access off Kuakini Street which is fully improved and can accommodate additional vehicles generated by the development. Kuakini Street which is programmed for a 50-foot right-of-way is in the 1975-1980 CIP. Planning and engineering funds are programmed for 1976 but an improvement district as yet has not been initiated.

Muliwai Lane a narrow private roadway in poor condition which abuts the subject parcel and presently serves a total of 19 single-family dwellings will, by unilateral agreement, have no vehicular access.

The Department of Public Works indicates that public sewers are available and adequate to serve the proposed development.

2. Concerning a question whether a precedent for A-3 Apartment zoning in the area would be set, staff responded affirmatively. Although the height of this proposed structure is restricted to seven stories, other applicants could apply for A-3 Apartment (350 feet) zoning.

#### TESTIMONY IN SUPPORT

Questioned by the Commission, Mr. Mervin Lee, Attorney for the applicant, gave the following additional information:

1. The request results from a Fire Department notification that the building is below electrical standards. Temporary repairs have been made but it would be economically impractical to continually repair an old building. A six-month notice will be given to tenants for relocation purposes but none has been made pending the outcome of this request. Demolition would occur at the latest possible date providing the Fire Department would allow them to remain.
2. Projected unit cost will be in the low fifties geared toward the high-medium income group; however, with ever rising construction costs, time is the controlling factor. A market study conducted about a year ago revealed an inventory of 6,000 available units.

#### TESTIMONY AGAINST

None

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

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

Mrs. Sumida voted against the motion for the reason that the proposal sets a precedent for further highrise development in the area.

AYES - Choy, Hosaka, Kamiya, Kuna, Wiederholt, Wikum  
NAYES - Sumida  
ABSENT - None

PUBLIC HEARING  
ZONING CHANGE FROM  
R-7 RESIDENTIAL TO  
A-4 APARTMENT  
PAUOA--NUUANU AVENUE  
HALE OLU GARDENS  
ASSOCIATES  
(FILE #74/Z-57 EY)

A public hearing was held to consider a request for a change in zoning from R-7 Residential District to A-4 Apartment District in Pauoa--2003 Nuuanu Avenue, Tax Map Key: 2-2-10: 32.

Publication was made in the Sunday Star-Bulletin/Advertiser on September 7, 1975. No letters of protest were received.

Staff Planner Henry Eng presented the Director's report recommending approval of the request.

#### QUESTIONS OF STAFF

None

#### TESTIMONY IN SUPPORT

Mr. Iwao Yokooji representing the applicant stated that the request involves technical adjustment of a remaining Residential strip adjoining a portion of an abandoned roadway on Judd Street now designated as a culdesac on the Detailed Land Use Map.

They agree with the Department of Recreation's recommendation that a children's play equipment area be provided in the area designated for lawn use to prevent the children from playing in the streets and paved parking areas.

#### TESTIMONY AGAINST

1. Representative Ike Sutton
2. John Lyles, Resident, 2033 Nuuanu Avenue
3. Darrell B. Groover, Resident, 2033 Nuuanu Avenue
4. Charles Zimmer, Resident and Board Member, 2033 Nuuanu Avenue  
(Submitted petition, undated, containing 70 signatures)

5. Carter S. Hamilton, Resident and Vice President of 2033 Nuuanu Condominium Association

OBJECTIONS:

1. Increased densities and traffic generated by the proposed development will create a strain on existing facilities because Judd Street and Nuuanu Avenue are presently overloaded. Lack of sidewalks on one side of Judd Street creates a traffic hazard for children who walk to school.
2. Off-street parking problems will be compounded.
3. Phasing of the development is premature. Overall development of the entire area should be reviewed.
4. The residential character of the area should be preserved. The proposal introduces highrise development into Nuuanu Valley which will create a concrete jungle, destroy existing views, and ruin the aesthetics. Nuuanu Valley has played a major role in Hawaii History and is a great tourist attraction.
5. If any land should be preserved for the green belt area, the lands that should receive first consideration for this purpose should be those lands which have been kept off the tax base by a religious institution for years and years. It is unreasonable that religious institutions whose primary purpose should be to obtain a closer relationship between their parishioners and their creator should instead be in real estate development.

Questioned by the Commission, staff clarified that the applicant can presently develop A-4 density but the added rezoning area is simply to give him greater flexibility in terms of locating his building, motivated to preserve the temple presently on the site. The rezoning permits greater density but the applicant's proposal does not indicate that he will take advantage of the added density.

Mr. Yokooji when recalled and questioned by the Commission stated that without the rezoning, pure economics would dictate a higher structure to compensate for the additional cost of new plans. The additional space would allow them to preserve the temple and several monkeypod trees which would otherwise have to be destroyed. A higher structure and its new location within the confines of their property under existing zoning, may obstruct some views from nearby condominiums.

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

ACTION: The Commission accepted the Director's recommendation and recommended approval of the request, on motion by Dr. Choy, seconded by Mr. Hosaka and carried.



AYES - Choy, Hosaka, Kamiya, Kuna, Wikum  
NAYES - None  
ABSTAINED - Sumida, Wiederholt  
ABSENT - None

PUBLIC HEARING  
ZONING CHANGE FROM  
R-3 RESIDENTIAL TO  
A-2 APARTMENT  
KANEHOE--LILIPUNA ROAD  
T.F. MCCORMACK AND  
BOW YEE TONG SOCIETY  
(FILE #75/Z-7 RH)

A public hearing was held to consider a request for a change in zoning from R-3 Residential to A-2 Apartment District in Kaneohe--Lilipuna Road, Tax Map Key: 4-6-02: 24 and 39.

Publication was  
Bulletin/Advertiser on September 7, 1975.  
No letters of protest were received.

Staff Planner Henry Eng presented the Director's report recommending approval of the request.

#### QUESTIONS OF STAFF

Questions were raised regarding the amount of grading that might occur and the availability of sewer facilities in the area. Staff indicated that minimal grading would occur on the 1.5 acre site proposed for a five-story structure. There will be some grading with the slopes to incorporate parking at ground level. Concerning sewer facilities, the Department of Public Works has a policy to monitor the available STP capacity and issues commitments upon request for specified periods of time. Hookup into the STP system is available to the applicant.

Concerning the Department of Transportation Services comment that existing Lilipuna Road should be upgraded to support additional traffic generated from the proposed development, Mr. Eng stated that the applicant will improve a 400-foot strip on his side of the road.

#### TESTIMONY IN SUPPORT

1. Mr. Francis Liu, President, Bow Yee Tong Society
2. Mr. Kam Tai Lee, Developer

The proposal provides a means to generate income that will be used by the Bow Yee Tong Society, a benevolent society, to aid the poor in the community. The society presently assists the old Chinese men's home in Palolo.

Mr. Lee indicated that \$156,000 will be spent for improvements only on their side of Lilipuna Road.

#### TESTIMONY AGAINST

1. Sarah Sheeley, President, The Kaneohe Outdoor Circle (Submitted testimony dated Sept. 17, 1975)

2. Valerie Humphries, President, Windward Action Group and Kaneohe Makai Neighborhood Association (represented by Miss Gertrude Humphries)
3. Miss Gertrude Humphries, interested citizen

OBJECTIONS:

1. Siltation of Kaneohe Bay as evidenced in Dr. Banner's report given during the Planning Commission's consideration of the Lilipuna Hillside development.
2. Increased densities and traffic generated from the proposed development.
3. The proposed development would change the character of the entire area.
4. The environmental effect of the development upon the surrounding area should be reviewed.
5. The subject property may be situated within the coastal management zone.
6. Recommend an overview of the open space needs and requirements of the Kaneohe community in terms of park and recreational requirements not presently being programmed for the people of the Kaneohe community.
7. Request that the matter be deferred until interested parties presently away from the islands have had a chance to testify.

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

ACTION: The Commission accepted the Director's recommendation and recommended approval of the proposal, on motion by Dr. Choy, seconded by Mrs. Wikum and carried.

AYES - Choy, Hosaka, Kamiya, Kuna, Sumida, Wikum  
 NAYES - None  
 ABSTAINED - Wiederholt  
 ABSENT - None

PUBLIC HEARING  
 HAWAII CAPITAL DISTRICT  
 (STORE DEMOLITION)  
 FIRST HAWAIIAN BANK/  
 DEXTER HIGA PROPERTY  
 MANAGEMENT  
 (FILE #75/HCD/54 JPP)

A public hearing was held to consider a request to demolish an existing single-story wooden frame store located at 1664 Lusitana Street near Puowaina Drive within the Hawaii Capital District, Tax Map Key: 2-2-02: 46.

Publication was made in the Sunday Star-Bulletin/Advertiser on September 7, 1975. No letters of protest were received.

Staff Planner Jan-Peter Preis presented the Director's report recommending approval of the proposal.

There were no questions concerning the Director's report.

No one testified either for or against the request.

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

ACTION: The Commission accepted the Director's recommendation and recommended approval of the request, on motion by Dr. Choy, seconded by Mr. Hosaka and carried.

AYES - Choy, Hosaka, Kamiya, Kuna, Sumida, Wiederholt,  
Wikum  
NAYES - None  
ABSENT - None

PUBLIC HEARING  
HAWAII CAPITAL DISTRICT  
(DESIGN EVALUATION)  
BANK BUILDING CORP.  
(FILE #75/HCD/30 BL)

A public hearing was held to consider a request for a new 6-story office building at 222 Vineyard Street, within the Hawaii Capital District, Tax Map Key: 2-1-19: 9 and 10.

Publication was made in the Sunday Star-Bulletin/Advertiser on September 7, 1975. No letters of protest were received.

Staff Planner Benjamin Lee presented the Director's report recommending approval of the proposal.

There were no questions of staff.

No one spoke either for or against the request.

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

ACTION: The Commission accepted the Director's recommendation and recommended approval of the request, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Kamiya, Kuna, Sumida, Wiederholt,  
Wikum  
NAYES - None  
ABSENT - None

UNFINISHED BUSINESS  
STATE SPECIAL USE  
PERMIT AND CONDITIONAL  
USE PERMIT  
(PRIVATE RECREATIONAL  
CAMP)  
WAIANAE  
REORGANIZED CHURCH OF  
JESUS CHRIST OF LATTER  
DAY SAINTS  
(FILE #75/SUP-3 &  
#75/CUP-7 LC)

Chairman Randall Kamiya, who had declared a conflict of interest, did not participate in any deliberation on this matter.

The public hearing of July 30, 1975 was kept open due to lack of a quorum vote and deferred to August 27, 1975. The public hearing was closed August 27, 1975 and action deferred on both permits to September 17, 1975 at which time conditions would be presented that are sensitive to the concerns of the public, particularly on the Special Use Permit.

Dr. Choy was elected Chairman pro tem. He briefed the commissioners on the subject request.

MOTION: Mr. Hosaka moved to recommend approval of the request, subject to the recommended conditions.

The motion failed for lack of a second.

MOTION: Mrs. Wikum moved, seconded by Mrs. Sumida, to deny both the Conditional Use Permit and the Special Use Permit.

The motion failed for lack of a majority vote.

AYES - Kuna, Sumida, Wikum  
NAYES - Choy, Hosaka, Wiederholt  
ABSENT - Kamiya (conflict of interest)

MOTION: Mr. Hosaka moved to recommend approval, subject to the recommended conditions, seconded by Mr. Wiederholt.

