SPECIAL PERMIT

Petition Received APR 1 1977

Maps 5/5/77 cmg

Action Span 4/1/77 — 5/16/77

Action Date 5/12/77

Recordation 6/21/77 cmg

SP77-261 A&B - BOISE CASCADE HOME & LAND CORP.

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET
COUNTY OF HAWAII
HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

APR 17 7 47 AM '78

April 14, 1978

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corporation
Financial Plaza of the Pacific
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Dear Mr. Sanburn:

Amend Special Permit 77-261(b) (LUC 359)
Boise Cascade Home & Land Corporation
Tax Map Key 6-8-01:portion of 26

The Planning Commission at its meeting of April 13, 1978, held a duly advertised public hearing on your application to amend Special Permit 77-261(b) which allowed the establishment of a temporary construction and maintenance yard on 7.906 acres of land situated within the State Land Use Agricultural District in Waikoloa, South Kohala, Hawaii. The proposed amendment is to allow the construction of parking facilities for up to 650 vehicles to supplement on-site hotel parking requirements.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on your request.

Sincerely,

William F. Mielcke
Chairman, Planning Commission

lgv
cc State Land Use Commission
Land Use Division, DPED

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

APR 3 10 24 AM '78

March 30, 1978

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corporation
Financial Plaza of the Pacific
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Dear Mr. Sanburn:

Notice of a Public Hearing
Special Permit 77-261(b)
Tax Map Key 6-8-01:portion of 26

This is to inform you that your request has been scheduled for for a public hearing. Said hearing among others will be held beginning at 7:00 p.m. on Thursday, April 13, 1978, in the Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii.

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

A copy of the hearing notice and agenda are enclosed for your information.

Sincerely,

Sidney Fuke

Sidney Fuke
Director

lgv

Enclosures

cc State Land Use Commission
Land Use Division, DPED

June 8, 1977

Mr. Willis H. Sanburn, Vice President
Boise Cascade Home and Land Corporation
Financial Plaza of the Pacific
Suite 1801, 130 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Sanburn:

The original of the attached letter is on file in the office of the Hawaii Planning Department, 25 Aupuni Street, Hilo, Hawaii.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.

June 8, 1977

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on May 12, 1977, the Land Use Commission voted to approve a Special Permit request by Boise Cascade Home and Land Corporation, Hawaii (SP77-261) to allow the following:

(a) establishment of a wastewater reclamation plant on 17.6 acres of land situated within the State Land Use Agricultural District at Anaeho'omalu, South Kohala, Hawaii, Tax Map Key 6-8-1: portion 5; and

(b) establishment of a temporary construction and maintenance yard on 7.906 acres of land situated within the State Land Use Agricultural District at Anaeho'omalu, South Kohala, Hawaii, Tax Map Key 6-8-1: portion 26.

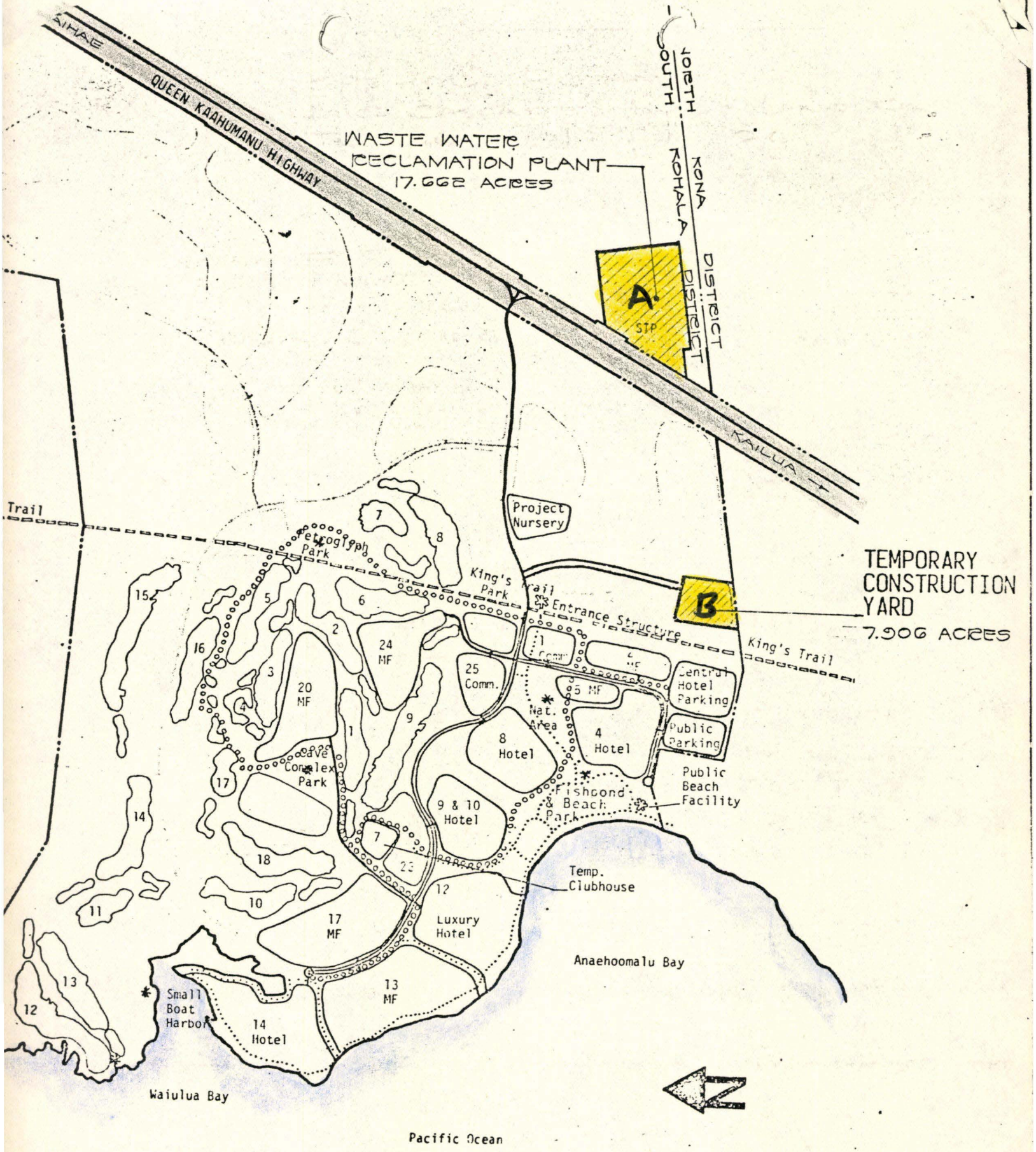
Approval of this Special Permit is subject to the conditions imposed by Hawaii County Planning Commission.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.
cc: Boise Cascade Home & Land Corp.
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Dept. of Planning & Economic Development
Office of Environmental Quality Control
Division of Land Management, DLNR



CHANGE OF ZONE REQUEST, SPECIAL MANAGEMENT AREA USE PERMIT REQUEST AND TWO SPECIAL PERMIT REQUESTS

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Approved
Sept. 8, 1977

Kahului Library
Kahului, Maui

May 12, 1977 - 9:30 a.m.

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

COMMISSIONER ABSENT: Mitsuo Oura

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Michael Marsh, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

The Chairman swore in all those planning to testify during today's proceedings.

ACTION

SP77-261 - BOISE CASCADE HOME & LAND CORP.
Application for a Special Permit to establish a wastewater reclamation plant at Anaeho'omalu, South Kohala, Hawaii

Mr. Furutani pointed out the subject property on the map and read the conditions which had been imposed by the Hawaii County Planning Commission on the subject Special Permit. It was noted that the acreage of 7.09 on page 3 of the staff report should be corrected to read 7.9 acres.

Upon motion my Commissioner Carras, seconded by Commissioner Duke, the Special Permit was unanimously approved, subject to the conditions imposed by the Hawaii Planning Commission.

HEARING

A77-429 - MAKAWAO, INC.

Pursuant to a notice published in the Maui News and the Honolulu Advertiser on April 11, 1977, and notices sent to all

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP77-261 BOISE CASCADE HOME & LAND CORPORATION (A) & (B) DATE May 12, 1977

PLACE Kahului Library Kahului, Maui TIME 9:30 a.m.

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

Comments: I move that we approve the Special Permit, subject to the conditions imposed by Hawaii County Planning Commission.

3638

LAND USE COMMISSION
STATE OF HAWAII

MAY 5 58 AM '77

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

COUNTY OF
HAWAII

May 2, 1977

Mr. Gordan Furutani
Executive Officer
Land Use Commission
190 South King Street
Suite 1795
Honolulu, HI 96813

Dear Mr. Furutani:

Boise Cascade Home and Land Corporation
Special Permit Application
Temporary Construction and Maintenance Yard
Tax Map Key 6-8-01:Portion of 26

Pursuant to your telephone conversation with my staff on Monday, May 2, 1977, this letter is being sent to clarify the land area to be used for the temporary construction and maintenance yard.

Although the application form indicates an area of 7.096 acres, the legal description by metes and bounds also submitted with the application indicates an area of 7.906 acres. We believe that the area listed on the application form was a typographical error. As such, we would appreciate it if you would make the necessary adjustments to the transmittals by changing the land area from 7.096 to 7.906 acres.

Should you have any questions on the matter, please feel free to contact Norman Hayashi or Ilima Piianaia of this office at 961-8288.

Sincerely,

SIDNEY FUKE
Acting Director

NH:lgv

cc Mr. Willis Sanburn

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission May 12, 1977
9:30 a.m.

FROM: Staff

SUBJECT: SP77-261 (A), (B) - Boise Cascade Home and Land Corporation

SP77-261 (A) Waste-Water Reclamation Plant

The petitioner, Boise Cascade Home and Land Corporation, is requesting this Special Permit to allow the establishment of a sewage treatment plant including a waste-water reclamation facility and a 20-foot access easement on 17.6 acres and .377 acres of land respectively. The area in question is situated within the State Land Use Agricultural District at Anaeho'omalu, South Kohala, Hawaii, Tax Map Key 6-8-1: portion 5. More specifically, the subject site is located just mauka of the Queen Ka'ahumanu Highway and approximately one-half mile east of the King's Trail/Waikoloa urban district.

The proposed sewage treatment plant will be part of the planned Waikoloa Beach Resort's Sewerage System. Proposed improvements include an access road 16 feet in width, a control building with dimensions of 16'x32', a concrete comminuting structure, a concrete division box, a 2.8-acre lagoon, a concrete clarifier tank (22'x67') and a concrete chlorine contact tank (17'x46').

In support of his request the petitioner has, in part, stated that:

"The desired use will not adversly affect the surrounding properties. The STP is to be located just mauka of the Queen Ka'ahumanu Highway corridor, and the parcel's southern boundary will be the property line separating the Boise Cascade and State of Hawaii lands. No development currently exists on the immediate surrounding lands, with the exception of the highway and a mauka quarry site, and there are no known plans or proposals for any future development in the area mauka the highway.

"The closest development is Waikoloa Beach Resort complex. The resort's first increment of development will be at a distance of some 3,000 feet from the STP.

"The desired use will not unreasonably burden the existing level of public services. As the sewage treatment plant is to be a part of the infrastructure which will serve a major

resort, the use in itself will not effect the current level of public services in the South Kohala/North Kona area. The impact of the overall resort project is covered in the Waikoloa Beach Resort Environmental Impact Statement.

"The STP complex will be an integral part of the Waikoloa Beach Resort. Because of its more service or industrial-like character and functions, and the possibility that odors might occur during the operation or malfunctions, it is desirable to place the STP complex outside the actual resort area. Hence, the development of the resort may be construed as an unusual condition or need which justifies the development of a sewage treatment facility in an Unplanned district nearby the resort area.

"The land upon which the proposed use is sought is considered generally unsuited for the uses permitted within the district-namely agricultural activities.

"The proposed use will substantially alter the appearance of the land on which the structures will be placed. However, because of the extensive amount of surrounding open space, which consists almost entirely of barren lava, the presence of the STP facilities should not greatly alter the essential environmental character of the area. All structures will be graded at ground level, with the exception of the control building, which will be constructed on a building pad at about 13 feet above ground level. The structures will be painted earth tones and the site will be landscaped to reduce potential dominance within the surrounding environment.

"As the STP will be a part of a major resort community, and that the land is barren lava and unsuited for most other uses, this use is considered to be the highest and best use for the site. The STP will contribute to minimizing pollution in the area, and will be a part of an overall development which will generate substantial employment and establish a pleasant environment for recreation and habitation.

"The site appears to be void of archaeological or historic sites. An inventory conducted by Francis K. W. Ching conducted in 1971 as part of the Surface Survey Kailua-Kawaihae Road Corridor Study included a major portion of the STP site. The inventory did not identify or locate any archaeological or historic sites on site; however, the site access easement could possibly disturb a portion of the identified paved trail. It should be noted that a portion of the same paved trail has already been disturbed with the construction of the Queen Ka'ahumanu Highway."

In response to the proposed Special Permit, the State Department of Transportation recommended that the site be designed and landscaped to reduce visual impact upon the motoring public along Queen Ka'ahumanu Highway.

In addition, the Hawaii County Fire Department noted: "No fire protection other than the volunteers at Boise. Nearest full time fire station located at Waimea. However, project does not create any potential fire problems to adjoining properties."

All other cooperating agencies, including the State Department of Agriculture, Hawaii County Department of Water Supply, Hawaii County Department of Research and Development, Hawaii Electric Light Co., and Hawaii County Police Department had no comments on or objections to the subject request.

SP77-261 (B) Temporary Construction and Maintenance Yard

The petitioner, Boise Cascade Home and Land Corporation, is requesting this Special Permit to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District at Anaeho'-omalu, South Kohala, Hawaii, Tax Map Key 6-8-1: portion 26. The request also includes a 30-foot wide easement for access and utility lines which encompass .863 acres. The subject area is located approximately 1,500 feet makai of the Queen Kaahumanu Highway and approximately 100 feet mauka (east) of the Waikoloa urban district.

In support of the subject request, the petitioner has stated the following:

> "The property is currently classified as Unplanned by the County of Hawaii and Agricultural by the State of Hawaii. The land is relatively flat, rough, barren Pahoehoe Lava, and is not suitable for Agricultural development. The property abutts (sic) the South Kohala-North Kona District Boundary, and is bounded on the South by State lands, and to the NE and W by Boise Properties. It is approximately 250 feet from Waikoloa Beach Resort Property zoned RM 1.5, a portion of which Boise proposes to use for temporary employee parking. Boise proposes to construct a temporary Construction and Project Maintenance Yard on the site, connected to the main Waikoloa Beach Resort Access Road by a temporary road with temporary utility lines. Boise feels that this site is necessary during the development stages of the Waikoloa Beach Resort. It will ultimately be relocated when the second Golf Course is constructed. Boise has no alternative use for the property at this time. In the future, Boise will apply for rezoning of the property and if approved, this site will become the permanent transportation center for the Waikoloa Beach Resort. It is difficult at this time to determine when the second Golf Course will be built. However, we estimate the Construction and Project Maintenance Yard will be moved within ten (10) years.
>
> "There are no historical sites on this property.

"It is absolutely necessary in order to develop a project the magnitude of the Waikoloa Beach Resort, to have a temporary project maintenance and construction yard. The facility will be used for: the storage and protection of construction materials used from time to time during the period of development, the storage and protection of construction equipment when not in use, the repair and maintenance of construction equipment, the storage and protection of project maintenance materials, the storage and protection of project maintenance equipment when not in use, and the repair and maintenance of the project maintenance equipment. Any on site facilities - whether construction trailers or temporary buildings - will be removed at the time the permit expires. The site selected is totally unsuitable for any other use at this time. The site is by necessity in a convenient (but yet secluded) location for deliveries and storage of construction and maintenance materials and equipment. The area will be fenced for security and will be landscaped for aesthetics."

There are presently no structures on the subject site. According to plans submitted by the petitioner, there would be maintenance and storage structures, small offices, bathrooms, and showers; the total building area would not exceed 10,000 square feet.

The petitioner has proposed to develop approximately 10 to 15 parking spaces on the site.

Sewerage is proposed to be by temporary cesspool and electricity would be provided by an overhead line paralleling Waikoloa's southern property line. In addition, landscaping would be provided along the north and west perimeters of the site in the form of trees and higher growing shrubs for aesthetic and screening purposes. A security fence will also be constructed.

The subject site is relatively level and consists of unvegetated pahoehoe lava. Rainfall is approximately 10 inches per year.

The General Plan Land Use Pattern Allocation Guide Map designates the area for extensive agricultural uses. The area makai of the King's Trail is designated as major resort by the General Plan. Surrounding lands are vacant.

The subject area is in close proximity to the proposed 500-acre Waikoloa Beach Resort development. The resort development is to ultimately consist of six (6) hotels, approximately 3,430 multiple family residential units, resort commercial areas, an 18-hole golf course with an anticipated second increment expansion of an additional 18 holes, historic sites and public beach areas, a

small boat harbor, parking areas, and the necessary infrastructure. The subject Special Permit use would be accessory to the initial resort development. A portion of the first increment would commence immediately upon receipt of all necessary governmental approvals and is expected to be completed by 1978. This phase would consist of a 350-room hotel, a substantial portion of the major infrastructure, including roads, water, sewer and power lines, an 18-hole golf course and a temporary clubhouse, landscaping and historic sites. The remaining steps of the first increment would be carried out as economics and individual site developers dictate.

Pertinent comments from governmental agencies:

1. State Historic Preservation Officer:

> "Existing records have been checked for archaeological and historical sites that may be affected by this undertaking...
>
> "The applicant's statement that 'There are no historical sites on this property.' is erroneous. Archaeological survey of the Kailua-Kawaihae Road Corridor conducted in 1970 (Ching, editor, 1971, Hawaii State Archaeological Journal 71-1) reported the location of an extensive abrader manufacturing area (abrading/grinding depressions in pahoehoe lava flows which represent ancient Hawaiian habitation sites), associated habitation features and other areas of aboriginal Hawaiian activity within and adjacent to the project site. In June 1975 a fieldcheck of this area by the Hawaii Register of Historic Places (HRHP) staff verified that these features and their research and interpretive potentials were still intact and in good condition. At present the write-up for the Abrader Manufacturing Area Site is being prepared for submission to the HRHP Review Board for evaluation.
>
> "This...application should include a section dealing with alternate sites for a temporary construction yard. In addition, survey of the access road alignment and any other area of anticipated construction as well as intensive mapping of the abrader manufacturing area and associated features should be conducted and appended as a report to this permit application."

Subsequent to filing the subject request, the petitioner contracted the Bishop Museum to conduct an archaeological survey of the area under consideration. Results of the survey indicate that none of the areas with archaeological features are of significant value. The petitioner has stated that they would be able to establish the proposed use without affecting the archaeological sites on the subject area or that if any of these areas were to be affected they would have such areas intensively surveyed and recorded prior to construction or alteration.

2. Fire Department:

"No fire protection provided in this area. Proposed building does not pose any fire threat to adjacent property. Plans are to be submitted to our office for approval."

3. Department of Research and Development:

"We foresee no adverse economic impact with the location of this temporary facilities (sic) in this particular location. However, consideration should be given to the issuance of special permits with specific expiration dates which can be renewed with cause."

4. Department of Health:

In reviewing the total Waikoloa Beach Resort development, the Department of Health noted two environmental health concerns relevant to this application. They are:

"All sewage generated from the entire development shall be disposed into the sewerage system of the sewage treatment works.

"Air pollution is projected from grading and construction activities. Control measures to prevent fugitive dust complaints need to be implemented."