The motion failed for lack of a majority vote.

AYES - Hosaka, Wiederholt, Choy  
NAYES - Kuna, Sumida, Wikum  
ABSENT - Kamiya (conflict of interest)

The Chairman deferred the matter to October 1, 1975.



UNFINISHED BUSINESS  
CZC AMENDMENT TO  
SECTION C OF ARTICLE  
10, CHAPTER 21, R.O.  
1969, PLANNED  
DEVELOPMENT RESORT  
(BILL NO. 88)  
INITIATED BY CITY  
COUNCIL  
(FILE L&R CZC  
1975-14 JG)

The public hearing held August 27, 1975 was closed and action deferred to September 17, 1975. The Planning Commission had requested a meeting with a representative from Council Services regarding this proposed amendment.

Mr. Ali Sheybani from Council Services responded to questions posed by the Commission. The proposed ordinance was initiated as a result of discrepancies between General Plan Resort designations

and zoning plus the fact that CZC Planned Development Resort requirements are too restrictive and unworkable. All areas designated Resort would be affected by the proposed ordinance and would fall within the Coastal Management Zone. Notification of community groups and landowners was not made. The Council feels the review process which involves the following is sufficient:

1. Coastal Management Zone which requires an EIS study, review and public hearing
2. The Planned Development Resort requirements in the CZC subjects the request to further review and two public hearings at the Planning Commission and City Council levels.

The need for increased densities is not readily known but the projection recognizes the current housing shortage on Oahu and a continuous population growth.

The Chief Planning Officer was not consulted regarding the proposed ordinance. It is the Corporation Counsel's opinion that the City Council has the authority to prepare zoning ordinances.

ACTION: The Commission recommended approval of the proposed ordinance with the recommendation that the Land Use Intensity be 60 units per acre rather than 100 units per acre.

AYES - Choy, Hosaka, Kamiya, Kuna, Sumida, Wiederholt,  
Wikum  
NAYES - None  
ABSENT - None

ADJOURNMENT:

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

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

Henrietta B. Lyman  
Secretary-Reporter

# RESOLUTION

shall be designed so as to afford the maximum buffering between the proposed use and the surrounding properties.

5. A private sewage disposal system shall be provided in a manner acceptable to the State Department of Health.
6. Only one identification sign shall be permitted. Said sign shall not exceed 12 square feet in area, and its type and location shall be approved by the Director of the Department of Land Utilization prior to obtaining a building permit.
7. All utilities shall be underground.
8. The entire perimeter of the property shall be fenced with six-foot-high fencing. The plans for the fencing shall be submitted to the Director of the Department of Land Utilization for his approval prior to obtaining the building permit, and the fence shall be installed during the construction of the first phase.
9. A drainage study as approved by the Department of Public Works is to be incorporated into the approved plans, Exhibit A.
10. The applicant is aware that the permitted uses in this agricultural area, including chicken farming, are considered to be permitted uses, and the effects of these uses in terms of odors, noise, and insects are not to be considered as nuisances. The applicant and any persons utilizing this facility shall in no way interfere with, or object to, the lawful agricultural uses or effects generated by those uses.
11. A minimum of 20% of the subject property shall be utilized for agriculture educational purposes.
12. An educational program in agriculture will be established by the applicant which will have the following goals:
  - (a) To establish an environment in which the participants will be exposed to general agricultural activities in a farm area.
  - (b) To develop a program in which the participants will be taught basic agricultural skills.
  - (c) To encourage the participation of the members of the immediate farming community and the assistance of public and private agricultural organizations in the development of the agricultural program.
13. The applicant shall produce evidence that it carries liability insurance prior to commencing operation of the facility. This evidence shall be submitted to the Director of the Department of Land Utilization.

-2-

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE G. AKAHANE  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

### ADOPTED Meeting Held

	AYE	NO	A/E
BORNHORST			
CLEMENT			
HOLCK			
KAAPU			
KOGA			
LOO			
MATSUMOTO			
PACARRO			
AKAHANE			

Reference:

Report No.

**Resolution No.**

*Jungen*

# RESOLUTION

(DRAFT NO. 2, 1975)

WHEREAS, the Planning Commission held public hearings on July 30 and August 27, 1975 to consider the application of the Reorganized Church of Jesus Christ of Latter Day Saints, hereinafter referred to as the "APPLICANT", for a Conditional Use Permit to construct and operate a private recreational camp with overnight accommodations situated at 86-210 Puhawai Road in Waianae, Oahu, Hawaii, also identified by Tax Map Key 8-6-08: 2; and

WHEREAS, the APPLICANT proposes to construct and operate a private recreational facility to be used in the religious and educational programs of the Reorganized Church of Jesus Christ of Latter Day Saints, and such facility will include outdoor recreational facilities, overnight cabins and tent platforms, shower-restroom facilities, single-family residences, administrative offices, multi-purpose room, church sanctuary, and areas designated for agricultural education; and

WHEREAS, on October 22, 1975, the Planning Commission having duly considered all the evidence and reports offered at said public hearings recommended to the City Council an approval of the subject application for a Conditional Use Permit with certain conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Conditional Use Permit be issued to the APPLICANT under the following conditions:

1. The provisions of the plans, including the phasing timetable marked Exhibit A, approved as a part of this permit, and on file with the Director of the Department of Land Utilization, dated May 31, 1974, shall be followed except as may be altered by the conditions stated herein.
2. Prior to the construction of each phase of the proposed development, the applicant shall submit construction and landscape plans for the increment to be developed to the Director of the Department of Land Utilization for his review and approval.
3. A minimum of 103 automobile parking spaces shall be provided in two increments. Fifty spaces will be provided in Phase I and the remainder will be provided for in those areas set aside for recreational activities when more than 250 people are in attendance. The fifty spaces in Phase I shall be provided in conformance with the off-street parking requirements as set forth under Section 21-204 of the Comprehensive Zoning Code.
4. A grading plan shall be submitted to the Director of the Department of Land Utilization for review and approval prior to commencement of the initial phase. In addition, general landscape plans shall be submitted simultaneously and shall be prepared by a registered landscape architect. These plans

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE G. AKAHANE  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

### ADOPTED Meeting Held

	AYE	NO	A/E
BORNHORST			
CLEMENT			
HOLCK			
KAAPU			
KOGA			
LOO			
MATSUMOTO			
PACARRO			
AKAHANE			

Reference:

Report No.

**Resolution No.**



RESOLUTION

- 14. The Director of the Department of Land Utilization may impose additional conditions which he may deem necessary and appropriate to protect the health, safety or comfort of persons living in the area.
- 15. In the event all conditions as set forth herein are not complied with, the Director of the Department of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained.
- 16. The recorded owner of the land encompassed by these permits shall be required to file, with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions.
- 17. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Department of Land Utilization as evidence of recordation prior to issuance of a building permit.
- 18. Any major modifications to the conditions stated herein shall be subject to approval by the City Council. The Director of the Department of Land Utilization may approve modifications which in his determination are minor in nature.

BE IT FURTHER RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and she is, hereby directed to transmit copies of this resolution to Randall Kamiya, Chairman of the Planning Commission; George Moriguchi, Director of the Department of Land Utilization; the State Land Use Commission, 250 So. King Street, Honolulu, Hawaii 96813; and the Reorganized Church of Jesus Christ of Latter Day Saints, Independence, Missouri 64051.

INTRODUCED BY:

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE OF INTRODUCTION:

\_\_\_\_\_  
Honolulu, Hawaii

-3- Councilmen

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA  
CITY CLERK

GEORGE G. AKAHANE  
CHAIRMAN & PRESIDING OFFICER

Dated \_\_\_\_\_

ADOPTED Meeting Held			
	AYE	NO	A/E
BORNHORST			
CLEMENT			
HOLCK			
KAAPU			
KOGA			
LOO			
MATSUMOTO			
PACARRO			
AKAHANE			

Reference:  
Report No.

Resolution No.

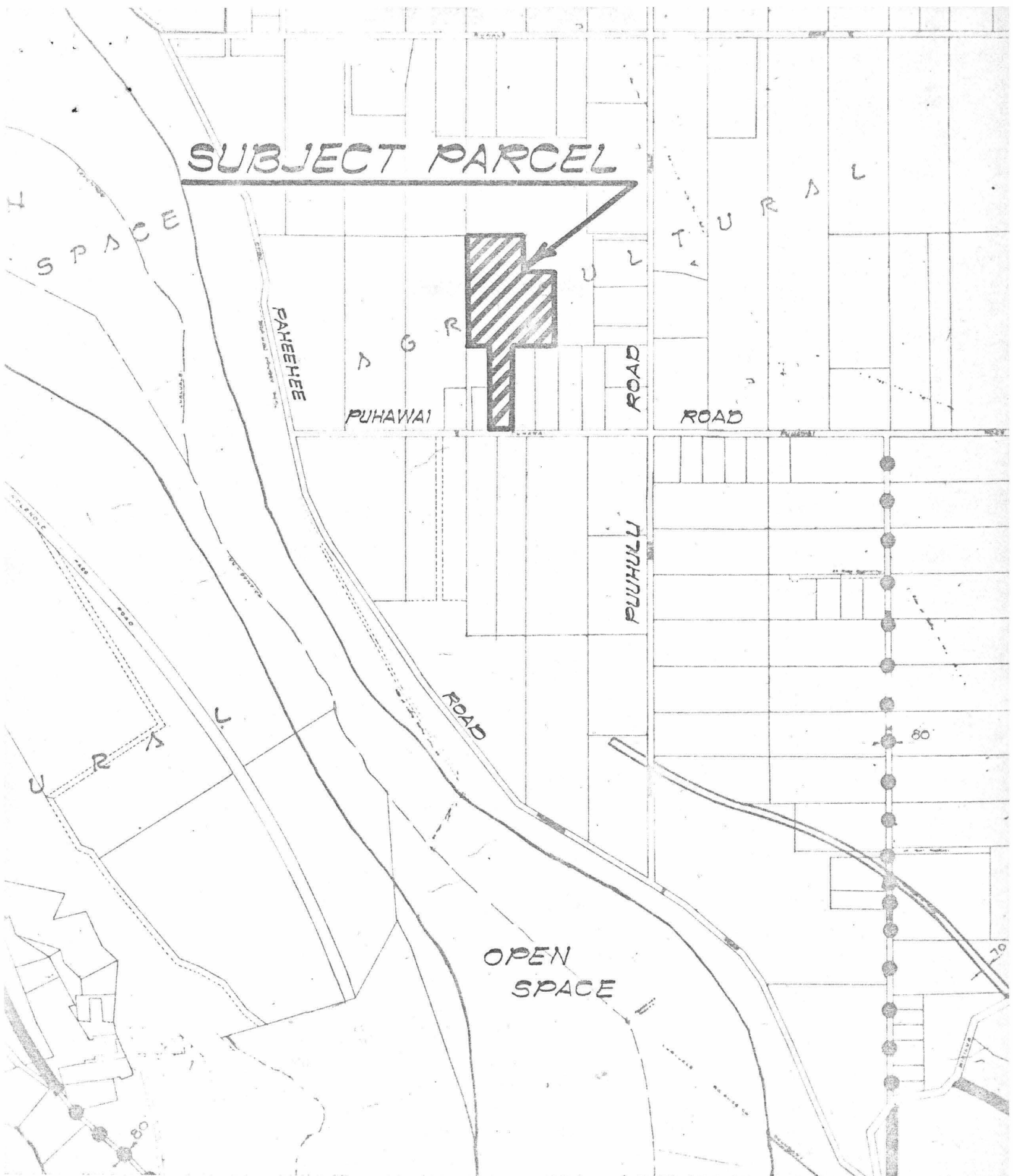
APPENDIX A

Parking Calculations

Sanctuary, Multi-Purpose Room	
Chapel (Church Complex)	50
1/5-250	
Dormitory	
1/4-180	<u>45</u>
Total Required	95
Total Provided	103*