5. Department of Water Supply:

The Department of Water Supply had no objections to the subject request but stated that they have no water system in the area. Water to the area would be provided by the Waikoloa Water Company, which is owned by the petitioner.

All other cooperating agencies, including the Hawaii County Police Department, Hawaii County Department of Public Works, and the State Department of Agriculture had no comments on or objections to the subject request.

Several persons testified at the public hearing held by the Hawaii County Planning Commission on February 14, 1977, however the discussion centered primarily upon the other permit requests (Special Management Area Use Permit and Planned Development Permit) submitted by the applicant in conjunction with the Waikoloa Beach Resort development.

On March 14, 1977, the Hawaii County Planning Commission voted to recommend approval of the two proposed Special Permits as it was found:

"That approval of the proposed uses will not be contrary to the objectives sought to be accomplished by the State Land Use

Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State. The purpose of the subject requests is to allow the establishment of uses which are ancillary to the petitioner's proposed resort development at Anaeho'omalu, South Kohala. The proposed temporary construction and maintenance yard will be used for the storage and protection of construction materials during the period of development of the resort area, the storage and protection of construction equipment when not in use and the repair and maintenance of such equipment. The proposed facility will also be used to store, maintain and repair project maintenance equipment. The proposed waste-water reclamation, or sewage treatment, plant (STP) is an essential and integral part of the infrastructure and will treat sewage effluent generated by the overall resort development, recycling it for irrigation purposes.

"The Land Use District Regulations provide that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics may be included in the Agricultural District. The sites proposed for the two uses being requested consist of unweathered lavas. Due to the geologic make-up of the two proposed sites and the climatic characteristics of the area, the subject lands are relatively unsuited for productive agricultural activities. The use of the subject sites for the proposed facilities will not substantially impair actual or potential agricultural production in the area under consideration or in the region. As such, it is found that approval of the subject requests will not be contrary to the intent and purpose of the Land Use Law and Regulations..

"Further, the establishment of the proposed uses will complement the goals, policies and standards of the County of Hawaii General Plan. One of the goals of the Economic Element of the General Plan is to "strive for stability in (the County's) economic system." Stated policies to help achieve the goal of this element provide that the County "shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents," and also that the County "shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors." The Land Use Element of the General Plan designates Anaeho'omalu as a major resort area. Anaeho'omalu is makai of the proposed sites and the petitioner has received County approvals to allow the development of a major resort area. The proposed uses are ancillary to the major resort area and are essential for compliance with the standards of the General Plan major resort designation. Although the proposed sites are outside of the area designated for major resort use, such location will not adversely

affect surrounding lands, which also consist of lava and are vacant or which will be developed for resort uses.

"In light of the integral part which the proposed uses will play in the petitioner's resort development and the County General Plan policies, it is determined that the establishment of the proposed uses will be in the best public interest. In addition, approval of the subject requests will not be materially detrimental to the public welfare or injurious to improvements or property rights related to properties in the near vicinity."

The favorable recommendation was also subject to the following conditions:

"1. That the sewage treatment plant and the temporary construction and maintenance yard shall conform substantially to the representations made by the petitioner and the plans submitted with the applications.

"2. That the developments shall be confined within the area defined by the metes and bounds description submitted with the applications.

"3. That the sewage treatment plant shall be operational prior to the issuance of the occupancy permit for the first hotel at Anaeho'omalu.

"4. That an archaeological walk-through survey of the sewage treatment plan site shall be conducted prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing before the survey is undertaken and shall submit a full report of the survey to the Planning Director prior to obtaining a grading permit.

"5. That the petitioner shall submit a plan for reducing the visual impact of the sewage treatment plant from the Queen Ka'ahumanu Highway, meeting the approval of the Planning Director. Said plan shall include alternative ways of reducing the visual impact.

"6. That construction of the facilities, including landscaping, for the temporary construction and maintenance yard shall commence prior to the construction of the first hotel and be completed within one (1) year thereafter.

"7. That the petitioner shall document through mapping and photographs any archaeological areas as reported in Bishop Museum Manuscript 110876 (Archaeological Reconnaissance Survey of Waikoloa Lands mauka of King's Trail, Island of Hawaii) within the temporary construction and maintenance yard site. Such documentation shall be undertaken prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in

writing prior to the commencement of said documentation and shall submit a full report to the Planning Director prior to obtaining a grading permit.

"8. That development, including landscaping and fencing, within the temporary construction and maintenance yard site shall be a minimum of 100 feet from the mauka edge of the King's Trail.

"9. That the temporary construction and maintenance yard use shall terminate within ten (10) years from the effective date of approval of the Special Permit or upon its abandonment, whichever comes first.

"10. That all other applicable rules and regulations, including plan approval, shall be complied with."

It was further stated by the Planning Commission that: "Should any of the foregoing conditions not be met, the Special Permits may be deemed null and void."

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

April 19, 1977

Mr. Sidney Fuke
Acting Planning Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuke:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP77-261 - Boise Cascade Home & Land Corporation

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

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

April 19, 1977

Mr. Willis H. Sanburn, Vice President
Boise Cascade Home and Land Corporation
Financial Plaza of the Pacific
Suite 1801, 130 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Sanburn:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP77-261 - Boise Cascade Home & Land Corp.

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

6 8 01 3RD. DIST.

SEA

QUEEN KAAHUMANU HIGHWAY

WASTE-WATER RECLAMATION PLANT

TEMPORARY CONSTRUCTION YARD

WAIKOLOA VILLAGE

13,308.064 Acs.

MAMALAHOA HIGHWAY

WAIMEA-KOHALA AIRPORT

To WAIMEA VILLAGE

To KONA

SP77-261 BOISE CASCADE HOME & LAND CORP.

POR. WAIKOLOA, SOUTH KOHALA, HAWAII

5431

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Administrative Directive 24-68 (Rev.) dated November 21, 1968

Dropped Parcels: 2 to 4 incl; 9 to 8 incl. 7, 23, 28,

FOR PROPERTY ASSESSMENT PURPOSES SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
PROPERTY TECHNICAL OFFICE
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

THIRD TAXATION DISTRICT

ZONE	SEC.	PLAT
6	8	01

SCALE: 1 IN. = 3000 FT. APR 26 1977

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

May 12, 1977 - 9:30 a.m.
Kahului Library
Kahului, Maui

A G E N D A

I. ACTION

1. SP77-261 - Boise Cascade Home & Land Corp.
   (a) To allow the establishment of a wastewater reclamation plant on 17.6 acres of land situated within the State Land Use Agricultural District at Anaeho'omalu, South Kohala, Hawaii.

   (B) To allow the erection of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District at Anaeho'omalu, South Kohala, Hawaii.

II. HEARING

A77-429 - Makawao, Inc.
To reclassify approximately 241.53 acres of land from the Agricultural District to the Rural District at Makawao, Maui for a rural subdivision.

III. MISCELLANEOUS

1. Adoption of Minutes

2. Meeting Schedule

*A copy of this agenda was mailed to all persons and organizations on the attached mailing lists. 4/18/77

1. ALL ISLANDS 2. HAWAII 3. MAUI

SP 77-261

COUNTY OF HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

LAND USE COMMISSION
STATE OF HAWAII
APR 1 11 11 AM '77

March 15, 1977

Mr. Gordan Furutani
Executive Officer
Land Use Commission
190 South King Street
Suite 1795
Honolulu, HI 96813

Re: Special Permit Applications
Applicant: Boise Cascade Home & Land Corporation

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

The special permit requests were to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land located makai of the King's Trail and the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land located mauka of the Queen Ka'ahumanu Highway within the State Land Use Agricultural District, Anaeho'omalu, South Kohala, Hawaii, Tax Map Keys 6-8-01:portion 26 and 6-8-01:5 (por.).

The Planning Commission at a duly advertised public hearing held on February 14, 1977 in the Waimea School Cafetorium, Waimea, South Kohala, Hawaii, discussed the subject request. The Commission on March 14, 1977, voted to recommend the approval of the special permits to the Land Use Commission as it was found:

> That approval of the proposed uses will not be contrary to the objectives sought to be accomplised by the State Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State. The purpose of the subject requests is to allow the establishment of uses which are ancillary to the petitioner's proposed resort development at Anaeho'omalu, South Kohala. The proposed temporary construction and maintenance yard will be used for the storage and protection of construction materials

during the period of development of the resort area, the storage and protection of construction equipment when not in use and the repair and maintenance of such equipment. The proposed facility will also be used to store, maintain and repair project maintenance equipment. The proposed wastewater reclamation, or sewage treatment, plant (STP) is an essential and integral part of the infrastructure and will treat sewage effluent generated by the overall resort development, recycling it for irrigation purposes.

The Land Use District Regulations provide that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics may be included in the Agricultural District. The sites proposed for the two uses being requested consist of unweathered lavas. Due to the geologic make-up of the two proposed sites and the climatic characteristics of the area, the subject lands are relatively unsuited for productive agricultural activities. The use of the subject sites for the proposed facilities will not substantially impair actual or potential agricultural production in the area under consideration or in the region. As such, it is found that approval of the subject requests will not be contrary to the intent and purpose of the Land Use Land and Regulations.

Law correction DY

Further, the establishment of the proposed uses will complement the goals, policies and standards of the County of Hawaii General Plan. One of the goals of the Economic Element of the General Plan is to "strive for stability in (the County's) economic system." Stated policies to help achieve the goal of this element provide that the County "shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents," and also that the County "shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors." The Land Use Element of the General Plan designates Anaeho'omalu as a major resort area. Anaeho'omalu is makai of the proposed sites and the petitioner has received County approvals to allow the development of a major resort area. The proposed uses are ancillary to the major resort area and are essential for compliance with the standards of the General Plan major resort designation. Although the proposed sites are outside of the area designated for major resort use, such location will not adversely affect surrounding lands, which also consist of lava and are vacant or which will be developed for resort uses.

In light of the integral part which the proposed uses will play in the petitioner's resort development and the County General Plan policies, it is determined that the establishment of the proposed uses will be in the best public interest. In addition, approval

of the subject requests will not be materially detrimental to the public welfare or injurious to improvements or property rights related to properties in the near vicinity.

The favorable recommendation was also subject to the following conditions:

1. That the sewage treatment plant and the temporary construction and maintenance yard shall conform substantially to the representations made by the petitioner and the plans submitted with the applications.

2. That the developments shall be confined within the area defined by the metes and bounds description submitted with the applications.

3. That the sewage treatment plant shall be operational prior to the issuance of the occupancy permit for the first hotel at Anaeho'omalu.

4. That an archaeological walk-through survey of the sewage treatment plan site shall be conducted prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing before the survey is undertaken and shall submit a full report of the survey to the Planning Director prior to obtaining a grading permit.

5. That the petitioner shall submit a plan for reducing the visual impact of the sewage treatment plant from the Queen Ka'ahumanu Highway, meeting the approval of the Planning Director. Said plan shall include alternative ways of reducing the visual impact.

6. That construction of the facilities, including landscaping, for the temporary construction and maintenance yard shall commence prior to the construction of the first hotel and be completed within one (1) year thereafter.

7. That the petitioner shall document through mapping and photographs any archaeological areas as reported in Bishop Museum Manuscript 110876 (Archaeological Reconnaissance Survey of Waikoloa Lands Mauka of King's Trail, Island of Hawaii) within the temporary construction and maintenance yard site. Such documentation shall be undertaken prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing prior to the commencement of said documentation and shall submit a full report to the Planning Director prior to obtaining a grading permit.

8. That development, including landscaping and fencing, within the temporary construction and maintenance yard site shall be a minimum of 100 feet from the mauka edge of the King's Trail.

9. That the temporary construction and maintenance yard use shall terminate within ten (10) years from the effective date of approval of the Special Permit or upon its abandonment, whichever comes first.

10. That all other applicable rules and regulations, including plan approval, shall be complied with.

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

Enclosed are copies of the Exhibits from the subject docket.

Lorraine R. Jitchaku

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

lat:lgv

Enclosures

cc Mr. Willis Sanburn
Mr. James Bell
DPED, Land Use Division

(A) Waste-Water Reclamation Plant

LIST OF EXHIBITS - BOISE CASCADE HOME & LAND CORPORATION
Waste-water Reclamation Plant

(A)

A. Application

B. Departmental acknowledgment letter (12/28/76)

C. Letter to agencies (12/28/76)

D. Water Supply (1/5/77)

E. Highways (1/5/77)

F. Agriculture (1/5/77)

G. Research & Development (1/6/77)

H. Fire (1/7/77)

I. Helco (1/11/77)

J. Police (1/14/77)

K. Letter from Thevenin (1/11/77)

L. Public Hearing notice in Hawaii Tribune-Herald (2/14/77)

M. Minutes (2/14/77)

N. Public Hearing transcript (2/14/77)

O. Letter to applicant (2/15/77)

P. Letter to applicant (2/28/77)

Q. Staff background

R. Staff recommendation

S. Voting sheet

T. Minutes (3/14/77)

U. Letter to applicant (3/15/77)

NOTE: Since Public Hearing held simultaneously with Temporary Construction & Maintenance Yard special permit, refer to that file for additional information.

APPLICATION FOR SPECIAL PERMIT
COUNTY OF HAWAII
PLANNING DEPARTMENT
WASTE-WATER RECLAMATION PLANT
BOISE CASCADE HOME AND LAND CORP.
WAIKOLOA BEACH RESORT

EXHIBIT A

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Boise Cascade Home and Land Corporation

APPLICANT'S SIGNATURE: W. Sanburn

Willis H. Sanburn, Vice President

ADDRESS: Financial Plaza of the Pacific, Suite 1801, 130 Merchant Street

Honolulu, Hawaii 96813

TELEPHONE: 808 531-8181

TAX MAP KEY: 3rd Div. 6-8-01-5 AREA: 18.033 Acres
(Size of Parcel)

OWNER: First Hawaiian Bank, a Hawaiian Corporation, as Trustee under that certain unrecorded Trust Agreement dated December 1968.

OWNER'S SIGNATURE: Naomi K. Tsuneta

Trust Officer

APPLICANT'S INTEREST, IF NOT OWNER: Beneficial

REQUESTED USE: To use 17.662 acres for a Waste-Water Reclamation Plant (STP) together with a 20 foot (.377 acres) easement for access.

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

NOTE: The applicant must show that:

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

THIS APPLICATION MUST BE ACCOMPANIED BY:

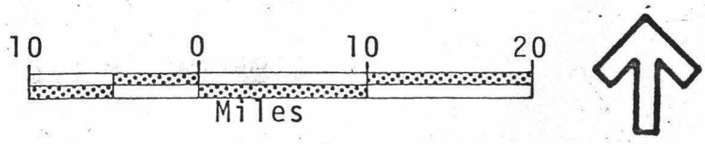
(a) 16 copies of the completed application form with attachments.
(b) 16 copies of a location map.
(c) 16 copies of a site plan with existing and proposed uses.
(d) any additional information.
(e) $100.00 processing fee.

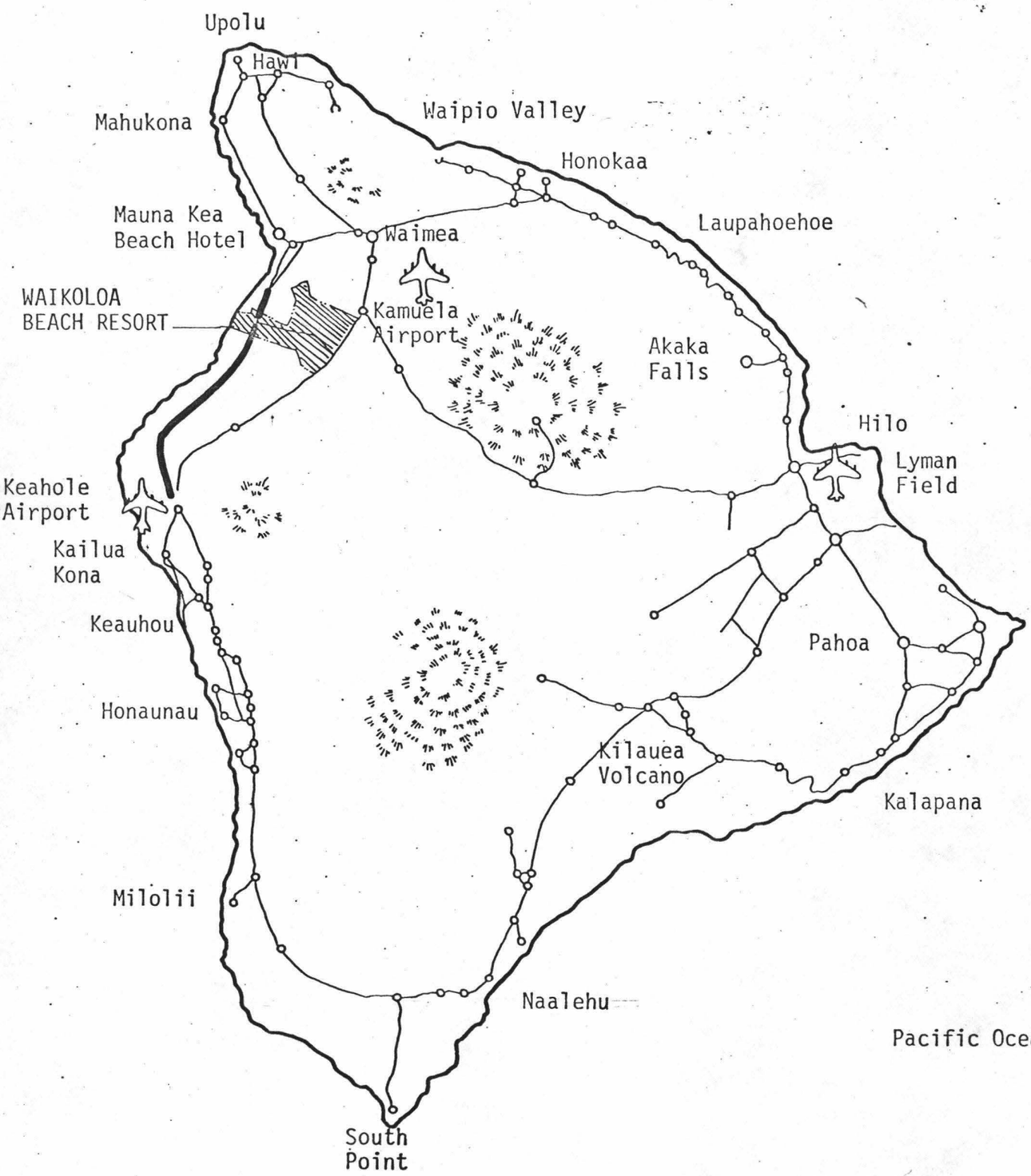
For Official Use:

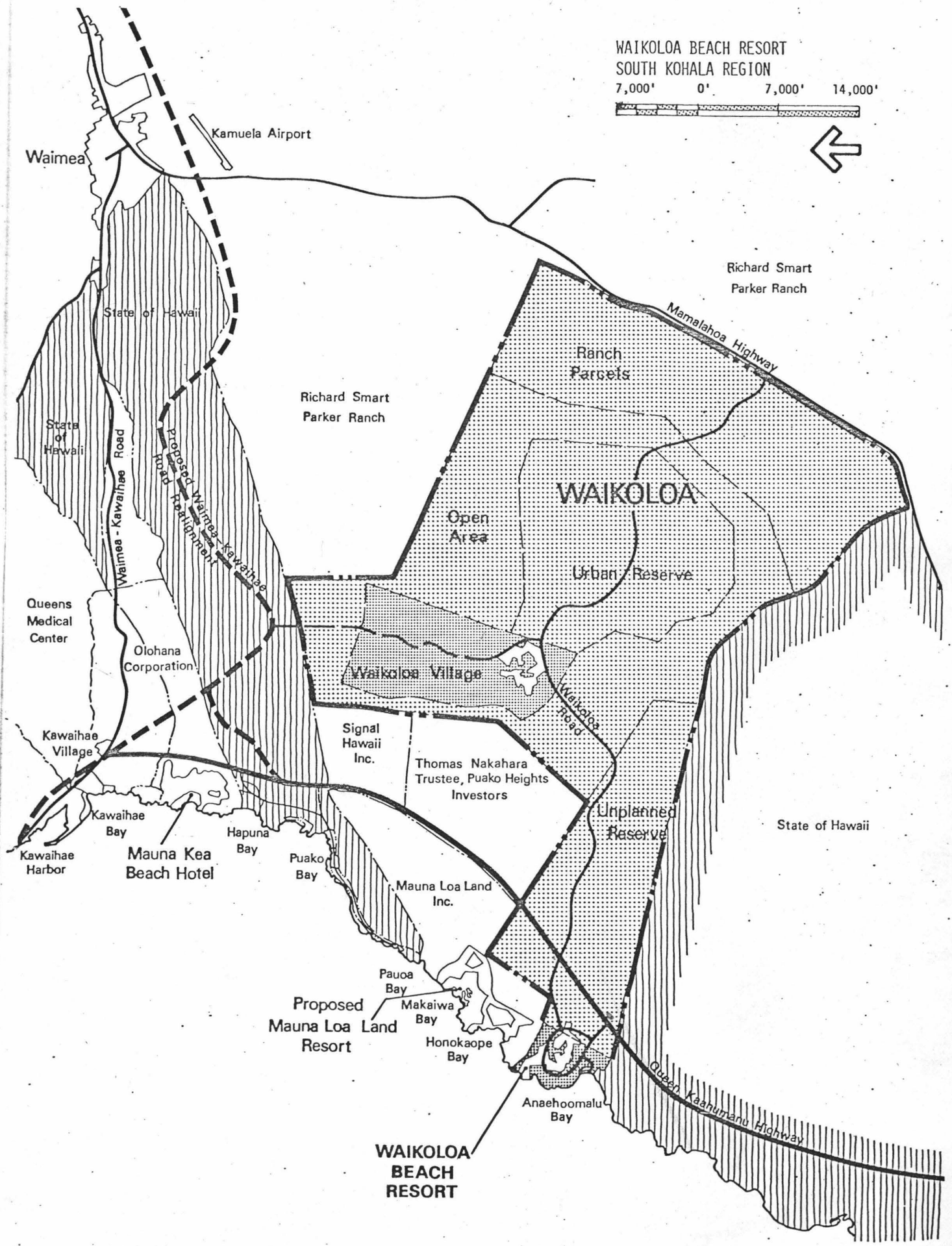
Date received _____
120th day _____
Public Hearing date _____
Action date _____
To Land Use Commission _____

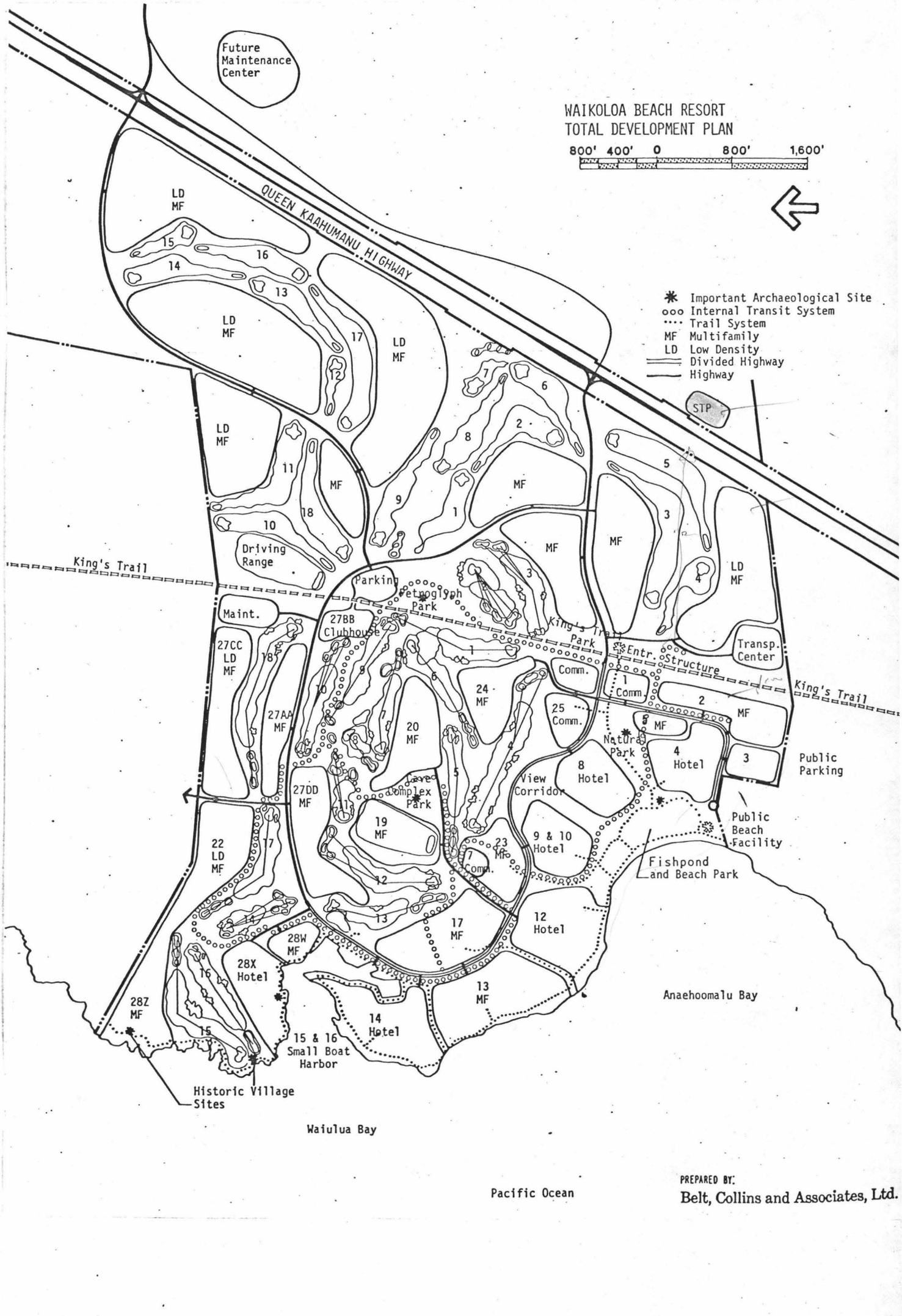
P.D. 3 2/75

WAIKOLOA BEACH RESORT
SITE LOCATION MAP






WAIKOLOA BEACH RESORT
SOUTH KOHALA REGION
7,000' 0' 7,000' 14,000'
Waimea
Kamuela Airport
Richard Smart
Parker Ranch
Mamalahoa Highway
Ranch
Parcels
State of Hawaii
Richard Smart
Parker Ranch
State
of
Hawaii
Waimea - Kawaihae Road
Proposed Waimea-Kawaihae
Road Realignment
WAIKOLOA
Open
Area
Urban Reserve
Queens
Medical
Center
Olohana
Corporation
Waikoloa Village
Waikoloa
Road
Signal
Hawaii
Inc.
Thomas Nakahara
Trustee, Puako Heights
Investors
Kawaihae
Village
Unplanned
Reserve
State of Hawaii
Kawaihae
Bay
Hapuna
Bay
Kawaihae
Harbor
Mauna Kea
Beach Hotel
Puako
Bay
Mauna Loa Land
Inc.
Pauoa
Bay
Proposed
Mauna Loa Land
Resort
Makaiwa
Bay
Honokaope
Bay
Anaehoomalu
Bay
Queen Kaahumanu Highway
WAIKOLOA
BEACH
RESORT



PREPARED BY:
Belt, Collins and Associates, Ltd.

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

PROJECT DESCRIPTION

The Sewage Treatment Plant (STP) will be part of the planned Waikoloa Beach Resort's Sewerage System, as shown in Exhibit 1. The waste-water reclamation plant or STP will be located on raw barren lava land mauka of and adjacent to the Queen Ka'ahumanu Highway. Structures and improvements within the plant site will consist of an access road 16 feet in width, a control building approximately 16 feet wide by 32 feet long, a concrete comminuting structure, a concrete division box, a lagoon approximately 2.8 acres in area, a concrete clarifier tank approximately 22 feet in width and 67 feet in length, and a concrete chlorine contact tank approximately 17 feet wide by 46 feet long. (See the attached general layout plan).

After pre-treatment, waste-water will be treated on the site by the aerated lagoon process where oxygen for aerobic stabilization is by mechanical aeration. The lagoon will be excavated, shaped to its dimensions and the berm slopes and floor made impervious by the use of compacted earth material.

The effluent will then be clarified by mechanical means, chlorinated and piped to two lined holding ponds arranged in series. The two ponds will be located within the initial 18-hole golf course and the effluent disposed of by irrigating the golf course turf and plantings and, should there be a surplus, by irrigating hotel, multiple family and road lawns and plantings.

Sludge collected in the clarifier will be returned to the aerated lagoon for further biological action. No sludge drying bed will be required or utilized.

PRINCIPAL CONSIDERATIONS IN REQUESTING SPECIAL PERMIT

1. The desired use (STP) is not considered to be contrary to the objectives of the Land Use Law and Regulations. The proposed site is within a State Land Use Agriculture District, and in an area designated in the Hawaii County General Plan as Extensive Agriculture - to be used principally for pasturage and range grazing purposes. The site is, however, covered with barren pahoehoe and a'a lava, as are the surrounding lands, and is not suited for pasturage or other types of agricultural uses. Further, the site is adjacent to an area designated in the General Plan as a major resort, and the proposed use will be a part of the infrastructure which will support the Waikoloa Beach Resort.

   The site currently has a County of Hawaii Unplanned zoning classification.

   There are two privately operated sewerage systems in South Kohala -- one at the Mauna Kea Beach Hotel complex and the other just makai of Waikoloa Village. Both of these systems feature secondary (biological) sewage treatment and waste-water-effluent disposal by percolation to the basal lens; the effluents are not now reused for irrigation. At Waikoloa Village, collector and interceptor sewer lines and a treatment plant have been completed to serve the commercial and multi-family zoned parcels.

   Everywhere else in the district, sewage is disposed of in cesspools or septic tanks without being treated.

   Recognizing that eventually South Kohala resort developments would create the need for sewerage systems, the County retained the firm of Sunn, Low, Tom & Hara, Inc. to make recommendations and preliminary plans. Their first report presented alternative schemes for a coastal system between Kawaihae and Puako (Sunn, Low, Tom and Hara, 1967). The proposed collection

line went only as far south as the Puako Beach Lots and was not sized to handle any flow from developments farther south. The second study (Ibid. 1970) included potential developments from Kawaihae all the way to 'Anaeho'omalu Bay. Though major land ownership and development plans have changed since this second study, two of its major recommendations are equally valid today:

1) Because the arid South Kohala coast is water-deficient, treated effluent should be reused for irrigation.
2) There should be several separate systems along the coast, each best located in the vacinity of both sewage sources and areas of reuse.

2. The desired use will not adversely affect the surrounding properties. The STP is to be located just mauka of the Queen Ka'ahumanu Highway corridor, and the parcel's southern boundary will be the property line separating the Boise Cascade and State of Hawaii lands. No development currently exists on the immediate surrounding lands, with the exception of the highway and a mauka quarry site, and there are no known plans or proposals for any future development in the area mauka the highway.

The closest development is Waikoloa Beach Resort complex. The resort's first increment of development will be at a distance of some 3000 feet from the STP.

3. The desired use will not unreasonably burden the existing level of public services. As the sewage treatment plant is to be a part of the infrastructure which will serve a major resort, the use in itself will not effect the current level of public services in the South Kohala/North Kona area. The impact of the overall resort project is covered in the Waikoloa Beach Resort Environmental Impact Statement.

4. The STP complex will be an integral part of the Waikoloa Beach Resort. Because of its more service or industrial-like character and functions, and the possibility that odors might occur during the operation or malfunctions, it is desirable to place the STP complex outside the actual resort area. Hence, the development of the resort may be construed as an unusual condition or need which justifies the development of a sewage treatment facility in an Unplanned district nearby the resort area.

5. The land upon which the proposed use is sought is considered generally unsuited for the uses permitted within the district-namely agricultural activities. This is covered in item 1 above.

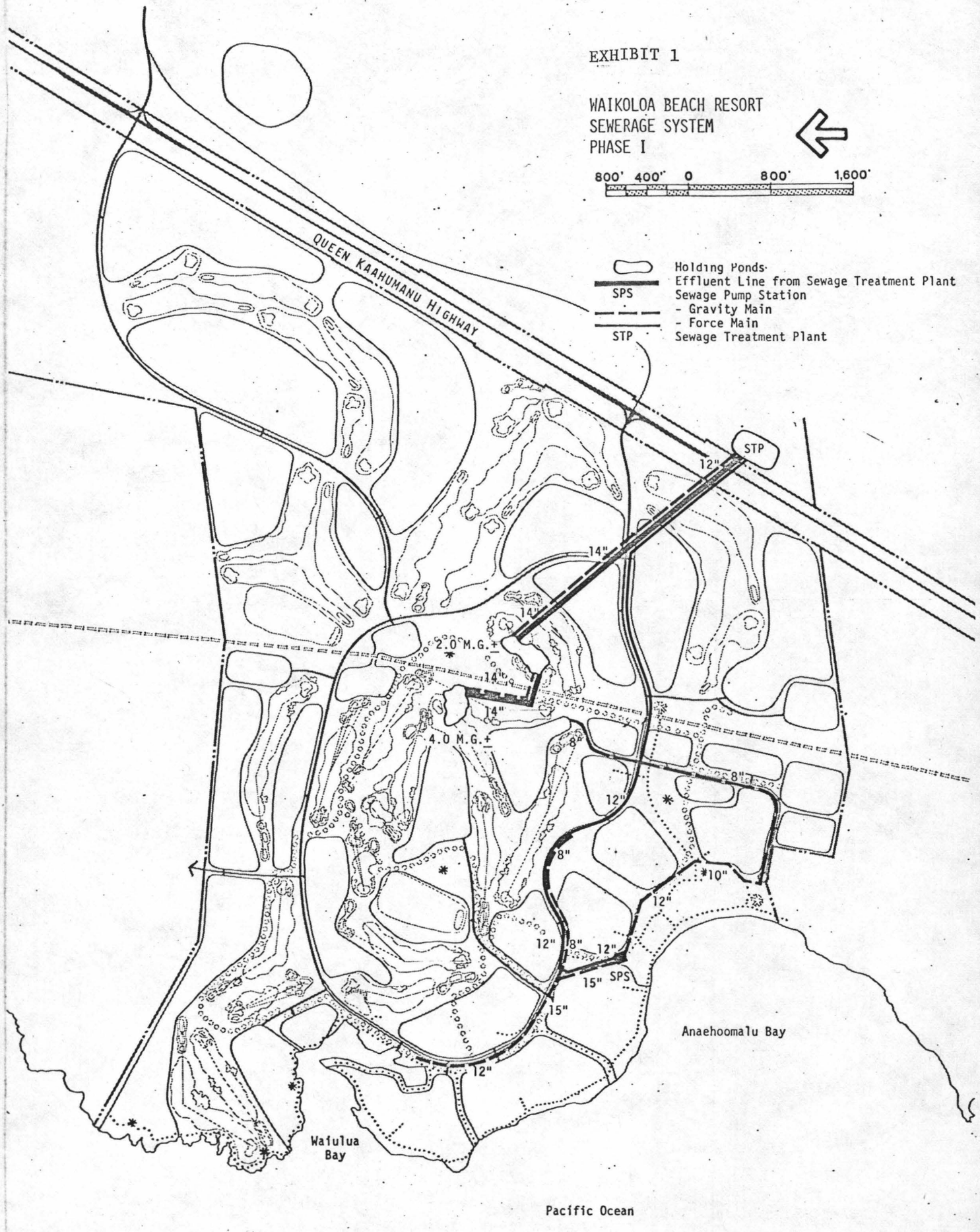
6. The proposed use will substantially alter the appearance of the land on which the structures will be placed. However, because of the extensive amount of surrounding open space, which consists almost entirely of barren lava, the presence of the STP facilities should not greatly alter the essential environmental character of the area. All structures will be graded at ground level, with the exception of the control building, which will be constructed on a building pad at about 13 feet above ground level. The structures will be painted earth tones and the site will be landscaped to reduce potential dominance within the surrounding environment.

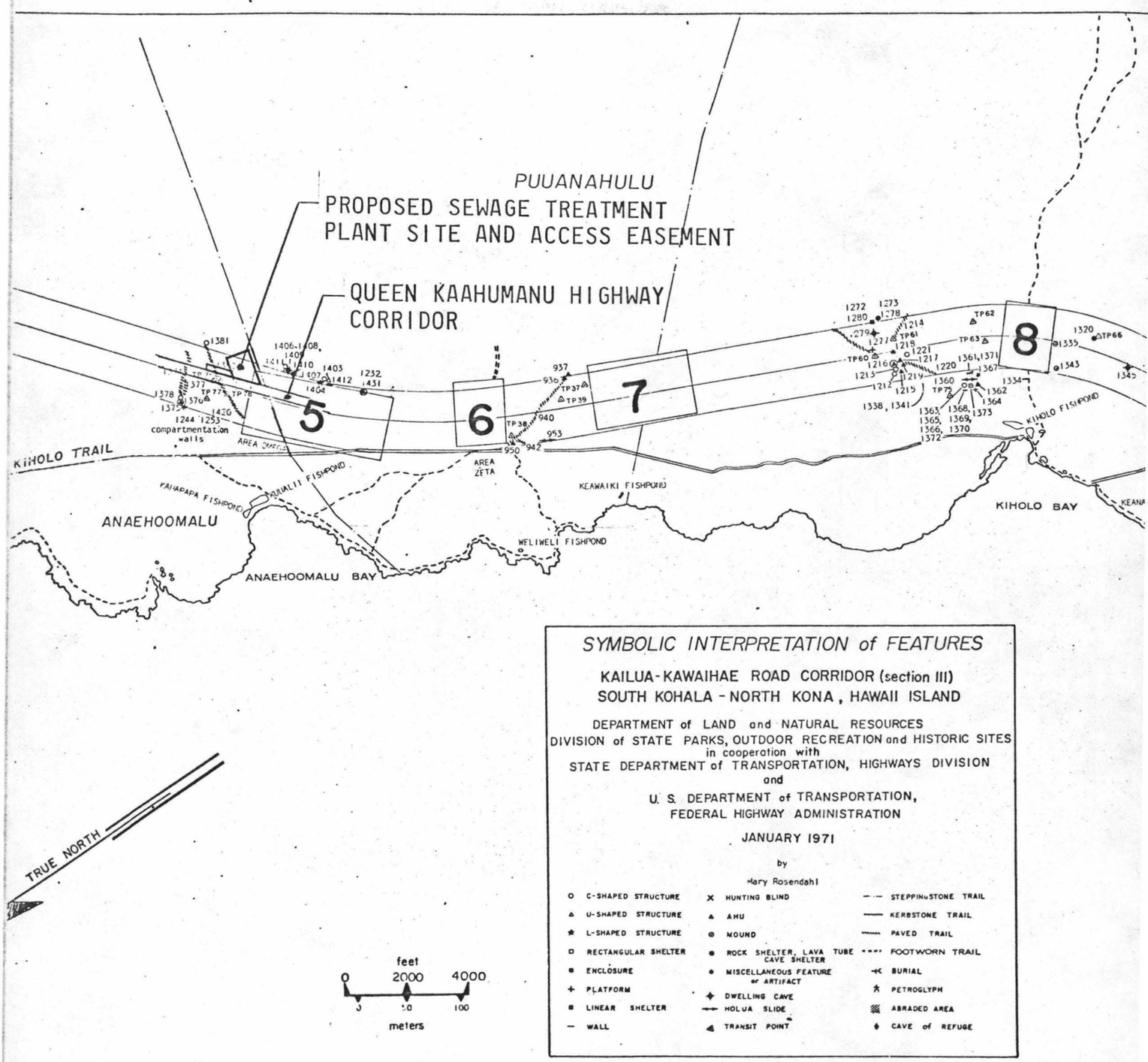
   The site appears to be void of archaeological or historic sites. An inventory conducted by Francis K. W. Ching conducted in 1971 as part of the Surface Survey Kailua-Kawaihae Road Corridor Study included a major portion of the STP site (See Exhibits 2 and 3) ./1/ The inventory did not identify or locate any archaeological or historic sites on site; however, the site access easement could possibly disturb a portion of the identified paved trail. It should be noted that a portion of the same

paved trail has already been disturbed with the construction of the Queen Ka'ahumanu Highway.