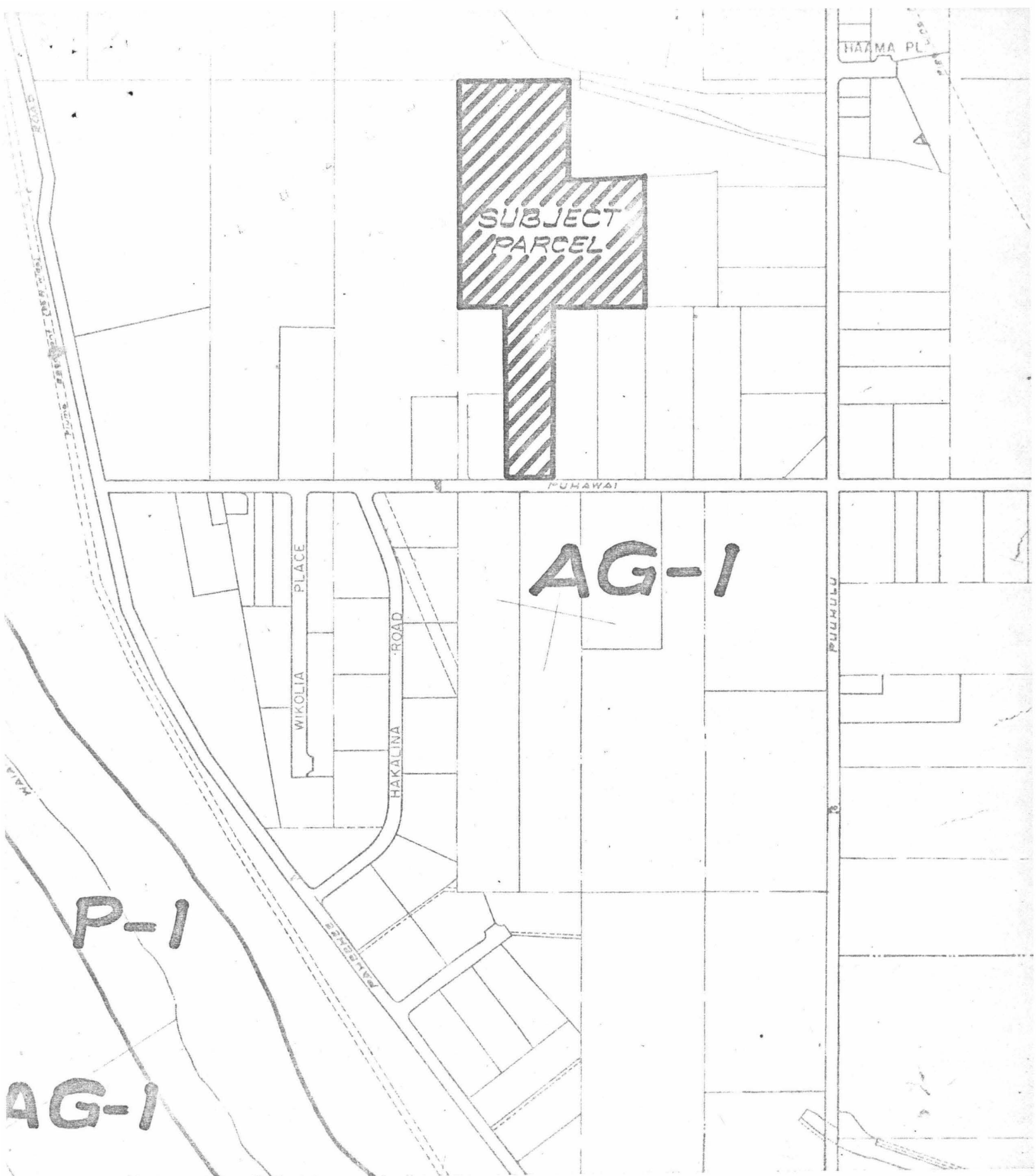
\* Excess parking will also be allowed on the 18-foot roadway which will loop around the central core of the facility.





PORTION OF  
DETAILED LAND USE MAP  
WAIANAE





PORTION OF  
ZONING MAP  
WAIANAE



PORTION OF  
EXISTING LAND USE MAP  
WAIANAE

LEGEND

- RESIDENTIAL
- SINGLE FAMILY
- TWO FAMILY
- AGRICULTURAL
- QUASI-PUBLIC FACILITIES
- CEMETERY
- VACANT

LOCATION: WAIANAE  
TMK: 8-6-08:2

APRIL 1975

MAP 4

SOURCE: DEPT. OF GEN. PLANNING AND DEPT. OF LAND UTILIZATION

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

Authorization	<u>90C</u>
Advertisement	<u>7-20-75</u>
Public Hearing	<u>7-30-75</u>

FRANK F. FASI  
MAYOR



GEORGE S. MORIGUCHI  
DIRECTOR

75/SUP-3 (LC)  
75/CUP-7

JULY 15, 1975

MEMORANDUM

TO : PLANNING COMMISSION

FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION

SUBJECT: STATE SPECIAL USE PERMIT AND CONDITIONAL USE  
PERMIT TO CONSTRUCT AND OPERATE A PRIVATE  
RECREATIONAL CAMP

Transmitted herewith for appropriate action is my report on  
the subject request.

A handwritten signature in cursive script, reading "George S. Moriguchi".

GEORGE S. MORIGUCHI  
Director of Land Utilization

GSM:fm

Attach.

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

GEORGE S. MORIGUCHI  
DIRECTOR

75/SUP-3 (LC)  
75/CUP-7

JULY 15, 1975

DIRECTOR'S REPORT  
STATE SPECIAL USE PERMIT/CONDITIONAL USE PERMIT  
Private Recreational Camp with  
Overnight Accommodations

APPLICANT : REORGANIZED CHURCH OF JESUS CHRIST  
OF LATTER DAY SAINTS  
LANDOWNER : REORGANIZED CHURCH OF JESUS CHRIST  
OF LATTER DAY SAINTS  
TAX MAP KEY: 8-6-08: 2  
LAND AREA : 10.53 ACRES  
ZONING : AG-1 RESTRICTED AGRICULTURAL DISTRICT  
LOCATION : WAIANAE - 86-210 PUHAWAI ROAD





GENERAL INFORMATION:

State Land Use Designation: Agriculture (Map 1). Under the State Land Use Rules and Regulations, Sub-Part-E, Special Permits:

"2.23. Petition Before County Planning Commission. Any person who desires to use his land within an agricultural or rural district other than an agricultural or rural use may petition the County Planning Commission for permission to use his land in the manner desired."

(Day camps are permissible uses within the agricultural district; but overnight camps, the church, pre-school and senior citizen center require a special permit [see Chart A].)

Detailed Land Use Designation: Agriculture by Ordinance No. 2473, adopted July 29, 1964 (Map 2).

Development Plan: None adopted for the area.

Existing Zoning: AG-1 Restricted Agricultural District (Map 3). The Comprehensive Zoning Code, Section 21-401(c)(19) permits a private recreational camp within the AG-1 Restricted Agricultural District only as a conditional use. All the uses proposed, except the overnight accommodations would be permitted as principal uses or accessory uses to a church (see Chart A).

Existing Land Use: (Map 4) The subject parcel is presently being utilized by the church for picnics and occasional overnight outings. There are presently a single-family dwelling and two quonset huts on the parcel.

Surrounding Land Use: There is a dairy operation to the rear of the parcel; a poultry farm and single-family dwellings on the north side; and fruit and vegetable farms on the south side. Directly across the street are two nonconforming piggeries. Within a half mile, north and south of the parcel, State Special Use and Conditional Use Permits have been issued for two commercial dog kennels. One of the kennel permits has been revoked (because of a time limit) and the other permit was only recently granted.

Applicant's Proposal: The applicant states that "the property will be used as a private recreational camp with overnight accommodations for youth and church family weekend instructional and study retreats. A Christian pre-school day care center and day care facility for senior citizens will be operated by the church. No commercial overnight housing such as a motel or hotel is planned. All ground uses relates to Christian purposes and is not profit oriented."

The submitted plans indicate the following uses proposed over a ten-year period:

Phase 1	1976	Outdoor recreational facilities (basketball, volleyball, shuffleboard courts)
Phase 2	1977	Softball diamond and five overnight cabin facilities with sleeping accommodations for 60
Phase 3	1978	10 overnight cabin facilities with sleeping accommodations for 120; 11 tent platforms; and a shower-restroom facility
Phase 4	1979	Multi-purpose room (seating capacity: 250)
Phase 5	1980	Eight-lane swimming pool and shower facilities
Phase 6	1981	Single-family residence and office
Phase 7	1982	Church sanctuary (seating capacity: 200)
Phase 8	1983	Senior citizen and pre-school/day care centers
Phase 9	1984	Administrative office
Phase 10	1985	Single-family residence

The maximum ground occupancy is 250 people with overnight housing facilities for about 180 people.

Parking accommodations for a total of 103 cars will be provided in Phases I and III (see Appendix A).



Community Reaction: An advance informational letter was sent out to adjoining property owners, community organizations, legislators, councilmen, and other interested groups. An evening meeting held on May 29, 1975 in the community was attended by 11 property owners and 2 representatives of the Hawaii Farm Bureau.

The property owners, with the support of the Hawaii Farm Bureau, expressed their concerns for the gradual loss of agricultural land to "special uses." They indicated that they did not object to the project itself as it would serve a community need and seemed to be a worthwhile project; however, they would like to see a land exchange arranged so that this project would not take good crop land. They further cite odors from farm animals and the use of chemical sprays at existing farms as possible problems to persons utilizing the facilities. They state that if it does not seem to be a problem now, it is only because the facilities are not being used on an all-day basis.

The farmers also indicate that they were concerned that church guests, particularly children, may be inclined to trespass and "raid" the existing vegetable and fruit farms. The applicant stated that they would agree to fencing the entire perimeter of the property.

Church representatives indicated that they are very much aware of the "farm odors" and noise and feel that this is considered to be part of their introduction to farm life for City children. They also indicated that they do not feel pesticide drift to be a problem.

Agencies Review:

Adequacy of Utilities:

Water: The Board of Water Supply reports that their facilities are adequate to serve the proposed use.

Sewer: The Department of Public Works, Division of Sewers, reports that public sewers are not available and that public service to this area are not included in the current sewer master plan.

The State Department of Health, however, indicates that the use of cesspools as a means of sewage disposal is feasible for this development.

Drainage: The Department of Public Works requested a drainage study.

Traffic Considerations: The Department of Transportation Services reviewed a traffic impact study prepared and submitted by the applicant. They indicate that "the existing streets have the capacity to accommodate traffic that will be generated by the private recreational camp."

Department of Parks and Recreation states that "they have no objection to the establishment of this private recreational camp."