1/ Francis K. W. Ching, "The Archaeology of South Kohala and North Kona," Department of Land and Natural Resources - Division of State Parks, Jan., 1971.

7. As the STP will be a part of a major resort community, and that the land is barren lava and unsuited for most other uses, this use is considered to be the highest and best use for the site. The STP will contribute to minimizing pollution in the area, and will be a part of an overall development which will generate substantial employment and establish a pleasant environment for recreation and habitation.


EXHIBIT 1
WAIKOLOA BEACH RESORT
SEWERAGE SYSTEM
PHASE I
800' 400' 0 800' 1,600'
Holding Ponds
Effluent Line from Sewage Treatment Plant
SPS
Sewage Pump Station
- Gravity Main
- Force Main
STP
Sewage Treatment Plant
QUEEN KAAHUMANU HIGHWAY
STP
12"
14"
14"
2.0 M.G.±
14"
14"
4.0 M.G.±
8"
8"
12"
8"
10"
12"
12"
8"
12"
15" SPS
15"
12"
Anaehoomalu Bay
Waiulua Bay
Pacific Ocean



SYMBOLIC INTERPRETATION of FEATURES

KAILUA-KAWAIHAE ROAD CORRIDOR (section III)
SOUTH KOHALA - NORTH KONA, HAWAII ISLAND

DEPARTMENT of LAND and NATURAL RESOURCES
DIVISION of STATE PARKS, OUTDOOR RECREATION and HISTORIC SITES
in cooperation with
STATE DEPARTMENT of TRANSPORTATION, HIGHWAYS DIVISION
and
U. S. DEPARTMENT of TRANSPORTATION,
FEDERAL HIGHWAY ADMINISTRATION

JANUARY 1971

by

Mary Rosendahl

- C-SHAPED STRUCTURE
- U-SHAPED STRUCTURE
- L-SHAPED STRUCTURE
- RECTANGULAR SHELTER
- ENCLOSURE
- PLATFORM
- LINEAR SHELTER
- WALL
- HUNTING BLIND
- AHU
- MOUND
- ROCK SHELTER, LAVA TUBE CAVE SHELTER
- MISCELLANEOUS FEATURE or ARTIFACT
- DWELLING CAVE
- HOLUA SLIDE
- TRANSIT POINT
- STEPPING STONE TRAIL
- KERBSTONE TRAIL
- PAVED TRAIL
- FOOTWORN TRAIL
- BURIAL
- PETROGLYPH
- ABRADED AREA
- CAVE of REFUGE

EXHIBIT 2

HISTORIC SITES INVENTORY

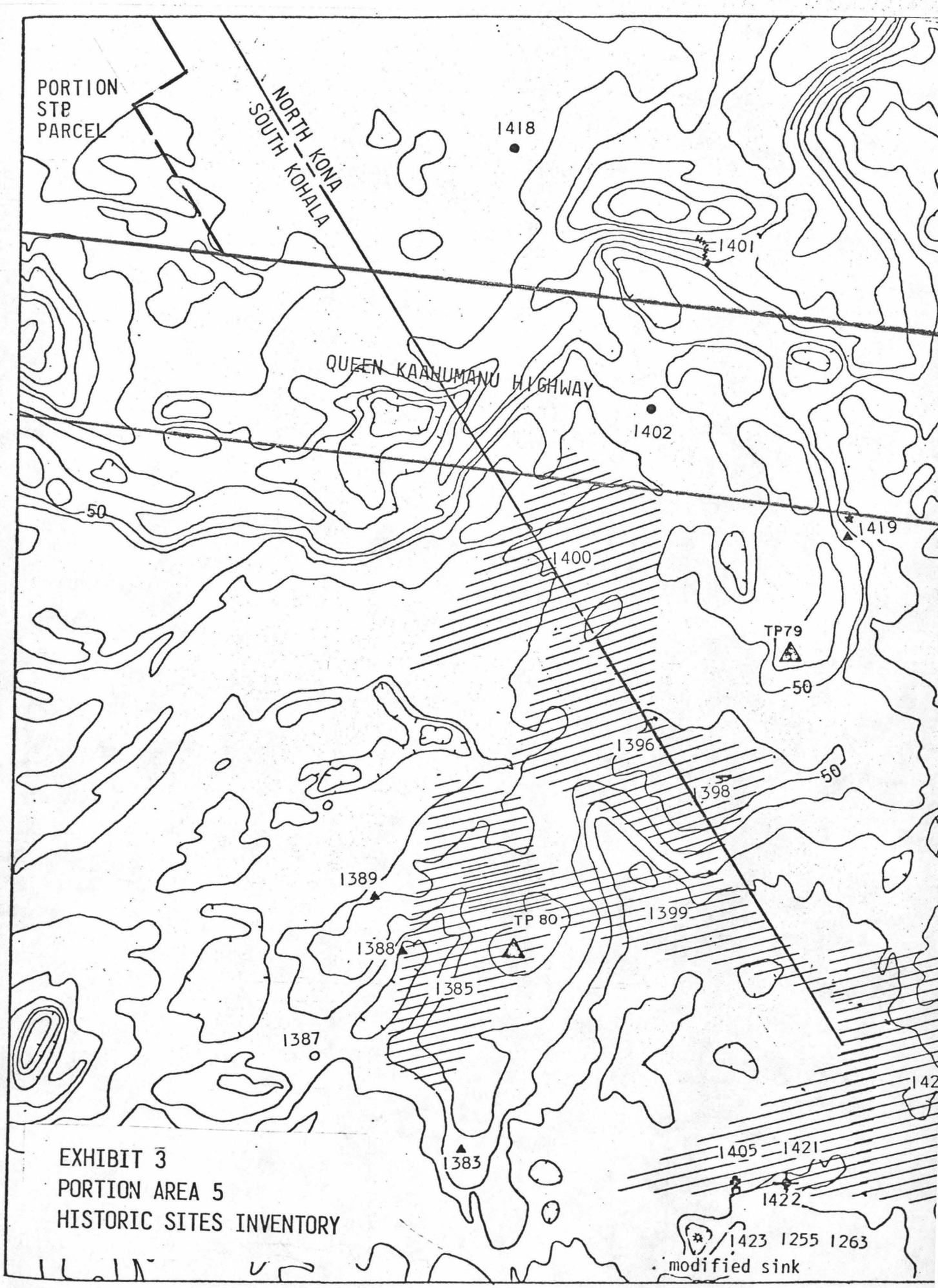


EXHIBIT 3
PORTION AREA 5
HISTORIC SITES INVENTORY

℄ CURVE DATA

	(1)	(2)	(3)	(4)	(5)
Δ	17° 05' 45"	71° 10' 00"	99° 26' 42"	36° 37' 04"	82° 16' 13"
½	8° 34' 52.5"	35° 35' 00"	49° 43' 21"	18° 18' 32"	41° 08' 06.5"
R	150.00	54.00	64.00	454.00	54.00
T	22.63	38.64	78.58	150.22	47.17
C	44.76	62.84	97.65	285.24	71.05
L	44.93	67.07	111.08	290.16	77.54

	(6)	(7)	(8)	(9)	(10)
Δ	70° 30' 00"	83° 40' 57"	90° 00' 00"	24° 48' 44"	107° 05' 45"
½	35° 15' 00"	41° 50' 28.5"	45° 00' 00"	12° 24' 22"	53° 34' 52.5"
R	46.00	36.00	20.00	100.00	20.00
T	32.51	32.23	20.00	22.00	27.11
C	53.10	48.03	28.28	42.97	32.19
L	56.60	52.58	31.42	43.31	37.41

	(11)	(12)	(13)
Δ	117° 19' 25"	16° 34' 01"	10° 45' 24"
½	58° 39' 42.5"	8° 17' 00.5"	5° 22' 42"
R	20.00	150.00	150.00
T	32.84	21.84	14.12
C	34.16	43.22	28.12
L	40.55	43.37	28.16

QUEEN KAAHUMANU HIGHWAY

HIGHWAY R/W AND PLANT BOUNDARY

Install 6' High Chain Link Fence For Detail, See Sht.

PROPOSED HELCO SUBSTATION

PLANT ACCESS ROAD For Plan & Profile, See Sht.

Install 16' Chain Link Fence Gate For Detail, See Sht.

CHLORINE CONTACT TANK For Detail, See Sht.

CLARIFIER For Detail, See Sht.

BARMINUTOR For Detail, See Sht.

DIVISION BOX For Detail, See Sht.

PRESSURE MH For Detail, See Sht.

CONTROL HOUSE For Detail, See Sht.

WEIR STRUCTURE For Detail, See Sht

FUTURE ROAD

FUTURE LAGOON

AERATED LAGOON

FUTURE LAGOON

PLANT BOUNDARY

Install 6' High Chain Link Fence For Detail, See Sht.

TRUE NORTH

SCALE: 1" = 40'

REVISION	DATE	BRIEF	MADE BY	APPROVED

JHK TANAKA, INC.
HILO, HAWAII

DEPT. OF PUBLIC WORKS — COUNTY OF HAWAII
BUREAU OF PLANS AND SURVEYS — HILO, HAWAII

WAIKOLOA BEACH RESORT
IMPROVEMENT DISTRICT NO.
WASTEWATER RECLAMATION PLANT
GENERAL LAYOUT

HAJIME TANAKA — REGISTERED PROFESSIONAL ENGINEER — No. 976 — HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

APPROVED BY:

DATE

BUREAU HEAD

DATE

DESIGNED BY	HT
DRAWN BY	MM
CHECKED BY	HT
SURVEYED BY	
SHEET NO	38
OF	SHTS

BP054325432 5432

EASEMENT 12

FOR SEWAGE TREATMENT PLANT PURPOSES

LAND SITUATED ON THE SOUTHEASTERLY SIDE OF QUEEN KAAHUMANU HIGHWAY

AT WAIKOLOA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

BEING A PORTION OF ROYAL PATENT 5671,

LAND COMMISSION AWARD 8521-B, APANA 1 TO G. D. HUEU

BEING ALSO A PORTION OF LOT 2 OF WAIKOLOA PARCEL 4 SUBDIVISION, FILE PLAN 1435

Beginning at the West corner of this parcel of land on the Southeasterly side of Queen Kaahumanu Highway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 2,672.10 feet North and 34,034.58 feet West and running by azimuths measured clockwise from true South:

1.	231°	41'	16"	634.15 feet	along the Southeasterly side of Queen Kaahumanu Highway;
2.	283°	43'	46.6"	25.37 feet	along the Southeasterly side of Queen Kaahumanu Highway;
3.	231°	41'	16"	255.34 feet	along the Southeasterly side of Queen Kaahumanu Highway;
4.	283°	43'	46.6"	671.53 feet	along remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
5.	13°	43'	46.6"	800.00 feet	along remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
6.	103°	43'	46.6"	950.00 feet	along remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
7.	193°	43'	46.6"	100.00 feet	along remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
8.	103°	43'	46.6"	293.98 feet	along remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435 to the point of beginning and containing an area of 17.662 acres.



Description Prepared by:
WILLIAM HEE & ASSOCIATES, INC.

Jerry S. Nakagawa

Jerry S. Nakagawa
Registered Professional Surveyor
Certificate Number 1698

1020 Auahi Street
Building 1, Room 1
Honolulu, Hawaii 96814

December 7, 1976

EASEMENT 13

(20.00 FEET WIDE)

FOR ACCESS ROAD PURPOSES

LAND SITUATED ON THE SOUTHEASTERLY SIDE OF QUEEN KAAHUMANU HIGHWAY

AT WAIKOLOA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

BEING A PORTION OF ROYAL PATENT 5671,

LAND COMMISSION AWARD 8521-B, APANA 1 TO G. D. HUEU

BEING ALSO A PORTION OF LOT 2 OF WAIKOLOA PARCEL 4 SUBDIVISION, FILE PLAN 1435

Beginning at the North corner of this parcel of land on the Southeasterly side of Queen Kaahumanu Highway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 3,745.12 feet North and 32,676.48 feet West and running by azimuths measured clockwise from true South:

Along the remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435, on a curve to the right with a radius of 120.00 feet, the chord azimuth and distance being:

1. 6° 41' 16" 169.71 feet, thence;

2. 51° 41' 16" 627.74 feet along the remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435;

3. 103° 43' 46.6" 25.37 feet along the remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435;

4. 231° 41' 16" 643.34 feet along the remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435;

thence along the remainder of Lot 2 of Waikoloa Parcel 4 Subdivision, File Plan 1435, on a curve to the left with a radius of 100.00 feet, the chord azimuth and distance being:

5. 186° 41' 16" 141.42 feet, thence;

6. 231° 41' 16" 20.00 feet along the Southeasterly side of Queen Kaahumanu Highway to the point of beginning and containing an area of 0.371 acre.

Description Prepared by:

WILLIAM HEE & ASSOCIATES, INC.

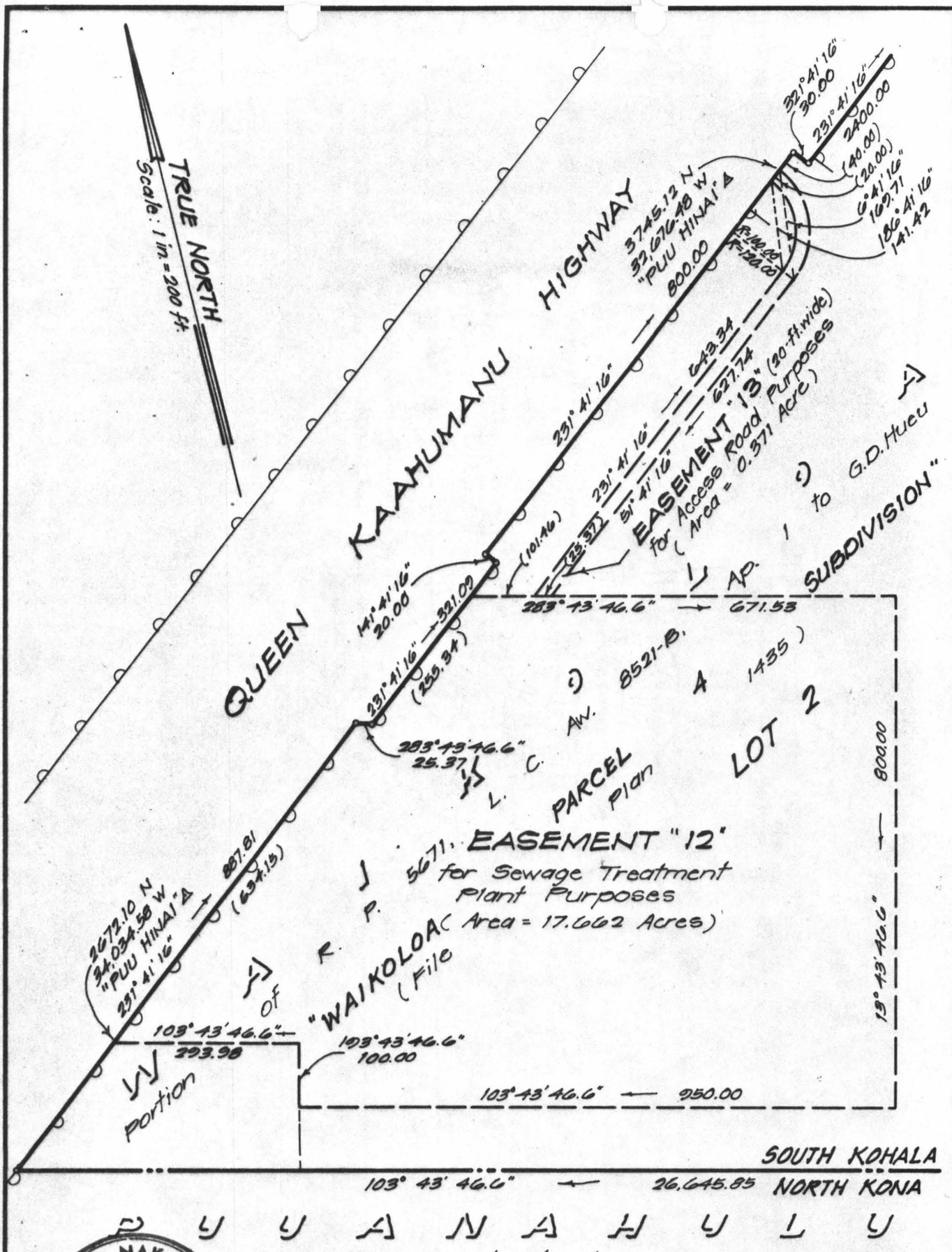
JERRY S. NAKAGAWA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1698
HAWAII, U.S.A.

Jerry S. Nakagawa

Jerry S. Nakagawa
Registered Professional Surveyor
Certificate Number 1698

1020 Auahi Street
Building 1, Room 1
Honolulu, Hawaii 96814

December 7, 1976



JERRY S. NAKAGAWA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1698
HAWAII, U.S.A.

This work was prepared by me or under my supervision.

By: Jerry S. Nakagawa
Registered Professional Surveyor
Certificate Number 1698

PLAN SHOWING DESIGNATION OF EASEMENTS 12 & 13 AFFECTING LOT 2 OF "WAIKOLOA PARCEL 4 SUBDIVISION" (FILE PLAN 1435) AT WAIKOLOA, SOUTH KOHALA, ISLAND OF HAWAII TAX MAP KEY: 3RD. DIV. 6-8-01-5

HONOLULU, HAWAII
75-111

WILLIAM HEE & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

1020 AUAHI ST.
DECEMBER 1976

December 28, 1976

Mr. Willis H. Sanburn, Vice President
Boise Cascade Home and Land Corporation
Financial Plaza of the Pacific
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Special Permit - Waste Water Reclamation Plant
TMK: 6-8-01:Portion of 05

This is to acknowledge receipt of the above-described special permit application on December 20, 1976.

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

The Planning Commission may deny the request if it deems that the proposed use does not meet with the special permit guidelines. In such a circumstance, its decision will be considered final. However, in accordance with the provisions of Chapter 205-6, Hawaii Revised Statutes, a Planning Commission denial may be appealed to the circuit court of the circuit in which the land is situated, in this case, the Third Circuit Court.

Notice of the time and place of the public hearing will be forwarded to you as soon as your application is placed on its agenda for Commission action. Should any questions arise in the meantime, please contact Norman Hayashi or Ilima Piianaia of this Department, at 961-8288.

Sidney M Fuke

for RAYMOND SUEFUJI
Director

rfd

Receipt No #3119 - sent receipt to Will Sanburn

EXHIBIT B

DEC 28 1976

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highways, Health, R&D, Police, Fire, Soil Conserv., Dept. of Ag., Helco, Virginia-staff

Date: December 28, 1976

From: Planning Director

Subject: Application for SPECIAL PERMIT
BOISE CASCADE HOME & LAND CORPORATION
TMK: 6-8-01:5 (Por.)

The attached application for a special permit is being forwarded for your review and comments. May we please have your response within two (2) weeks. Thank you.

Raymond Suefuji

Raymond Suefuji
Director

lgv

atch

EXHIBIT C

DEC 29 1976

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820 • HILO, HAWAII 96720 • 25 AUPUNI STREET

January 5, 1977

TO: Planning Department

FROM: Department of Water Supply

SUBJECT: APPLICATION FOR SPECIAL PERMIT
BOISE CASCADE HOME & LAND CORPORATION
TMK: 6-8-01:5 (POR.)

We have no comments to offer on this Special Permit Application for the construction of a Waste-Water Reclamation Plant.

Akira Fujimoto
Manager

GK

EXHIBIT D

GEORGE R. ARIYOSHI
GOVERNOR

E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS
DOUGLAS S. SAKAMOTO
WALLACE AOKI

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

IN REPLY REFER TO:

HWY-H 77-2.14

January 5, 1977

MEMORANDUM:

TO: Director, Planning Department
County of Hawaii

FROM: District Engineer, Hawaii

SUBJECT: ( ) Change of Zone Application

( ) Variance Application

( ) Subdivision Application No.

(x) Application for Special Permit
Boise Cascade Home & Land Corporation
TMK 6-8-01:5 (Por.)

We have no objections on the proposed action for the subject application. However, the site should be designed and landscaped to reduce visual impact to the motoring public along the Queen Kaahumanu Highway.

A. Arinomoto
for CHAS L. SCHUSTER

EXHIBIT E

GEORGE R. ARIYOSHI
GOVERNOR

JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

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

January 5, 1977

MEMORANDUM

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

Subject: Application for Special Permit
Boise Cascade Home & Land Corporation
TMK: 6-8-01:5 (por.)

The Department of Agriculture has no objections to this special permit request.

Thank you for the opportunity to comment.

JOHN FARIAS, JR.
Chairman, Board of Agriculture

JF:k:h

EXHIBIT E

HERBERT T. MATAYOSHI, MAYOR
CLARENCE W. GARCIA, DIRECTOR

DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII • 25 AUPUNI STREET • HILO, HAWAII 96720 • TELEPHONE (808) 961-8366

January 6, 1977

MEMORANDUM

TO: PLANNING DEPARTMENT

FROM: RESEARCH AND DEVELOPMENT Clarence W. Garcia

SUBJECT: APPLICATION FOR SPECIAL PERMIT
BOISE CASCADE HOME & LAND CORPORATION
TMK: 6-8-01:5 (POR.)

We have no comments to the abovementioned subject.

CWG:pak-9

EXHIBIT G

Mar

HAWAII COUNTY FIRE DEPARTMENT

TO: Planning

DATE: January 7, 1977

FROM: Fire

SUBJECT: Application for Special Permit
Boise Cascade Home & Land Corporation
TMK: 6-8-01:5 (Por.)

No fire protection other than the volunteers at Boise. Nearest full time fire station located at Waimea. However, project does not create any potential fire problems to adjoining properties.

Jerrick Kohashi
Fire Inspector

HFD-30
11/29/74 - 1M

EXHIBIT H

HAWAII ELECTRIC LIGHT COMPANY, INC.
P. O. BOX 1027 HILO, HAWAII-96720

January 11, 1977

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

Attention: Mr. Raymond Suefuji
Director

Subject: Application for SPECIAL PERMIT
BOISE CASCADE HOME & LAND CORPORATION
TMK: 6-8-01:5 (Por.)

Gentlemen:

We have no comments to the above application as per your memorandum of December 28, 1976.

Very truly yours,

Jitsuo Niwao (ok)

Jitsuo Niwao, Manager
Engineering Department

JN: bk

EXHIBIT I

POLICE DEPARTMENT

COUNTY OF HAWAII
349 KAPIOLANI STREET
HILO, HAWAII 96720

OUR REFERENCE

YOUR REFERENCE

GUY A. PAUL
CHIEF OF POLICE

January 14, 1977

TO : RAYMOND SUEFUJI, PLANNING DIRECTOR

FROM : GUY A. PAUL, CHIEF OF POLICE

SUBJECT: APPLICATION FOR SPECIAL PERMIT
BOISE CASCADE HOME & LAND CORPORATION
TMK: 6-8-01:5 (por.)

The application for a special permit submitted by Boise Cascade Home & Land Corporation has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.

Guy A. Paul
GUY A. PAUL
CHIEF OF POLICE

CLR/RLP/k

EXHIBIT J

file copy

P KO COMMUNITY ASSOCIAT N

PUAKO, KAMUELA, HAWAII 9.,743

January 11, 1977

County Planning Commission
County of Hawaii
Hilo, HI 96720

Re: Anaehoomalu Project

Gentlemen:

The Puako Community Association of South Kohala of which I am President would like to go on record as favoring the plans as presented by Boise Cascade Home & Land Corporation for the development at Anaehoomalu Bay.

Our reasons are as follows:

1. We have been continuously informed of their plans in great detail for comments;

2. Their present development at Waikoloa compares or exceeds in quality anything in this county;

3. Boise's water development is a model example for private enterprise;

4. Their road system which the public may use is also a utility created at no expense to the public;

5. Their security system reduces the need to expand the county police force, at further savings to the taxpayer;

6. The Anaehoomalu beach is meticulously maintained and open to the public. Petroglyphs are also being preserved in this area;

7. The plans for Anaehoomalu are in conformity with other first class developments in South Kohala and other projects;

8. This development would broaden the real property tax base and create much needed employment for this area;

9. The beauty of South Kohala would be enhanced by this project.

Therefore, we urge you to approve the plans as presented. This letter was unsolicited and was not known to any official of Boise Cascade. The need for this project is apparent to anyone concerned with this county.

Respectfully yours,,

Leon A. Thevenin

Leon A. Thevenin
President

LAT:kpl

EXHIBIT K

PUBLIC HEARINGS

PLANNING COMMISSION
COUNTY OF HAWAII

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

PLACE: Waimea School Cafetorium, Waimea, South Kohala, Hawaii
DATE: Monday, February 14, 1977
TIME: 4:00 p.m. (Item 1 & 2)
7:00 p.m. (Item 3)

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

1. PETITIONER: MASATSU KAWAMOTO
LOCATION: Along the west side of the lower Hawi Road, approximately 3,400 feet makai or north of the Hawi-Niulii Road-Hawi Road intersection, Ka'auhuhu Homesteads, 2nd North Kohala.

TMK: 5-5-13:portion of 22
PURPOSE: Special Permit request to allow the construction of a building for Storage/Processing and Commercial Sale of Beef Products on approximately one (1) acre of land situated within the State Land Use Agricultural District.

2. PETITIONER: RICHARD SMART dba PARKER RANCH
LOCATION: SITE 1 is located along the mauka or south side of the old Mamalahoa Highway approximately 3½ miles Honoka'a side of the old Mamalahoa Highway-Hawaii Belt Highway junction, Kapa'aula, Hamakua, TMK: 4-7-07:portion of 11. This site is about ten (10) acres in size and presently operated by Al Lirou. SITE NO. 2 is located on the mauka side of the Mahukona-Hawi Road, slightly over two (2) miles Kawaihae side of Hawi Village, Honipu, North Kohala, TMK: 5-6-01:portion of 51. This site is about 6 (six) acres in size and presently operated by the County of Hawaii. SITE NO. 3 is located along the west side of Saddle Road, approximately 4,00 feet from the Saddle Road-Mamalahoa Highway junction, Waikoloa, South Kohala, TMK: 6-7-01: portion of 3. This site is about thirty (30) acres in size and presently operated by Allied Aggregates. SITE NO. 4 is located approximately 3.3 miles southwest or mauka of the Waimea-Kohala Airport, Waikoloa, South Kohala, TMK: 6-7-01: portion of 25. This site is about thirty (30) acres in size and presently operated by Shield Pacific, Ltd. SITE NO. 5 is located approximately 2.2 miles southwest or mauka of the Waimea-Kohala Airport, Waikoloa, South Kohala, TMK: 6-7-01: portion of 25. This site is about five (5) acres in size and presently operated by Pacific Concrete and Rock Co., Ltd.

PURPOSE: Special Permit request to allow the continued operation of five (5) existing quarry sites on Parker Ranch lands situated within the State Land Use Agricultural District.

3. PETITIONER: BOISE CASCADE HOME AND LAND CORPORATION
LOCATION: Makai of the Queen Ka'ahumanu Highway from the highway to the shoreline, in the land divisions of Anaeho'omalu and Waikoloa, South Kohala.

TMK: 6-8-01:26 and portion of 5 and 6-9-07: 1 to 30
PURPOSE:
a. Change of Zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for the adjustment and reconfiguration of various existing zoning boundaries.
b. Planned Unit Development (PUD) Permit requeat to allow the construction of six-story hotels on hotel site no. 12 and site nos. 9 and 10. The proposed hotel on site no. 12 will initially contain 350 rooms, but will be designed to allow for future expansion from 350 to over 400 rooms. The proposed hotel on site nos. 9 and 10 will have approximately 525 rooms. Also requested is to allow up to one-half of the required parking stalls for the proposed hotels to be located off-site at a central hotel parking area. A relief from the required number of on-site loading spaces is also requested.
c. Partial Planned Unit Development (PUD) Permit request to allow the construction of future hotels on four (4) other sites (hotel site nos. 4, 8, 14 and 28x) at heights of six-stories in lieu of the maximum allowable of three (3) stories and forty-five (45) feet. Also requested is to allow up to one-half of the required parking stalls for these future hotels to be located off-site at a central hotel parking area.
d. Planned Development Permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.
e. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.
F. Special Permit request to allow the Establishment of a Waste-Water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway.

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

PLANNING COMMISSION
LORRAINE R. JITCHAKU, Chairman
by RAYMOND H. SUEFUJI
Planning Director

(147—Hawaii Tribune-Herald: February 4, 11, 1977.)

EXHIBIT L

LUC

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
February 14, 1977

The Planning Commission met in regular session at 11:08 a.m. at the State Department of Education - Kona Annex (former Kailua School), Kailua, North Kona, with Chairman Jitchaku presiding.

PRESENT: Lorraine R. Jitchaku
Scott H. Asai
Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
William F. Mielcke
Haruo Murakami
Charles H. Sakamoto, Jr.

ABSENT: Akira Fujimoto, Ex-officio Member

Sidney M. Fuke, Deputy Planning Director
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

David Murakami, representing Ex-officio Member Edward Harada

and about 14 people in attendance at 11:00 a.m., about 9 people at 4:00 p.m. and about 60 people at 7:00 p.m.

EXHIBIT A

No action was taken on the Special Permit in accordance with the SLUC's regulation since decisions on such petitions cannot be made earlier than 15 days after the close of the public hearing.

PRELIMINARY HEARING
VARIANCE
DODO MORTUARY, INC.
PUUEO, SOUTH HILO

Variance request to allow the expansion to the existing mortuary which is a nonconforming use situated within the Multiple Family Residential - 1,000 square foot (RM-1) zoned district. The property involved is located along Wainaku Street adjacent to the Clem Akina Park and the intersection of Waipahoehoe Lane and Wainaku Street, Puueo, South Hilo, TMK: 2-6-08:10.

Staff presented background information on file and recommended that this application be scheduled for a public hearing.

Mr. Larry Dodo, Director of Dodo Mortuary, Inc., stated that the extension of the existing building will provide badly needed areas. This was the case when they first moved into the building in 1967. He mentioned that a master plan will be drawn up by a Honolulu firm where a study will be made for a more workable future plan. He indicated that the proposed addition will accommodate seating for about 50 more people and possibly more with folding chairs.

On the question of meeting the parking requirements, Mr. Dodo stated that additional areas were asphalted for parking three years ago. They now have 93 marked stalls from the original 65 stalls required. Staff verified that on the basis of one parking for every 75 square feet of gross floor area, the 93 stalls will meet the added requirements. According to rough calculation, only 8 additional parking or a total of 73 to 75 stalls will be required.

Mr. Dodo added that additional parking is available on Wainaku Street.

Mr. Martin moved for a public hearing; seconded by Mr. Asai; carried.

RECESS

Chairman called for a recess at 5:20 p.m. until the scheculed public hearings at 7:00 p.m.

****

RECONVENED FOR
PUBLIC HEARINGS

Meeting was reconvened at 7:01 p.m. to continue with the following public hearings.

All those testifying were duly sworn in.

BOISE CASCADE HOME &
LAND CORPORATION
ANAEHO'OMALU & WAIKOLOA
SOUTH KOHALA

A duly advertised public hearing was held for the following requests at the Waikoloa Beach Resort complex located makai of the Queen Ka'ahumanu Highway in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, TMK: 6-8-01:26 and portion of 5 and 6-9-07:1 to 30:

a. Special Management Area (SMA) Use Permit request to allow the entire development of the Waikoloa Beach Resort complex, which includes 3,000 hotel rooms, approximately 3,430 multiple residential units, 2 golf

courses, other recreational facilities, commercial facilities, temporary construction and maintenance yard, infrastructures such as roads, utilities, etc., and other related improvements necessary for the development of the resort complex.

b. Change of Zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for the adjustment and reconfiguration of various existing zoning boundaries.

c. Planned Unit Development (PUD) Permit requests to allow the construction of six-story hotels on hotel site No. 12 and site Nos. 9 and 10. The proposed hotel on site No. 12 will initially contain 350 rooms, but will be designed to allow for future expansion from 350 to over 400 rooms. The proposed hotel on site Nos. 9 and 10 will have approximately 525 rooms. Also requested is to allow up to one-half of the required parking stalls for the proposed hotels to be located off-site at a central hotel parking area. A relief from the required number of on-site loading spaces is also being requested.

d. Partial Planned Unit Development (PUD) Permit request to allow the construction of future hotels on four (4) other sites (hotel site Nos. 4, 8, 14 and 28x) at heights of six stories in lieu of the maximum allowable of three (3) stories and forty-five (45) feet. Also requested is to allow up to one-half of the required parking stalls for these future hotels to be located off-site at a central hotel parking area.

e. Planned Development Permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.

f. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

g. Special Permit request to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway.

Staff presented background information on file.

RECESSED & RECONVENED — Chairman declared a recess at 7:49 p.m. and reconvened at 8:06 p.m.

BOISE CASCADE HOME & LAND CORPORATION (CONTINUED) — Staff recommended that the requests for SMA Use Permit, Change of Zone, PUD Permit and Partial PUD Permit be approved based on the findings and with the conditions, on file. Staff further stated that the PDP and the two Special Permit requests have a mandatory 15-day waiting period after close of public hearing, therefore, no action can be taken.

Chairman annnounced that although Commissioner Hanley had acknowledged his ownership of a single-family lot within the Waikoloa development, his parcel is not within the subject property presently under consideration. The Chair ruled that there is no conflict of interest as Commissioner Hanley is neither an employee nor has other financial interest with the petitioner. Chairman then called for anyone who disagreed on the ruling to state their reasons. There were no objections from the public in attendance.

Mr. Willis Sanburn, Vice President of Boise Cascade Home and Land Corporation, mentioned about the overhead utility lines proposed in Increment I. Because of the cost, they intend to place them underground at the time of construction in Increment II. He explained that some of the tidal ponds on the hotel sites are very small or landlocked and will be filled. He indicated that a permit is necessary from the U. S. Corps of Engineers to fill the ponds.

Mr. Larry Helber of Belt, Collins and Associates remarked about the visual prominence of the buildings and the graphic display of the impact on additional height and its effect with the surrounding area. He pointed out that the additional heights will provide more of the land for open space and landscaping.

Mr. George Whisenand, Architect partner with Wimberly, Whisenand, Allison, Tong & Goo, presented a scale model of the design plan for Lots 9 and 10. He explained that the access road separates the hotel from the golf course. The central portion of the hotel site is 12 to 13 feet above elevation and the property rises gradually mauka to approximately 35 feet above sea level. The proposed hotel building would have two wings on either side with the hotel lobby, front desk and lounge in the central location. Details of the building and landscaped courtyard with water fountain and swimming pool were described. On the question of cost, he pointed out that the least expensive hotel structure would be three stories because elevators are not required. He stated that this 6-story building would cost more per room than three stories but that it would be much more operational.

Chairman read letters from Bill Leisk and Judith Graham requesting denial of the SMA Use Permit.

There were three people testifying in support of the request and six people made comments or asked for additional information.

A discussion followed on the employee housing requirement. Staff clarified that the burden is on the developer. The actual amount of housing need will be determined and provided based on the petitioner's study.

Deputy planning Director added that the petitioner has made representation in his application of their willingness to set aside 500 acres of unzoned lands for employee housing. Because of the uncertainty at this time of what the employee housing requirement will be, it is the responsibility of the developer to come forth with a housing study and they will indicate to the Planning Department whether there are adequate housing. It will not relieve the developer of his legal responsibility to provide employee housing by setting aside the 500 acres.

Mr. Mielcke moved to close the public hearing; seconded by Mr. Asai; carried.

Change of Zone: Mr. Asai moved to send a favorable recommendation to the County Council for the change of zone request as stipulated by the staff on the reasons and with the conditions as amended; seconded by Mr. Sakamoto; carried unanimously.

SMA Use Permit: Mr. Murakami moved to approve the SMA Use Permit request with the exclusion of the small boat harbor as stipulated by the staff on the reasons and with the conditions as amended; seconded by Mr. Asai; carried unanimously.

PUD Permit: Mr. Mielcke moved to approve the PUD Permit as recommended by the staff and with the conditions as outlined in the report; seconded by Mr. Fujimoto; carried unanimously.

Partial PUD Permit: Mr. Asai moved to approve the Partial PUD Permit for the reasons and with the conditions as stipulated by the staff; seconded by Mr. Sakamoto; carried unanimously.

PDP and Special Permits: No actions were taken on the PDP and two Special Permit requests because of the mandatory 15-day waiting period after the close of the public hearing for any action.

MEETING SCHEDULE — Staff announced that the next meeting is to be held in Hilo on February 28.

ADJOURNMENT — Meeting was adjourned at 11:29 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
February 14, 1977

A regularly advertised public hearing, on the application of Boise Cascade Home and Land Corporation, was called to order at 7:03 p.m. in the Cafetorium of the Waimea Elementary & Intermediate School, Waimea, South Kohala, by Chairman Jitchaku.

PRESENT: Lorraine R. Jitchaku
Scott H. Asai
Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
William F. Mielcke
Haruo Murakami
Charles H. Sakamoto, Jr.