The State Department of Health, Environmental Protection and Health Services Division, notes that they "foresee no major adverse environmental effects arising from this project", however, they indicate "the probability of fly and odor nuisance complaints because of the close proximity of livestock farms. Costa Dairy and Tanoue Hog Farms are located adjacent to the proposed camp."

The Fire Department reports that their Waianae and Nanakuli Fire Stations are adequate to service this facility.

Agricultural Concerns:

The Department of Agriculture opposes this permit request for the following reasons:

- "1. A majority of the parcel is classified by the U.S. Department of Agriculture Soil Conservation Service as Lualualei stony clay, 0 to 2 percent slope. This soil is used for sugar cane, truck crops and pasture. Similarly classified soils are being used for intensive agriculture in adjacent and other areas of Lualualei.

- "2. The parcel is adjacent to a poultry farm and truck crop ventures. The general area is an important center of crop and livestock production.
- "3. The Department of Agriculture is on record opposing non-agricultural uses within the Lualualei agricultural district. Odor, noise and pesticide drift render the area unsuitable for high density use."

The Soil Conservation Service for West Oahu Soil and Water Conservation District reports that "Some of this land is used for meadow and some for farming. There are two soils: One soil is Lualualei stony clay 0 to 2 percent slopes about 75% of the tract. This soil is suitable for cultivation, but there are stones on or near the surface and in the subsoil. The soil is suitable for cultivation, but is very sticky and very plastic when wet and difficult to cultivate. The soil has very high shrink swell potential. When it dries out, it shrinks and cracks; when it gets wet, it swells. The shrinking and swelling of the soil can cause movement and cracking of structures and pavement. Water moves through the soil slowly.



"The other soil is Pulehu clay loam 0 to 3 percent slopes about 25% of the tract. This is a well-drained, dark-brown soil along streams and on alluvial fans. Slopes are nearly level. Few gravel occur in the surface layer and in the subsoil. Depth to bedrock is more than 5 feet. Permeability is moderate, and erosion hazard is none to slight. This soil is subject to flooding in some places. There are quite a few stones on or near the surface, but in general this is good agricultural land."

The Hawaii Farm Bureau Federation opposes the use of the subject land for purposes other than agriculture because "we believe that it is to the benefit of the people of Hawaii in the long run to preserve our farm lands for food production." They further indicate that this parcel has excellent potential for intensive agricultural use.

"Similar land within a short distance supports excellent truck crops, fruit trees, ornamental nurseries, etc. We realize that not all lands are highly productive at present, but they could be made so by cultivation. Also, the soil quality is entirely satisfactory for the very intensive purpose of poultry production, greenhouse shade crops, etc.

"In the broad sense, we believe that the purpose of the land use laws is to keep agriculture alive in Hawaii. Highest and best use could be preservation of this land for the future needs of our future population."

The Bureau also cited concerns related to pesticide drift and the nuisance of odors and noises.

They "agree that the purpose of this application is excellent, being devoted to public service. However, we would like to see land exchange arranged so that this worthy project would not take good crop land."

They also "hope that rules and regulations for land use in agricultural districts can be clarified, or perhaps amended, so that all of us, farmers, homeowners, developers, everybody can know just what can be planned and carried out."

Department of General Planning:

"The proposed recreational camp in an Agricultural District does not conform to the General Plan."

"The General Plan is very specific in the objective to 'curb-urban sprawl' into agricultural areas. It states: '...suitable lands should be reserved for agricultural purposes and be protected from infringement by nonagricultural uses wherever possible....'

"The proposed camp would be an 'infringement' and, therefore, would be contrary to the stated policy of the General Plan."

STATE SPECIAL USE PERMIT  
ANALYSIS

Because a State Special Use Permit is required for the proposed use, the State land use regulations require that the proposed use be examined with respect to the following guidelines <sup>1/</sup> for determining whether or not it is "unusual and reasonable."

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

The State's objective is to preserve productive agricultural lands which have significant potential for agricultural purposes.

As evidenced by surrounding agricultural uses, there is a potential for agricultural purposes on the property. Seventy-five percent of the parcel has soil suitable for cultivation of sugar cane, truck crops and pasture. In fact, it has been pointed out by residents in the area that watermelon had been grown on this parcel about 18 years ago, but has not been actively used for agriculture uses since a former owner, a nurseryman, had intended to use the acreage for ornamental plant raising.

<sup>1/</sup> State Land Use Commission, Part I, Rules of Practice and Procedure, E. Special Permits.



The site is located in an area that is rural and agricultural in nature. It is almost completely surrounded by agricultural uses. The proposed use will serve community as well as island-wide needs, offering recreational facilities, a pre-school, senior citizen day care center, religious services and overnight accommodations to members of a church and the community on a reservation basis.

All uses proposed, except for the overnight accommodations (private recreational camp), are permitted as principal uses or accessory uses to a church within the AG-1 district.

Because the site is located in the midst of agricultural uses, there are some concerns relative to odors and pesticide drift. Although the applicant indicates his awareness of these problems and feels that the odors are a necessary part of the farm environment, nuisance complaints from the users of the facility could result in burdens on the farmer by placing more restrictions on the usage of pesticides.

The Department of Agriculture indicates that pesticide drift could present a problem if not controlled. The responsibility for control is shared by the State Department of Agriculture, Weed, Seed, and Pesticide Branch, and the State Department of Health, Air Pollution Branch.

Need: These uses, although not directly related to the agricultural industry, could play a part in meeting the needs of the agricultural community, since the worship and recreation facilities will be open to the community and other organizations on a reservation basis.

Conclusions and Recommendation:

1. All the facilities proposed, except the overnight accommodations (private recreational camp) would be permitted as accessory uses to a church within the AG-1 district under existing County regulations.
2. Of the proposed facilities, only the "open area" recreational uses are permitted within the State Agricultural District. The remaining uses are permitted only under the special permit regulations.
3. The site is located in the midst of agricultural uses producing odors and possible health nuisances that are not normally compatible with the proposed facilities.
4. The U.S. Soil Conservation Service indicates that the soil is suitable for cultivation, but is very sticky and very plastic when wet and difficult to cultivate.
5. The Department of Agriculture and the Hawaii Farm Bureau Federation oppose the use of the subject site for a "non-agricultural use."

6. Pesticide drift could present a problem even though the Department of Health indicates that it would not be hazardous to human health. Open recreational playfields and the swimming pool are in the vicinity of the farms using the pesticides which could be a health nuisance.

For these reasons, it is recommended that the request for a Conditional Use Permit to establish and operate a private recreational camp on 10.65 acres of land, identified as Tax Map Key 8-6-08: 2 be denied on the basis that the use is not compatible with adjacent existing farms, and that it could effect the economic viability of property and improvements in the surrounding area for agricultural activities.

  
GEORGE S. MORIGUCHI  
Director of Land Utilization

GSM:fm

# CHART A

## Proposed Uses Under State Land Use Regulations and City Comprehensive Zoning Code Requirements

<u>Description</u>	<u>State Regulations</u>		<u>City Regulations</u>	
	<u>Permitted</u> <u>Agricultural Use</u>	<u>Requires</u> <u>Special Use Permit</u>	<u>Permitted</u> <u>Agricultural Use</u>	<u>Requires</u> <u>Cond. Use Permit</u>
Outdoor recreational facilities (day camps)	x			x*
Overnight cabin facilities		x		x
Multi-purpose room		x	x*	
Church		x	x	
Single-family dwelling	x		x	
Senior citizen and pre-school center		x	x*	

\* Permitted use if accessory to church.



However, the land was not used and was subsequently sold to the church in early 1973. Since that time, it has been the intention of the church to develop a church related recreational facility. The church presently occasionally uses the land for picnics and outdoor camping.

Both the Department of Agriculture and Hawaii Farm Bureau point out that the general area is an important center for crop and livestock production. The site is located on the fringe of an agricultural park proposed by the Department of Agriculture.

On the other hand, the U.S. Soil Conservation Service indicates that the soil is very sticky and very plastic when wet and therefore difficult to cultivate.

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

The proposed use could adversely affect surrounding property by virtue of the fact that the facility will mean a daily concentration of a variety of people on a site surrounded by existing agricultural uses, which produce odors and possibly create health nuisances. These specific types of agricultural uses, piggeries, poultry farms, and dairies are not usually considered to be compatible to recreational facilities.

The farmers use various insecticides, herbicides and fungicides for plant and animal pest control. These products when applied and used in accordance with label directions should not create any hazard to human health or environment; however, according to the Department of Agriculture, "complaints by people sensitive to pesticide smell include symptoms of headache, dizziness, nausea, watery eyes and weakened muscles as a result of pesticide spraying. Such complaints are difficult to diagnose and to justify and often, in spite of precautionary measures taken, pesticide usage is blamed. These types of complaints lead to further the burden on the farmers by placing more restrictions on the usage of pesticides."

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

Roads and Streets: Adequate access to the site will be from Puhawai Road.

Water: According to the Board of Water Supply, adequate water facilities are available for the proposal.

Sewers: Although public sewerage service is not available, the Department of Health indicates that cesspools will be feasible for this project and on this site.

Drainage: A drainage study which should be prepared prior to obtaining a building permit has been requested by the Department of Public Works.

School Facilities are not affected by this proposal.

Police and Fire: Police and fire protection services are available in Waianae and Nanakuli and should not place an unreasonable burden on existing facilities.

4. "Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established."

Since the present agricultural designation was established in 1964, there has been growing importance in the need for recreation because of the increase in leisure time. This proposal will benefit the immediate community as well as provide City children with an indirect exposure to farm living.

On the other hand, emphasis toward the State of Hawaii becoming self-sufficient in the production and growing of food has raised some concern by major farm groups and agencies to preserve agriculturally designated land for agricultural use only. They cite the piecemeal granting of "special permits" as a gradual "squeezing out of the farmer."

5. "That the land upon which the proposed use is sought is unsuited for the uses permitted within the district."

The land on which the recreational facility is sought is suitable for agriculture. Although the soil is difficult to cultivate, the land can be used and is used in the surrounding area for poultry production, dairy, greenhouse shade crops, etc.

Although the parcel appears large enough for agricultural pursuits, no overt effort has been made to utilize it for agricultural use. The land has lain fallow for 18 years.

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

The proposed use will change the character of the land as the proposal will allow more intense use of the land than would usually be permitted under the agricultural designation. The number of cars in the area would be increased. Buses which usually do not traverse these back road areas will bring groups to the camp. Under the agricultural standards, five homes would be permitted on this parcel. With a possible five persons per household, there could be 25 persons on this site and 10 parking stalls. Under the proposed special permit, a maximum group occupancy of 250 and an excess of 103 cars could occur.



Conclusions and Recommendation: From the foregoing analysis, it is concluded that the request for a special permit request for a special permit to allow the construction of a private recreational camp on this site (Tax Map Key 8-6-08: 2) is not unusual and reasonable and should be denied for the following reasons:

1. As evidenced by surrounding agricultural uses, the land has significant potential for agricultural purposes.
2. The land upon which a special permit is sought is suitable for uses permitted in the agricultural district.
3. The proposed facility will change the character of the area by the mere scope of its activities which are more people-oriented than surrounding uses.
4. The use is primarily for private use and will meet minimal needs of the immediate farm community.
5. The heavy concentration of people in this agricultural area presents numerous opportunities for incidents of nuisance complaints against the agricultural activities which are well established in the area.