ABSENT: Akira Fujimoto, Ex-officio Member

Sidney M. Fuke, Deputy Planning Director
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

David Murakami, representing Ex-officio Member Edward Harada

and about 60 people in attendance

CHAIRMAN: We will go on with our public hearing. Public hearing on the application of Boise Cascade Home and Land Corporation for the following requests at the Waikoloa Beach Resort complex located makai of the Queen Ka'ahumanu Highway in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, TMK: 6-8-01:26 and portion of 5 and 6-9-07:1 to 30:

a. Special Management Area (SMA) Use Permit request to allow the entire development of the Waikoloa Beach Resort complex, which includes 3,000 hotel rooms, approximately 3,430 multiple residential units, 2 golf courses, other recreational facilities, commercial facilities, temporary construction and maintenance yard, infrastructures such as roads, utilities, etc., and other related improvements necessary for the development of the resort complex.

b. Change of zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for the adjustment and reconfiguration of various existing zoning boundaries.

c. Planned Unit Development (PUD) Permit requests to allow the construction of six-story hotels on hotel site No. 12 and site Nos. 9 and 10. The proposed hotel on site No. 12 will initially contain 350 rooms, but will be designed to allow for future expansion from 350 to over 400 rooms. The proposed hotel on site Nos. 9 and 10 will have approximately 525 rooms. Also requested is to allow up to one-half of the required parking stalls for the proposed hotels to be located off-site at a central hotel parking area. A relief from the required number of on-site loading spaces is also being requested.

EXHIBIT N

d. Partial Planned Unit Development (PUD) Permit request to allow the construction of future hotels on four (4) other sites (hotel site Nos. 4, 8, 14 and 28x) at heights of six stories in lieu of the maximum allowable of three (3) stories and forty-five (45) feet. Also requested is to allow up to one-half of the required parking stalls for these future hotels to be located off-site at a central hotel parking area.

e. Planned Development Permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.

f. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

g. Special Permit request to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway. Staff.

CHAIRMAN: Commissioner Hanley.

HANLEY: Before proceeding with the hearing, I would like to declare that I have a single-family residence in Waikoloa in case anyone would like to question.

CHAIRMAN: Thank you. At this time, we are expecting the Corporation Counsel, but we can't see any conflict at the present time. However, we will continue with our staff's report, and we'd like to thank you for making your declaration. Staff.

PIIANAIA: Chairman Jitchaku and Commissioners. Staff asks you to bear with us because the background report is quite lengthy, so that's everything we have to present to you. (Staff presented the background information on file.)

CHAIRMAN: Before we go into the staff's recommendation, Chair would like to call a five-minute recess. I understand the staff's recommendation is another 20 pages, so, it gives us time to reconvene after a short recess.

(Public hearing was recessed at 7:59 p.m. and reconvened at 8:06 p.m.)

CHAIRMAN: Meeting, please come to order. Staff, are you ready for your presentation?

PIIANAIA: Yes, if the Commissioners are ready, the staff would like to present its recommendation on these applications. (Staff recommended favorable considerations on SMA Use Permit, Change of Zone, PUD Permit and Partial PUD Permit requests with certain conditions for approval, on file.) Staff does not have recommendations at this time for two special permits and PDP because there is a mandatory 15-day waiting period. So, we will present the recommendations at a later date.

CHAIRMAN: Thank you. You did a good job. At this time, the Chair would like to acknowledge for the record that Commissioner Hanley has acknowledged his ownership in the single-family lot zoned Single Family Residential within the Waikoloa development. His parcel is not within the subject property. The Chair does not feel that there is a conflict of interest as Commissioner Hanley is neither an employee nor has any other financial interest in this

or with the applicant. However, if there is anyone present who disagrees and/or objects to the participation of Commissioner Hanley on these applications, please be recognized by the Chair and state your reasons.

MIELCKE: Maybe, we should let the record indicate that there were no objections.

CHAIRMAN: In that particular instance, then, the Chair would like to find that Commissioner Hanley is not involved with the particular development and its participation and would like for you to participate and find you not in conflict. Thank you.

You heard the staff's report. Any of the Commissioner's would like to make comments on the background report? Commissioner Martin.

MARTIN: Madam Chairman, I have a couple of questions. This is on the recommendation from the change of zone, page 8 and it's condition No. 8. How many days was that that the Director could accept or reject?

PIIANAIA: The Commission would have 30 days in which to either accept or reject the employee housing need study.

MARTIN: And, the page before that, condition No. 6, there was a sentence that began, "It is understood...." Could you read me that?

PIIANAIA: It is understood that recreational areas within the RM or Multifamily Residential site shall be credited toward the 19.5 acre requirement. This is for the park site.

MARTIN: Thank you very much.

CHAIRMAN: Any other Commissioners would like to question the staff's report? At this time, the Chair would like to call the applicant or a representative of the applicant up forward.

At this time, I'd like to swear you in, sir. You're not an attorney, huh? Will you raise your hand. Will you swear to tell the truth and nothing but the truth now before the Hawaii Planning Commission on this matter.

TESTIFIER: I would.

CHAIRMAN: Thank you. We want you to please state your name. We'd like to ask you that all the input be put into the microphone as all of these are being taped. Sir, will you state your name.

WILLIS SANBURN: I'm Will Sanburn, Vice President, Boise Cascade Home and Land.

CHAIRMAN: You've heard the staff's report. Have you any comments to make on the conditions?

SANBURN: I think on the conditions, Madam Chairman, we're in accord with all but, perhaps, one of them. We'd like to if we could have my people look at the wording of No. 8 under the zoning conditions. In the meantime, while they are doing that, I'd like to make some comments.

CHAIRMAN: Go ahead.

SANBURN: First, I'd like to welcome Mr. Hanley as member of the Planning Commission and hope that his ownership of a lot at Waikoloa wouldn't hurt him but

be an indication of his good taste. Welcome.

We have, for your information Commissioners, some of our consultants here if you have specific questions. Just so you know who they are, I have from Belt, Collins and Associates, are planners and engineers, Jim Bell, Larry Helber, and Joe Vierra; from Hastings, Martin and Chew, who did a lot of the economic things in the EIS, Mr. Ming Chew, archaeological questions, Mr. Bill Barrera who did the archaeological surveys at Anaeho'omalu. Representing the developer with the Royal Waikoloan Hotel, I have Paul Noel and George Whisenand, the architect, and I'd like him to say a few words later. I've already commented at the last meeting on the PUD and Special Permit application, so, I don't think it's necessary to say any more. If there are questions, we are prepared to answer them.

Just a word on the SMA procedure, if I may. Because of the importance of the development under consideration tonight, I'd like to make a few remarks. The advent of the Coastal Zone Management Interim Act and the establishment by the County of SMA boundaries and procedures has provided you the opportunity to assess the total impacts, a long-range, major, coastal development. And based on your evaluation, either say go ahead to the whole development or say, no thanks, we don't want it. Our EIS, which has been accepted by the County, outlines in great detail the impacts good and bad of the development of Waikoloa Beach Resort. We feel that impacts are very much in the positive side and hope that you concur. Back in September 7, 1976, when I forwarded this whole package to the Planning Director, I submitted a letter to him outlining what has come about tonight; namely, the consideration of all these permits in one area. And I think the staff report was sensational and it most so, and I think if the EIS had been that long, it could be a lot more understandable; but it was a terrific job! And, because of your willingness to coordinate, bring this altogether, you only have to hear once instead of eight times.

In my letter I mentioned to Mr. Suefuji, "Because of the timing involved, we are submitting these applications prior to the obtaining of long term hotel financing. We assure you that we will proceed to install the infrastructure and golf course for the first hotel's suppor upon a hotel developer's definite commitment of financing, and in coordination with his progress in establishing the first hotel at Anaehoomalu. These installations are at a cost to Boise far in excess of the proceeds from one or two hotel lots, but are necessary precedent to getting the whole project under way. This investment only makes sense if the whole Waikoloa Beach Resort can be developed."

"Therefore, we are asking approval for our total development plan for the Waikoloa Beach Resort. Then, as to future hotel plans, condominium plans, etc., providing they meet the zoning requirements, building code requirements, set back requirements, and follow the concepts outlined in our Coastal Zone Management permit, approvals to go ahead can be secured directly from the Planning Department. It is only by being assured that we will be able to go ahead with our total development plan, providing we live within the rules, that we are able to make the heavy investment required to get the resort started." Thus, we list the various permits including SMA, rezoning, subdivision change, PDP, PUD, Partial PUD and Special Use Permits altogether.

"We share your view that the E.I.S. process is not an 'after the fact' justification, but a decision making tool. We, therefore, ask the County to grant these approvals for Waikoloa Beach Resort, so that we can confidently move forward with our investment to get this resort off the ground and proceed toward its development."

One comment on the boat harbor which staff report somewhat exempted from their approval at this stage, I think, that's perfectly right. We did want to include, however, in the EIS that back of our minds, we're still thinking about the boat harbor. We recognize that many many permits, they gonna have to be got, it's a big undertaking; but we didn't think the EIS would be complete without it.

Now, as to the PDP, this is unusual to be asking for PDP approval in advance of the actual plan and so forth. What we're doing is asking for approval of Planned Development Permit for each of the hotel and condominium lots at the Waikoloa Beach Resort to allow future submission of plans for hotels and/or condominium on those sites as demand and financial conditions dictate. Because our EIS covers completely, the impact of development of these lots, the material is at hand upon which to render judgment now as to whether or not our program merits your approval. Maps have been submitted that show the maximum number of units, setbacks, heights and types of amenities which may go in these lots. What we are showing is the maximums. However, it is not our intent to build all lots to permitted maximums. True, a few small lots, because of contours or locations, may be developed to the allowed density. However, most lots will be developed to considerably under the allowed density. For instance, preliminary planning on Lot 13 indicates the density of 16 units per acre against the allowed density of 29 per acre. However, it is important, as stated in my letter to the Planning Director, that we have the assurance that we will be able to proceed with the complete development of Waikoloa Beach Resort providing that we adhere to the implacable rules and regulations. Without this assurance, the heavy fund investment, thus make a golf course off-site and on-site improvements, is not justified and we could not proceed.

Just a word about the PUD because in the newspaper, we've seen some comments on the height and I got two people here, I think, can help you with this decision. First, I'd like to make the point that when you see something going from three stories to six, you're not doubling height because it's number of stories and then as opposed to number of feet. For instance, the zoning ordinance allows 45 feet. And, some of these hotels are with three stories and some of these are gonna get six stories in between 50 and in most cases 60 feet of height. So, it's not doubling the height. Furthermore, as stated in the staff report, there's variance allowed under the zoning ordinance which would permit to go to 55 feet and four stories. The problem with the hotel is limitation of stories; and under the PUD ordinance, you are allowed to go to six stories, still within the height, provided, you provide space between the hotels and the setbacks on the side of each hotel lot. Instead of being 18 feet of what it would be under the zoning ordinance, it is as much as between 90 and 100 feet. So, between two hotels, as you driving down Anaeho'omalu Road, if the hotels were built according to the PUD, you have 200 feet, 100 feet for each hotel approximately, of view corridor between the two hotels. If they built under the zoning ordinance and had to compress the number of stories and spread out, you have a total of 36 feet. So, we think, it makes a lot better set. So, I'd like right now to ask Larry Helber to come up and talk to you just about a little bit about the PUD. Then, George Whisenand to tell you about the Royal Waikoloan and that's about the end of our presentation. We're ready to answer questions.

CHAIRMAN: Before we do that, Mr. Sanburn, maybe the Commissioners would like to ask you some questions. I have one in particular and the reports were so extensive that it probably was answered. However, I'd like to question this in the Special Permit request. There is one area, a request for the temporary construction and the maintenance yard and the access easement and utility lines. That, according to the report, is a temporary thing. Is there any time limit?

SANBURN: On the construction yard, that would stay there. And, there's a golf course maintenance yard. Until such time as we built the second 18 holes, in which case, it would disappear. And, when that's gonna happen, it will depend on playing the golf course. Now, as far as the easement and the utility lines coming down, of course, the sewer lines and all, that's a permanent one. The thing that was mentioned was the power lines, which would come overhead. Because of the cost, but at the time, I think, we discussed it, during the construction of Increment 2 that, then, we would put those underground. Now, when that happen, again, depends on two things. One is, we can't do anything in Increment 2 until 25 percent of the hotel sites in Unit 1 are being constructed and construction started on 15 percent of condominium land in Increment 1. So, and then, the question, where do we want to put the infrastructure, would depend on the demands. So, it's hard to say just when.

CHAIRMAN: Thank you. Any of the Commissioners would like to ask Mr. Sanburn some questions? Commissioner Martin.

MARTIN: You answered my question. I was going to ask on small boat harbor. I guess, that you're not too concerned if this is not in there at this time.

SANBURN: It's an agreement all right, but there's an awful lot of permits and the County will have to come in on several of 'em. So....

MARTIN: I have two other questions. There is mentioned about that in building the hotels there would be loss of some ponds. Could you explain why that would be?

SANBURN: On some of the hotel sites, there are these little tidal ponds. Some of them are very small, maybe, 10 feet across; some of them, maybe, 20 feet; that are landlocked. They go up and down with the tide. And, some of them are so located that to build the hotel or a condominium to develop on the lots or the roads, some of them are gonna have to be filled in. At the present time, with the first two hotels, we are working very hard to save them. And, I think, with the Royal Waikoloan, we figured a way to save all of them with the hotel and lot - 12 to save most of them. If, we have to fill them in, then, we have to get a permit from the U. S. Corps of Engineers, which is quite a lengthy process. Already, we have to fill some.

MARTIN: Are any of these ponds.... will they be considered historically as the Hawaiian fishpond?

SANBURN: No, the fishponds are the two behind the beach. Now, they are just littly bitty things.

MARTIN: Now, my other other question has to do with the employee housing. It was referenced that it wouldn't need much until 1985. Does this mean that up till then, most likely, there would be enough local people to be employees there, so, not going to be the need of the housing?

SANBURN: Yeh, that's what our studies show. Furthermore, in the development of Kaanapali, which is interesting, there was always the feeling that employee housing was gonna be needed. But, people prefer, if they can, to stay in their own home areas and will drive. And, there's quite a lot of people that commute from Wailuku and so forth. Sometime, it's gonna be needed. When, that's our best guess. If you like some more on that, we have Mr. Ming Chew, who did the study on that.

MARTIN: Thank you.

CHAIRMAN: Thank you. Are there any other questions of Mr. Sanburn? If not, the Chair would like to call your representatives who would like to give some input.

SANBURN: Okay, Larry.

CHAIRMAN: Is there anyone else besides you to give input?

LARRY HELBER: I believe, there is. Mr. Whisenand.

CHAIRMAN: Okay, maybe, at this time, we'd swear both of you in at the same time, and none of you are attorneys?

TESTIFIERS: No.

CHAIRMAN: Okay, would you raise your hands, please. Do you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission?

TESTIFIERS: I do.

CHAIRMAN: Thank you. Will you state your name again, please.

HELBER: Yes, Madam Chairman, members of the Planning Commission. My name is Larry Helber. I'm with Belt, Collin and Associates, a planning, engineering and landscape architectural consulting firm from Honolulu. We have been assisting Boise in the land planning, the landscape architectural considerations and other matters; and as Mr. Sanburn has indicated, I just like to make a few remarks and introduce into the records several graphics, which I believe will assist in responding or answering any questions that might arise, particularly, with the PUD or partial PUD applications. And, I would really like to address the main concern, I think, and that is with additional height, the concern and, I think it's a valid concern, of also the possibility of visual prominence of the buildings. I would like to say that as far as the petitioner's concern, they are seeking additional height through PUD and partial PUD Permits mainly for two reasons. One, is that they can, with additional height, consolidate the hotels. In other words, they are able to consolidate the hotels so that the structures would provide for a more efficient management operations and maintenance. It provides the facility that there would provide for the guests a great deal of less spread-out hotel therefore meaning that for the guests much more convenience in moving from one point to another in the hotel. The other aspect of consolidation is that by consolidating the building into additional stories or additional height, you, also, open up more of the land for open space, the landscaping and, equal importance, for view corridors. I would like to introduce into the record an exhibit that I will refer to as Exhibit A that basically shows graphically the height and story relationships. And, I think, the key part of this graphic display is the fact that we see the real emphasis here, not so much on additional stories, but, the effect of additional height.

CHAIRMAN: Excuse me, Larry, will you go to this microphone and sort of hold that up so the public also has a chance to look at the....okay.

HELBER: The main aspect of this particular graphic display is the fact that we see the key thing here....is building height in relationship to the vegetation line....the natural vegetation line. We see the vegetation line basically being measured by the predominance of coconut trees. And the coconut tree and the true coconut tree will grow to 70 to 75 feet in height. We see

that, then, as the key reference point in terms of the impact to the effect of the additional height of the buildings. And, what this graphic display shows, first of all, the effect of a 45-foot high building, which is a building that is allowable under the Zoning Ordinance and it relates to a 3-story building, forty-five feet in height, which is the beige building form underneath is below the vegetation line. And, again, the vegetation line represented by this line here (pointed to the drawing) would represent about 70 to 75 feet in height, again the mature coconut tree. If under the ordinance, the petitioner chose to seek a variance to go to four stories or a maximum height of 55 feet, as was discussed by the staff or mentioned by the staff, it would represent this situation. Again, the building is below the vegetation line. And, again, the impact of the building is really not that much more significant than a 3-story or 45-foot high building. But, the petitioner is seeking though, is to go up to as high as 66 and 70 feet for certain hotel sites within the development. The third diagram represents a building block that is 66 feet in height, for example; and, again, I think you can see it is below or within the vegetation line. Now, what the developer or the petitioner is not asking to do is to go to a height, say a hundred and twenty feet, which would represent roughly a 12-story building. And, certainly, what this shows is that if you go to a hundred and twenty feet, you penetrate above the vegetation line. I think that's significant. And, I think the other significant aspect about it is that it's not really so much number of stories that affects the prominence of the building but height of the building in relationship to the vegetation setback line. For example, the 66-foot high bulk of a building would allow for six stories. And, this is what the developer or the petitioner is seeking. On the other hand, a 55-foot high building, which is allowable as a variance under the Zoning Ordinance, also could accommodate six stories. And, again, one of the plans as you'll see shortly does have a maximum height of 54 feet above sea level and that is the situation here. Again, one way, which would be a variance to seek a 4-story height limitation does allow for 55-foot high building. On the other hand, the petitioner seeks to go for a situation which would allow six stories, but, still, may well be at 55 feet in height. Now, by consolidating the building, and, I believe, the key, again, is as you consolidate the building, you allow for more and more open space or undeveloped space on the parcel of land. As you can see here, and I hope it's visible or clear, a 3-story building is quite spread out on a parcel of land. There's very little opportunity to see the horizon or the ocean line beyond that. If you can go to four stories, you begin to pull the building in. On the same parcel, you're opening up more of a horizon. If you can go to 66 feet, you open up considerable amount of parcel for a visual corridor to the ocean, the horizon line, the shoreline. And, of course, if you are able to go twelve stories, you even have more. But, the petitioner is seeking a height up to 66 feet and 70 feet. Again, dealing with vegetation versus number of stories. And, Mr. Sanburn (inaudible....) This, I refer to as Exhibit B. The human eye would see if you were standing out at the Queen Ka'ahumanu Highway and looking towards the sea across Boise's resort area. (Pointed to the drawing.) Those, up here, looking down, this direction, to the ocean. We have superimposed on this photograph, and, again, it's pretty much represents the....what the naked eye would see, the scale with the naked eye. We have represented on that or superimposed on that, also, at scale the buildings at between 55 and 65 feet in height. Now, generally though, you would not see this. This is the worst situation and there's no question about it. The buildings are visually prominent. But, what you would see though is more of a situation like this, which is the buildings, but screened by a foreground of vegetation. Now, the other significant thing is, I believe, that the vegetation really would start at about the trail. (Pointed to the map) Here, and deal with the resort makai of the trail. On the other hand, with the development that is being proposed

now, for quite some time in the future, the land from the highway to the trail would be left in its natural form of lava. There's no intention at this time to develop that area. So, really what you see, then, visually is a foreground of lava, which is the way it is now, and a backdrop of vegetation. And, within that vegetation, you would see some buildings, but they would be screened and they would not be, as far as we're concerned, visually prominent. You would, though, see an alteration of the landscape somewhat by the introduction of more vegetation. But, it would be masses of vegetation. And, we already have some masses of vegetation around ponds. So, I did feel that these two exhibits hopefully illustrate some of the objectives, some of the desires that the petitioner has for seeking development under planned unit development and partial planned unit development. I'd be most happy to respond to any questions that you might have.

CHAIRMAN: Thank you. Do any of the Commissioners have any questions? Commissioner Murakami.

MURAKAMI: Larry, can you give me some information as to when you build a higher building, let's say six stories, then, you figure the 3-story, you know, people amount of room per unit, what would the cost factor difference be of the square feet difference?

HELBER: Commissioner, I am not going to be able to respond to that but, I believe though, the best person to respond to that would be Mr. Whisenand, the architect, who is here. He deals with that sort of thing. I'm afraid I am not.... I really can't say in terms of cost.

CHAIRMAN: Commissioner Murakami, would you direct that question, then, to the next gentlemen. Any other questions? Thank you, Larry. That was a very good talk.

HELBER: Thank you.

CHAIRMAN: Will you, please.

GEORGE WHISENAND: My name is George Whisenand. I am a partner in the architectural firm of Wimberly, Whisenand, Allison, Tong & Goo. We have been retained by the developers of Lots 9 and 10 to design and plan the hotel structure on that site. I believe, you are familiar with the location of the site from the site maps. I brought with me a scaled model which I'd like to move up a little closer to the Commissioners so that you can have an opportunity to see it. If we could have one of this low tables, I'd appreciate it. Either that or perhaps this one, doesn't matter.

CHAIRMAN: We have a table here, can you, Commissioner Martin.

WHISENAND: I'll take the microphone and I can move about and talk as I demonstrate the features of the hotel. As has been explained to you, there's roughly 15 acres in the site. The beach line along here, the two fishponds that have been referred to in the EIS and also in much of the staff report are located here and here (pointed out on the model). The access road, which will separate the hotel site from the golf course is this curving roadway, which you see at this location. This model is accurate to scale both horizontal and vertical. The contour lines were cut from the actual contour map and was furnished to us by the civil engineer. The property, of course, comes down technically to sea level at one location at this point where one of the fishponds moves from the Conservation area, which is in the foreground, actually onto the site. So, there would be a limited area here, which you could

see is at sea level. In general, the level of the central portion of the site here is about at elevation 12 to 13. The property rises gradually as it moves mauka with the high corner of the property at this point being approximately elevation 35 above sea level. We anticipate building the hotel as configured here in which there will be two wings, one on either side of the property with the hotel guest rooms located in those two wings. The hotel lobby and front desk and lounge would be in the structure which you see here in the central location. The major part of the public spaces of the hotel would be located in this area - the dining room, the cocktail lounge and the kitchen area back in here with terraces surrounding the public areas as indicated by this light colored area, the pins, which you see here. The colored pins indicate umbrella tables and things of that nature which will be placed out on the terrace. There would be a fresh water swimming pool at this location. The area between the two wings is developed, of course, as a landscaped court with water sources which would gradually cascade down from a high elevation of about 21 feet above sea level at this point with water fountain at that point flowing down into a pool into another pool; and so that the courtyard would be basically a landscaped and water play area. If you look at the model carefully, you will notice that this wing of the room block here and here is raised up on concrete columns which would be three stories high; so that if the buildings is built to the six stories which we're asking for, there would be a 3-story open columnade; and, then, three stories of rooms and same thing on this side; so that, in effect, we will be creating a large court which would run all the way from this point to this point at the ground elevation, which would be the landscaped court. This room block wing on this side would be six stories in height. The building as had been mentioned is planned so that all of the rooms would have a view of the ocean. It's what we normally refer to as a single-loaded corridor situation in which the corridor is on the mauka side around the court side and rooms face out toward the sea; but, there are lanais and sliding glass doors that would open out onto the lanais. The parking is located up in this corner as indicated; but, parking will be at considerably lower grade elevation than the roadway. There will be excavation to drop that parking down and level it out because we need the additional fill material to.... that I'll explain in a moment what's going to happen to that over here. But, essentially, the parking will be quite well hidden from the street as the guest approaches the hotel. In addition, of course, we plan on landscaping through the parking areas well. The main entrance to the hotel is located at this point with the turning circle in this area and the porte-cochere here, so that the guest is dropped off at this point and moves in to the hotel lobby and front desk at this location. We are providing areas for tour buses to be pulled off and parked outside of the porte-cochere of the hotel so that the tour buses will not be interfering with the access and of the smaller vehicles and the guests arriving at the hotel. Those tour buses were always kind of a nuisance if you don't take them into consideration early in the game. So, we're putting them over at this location. The hotel service entrance will be located at the opposite end of the property from the passenger entrance and the passenger car parking. There will be service driveway brought at this point; and as it approaches the hotel, it will drop down to an underground loading dock. So that all of the hotel service loading and unloading will take place out of sight,under the hotel, at this portion. Then, we will build a basement area in here, what we call the back-of-the-house of the hotel. In other words, all of hotel support facilities will be in that basement area connected to service elevators in this location. And, then,in this location, so that all the hotel service operation is buried and out of sight from the guests. I think one of the significant things which has been mentioned by both, Mr. Sanburn and Mr. Helber, can be very graphically illustrated by this model; and, that's the question of the height of the building as a 6-story building. In these wings, at this portion, we will have nothing but guest

rooms. And, normally, we use some place between 8 1/2 and 9 feet as a floor to floor height in hotels. Six times nine is fifty-four feet. So, you can get six floors of guest rooms within 54 feet. But, when you go into the areas where your public rooms are, you can't do that because in the larger rooms, such as your main dining room, you'll need a ceiling height of perhaps 18 to 20 feet plus additional space for the structural framing over those large rooms plus place for air- conditioning ducts. So, you usually end up with, maybe 22 to 25 feet of floor to floor height from the first floor where you got the large public rooms. So, if you had 25 feet there, and then, two 9-foot floors above that in a 3-story building, you'd have 25 plus 18. You'd have a building 43 feet high and only three stories high in the areas where you had your public room. I think Mr. Helber's explanation brought that out. So, actually, we're not asking for any really substantial increase in height on this particular building because we could go to 45 feet in the three stories. We're only going to 54 1/2 feet. So, we're actually only adding 7 1/2 feet to the allowable height of the building; and, yet, we're able to get six floors of guest rooms in the areas where we have nothing but guest rooms.

CHAIRMAN: Mr. Whisenand, do you have any more to add to this because of the late hour. There's a lot of people here, we'd like to have testimony.

WHISENAND: Okay, I'll bring it to halt in just a very short moment. I would like to comment on two things. The mention of these small tidal ponds. We have located as best we can the location of the major tidal ponds on this site; and if you can look at the site, we'll see it from small blue dots located here and here and here and another one at this location. Those are the major ones on the site and we've been able avoid those with the buildings. There's another one about here, and it would be physically impossible for us to avoid that one. However, we would prefer not to leave it there because we think it would be a hazard in the area where so many people will be congregating. But, we have made an effort and, I think, we've pretty well accomplished that purpose. I would like to answer Commissioner Murakami's question. As I recall, the question related to the relative cost of building 3-story and 6-story buildings. Was that your question?

MURAKAMI: Yes.

WHISENAND: We've made numerous studies on that because we've been in the hotel design field for some 30 years. And, its been our experience that the least expensive hotel structure you can build in terms of first cost is a 3-story building because you don't have to go into elevators. You are still able to build with a type of construction which is less expensive. As under the code, you can use a Type III building if your building height is not in excess of three stories. As you go higher, you begin to get into increased cost. And, a 6-story building, actually, is not the most economical building in the world. It would be more economical to build the building twelve stories high because once you get into what we call the typical floor construction, it's a repetitive process and it reduces your cost very rapidly and more than compensates for the additional cost of the elevators after you get up ten or twelve stories. But, when you're only building five or six stories, you have to put the elevators in and you haven't picked up enough benefit from these repetition of the standard floors to gain. So, actually, this 6-story building will cost more per room to build than the 3-story building would. But, it will be a much improved building operationally.

MURAKAMI: Then, what you are saying is that it is more advantageous to the developer as far as the 6-story compared to the 3-story?

WHISENAND: Well, I don't know what you considered there. If you're thinking of first cost only, the most advantageous thing would be to build a 3-story building. Because, that's the cheapest building that you can build. But, it's not the best building operationally nor is it the best building from the site because, as it has been mentioned time and again, there will be 200 feet of space between this building and the next building on this site and this site if it's built six stories high.

CHAIRMAN: I think in essence, Commissioner Murakami, it's actually more economically feasible to go to the 6-story.

WHISENAND: It is economically feasible because it's much better operationally than the 3-story building.

CHAIRMAN: Thank you. Commissioner Martin.

MARTIN: Yes, I just want to locate this site. Is this Site 8?

WHISENAND: No, this is 9 and 10. Sites 9 and 10, yes sir.

CHAIRMAN: Thank you very much, sir. Before we go into public testimony, the Chair would like to read two petitions that were presented here to me this evening, and I'd like to read into the record. (Both dated February 14, 1977 from Bill Leisk and Judith Graham requesting denial of SMA Use Permit were read and filed.) I'd like to submit this to the secretary.

At this time, the Chair would like to call anyone here who'd like to make any comments in regards to this application now before the Planning Commission. And, to speed up the process in taking the comments, I'd like to ask all those to stand who's testifying before the Commission, and I'd like to swear you in accordingly. And, then, one by one, we'll call you up to give your testimony. So, all those that are here to speak in favor or against the application, will you please rise.

Okay, we'd like to swear you in at this time. Will you raise your right hands, please. Do you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission?

SIX TESTIFIERS: I do.

CHAIRMAN: What we'll do is, whoever is here on the first row, will you please come up. And, we'd like for you to address your questions to the Chair and, also, that you speak into the microphone. These are all being taped and we'd like to have it recorded. Will you please state your name.

ALBERT AKANA: My name is Albert Akana. I'm President of the Waikoloa Village Association. (Read letter dated January 13, 1977 and filed.)

CHAIRMAN: Do any of the Commissioners have any questions of Mr. Akana? If not, we'd like to call the gentleman, right here. Will you state your name, please.

CLYDE DEMENT: My name is Clyde Dement. I'm the Historical Parks Specialist at Lapakahi, Kohala, Hawaii. And, also, I'm representing A. Leiomalama Solomon. She is a Hawaiian Studies Instructor, Hawaii Community College, Hilo, Hawaii. (Read papers on file dated February 13, 1977 questioning the validity of petitioner's statements regarding preservation of historical sites located in said areas as designated for construction and development and on the EIS.)

CHAIRMAN: Thank you Clyde. Do any of the Commissioners have any questions to the report or would the staff like to comment? Commissioner Martin.

MARTIN: Madam Chairman. I'd like to first say, I think, his points are very well taken. I think his concerns should be concern of all of us. I have a couple of questions. I think, mainly because you did this before you came to this meeting tonight, some things may have happened here and I'd like to react to them. One was in the staff's recommendation, which is their recommendation to us. Of course, we can accept it or not; but, in their recommendation, they put certain conditions. They are recommending certain conditions for the development. If these conditions are approved, it becomes, in essence, law which they must abide by. The conditions for the Special Management Area, this condition No. 3, which has to do with historical sites; and I noticed one of your comments which, I think, if I read the book, I might have the same feeling. And, that is that they might be able to change, but, this is not for certain. But, in this condition, it says in there that these historic sites will be preserved as they are identified in what is known as File Exhibit 1. I'm sorry, I cannot define that for you. I have to let the staff define that for you; but, it's on file in the Planning Department already on file. And, what this condition is saying, they must go by that and cannot be any change for what is there if we approve this....if we accept the condition as it is. Would this help to settle this particular problem? We, as a Commission had this problem to say that these certain sites, you must keep, you cannot change from it.

DEMENT: Well, what I was stating within the area was that we must countercheck to see if all the sites are recorded or identified.

MARTIN: Well, that was my next question.

DEMENT: Yeh, you know, cause....

MARTIN: And, I'm not able to answer that much. I'm not.... I can't say myself.

DEMENT: Excuse me, in phase 1, there was allotted 31 days. And, quoting from them, they had employed untrained crew. And, you know, with 31 days in phase 1 to develop a site survey, you have to indoctrinate them. They have to be aware that this is a historic site and it takes time.

MARTIN: I agree with what you are saying. May I ask the staff exactly what this File Exhibit 1 is? Is it just the sites that have been listed in the EIS by the....

CHAIRMAN: Commissioner Martin, for the rest of the Commissioners, what page are you looking at? Is it the staff's recommendation or the staff's report?

MARTIN: Oh, I'm looking at staff's recommendation on page 10.

PIIANAIA: If I can respond to that and explain.

CHAIRMAN: For the record, Ilima Piianaia, the staff.

PIIANAIA: What the condition implies here is mandating the petitioner to do, should the Commission accept the condition. First of all, File Exhibit 1 is Environmental Impact Statement. And, Environmental Impact Statement incorporates, in actuality and by reference, Barrera's report which, today, is the only total survey that's been done at the Anaeho'omalu area. What the condition, if you'll approve it, is to say that, okay, the petitioner has represented that certain sites would be retained for preservation and interpretation

so that the condition says that "these shall be set aside." It mandates that these areas be set aside. And, for other areas, that aren't specifically set aside for preservation and/or interpretation, we're saying that before anything is done with those sites, the petitioner has to submit to the Planning Director for review and approval before any action can be taken. Okay, staff is recommending, as part of this condition also, that the petitioner submit plans. Basically, that the petitioner submit an overall comprehensive historic preservation program to be approved by the Planning Director. In working on the Environmental Impact Statement, and, I think, Ms. Solomon is aware of this because she came in the office to look through it, staff brought up concerns that Barrera's report is not the only way of looking at these sites. For instance, the reconstruction which Barrera suggests for the Anaeho'omalu area, staff comments for that, this is only one interpretation, that others do exist. This was noted in our work. On the staff, there's a professional archaeologist and she has reviewed the sites and went out in the field basically.

CHAIRMAN: Thank you.

TESTIFIER: May I say something on that.

CHAIRMAN: You're part of the....

TESTIFIER: Yes.

CHAIRMAN: The Chair would like to acknowledge you. Have you been sworn in?

TESTIFIER: No.

CHAIRMAN: Okay, at this time, I'd like to swear you in, then. Will you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission?

TESTIFIER: Yes, I will.

CHAIRMAN: And, will you state your name.

A. LEIOMALAMA SOLOMON: A. Leiomalama Solomon. I'm an instructor at the Community College in Hawaiian Studies, and I just wanted to clarify to Commissioner Martin here about our concerns. You see, when I went in and I did the work on the EI Statement, my concern was this. The fact that Boise Cascade, you see, they were using Barrera's Study as the study in making their recommendations as the historical sites that they were going to preserve. So, I was very concerned about this due to the fact that I don't think Barrera's Study is competent enough to warrant this kind of, you know, destruction of the sites. However, I am aware, like Ilima stated, about that they'd plan to do a survey between the Mamamalahoa, the trail, and, you know, the golf course. I mean the Queen Ka'ahumanu Highway. And, I realize this, but, I want to impress and I think Clyde and I both want to impress on the Commission that many, many times, we always get told to us - yes, yes, we are aware and nothing happens about it. And, we're concerned about this because we're both from the Kohala area; and when the plantation went in there, they massively destroyed many, many of our heiau sites. You know, whereas, we only have the Mo'okini Heiau which is still standing today; and I can't see that happening, especially in the Anaeho'omalu area, being that this area is virtually untouched due to the fact that they didn't have any road down there. It's just recently, you see. So, you have a lot of the sites that are still there, and, this is our concern. I am aware that Ilima, as well as.... and they have done a lot of work as far as identifying different sites. We just want to impress upon the

Commission as well as the public that these things are happening and these things are there. Like, especially, I cannot see any kind of destruction, any justification for any destruction of petroglyph. I don't care what the justification is because this is a Hawaiian, it's a native aboriginal expression of our art form. And according to this, according to what we did our research, there are going to be some destruction of some petroglyph fields, like the 38 human figures. Once that's gone, man, we have no way of replacing that! As far as house site goes, thing is this, true, we have lot of areas, like in Kona, you know, the Puhonua areas like that, that have been preserved; but, you know, we are concerned about these specifics. You know, that's all I have to say about this.

CHAIRMAN: Thank you.

MARTIN: I'm not sure that I'm getting across from what I'm trying to get at because I agree with you. And, I hope I am just as concerned. What I am trying to get across is that we as the Commission have this power to put certain conditions.

SOLOMON: Yeh, I realize that, and I want you to use your power to do it.

MARTIN: I'm wondering, and what I'm trying to get at is your help on this. The staff is recommending this particular condition. Maybe, you have some suggestions how to make it better or something. Now, what they are suggesting here and, Ilima know this, is that they have already set up what is on file already. They are also saying that before they do anything, they got to have to do reseach....

SOLOMON: Well, I hope they gonna use somebody else besides Barrera's report to, you know, for their research purposes. This is my concern, too.

MARTIN: There's also that they must do study of the King's.... for the trail. What I'm trying to get at is that in trying to get your reaction to this, is this enough or do we need more or how do you feel on this?

SOLOMON: Are you asking me or asking Ilima?

MARTIN: I don't know, either one. Either one of you two.

PIIANAIA: Malama.

SOLOMON: Oh, okay. Well, our reaction to this is....

MARTIN: I'm not against this because I agree with what you are saying.

SOLOMON: Right, okay. Our contentions are that, perhaps, you know, maybe like you should get another crew in there so we can get different kinds of opinions, you know, as to which historical sites have been selected for preservation. And, as Ilima said, that they have the State archaeologist and things like, you know, perhaps. But, I don't know who's gonna absorb the expense for that. Now, that's pretty expensive, you see. So,....

CHAIRMAN: Ilima, would you like to make a comment?

PIIANAIA: May I just make one point of clarification. Given the survey that was done by Barrera, which essentially is located sites makai of the King's Trail, the Mamalahoa Trail, we have.... the staff has gone out into the field and we checked sites. We have essentially walked the 501 acres, makai of the

King's Trail, and two of us are trained for archaeological work.

SOLOMON: Well, then, that's fine, just so I understand.

PIIANAIA: You know, we understand your concerns and we have balanced them out in reviewing all of these.

SOLOMON: Okay, well, that's all I have to say. Thank you, for your time.

CHAIRMAN: Thank you, Malama. Thank you Clyde.

SOLOMON: Are there any more questions?

CHAIRMAN: At this time, we'd like to take because of the time factor. We'd like to ask that we take other testimonies, and the applicant will be or the petitioner will be asked to make comments. Commissioner Martin.

MARTIN: I guess, I'll have to ask Ilima, now. There has been this question about Barrera, and I'm not familiar with this particular person. Could you fill me in or maybe what is the question about the work which he did?

PIIANAIA: Well, I think, basically, the question is one of archaeological.... of difference between archaeologist or people pursuing different methods in looking at archaeological sites and coming to different conclusions. Hawaiian archaeology is a very new field, and the discipline is at a point where there are now differing methodologies, differing interpretations....