CONDITIONAL USE PERMIT  
ANALYSIS

The evaluation of the request for Conditional Use Permit included a review of the Comprehensive Zoning Code, Section 21-242..."that the proposed conditional use will have no more adverse effect on the health, safety or comfort of persons living or working in the area, and will be no more injurious economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in the district."

Site Plans Evaluation:

Traffic Flow and Circulation: Access to the site is via Puhawai Road, a 40-foot roadway, which is considered by the Department of Transportation Services as adequate to serve the proposed development.

Parking areas will be provided in two phases along with the proposed development. An 18-foot paved roadway will provide internal circulation for loading and unloading and parking in excess of what is required by the Comprehensive Zoning Code.

Screening and Buffering: Submitted plans indicate landscaping along the northern, eastern and southern boundaries. Structures and uses are set back in excess of the minimum 15 foot and 25-foot required by the Comprehensive Zoning Code. Building setbacks proposed range from 30 feet to 60 feet.

Adequate buffering from the existing farm uses is an important consideration on those boundaries bordering farms using pesticides. Heavy screening hedges should be phased and timed to be planted with each phase of the development. The hedges could also serve as effective fencing to keep people out of the facility as well as in.

Hours and Manner of Operation: Operation of the facility will be on a seven-day a week basis, from 6:00 a.m. to 12:00 midnight daily. Use of the facility will be on a reservation basis. A resident caretaker will coordinate the use of the facility.

Noise, Dust and Odor: Dust and odor do not appear to be a problem to adjoining parcels. Noise could be a problem to neighboring single-family residents. Noise could be controlled by regulating the hours of operation.

Other considerations involved in this review included:

1. The compatibility of existing agricultural uses with the proposed use.
2. The need for the proposed facilities.

Compatibility: In this specific case, the issue is not so much whether the proposed use will adversely affect surrounding uses but whether existing surrounding uses will adversely affect the proposal.

GEORGE R. ARIYOSHI  
GOVERNOR



JOHN FARIAS, JR.  
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA  
DEPUTY TO THE CHAIRMAN

RECEIVED

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DEPARTMENT OF AGRICULTURE

1428 SO. KING STREET

HONOLULU, HAWAII 96814

DEPT OF  
LAND UTILIZATION  
HONOLULU

July 3, 1975

MEMORANDUM

To: Mr. William E. Wanket, Deputy Director  
Department of Land Utilization, City & County of Honolulu

Subject: State Special Use Permit/Conditional Use Permit  
Reorganized Church of the Latter Day Saints  
Waianae - Tax Map Key 8-6-08: 2

This is in response to your June 26, 1975 letter. The Hawaii Department of Agriculture is aware that certain questions will arise from use of pesticides of adjoining farms relative to the subject parcel.

1. The Hawaii Department of Agriculture exercises control of all pesticides sold and used within the State. All pesticides must be registered with this Department and their uses are carefully regulated.
2. The farming community in the Lualualei agricultural district use various insecticides, herbicides and fungicides for plant and animal pest control. These products when applied and used in accordance with label directions should not create any hazard to human health or to the environment.
3. No deleterious effects should occur to the swimming pool from the normal usage of pesticides.
4. Pesticides are generally applied during morning or evening hours when wind conditions are favorable and the temperature is cool. Frequency of application ranges from daily to once a week.
5. No warning signs are required under normal conditions; however, a permit is required for the aerial application of certain pesticides. We do not expect aerial applications to be utilized in this area.
6. Heavy plantings of hedges at the property lines will aid to minimize the spray drifts; however, in spite of this technique, some deleterious effects may occur on plantlife subject to spray drifts.
7. The usual complaints from people sensitive to pesticide smell include symptoms of headache, dizziness, nausea, watery eyes, and weakened muscles as a result of pesticide spraying. Such complaints are very difficult to diagnose and to



Memorandum - 2

justify, and often, in spite of precautionary measures taken, pesticide usage is blamed. These types of complaints lead to further the burden on the farmers by placing more restrictions on the usage of pesticides.

We appreciate the opportunity to provide you with these additional comments. Further questions regarding pesticide use may be referred directly to Mr. James Kim, Branch Chief of Pesticide-Weed Control, at 941-3071.

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

GEORGE R. ARIYOSHI  
GOVERNOR



10 4/75 119  
JOHN FARIAS, JR.  
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA  
DEPUTY TO THE CHAIRMAN

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STATE OF HAWAII  
DEPARTMENT OF AGRICULTURE

1428 SO. KING STREET  
HONOLULU, HAWAII 96814

DEPT OF  
LAND UTILIZATION  
April 22, 1975  
HONOLULU

MEMORANDUM

TO: Mr. William E. Wanket, Deputy Director  
Department of Land Utilization  
City and County of Honolulu

SUBJECT: State Special Use Permit/Conditional Use Permit  
Private Recreational Camp - Waianae  
Reference: 75/CUP-7 (LC)  
75/SUP-3

The Department of Agriculture has reviewed the subject request and comments as follows:

1. A majority of the parcel is classified by the U.S. Department of Agriculture Soil Conservation Service as Lualualei stony clay, 0 to 2 percent slope. This soil is used for sugar cane, truck crops and pasture. Similarly classified soils are being used for intensive agriculture in adjacent and other areas of Lualualei.
2. The parcel is adjacent to a poultry farm and truck crop ventures. The general area is an important center of crop and livestock production.
3. The Department of Agriculture is on record opposing non-agricultural uses within the Lualualei agricultural district. Odor, noise and pesticide drift render the area unsuitable for high density use.

The Department of Agriculture opposes this permit request.

*John Farias, Jr.*  
John Farias, Jr.  
Chairman, Board of Agriculture

JF:k:c

664/75-1188

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII



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

April 23, 1975

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1975 APR 28 AM 8

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

DEPT OF  
LAND UTILIZATION  
C & C HONOLULU

In reply, please refer to:

File: EPHS - SS

MEMORANDUM

To: Mr. William E. Wanket, Deputy Director  
Department of Land Utilization  
City & County of Honolulu

From: Chief, Environmental Protection & Health Services Division

Subject: Request for a Conditional Use Permit  
File No: 75/CUP-7(LC)  
75/SUP-3

Our staff has reviewed this request and foresee no major adverse environmental effects arising from this project.

The staff would like to bring to your attention the probability of fly and odor nuisance complaints because of the close proximity of the livestock farms. Costa Dairy and Tanoue Hog Farms are located adjacent to the proposed camp.

A handwritten signature in dark ink, appearing to read "Shinji Soneda".

SHINJI SONEDA

DEPARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



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1975 JUL 11 PM 2 07

ROBERT R. WAY  
CHIEF PLANNING OFFICER

DDGP7/75-1817(HM)  
DEPT OF  
LAND UTILIZATION  
C & C HONOLULU

MEMORANDUM

TO : MR. WILLIAM E. WANKET, DEPUTY DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM : ROBERT R. WAY, CHIEF PLANNING OFFICER

SUBJECT: REQUEST FOR COMMENTS  
STATE SPECIAL USE PERMIT/CONDITIONAL USE PERMIT,  
PRIVATE RECREATIONAL CAMP - WAIANAE

The proposed recreational camp in an Agricultural District does not conform to the General Plan.

The General Plan is very specific in the objective to "curb-urban sprawl" into agricultural areas. It states:

"...suitable lands should be reserved for agricultural purposes and be protected from infringement by non-agricultural uses wherever possible...."

The proposed camp would be an "infringement" and, therefore, would be contrary to the stated policy of the General Plan.

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

RRW:co



DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

GEORGE C. VILLEGAS  
DIRECTOR

TE4/75-22  
(P1-6004-75)

JUL 15 1975

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DEPT OF  
TRANSPORTATION  
C & C  
MEMORANDUM

TO : WILLIAM E. WANKET, DEPUTY DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM : HARLAN H. BLINDAUER, ACTING DEPUTY DIRECTOR  
DEPARTMENT OF TRANSPORTATION SERVICES

SUBJECT: REQUEST FOR COMMENTS - STATE SPECIAL USE PERMIT/  
CONDITIONAL USE PERMIT - PRIVATE RECREATIONAL  
CAMP, WAIANAE (75/CUP-7 & 75/SUP-3)

The department feels that the existing streets have the capacity to accommodate traffic that will be generated by the private recreational camp."

The developer has indicated that buses will be utilized to reduce the use of vehicles on the surrounding streets.

A handwritten signature in cursive script, reading "Harlan H. Blindauer".  
HARLAN H. BLINDAUER  
Acting Deputy Director



HAWAII FARM BUREAU FEDERATION

1513 Young Street, Room 202 • Honolulu, Hawaii 96814 • Telephone (808) 946-1435

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April 30, 1975

DEPT OF  
LAND UTILIZATION  
C & C HONOLULU

PRESIDENT  
Wallace Nitta  
1st VICE PRESIDENT  
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Randall Kamiya  
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Wallace S. Uyehara  
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KAUAI COUNTY  
Antone Silva  
KOHALA COUNTY  
Maurice Payne  
KONA COUNTY  
Toshio Yoshizaki  
MAUI COUNTY  
Mitsugi Yamamura

William E. Wanket, Deputy Director  
Dept. of Land Utilization  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Reference: Conditional Use Permit - Private Recreational Camp  
Waianae - 86-210 Puhawaii Road Tax Key: 8-6-08:2  
75/CUP-7 (LC) 75/SUP - 3

Dear Mr. Wanket,

The Hawaii Farm Bureau Federation opposes the use of the subject land for purposes other than agriculture because we believe that it is to the benefit of the people of Hawaii in the long run to preserve our farm lands for food production.

In response to the matter of potential use for intensive agriculture, it is our opinion that this parcel has excellent potential. Similar land within a short distance supports excellent truck crops, fruit trees, ornamental nurseries, etc. We realize that not all lands are highly productive at present but they could be made so by cultivation. Also, the soil quality is entirely satisfactory for the very intensive purpose of poultry production, greenhouse shade crops, etc.

In a broad sense, we believe that the purpose of the land use laws is to keep agriculture alive in Hawaii. Highest and best use could be preservation of this land for the future needs of our future population.

There is also a real problem with encroachment on existing farms in the area. Use of chemical sprays is essential to farming and could be very objectionable to senior citizens, children and others. Likewise, poultry houses have an odor problem that causes trouble with people living nearby.

We agree that the purpose of this application is excellent, being devoted to public service. However, we would like to see a land exchange arranged so that this worthy project would not take good crop land.

William E. Wanket, Deputy Director

Reference: 75/CUP - 7  
75/SUP - 3

page 2

Finally, we would hope that rules and regulations for land use in ag districts can be clarified, or perhaps the laws be amended, so that all of us, farmers, homeowners, developers, everybody, can know just what can be planned and carried out.

Sincerely yours,

*Milton Warne*

Milton Warne

Chairman, Land Committee

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH

P.O. Box 3378  
HONOLULU, HAWAII 96801

April 23, 1975

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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

DEPT OF  
LAND UTILIZATION  
C & C HONOLULU

In reply, please refer to:  
File: EPHS - SS

MEMORANDUM

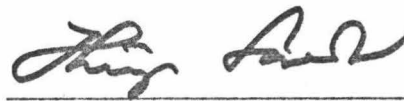
To: Mr. William E. Wanket, Deputy Director  
Department of Land Utilization  
City & County of Honolulu

From: Chief, Environmental Protection & Health Services Division

Subject: Request for a Conditional Use Permit  
File No: 75/CUP-7(LC)  
75/SUP-3

Our staff has reviewed this request and foresee no major adverse environmental effects arising from this project.

The staff would like to bring to your attention the probability of fly and odor nuisance complaints because of the close proximity of the livestock farms. Costa Dairy and Tanoue Hog Farms are located adjacent to the proposed camp.

  
SHINJI SONEDA



RECEIVED

75/CUP-7(LC)  
75/SUP-3  
(Folder No.)SUMMARY DESCRIPTION

3 AM 9 48

Applicant: Reorganized Church of Jesus Christ of Latter Day Saints

Request: Conditional Use Permit - Private Recreational Camp

Location: Waianae - 86-210 Puhawai Road

Tax Map Key: 8-6-08: 2

Existing Zoning: AG-1 Restricted Agriculture

Detailed Land Use Map Designation: Agriculture

Area: 10.53 Acres

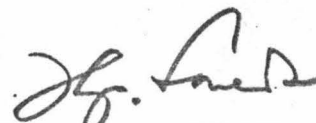
Proposal: A private recreational camp including overnight accommodations, pre-school and senior citizen day care center, chapel, multi-purpose room, sanctuary, area for outdoor camping and outdoor recreational facilities such as a pool, baseball diamond, volleyball and basketball courts, etc. (plans attached).

DEPARTMENT OF LAND UTILIZATION REMARKS: These facilities are permitted within an agricultural district through a State Special Permit and City Conditional Use Permit.

Health  
(Department)

## Comments:

The staff feels that the use of cesspools as the means of sewage disposal is feasible for this development.



(By)

MAY 28 1975

(Date)

SHINJI. SONEDA, Chief, Environmental  
Protection & Health Services Division

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII

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STATE OF HAWAII  
DEPARTMENT OF HEALTH

P.O. Box 3378  
HONOLULU, HAWAII 96801

July 7, 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: EPHS - SS

MEMORANDUM

To: Mr. William E. Wanket, Deputy Director  
Department of Land Utilization  
City & County of Honolulu

From: Chief, Environmental Protection & Health Services Division

Subject: State Special Use Permit/Conditional Use Permit  
Reorganized Church of the Latter Day Saints  
Waianae - Tax Map Key 8-6-08:2

Thank you for allowing us to comment on the subject request. I believe that there is some confusion about our comments which we had submitted in the past on your request. We did not indicate some concern for the effects of "pesticide drift" from the adjoining farms on this parcel. Attached are copies of our comments for your information.

The information which you are seeking should be available at the State Department of Agriculture's Seed, Weed and Pesticides Branch.

  
SHINJI SONEDA

Attachments

cc: James Kim, Chief  
Seed, Weed and Pesticides Branch  
Department of Agriculture

SUMMARY DESCRIPTION

Applicant: Reorganized Church of Jesus Christ of Latter Day Saints

Request: Conditional Use Permit - Private Recreational Camp

Location: Waianae - 86-210 Puhawaii Road

Tax Map Key: 8-6-08: 2

Existing Zoning: AG-1 Restricted Agriculture

Detailed Land Use Map Designation: Agriculture

Area: 10.53 Acres

Proposal: A private recreational camp including overnight accommodations, pre-school and senior citizen day care center, chapel, multi-purpose room, sanctuary, area for outdoor camping and outdoor recreational facilities such as a pool, baseball diamond, volleyball and basketball courts, etc. (plans attached).

DEPARTMENT OF LAND UTILIZATION REMARKS: These facilities are permitted within an agricultural district through a State Special Permit and City Conditional Use Permit.

Health  
(Department)

Comments:

The staff feels that the use of cesspools as the means of sewage disposal is feasible for this development.

*Shinji Soneda*

(By)

SHINJI SONEDA, Chief, Environmental  
Protection & Health Services Division

MAY 28 1976  
(Date)

K. ARIYOSHI  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH

P.O. Box 3378  
HONOLULU, HAWAII 96801

April 23, 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: EPHS - SS

MEMORANDUM


To: Mr. William E. Wanket, Deputy Director  
Department of Land Utilization  
City & County of Honolulu

From: Chief, Environmental Protection & Health Services Division

Subject: Request for a Conditional Use Permit  
File No: 75/CUP-7(LC)  
75/SUP-3

Our staff has reviewed this request and foresee no major adverse environmental effects arising from this project.

The staff would like to bring to your attention the probability of fly and odor nuisance complaints because of the close proximity of the livestock farms. Costa Dairy and Tanoue Hog Farms are located adjacent to the proposed camp.

  
SHINJI SONEDA



GEORGE R. ARIYOSHI  
GOVERNOR



JOHN FARIAS, JR.  
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA  
DEPUTY TO THE CHAIRMAN

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

DEPT OF  
LAND UTILIZATION  
HONOLULU  
April 22, 1975

MEMORANDUM

TO: Mr. William E. Wanket, Deputy Director  
Department of Land Utilization  
City and County of Honolulu

SUBJECT: State Special Use Permit/Conditional Use Permit  
Private Recreational Camp - Waianae  
Reference: 75/CUP-7 (LC)  
75/SUP-3

The Department of Agriculture has reviewed the subject request and comments as follows:

1. A majority of the parcel is classified by the U.S. Department of Agriculture Soil Conservation Service as Lualualei stony clay, 0 to 2 percent slope. This soil is used for sugar cane, truck crops and pasture. Similarly classified soils are being used for intensive agriculture in adjacent and other areas of Lualualei.
2. The parcel is adjacent to a poultry farm and truck crop ventures. The general area is an important center of crop and livestock production.
3. The Department of Agriculture is on record opposing non-agricultural uses within the Lualualei agricultural district. Odor, noise and pesticide drift render the area unsuitable for high density use.

The Department of Agriculture opposes this permit request.

*John Farias, Jr.*  
John Farias, Jr.  
Chairman, Board of Agriculture

JF:k:c

RECEIVED

RECEIVED

75/CUP-7(LC)  
75/SUP-3  
(Folder No.)

1975 MAY 1 PM 1 44 1975 MAY 11 PM 11 44  
SUMMARY DESCRIPTION

Applicant: Reorganized Church of Jesus Christ of Latter Day Saints

Request: Conditional Use Permit - Private Recreational Camp

Location: Waianae - 86-210 Puhawaii Road

Tax Map Key: 8-6-08: 2

Existing Zoning: AG-1 Restricted Agriculture

Detailed Land Use Map Designation: Agriculture

Area: 10.53 Acres

Proposal: A private recreational camp including overnight accommodations, pre-school and senior citizen day care center, chapel, multi-purpose room, sanctuary, area for outdoor camping and outdoor recreational facilities such as a pool, baseball diamond, volleyball and basketball courts, etc. (plans attached).

DEPARTMENT OF LAND UTILIZATION REMARKS: These facilities are permitted within an agricultural district through a State Special Permit and City Conditional Use Permit.

Soil Conservation Service, for West Oahu Soil and Water Cons. Dist.  
(Department)

Comments: Some of this land is used for meadow and some for farming. There are two soils: One soil is Lualualei stony clay 0 to 2 percent slopes about 75% of the tract. This soil is suitable for cultivation, but there are stones on or near the surface and in the subsoil. The soil is suitable for cultivation, but is very sticky and very plastic when wet and difficult to cultivate. The soil has very high shrink swell potential. When it dries out, it shrinks and cracks; when it gets wet, it swells. The shrinking and swelling of the soil can cause movement and cracking of structures and pavement. Water moves through the soil slowly.

The other soil is Pulehu clay loam 0 to 3 percent slopes about 25% of the tract. This is a well-drained, dark-brown soil along streams and on alluvial fans. Slope are nearly level. Few gravel occur in the surface layer and in the subsoil. Depth to bedrock is more than 5 feet. Permeability is moderate, and erosion hazard is none to slight. This soil is subject to flooding in some places. There is quite a few stones on or near the surface, but in general this is good agricultural land.

(By)

(Date)

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

~~SUITE 2100 PACIFIC TRADE CENTER~~  
~~190 SOUTH KING STREET~~  
~~HONOLULU, HAWAII 96813~~

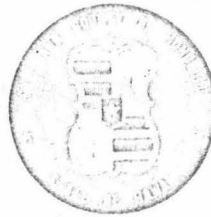
DEPARTMENT OF LAND UTILIZATION  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

GEORGE S. MORIGUCHI  
DIRECTOR

WILLIAM E. WANKET  
DEPUTY DIRECTOR

FRANK F. FASI  
MAYOR

Richard K. Sharpless  
MANAGING DIRECTOR



Please refer to: 75/CUP-7(L)  
75/SUP-3

April 14, 1975

MEMORANDUM

TO : MR. OTIS GRYDE, DISTRICT CONSERVATIONIST  
U. S. SOIL CONSERVATION SERVICE

FROM : WILLIAM E. WANKET, DEPUTY DIRECTOR

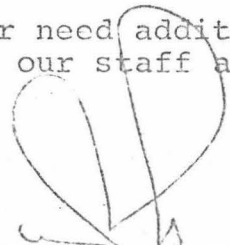
SUBJECT: REQUEST FOR COMMENTS - STATE SPECIAL USE  
PERMIT/CONDITIONAL USE PERMIT - PRIVATE  
RECREATIONAL CAMP - WAIANAE

Attached for your review and comment is a request for a State Special Use Permit and a Conditional Use Permit to construct and operate a private recreational camp within an AG-1 Restricted Agricultural District.

We would appreciate your comments with respect to soil classification and what potential, if any, this parcel has for intensive agricultural development.

Any additional comments you may have will be most helpful to us in making our final recommendation. A written reply by April 25, 1975 would be appreciated.

If you should have any questions or need additional information, please contact Mrs. Lorrie Chee of our staff at 523-4133.

  
WILLIAM E. WANKET  
Deputy Director

WEW:fm  
Attach.



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

1975 250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

DEPT OF  
LAND UTILIZATION  
C & C HONOLULU

April 21, 1975

LU 4175 1158  
JOHN A. BURNS  
Governor

EDDIE TANGEN  
Chairman

STANLEY SAKAHASHI  
Vice Chairman

COMMISSION MEMBERS  
James R. Carras  
Sunao Kido  
Shelley M. Mark  
Alexander J. Napier  
Mitsuo Oura  
Tanji Yamamura  
Edward Yanai

TATSUO FUJIMOTO  
Executive Officer

Mr. William E. Wanket  
Deputy Director  
Dept. of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

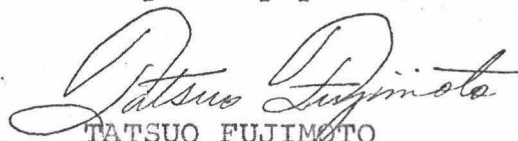
Subject: Request for Comments - State Special  
Use Permit/Conditional Use Permit -  
Private Recreational Camp - Waianae

Dear Mr. Wanket:

The parcel in question is situated within the  
State's Agricultural District and therefore the  
facilities proposed would have to be considered under  
a special permit.

Inasmuch as the planning and provision of public  
facilities and services are not within the jurisdic-  
tion of the Land Use Commission, we have no comments  
to offer in these areas.

Very truly yours,

  
TATSUO FUJIMOTO  
Executive Officer



10 475-1430

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

P. O. BOX 3085  
HONOLULU, HAWAII 96802

FRANK F. FASI  
MAYOR  
PAUL DEVENS  
MANAGING DIRECTOR



May 15, 1975

B. K. AIU  
CHIEF  
A. J. LOPEZ  
DEPUTY CHIEF



75/CUP-7 (LC)  
75/SUP-3

TO : MR. WILLIAM E. WANKET, DEPUTY DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM : ANTHONY J. LOPEZ, ACTING FIRE CHIEF

SUBJECT: REQUEST FOR COMMENTS  
STATE SPECIAL USE PERMIT/CONDITIONAL USE PERMIT  
PRIVATE RECREATIONAL CAMP - WAIANAE

We have no objections to the request for a State Special Use Permit and a Conditional Use Permit to construct and operate a private recreational camp by the Reorganized Church of Jesus Christ of Latter Day Saints in Waianae.

This facility can be serviced by the engine companies and tank wagon of Waianae and Nanakuli Fire Stations.

Please be advised that as future developments in that area are approved, there will be a need for an additional fire station to house an engine company. Presently our plans are to relocate the present Waianae Fire Station at Maile, 86-230 Farrington Highway, to a new site makai of Farrington Highway next to the State Library. This fire station will house the present engine company and a new aerial ladder company which are necessary for the rapid development taking place in Makaha.

The sum of \$48,000 was approved for planning and engineering for FY 1974-75. Construction is projected for FY 1976-77 at an estimated cost of \$650,000 and \$126,000 for equipment. When completed, 18 new fire fighter positions will be created at an estimated annual cost of \$211,000. This relocation was necessary in order to provide the best fire coverage by equalizing the travel distances from Nanakuli to Makaha Valley. This was also done with the anticipation of future developments of the Waianae Valley area and portions of Lualualei which would demand or require an additional fire station. The total cost of such a facility would be approximately \$600,000.

Should you have any further questions on this matter, please let us know.

*Anthony J. Lopez*

ANTHONY J. LOPEZ  
Acting Fire Chief

AJL:SWGT:sb

W 5/15 1242

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



AM 9 00

KAZU HAYASHIDA  
DIRECTOR AND CHIEF ENGINEER

501-14-0281

April 30, 1975

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

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

SUBJECT: YOUR LETTER 75/CUP-7(LC) 75/SVP-3, DATED APRIL 14, 1975,  
CONCERNING A REQUEST FOR CONDITIONAL USE PERMIT FOR  
TAX MAP KEY: 8-6-08:2-PRIVATE RECREATIONAL CAMP

We have reviewed the above request and have the following  
comments.

DRAINAGE:

Please submit a drainage study report.

SEWERS:

1. Public sewers are presently not available.
2. Sewer improvements to service the subject parcel and surrounding area are not included in the current sewer Master Plan.
3. Acquisition of easements or title across the land in fee for sewers is not anticipated.

HIGHWAYS:

There are no proposed improvement district projects in this area in the next 6-year period.

*Kazu Hayashida*  
for KAZU HAYASHIDA  
Director and Chief Engineer

RECEIVED

75/CUP-7(LC)  
 75/SUP-3  
 (Folder No.)

1975 APR 23 PM 1 40

SUMMARY DESCRIPTION

Applicant: DEPT OF Reorganized Church of Jesus Christ of Latter Day Saints  
 500 CHURCH ST  
 HONOLULU

Request: Conditional Use Permit - Private Recreational Camp

Location: Waianae - 86-210 Puhawai Road

Tax Map Key: 8-6-08: 2

Existing Zoning: AG-1 Restricted Agriculture

Detailed Land Use Map Designation: Agriculture

Area: 10.53 Acres

Proposal: A private recreational camp including overnight accommodations, pre-school and senior citizen day care center, chapel, multi-purpose room, sanctuary, area for outdoor camping and outdoor recreational facilities such as a pool, baseball diamond, volleyball and basketball courts, etc. (plans attached).

DEPARTMENT OF LAND UTILIZATION REMARKS: These facilities are permitted within an agricultural district through a State Special Permit and City Conditional Use Permit.

BOARD OF WATER SUPPLY  
 (Department)

Comments: The Board has no objections to this request for a State Special Use Permit and a Conditional Use Permit to construct and operate a private recreational camp on a parcel of land on Puhawai Road in Waianae. Our facilities in the area are adequate to serve the proposed use.

*Edward Y. Hirata*  
 (B)

4/16/75  
 (Date)

Edward Y. Hirata  
 Manager and Chief Engineer

SUMMARY DESCRIPTION

Applicant: Reorganized Church of Jesus Christ of Latter Day Saints

Request: Conditional Use Permit - Private Recreational Camp

Location: Waianae - 86-210 Puhawai Road

Tax Map Key: 8-6-08: 2

Existing Zoning: AG-1 Restricted Agriculture

Detailed Land Use Map Designation: Agriculture

Area: 10.53 Acres

Proposal: A private recreational camp including overnight accommodations, pre-school and senior citizen day care center, chapel, multi-purpose room, sanctuary, area for outdoor camping and outdoor recreational facilities such as a pool, baseball diamond, volleyball and basketball courts, etc. (plans attached).

DEPARTMENT OF LAND UTILIZATION REMARKS: These facilities are permitted within an agricultural district through a State Special Permit and City Conditional Use Permit.

---

PARKS & RECREATION

(Department)

Comments:

WE HAVE NO OBJECTION TO ESTABLISH THE  
PRIVATE RECREATIONAL CAMP AS IT IS RECREATIONAL  
AND OFFER SPLENDID FACILITIES FOR ITS CHURCH  
MEMBERS.

Jason Yuen, 4/28/75  
(By) (Date)  
yeld  
her



DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

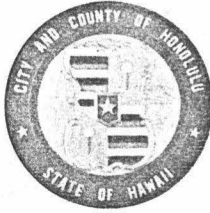
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

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FRANK F. FASI  
MAYOR

1975 AUG 25 PM 3 24

DEPT OF  
LAND UTILIZATION  
C & C HONOLULU



KAZU HAYASHIDA  
DIRECTOR AND CHIEF ENGINEER

501-12-0562

August 21, 1975

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

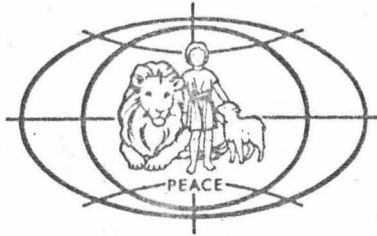
FROM : KAZU HAYASHIDA, DIRECTOR AND CHIEF ENGINEER  
DEPARTMENT OF PUBLIC WORKS

SUBJECT: DRAINAGE REPORT FOR REORGANIZED CHURCH OF JESUS CHRIST  
OF LATTER DAY SAINTS, LUALUALEI, WAIANAE, OAHU, HAWAII  
TAX MAP KEY: 8-6-08: 2

The revised drainage report submitted by William Hee and Associates, Inc. is acceptable.

A handwritten signature in dark ink, appearing to read "Kazu Hayashida", is written over the printed name.

KAZU HAYASHIDA  
Director and Chief Engineer



## REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

### TRAFFIC IMPACT STATEMENT

RECEIVED JUL 12 5 00 PM '75  
OFFICE OF THE ATTORNEY GENERAL  
HONOLULU

The Reorganized Church of Jesus Christ of Latter Day Saints presents the following statement of traffic impact upon the area adjacent to the church property at 86-210 Puhawai Road, Waianae, Hawaii.

A traffic count was taken at two locations on June 24, 1975, between the hours of 6:30 - 8:30 am and 3:30 - 5:30 pm. The following count was registered:

	<u>6:30 - 8:30</u>	<u>3:30 - 5:30</u>
Puhawai Rd at Puuhulu	88	102
Halona at Puhawai Rd.	156	240

The projected overnight usage of the grounds would not effect the peak-hour local travel on the secondary road system, as late morning and early afternoon hours would be arrival and departure times for camps. Most camps would begin on Monday, with no other travel during the week until departure time on Friday.

The church is projecting the purchase of several buses of 30 - 35 person seating capacity and these will be used to cut down on individual cars in the area traveling to and from Honolulu.

Sunday morning church usage would be basically from the Waianae community and neighboring areas in the Lualualei valley.

The maximum usage of the facility will be 250 persons for overnight usage. Adequate parking will be available on the property with over-flow capacity on the paved access road around the property for groups or activities of an hourly nature. No parking will ever be needed on roadways in the area.

We anticipate minimal effect upon the already existing travel patterns of local homeowners in the area.

Everett Graffeo  
Branch President

*Everett Graffeo*

Hand delivered  
to STAN-DOTS  
7/7/75

#### HONOLULU METROPOLITAN BRANCH

METRO-OFFICE  
1666 Mott-Smith Dr.  
Honolulu, Hawaii 96822  
Telephone: 536-6330

MAKIKI CONGREGATION  
1666 Mott Smith Dr.  
Honolulu, Hawaii 96822

KALIHI CONGREGATION  
2319 Rose St.  
Honolulu, Hawaii 96819

KANEOHE CONGREGATION  
45-119 Kaneohe Bay Dr.  
Kaneohe, Hawaii 96844

WAIPAHU CONGREGATION  
94-130 Mokukaua St.  
Waipahu, Hawaii 96797

STATE OF HAWAII  
LAND USE COMMISSION  
State Kamamalu Bldg.

P. O. Box 2359  
Honolulu, Hawaii

RECEIVED

PM 1 58  
DEPT OF  
LAND UTILIZATION  
C & C HONOLULU

This space for official use

Date Application and Fee  
Received by LUC \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission District Boundary map number and/or name \_\_\_\_\_, for the following described purpose:

See Exhibit 'A' attached.

Description of property:

10.53 acres as shown on tax map key 8-6-08.

RECEIVED  
OCT 31 1975

State of Hawaii  
LAND USE COMMISSION

Petitioner's interest in subject property:

Owner-Developer

Petitioner's reason(s) for requesting special permit: Total land coverage of buildings will be 9.49%. Facilities are designed for use by the community as a service oriented project of the church. The land will be put to a higher and better use than currently provided. The quality of the buildings will upgrade the area and ultimately raise adjacent land values. The overnight facility is not a continuous use but is a necessary auxiliary service to the total planned project.

Signature(s)

Everett Graffeo  
President

Address:

1666 Mott-Smith Dr.

Telephone:

536-6330

This space for official use

The property is situated in a(n) \_\_\_\_\_ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) \_\_\_\_\_

For (agency) \_\_\_\_\_

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 South King Street  
Honolulu, Hawaii 96813

FRANK F. FASI  
MAYOR

**Richard K. Sharpless**  
MANAGING DIRECTOR



7021  
GEORGE S. MORIGUCHI  
DIRECTOR

WILLIAM E. WANKET  
DEPUTY DIRECTOR

Please refer to: 75/CUP-7(LC)  
75/SUP-3

April 14, 1975

MEMORANDUM

TO : MR. TATSUO FUJIMOTO, EXECUTIVE OFFICER  
LAND USE COMMISSION

FROM : WILLIAM E. WANKET, DEPUTY DIRECTOR

SUBJECT: REQUEST FOR COMMENTS - STATE SPECIAL USE  
PERMIT/CONDITIONAL USE PERMIT - PRIVATE  
RECREATIONAL CAMP - WAIANAE

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APR 15 1975

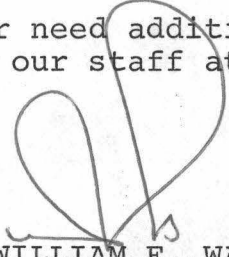
State of Hawaii  
LAND USE COMMISSION

Attached for your review and comment is a request for a State Special Use Permit and a Conditional Use Permit to construct and operate a private recreational camp within an AG-1 Restricted Agricultural District.

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

Any additional comments you may have will be most helpful to us in making our final recommendation. A written reply by April 25, 1975 would be appreciated.

If you should have any questions or need additional information, please contact Mrs. Lorrie Chee of our staff at 523-4133.

  
WILLIAM E. WANKET  
Deputy Director

WEW:fm  
Attach.



75/CUP-7(LC)  
75/SUP-3  
(Folder No.)

SUMMARY DESCRIPTION

Applicant: Reorganized Church of Jesus Christ of Latter Day Saints

Request: Conditional Use Permit - Private Recreational Camp

Location: Waianae - 86-210 Puhawaii Road

Tax Map Key: 8-6-08: 2

Existing Zoning: AG-1 Restricted Agriculture

Detailed Land Use Map Designation: Agriculture

Area: 10.53 Acres

Proposal: A private recreational camp including overnight accommodations, pre-school and senior citizen day care center, chapel, multi-purpose room, sanctuary, area for outdoor camping and outdoor recreational facilities such as a pool, baseball diamond, volleyball and basketball courts, etc. (plans attached).

DEPARTMENT OF LAND UTILIZATION REMARKS: These facilities are permitted within an agricultural district through a State Special Permit and City Conditional Use Permit.

RECEIVED  
APR 15 1975  
State of Hawaii  
LAND USE COMMISSION

\_\_\_\_\_  
(Department)

Comments:

\_\_\_\_\_  
(By)

/\_\_\_\_\_  
(Date)

April 21, 1975

Mr. William E. Wanket  
Deputy Director  
Dept. of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Subject: Request for Comments - State Special  
Use Permit/Conditional Use Permit -  
Private Recreational Camp - Waianae

Dear Mr. Wanket:

The parcel in question is situated within the State's Agricultural District and therefore the facilities proposed would have to be considered under a special permit.

Inasmuch as the planning and provision of public facilities and services are not within the jurisdiction of the Land Use Commission, we have no comments to offer in these areas.

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

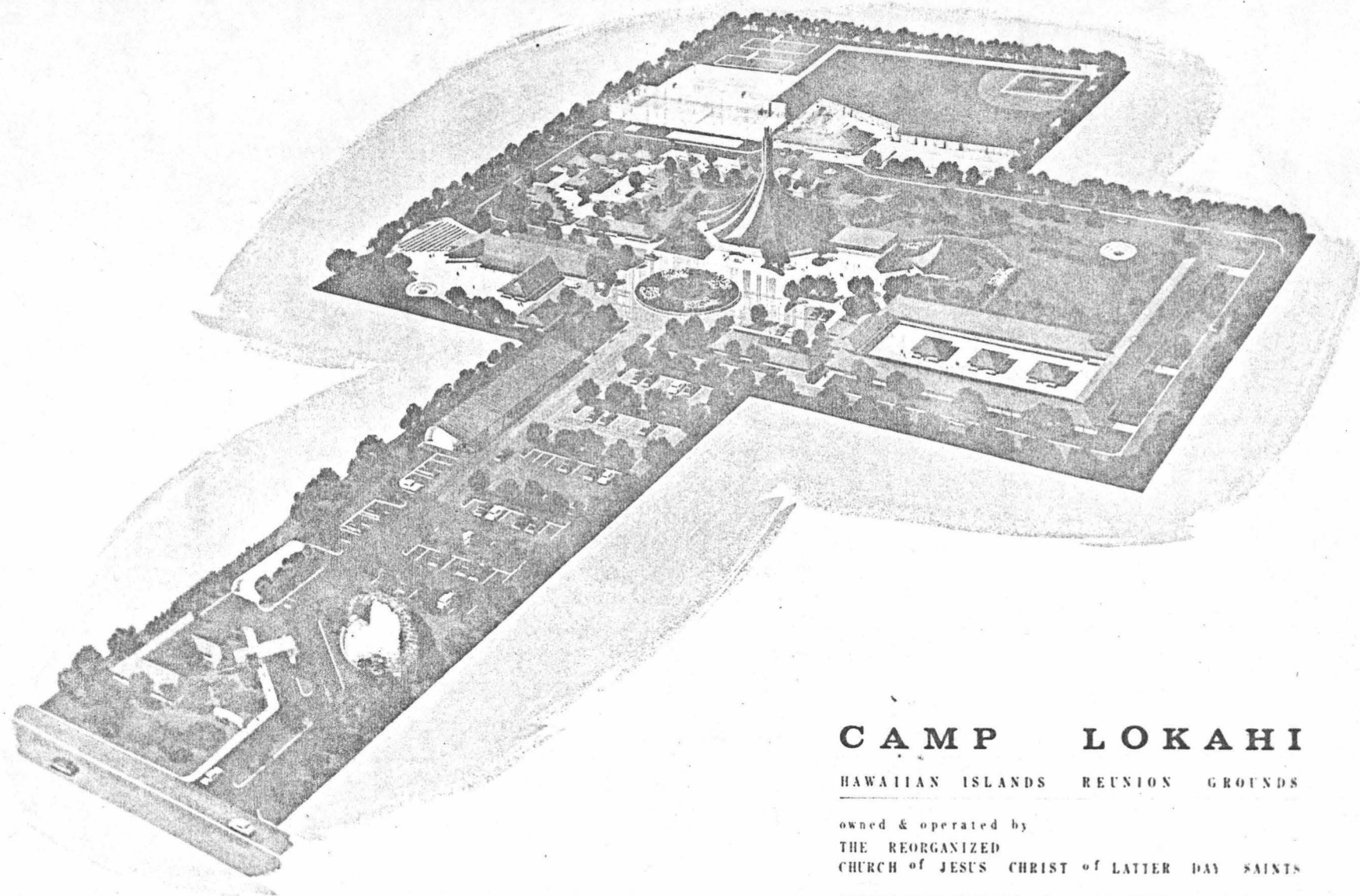
APPLICATION FOR CONDITIONAL USE PERMIT

EXHIBIT 'A'

The property will be used as a private recreational camp with overnight accommodations for youth and church family weekend instructional and study retreats. A christian pre-school day care center and a day care facility for senior citizens will be operated by the church. No commercial overnight housing such as a motel or hotel is planned.

All ground uses relate to christian purposes and is not profit oriented.





## CAMP LOKAHI

HAWAIIAN ISLANDS REUNION GROUNDS

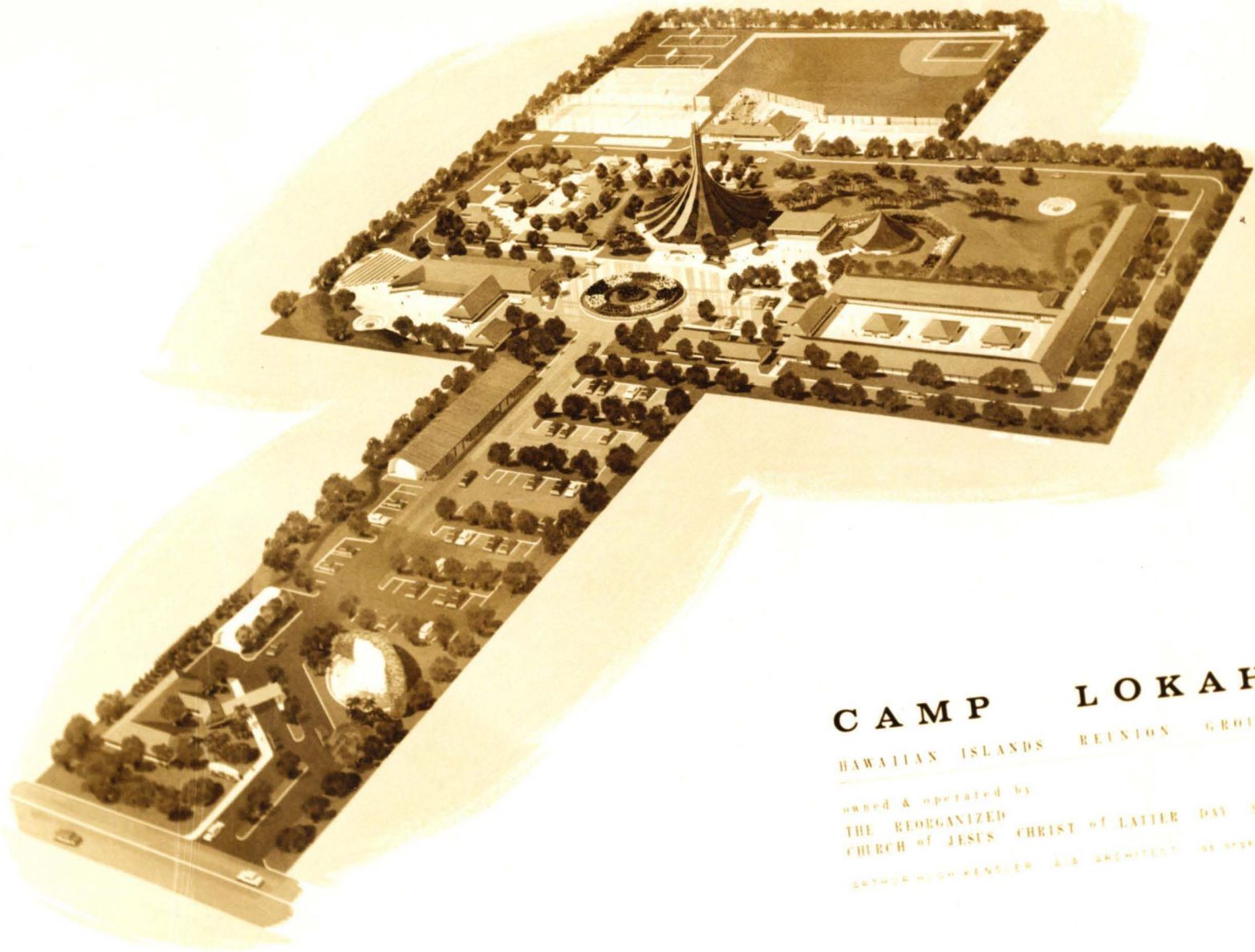
owned & operated by  
THE REORGANIZED  
CHURCH of JESUS CHRIST of LATTER DAY SAINTS

ARTHUR HUGH KENSLEY AIA ARCHITECT LOS ANGELES CALIF



Photo





# CAMP LOKAHI

HAWAIIAN ISLANDS REUNION GROUNDS

owned & operated by  
THE REORGANIZED  
CHURCH of JESUS CHRIST of LATTER DAY SAINTS  
ARTHUR HUGH KENTLER AIA ARCHITECT 1951-1952



**SP75-227 REORGANIZED CHURCH OF  
JESUS CHRIST OF LATTER  
DAY SAINTS**







**SP75-227 REORGANIZED CHURCH  
OF JESUS CHRIST OF LATTER  
DAY SAINTS**





1