MARTIN: Is he a Mainlander?

PIIANAIA: I would decline to comment on Mr. Barrera. I think Mr. Barrera is here this evening. If you have any questions, I would suggest you direct it to him.

CHAIRMAN: I'd like to add further Commissioner Martin. If you'd look on page 2 on Clyde's presentation that he did mention that Mr. William Barrera was hired by the Bishop Museum to do the study on October '69. Thank you. Commissioner Mielcke, did you want to add further?

MIELCKE: Yes, is Clyde still here?

MARTIN: No, he left. He walked out of here.

CHAIRMAN: Even if he's not here, would you like to state your question?

MIELCKE: Well, he obviously put a lot of work into the study, and I was curious as to the procedures that they followed, how many people were on the staff and qualifications and the time they spent on it?

CHAIRMAN: Ilima, are you aware of their work here?

PIIANAIA: No, I'm not.

CHAIRMAN: Thank you. At this time, the Chair would like to call on the next speaker. Mr. Penhallow. Will you state your name, please.

LEON THEVENIN: My name is Leon Thevenin.

CHAIRMAN: We've already had sworn you in, I think, earlier. I did swear you in, so, you don't have to be sworn in again. Will you just state your name and do your presentation.

THEVENIN: My name is Leon Thevenin. I'm President of the Puako Community Association.

MIELCKE: Before he starts, will you get some answers from Clyde on his presentation.

CHAIRMAN: Did he come back?

MIELCKE: Yes, he's right here.

CHAIRMAN: Mr. Thevenin, I'm sorry. But, there was one question asked of Clyde, and, since he's here....
THEVENIN: Go ahead on that one.

CHAIRMAN: Oh, okay.

MIELCKE: Clyde, I'd.... like Mr. Martin, when you obviously for the amount of work you put into your report to the Commission tonight, I'd just like to clear up in my mind the procedures that were followed, the number of people that you had working on this, their qualification, some of the same questions that you asked about Mr. Barrera, so that I can better understand and have something to balance my judgment.

DEMENT: Well, could you....

CHAIRMAN: His question is how many of you went out and did the study or was it just Malama and yourself?

DEMENT: We did it ourselves.

MIELCKE: Was it just the two of you?

DEMENT: Right. And, I've been living here about 3 years; but, before I left, I've been visiting Anaeho'omalu before '68 where, you know, I've been around there. I'm familiar with that area.

CHAIRMAN: You did state earlier Clyde. Are you employed by the Historial Parks at Lapakahi?

DEMENT: Right. But, one thing I had to mention. I'm not representing them. I'm just an individual.

CHAIRMAN: Yes, we understand that.

DEMENT: We are individually concerned for the preservation of historical sites.

MIELCKE: Clyde, what is your training along this line?

DEMENT: I had experience in Laie. I got a Bachelor of Science in Anthropology and Sociology, and I used to help out individuals. See, I'm originally from Waimanalo, and we go on our own on things like this. And, then, I've been doing a lot of reading and researching and asking in dealing with people of our tradition that are familiar with historical sites.

MIELCKE: I see. Approximately, how much time did you spend in preparation of this report and actually on site?

DEMENT: I'm familiar with the sites, personally. I've been there, I went through there, I picked opihi along the coast and stuff like that, looked for the.... threw nets over the mullets, you know, things like that. And, I had this book long time on Barrera. I've been reading in depth and I had lot of questions concerning his validity of what he considered unique and several of the sites. Because, that was my concern because, you know, one man's opinion and what is considered unique and salvageable, it's not enough.

MIELCKE: Okay. Thank you. I would just ask Ms. Solomon the same question. Your background and the time you spent on this?

SOLOMON: I have my Bachelor's in Cultural Anthropology, predominently in like our tradition, and I teach Hawaiian Studies at the Community College. I have my Master's in that curriculum. So, I got really involved with this because I'm concerned and in one of my programs, we put this project together. It's just personal interest. We don't represent any aspects of the University of Hawaii. It is a private concern as far as this concern. I am merely concerned.

MIELCKE: I just want to qualify on the record the methods that are used in the EIS study.

DEMENT: I have one comment. In Hawaiian archaeology, we are still in the elementary stage. We are still learning. On the EIS, you are working with the consultants for the future park. We are still learning. Again archaeology of Polynesian and Hawaiian people are still unique. We should learn from our experimentation of those standards. I have to create different job type of all of us on the procedures and put into one system. Just on Lapakahi, they all have different techniques. In describing the sites, you analyze which one is better. One of them says, this is the Hawaiian archaeological procedure or standards. There is not one set up. Bishop Museum also admits this.

MARTIN: Before you leave, I want to say that I appreciate your work that you did. I hope that you would keep up with it.

CHAIRMAN: Thank you. Good luck in your endeavor.

DEMENT: Thank you.

SOLOMON: Thank you.

CHAIRMAN: Mr. Thevenin, you have been very patient. We would like to call on you at this time. You may go on with your presentation.

THEVENIN: When they had this original meeting, I sent you a letter with nine points in that. As a matter of record, I neglected to refer to some of these statements because there's so much in favor. On the Boise Cascade conflict of interest, I want to make it known that I am not a landowner in Waikoloa and I have no financial interest in the place. We live in Puako, the closest people residing there. There are 400 people residing there. I represent them. I have been a resident in South Kohala for 25 years. I have been a taxpayer in this area for the last 3 years. My great grandparents were born pure blood Hawaiian. My recommendations is not based here to today and gone tomorrow. The people in Puako are strongly for this development. You noticed in one of my recommendations, we favor it because Boise Cascade promised to preserve Hawaiian petroglyphs. I want to bring up something I hesitate. Recommendation of school sites - consolidating and merging of school sites - variety of sites. We have Waimea School. I do not think the Department of Education want more school all over the place.

PIIANAIA: In terms of staff recommendation on school site, this was recommended by the Department of Education for a floating school site should the need arise. They have the need for 10 acres for a proposed school already in Waikoloa. There are close to 50 acres set aside in the General Plan.

THEVENIN: There was some opposition to this. Those people mentioned a raise in taxes in this area. Moon Sameshima can verify that we generally have 9 percent. We only get 3 percent so we have been overly taxed. On the Hamakua coast, we are just opposite. We are not envious of them. They probably need to generate. They get 300 percent more in taxes; we get 30 percent. Lot of room for more taxes to come into this area - lot of room.

CHAIRMAN: Any questions to Mr. Thevenin? Thank you very much. Mr. Penhallow, that lady over there, can she go before you? Today is Valentine's Day.

PENHALLOW: Yes.

CHAIRMAN: Thank you, Mr. Penhallow.

JUDITH GRAHAM: My name is Judith Graham. I live in Kalopa in Hamakua. General considerations and general remarks, perhaps, seems a little in contrast to the detailed information everyone has given you tonight. And, I am trying to apply them to Boise Cascade's development along the Shoreline Protection Act that the development may not be adverse in itself of the cumulative effect with the neighbors. I am sure it will have adverse effects as development goes. This is a very lovely one. I have read the economic impact of the visitor industry - one of the fastest growing industry. So that, it seems in general principle that the County is quite fragile and perhaps should take qualitative approach to such a large industry. We have already Mauna Loa Lands with five hotels and five condominiums; we have already Mauna Kea Beach Hotel. We are not only increasing that by six hotels and approximately 3,500 apartment condominium units so that we would have allowing one further development - Olohana Corporation with one hotel and 6,500 apartment condominium units. I do not mention Signal Oil which has announced to the State of building seven more hotels and other hotels coming up in this area. May approach a solid figure of twelve hotels. It is not a conservative approach on it. It still has a large multinational corporate interest.

I have worked as a bus girl at Mauna Kea Beach Hotel. In terms of overall hotel for North and South Kohala area, we rely very heavily on tourism which requires less skilled labor mostly in staffing bus boys, bus girls, waiters and waitresses. Although we are offering employment opportunities, not only to people who live here but outside, this is to be essentially menial labor. I am concerned about people of Hawaii not having satisfaction to have a more meaningful career offered to them.

I am also concerned about immigration called to your (inaudible). The problems suffered in immigration with sugar based operations on this State publication, taking South Kohala as a whole. (Inaudible....) Immigration estimate for South Kohala will be 40,000 people. Of this, Planning Department staff has cited in-migration of Boise Cascade to 5,500 of which 7,900 is part of this large cumulative. I would be opposed to Boise Cascade's development. Again, I don't see anyone raising the question as to who these immigrants would be. Psychological feelings of residents as they are faced over the next twenty years with not only tourist visitor invasion but residents from elsewhere.

I also note that in the General Plan, I believe these to be true. Boise Cascade's condominiums are for wealthy, second home owners. On this coastline, might clearly supplement all working class people in commerce. If we welcome the wealthy, we will have much more class structured than present.

CHAIRMAN: Judith, your presentations were read into the record. I just wondered because your question seems to be the same. I think, we will be asking the petitioner, before closing, if they have any comments at all. The comments that are being presented tonight, I think, if you have anything new to add; otherwise, I would ask that your presentation end at this time. We have six more to go. Before you leave, I would like to ask Commissioners if they have any questions to your presentation. Thank you very much. Next, Mr. Penhallow.

RICHARD PENHALLOW: Madam Chairman; members of the Planning Commission. My name is Richard Penhallow. When Boise Cascade first applied for, I supported their application as Legislative Chairman for the Waimea-Kawaihae Community Association. This evening, I am testifying on my own behalf as a citizen of Waimea. I am not an officer or representative of the Community Association although I am still an interested member now of Hawaii. Like Leon Thevenin, not easy come, easy go newcomer; born here; resident of Waimea since 1948. My desire, Planning Commissioners, recognizing my sincere interest, is to preserve orderly expansion of our economy in the neighborhood. When Boise Cascade was granted approval of Waikoloa Village subdivision, development of Anaeho'omalu was already projected. I supported building of the area. To be consistent of what I supported at the original application, it is logical that I continue support of Anaeho'omalu resort development. Under paragraph c. of the staff's notice of public hearing, it is my belief that a 6-story height hotel structures will permit more open areas if permitted at present. Paragraph f. - to allow temporary construction of maintenance and paragraph g. - to allow waste-water reclamation plant. Only insofar as paragraphs a. and b. - commence to proceed with Special Management Area Use Permit and granting of change of zone. There is difference of my mind of quality standards if complete permission be granted on 3,000 hotel rooms and 3,430 multiple family residential. This beach frontage will be crowded if full development should occur. The permission of that hotel development be granted only in increments. Paragraph d. and e. be guides for the development of hotel sites 9 and 10. I wish to thank this Commission to presenting this public hearing in Waimea and allow me to present tonight.

CHAIRMAN: Thank you. Any questions to Mr. Penhallow? Any comments? Thank you, Mr. Penhallow. May I call on the next speaker.

CHARLES SCHUSTER: Madam Chairman, Charles Schuster, District Engineer of the Highways Division of the State Department of Transportation. Our specific concerns in this matter is preservation and safety and efficiency and aesthetics of Queen Ka'ahumanu Highway. In this regard, we have one recommendation to consider. (Inaudible).... contemplate the extension of Anaeho'omalu road to a loop connection to Waikoloa (inaudible).... The present intersection has on the highway connection to Waikoloa and (inaudible) which connects to Anaeho'omalu a channelized left-turn lane and acceleration lane and (inaudible).... makai side connects to Waikoloa connection. We recommend planning the intersection by a fully channelized makai section for cross intersection instead of a T connection. I also recommend connection of aesthetic utility lines. (Inaudible).... 3,000 feet mauka of the highway to preserve (inaudible) view plane of overhead utility lines on the highway. We would, therefore, recommend that when the utility lines are brought into the resort area an underground, rather than an overhead lines be planned so that as to minimize and avoid view plan as the developer has expressed in the presentation tonight.

CHAIRMAN: Thank you very much. Commissioners have any questions? Staff have any questions to Mr. Schuster? Thank you very much. Are there anyone else present who would like to speak? Please state your name.

IKUO HISAOKA: Madam Chairman and members. My name is Ikuo Hisaoka. I am speaking in favor of Boise Cascade. There is no question in my mind that the most important problem, as far as this County is concerned, is survival of sugar industry. Sugar employs 3,000 people. Most people agree is problem of unemployment at 8.8 percent or a 9.5 percent is a more nearest figure. This form of labor fulfills 32,700 men and women. This is at the rate reflected from (inaudible). If we transpose (inaudible) to numbers, it means unemployment number of 3,075 or 3,100 at present. In formulating the visitor industry, there is mention of 3,300 people and possible employment to the County of Hawaii people. Those industry which was severely criticized, they have taken a view with that industry. Some claim we have too many hotel rooms now and that is the reason for our low occupancy rate. I agree that maybe too many rooms in Hilo and Kona, but not for too long. South Kohala, as far as clean white sand beaches (inaudible).... plan development like Kaanapali. All these people on the island will benefit. You will find the natural beauty of our island and visit all different districts. The Kohala Task Force projected all agricultural oriented projects. It has not turned (inaudible).... It seems, we are still optimistic. Employment activities of (inaudible).... of project unable to take care of many skilled craftsmen, if not for Mauna Kea Beach Hotel, North Kohala would be in chaos. (Inaudible....) Contrary to opinion of the people, Mauna Kea Beach Hotel not only hires waitresses and room maids, but a lot of clerical help, carpenters, painters and other skilled helpers. We, in North Kohala, look forward to many employment for skilled (inaudible).... we made more job opportunities. We don't want to leave North Kohala. Should this development become a reality, it would not only increase real property tax; it will increase employment load. (Inaudible....) If Waikoloa is an example, I have faith and trust to our government which must provide what other facilities be. We have to look at this in other perspective (inaudible) welfare and unemployment compensation or have private industry presently provide employment. (Inaudible).... request be given every consideration to Boise Cascade and (inaudible).... With the conditions, if you feel necessary, but not too stringent, I would go along with the basic request which will allow them to proceed with the development at Anaeho'omalu. Thank you very much.

CHAIRMAN: Thank you very much Mr. Hisaoka. Nice to see you out again. Any question on Mr. Hisaoka's presentation? Thank you. I would like to call on any other person who want to make comments on this application.

KAREN HAZELHOFF: My name is Karen Hazelhoff of Oahu and former resident of Washington, D. C., in architectural field for many years. I am quite familiar at this time of the presentation. More so, that one would have 75 feet of palm trees in water, but we used other trees and landscape helps etc. What happened in many occasion, and I am only making comments, may slip between final things that happens when it's built. What often time happens is other than budget of architectual aids. We want to hide the 6-foot height. I am not sure I could count on the buildings will (inaudible).... to being in at 6-foot height. They are going much more. Obviously, that I think staff moves with color and landscaping. The visual impact could be lessened, but that doesn't say it would be. And, in that particular aspect, if you are critical to allow them to build six stories, which (inaudible).... an expression in a way; if you look back to 1961, perhaps, with three stories simply used now means more beautiful. You can go up, have more regulations, but not necessarily now. Is this a question of the tourist not being able to see more of the ocean, too; and we are going to see a great deal of these hotels. And, I do feel that the Commission ought to take a good look at the final architectural plans, landscaping and their promises. Thank you.

CHAIRMAN: Thank you. Do any of the Commissioners want to ask questions? Commissioner Martin.

MARTIN: I was at a loss on the recommendation for Commissioners' information on page 5, PUD recommendation in the report. PUD recommendation No. 9 says, "That the petitioner/representative shall submit a detailed landscaping plan for each lot prior to the receipt of final plan approval for each of the proposed hotels." It also says, "landscaping plans for each of the hotel sites shall complement each other." Do you think that that would help you satisfy your concern?

HAZELHOFF: That is a matter of taste whether landscaping plan is a correct one. I would leave it in. Now, I watched Kaanapali from low rise to twelve stories. It started out as a beautiful plan and expanded as they found it not economically feasible within their standpoint. You are looking at things tonight where Hawaii people come here because Hawaii is planned. If you will look at Miami, it is not (inaudible).... Hawaii any more and the beaches here will not be Hawaii.

MARTIN: I agree with you.

CHAIRMAN: Thank you very much for your comments. Is there anyone here who wish to testify? If not, the Chair would like to call Mr. Sanburn up again. Mr. Sanburn, you heard several inputs on the project. At this time, we would like to give you the opportunity to respond to any comments as presented tonight. If you wish to use the other microphone, you may do so.

SANBURN: I just have few comments. In regard to the archaeological surveys back in 1970, we selected Bishop Museum whom we felt as qualified as anybody else to do archaeological surveys, and I wish to point out that Barrera was not the only one concerned. Just to mention few, Dr. Kenneth Emory, and Dr. Sinoto oversees Mr. Barrera's work. I talked to Dr. Kenneth Emory just yesterday concerning archaeological projects here in Waikoloa. Robert Hommon and others participated. I don't think Barrera was the only team. I will as much as seek to (inaudible).... What we put in the Environmental Impact Statement is much worse (inaudible)...., we would like to put the construction format. Claude Jenkins has found a way to salvation which will not stand in the way of construction. Around the project where all of the historical sites which have been identified in the eyes of Bishop Museum as significant (inaudible).... many of these can be waived. When you come to Waikoloa, ask Clyde Jenkins for his counsel of these projects. When we put the hotel projects, we will put it in the back. We find it very important and we are interested in talking with anyone about it.

There is another comment about cumulative effect about hotels developing on Kohala coast. Who can see how many will develop unless they are economically sound. Have many developed as we would like to see? In order of the amount of capital that is required, a hotel has to be (inaudible).... hotel construction. Room rates are higher than those hotels currently under construction. You talk about menial jobs. I think anybody starts with menial jobs. With Community College programs, people can be trained and work up in management jobs. As we see happening to the Big Island here, immigration of young people living everywhere. In Kohala and Hamakua region, they can find job opportunities to come back to. And, that lack of opportunity certainly (inaudible).... There would be some second home accommodations where they are near the resort areas by Waikoloa and (inaudible).... We have many homes with home financing available.

Mr. Penhallow mentioned about incremental improvement. For the vast amount of capital we have to put up, we just can't risk in the next ten years. If we won't take the risk and if we stop half way, we have had it; and the company will not take the risk. Mr. Schuster states that we had agreement with the State Highway when we put the connection quite a ways out more but not until King's Trail and Queen Ka'ahumanu Highway. We have to build that T intersection.

As far as view impact, all utility lines and with the economics which is to come ahead, one of the conditions which we plan to work out whenIncrement 2 comes in is, we will find a way to get them underground. As far as landscape budget (inaudible)...., we do have that in the budget and plan to pay close attention to it as we are asked to come back and review. We got to do it and do it right; otherwise, we got nothing. As far as palm trees, we have 75-foot palm trees. (Inaudible).... Waikoloa Village, so, we can grow trees. I am sure the hotels will put in the dollars, too. That's all for comments.

CHAIRMAN: Commissioner Martin.

MARTIN: Madam Chairman. We spent quite a bit of time in historical sites. Again, when we open this area, we have a chance to preserve and take care of it. Also, it means a lot of people will come over and look them over, and I wonder if you have plans to help to take care of this?

SANBURN: We have those petroglyph areas marked. We are going to put boardwalks and hope that they stay on. We have to increase security as far as those sites which are not marked for salvage; but we have to salvage, if and when construction will hurt. If we can't get the (inaudible), we have to protect these. One of the conditions is that we have these (inaudible).... We will save and preserve archaeological sites as they are an important part of our program. This is history; this is what people come to see. We can put people on petroglyphs for days and learn something, which they will do and also stay another night at the hotel.

CHAIRMAN: Thank you. Commissioner Hanley.

HANLEY: Mr. Sanburn, when you indicated considerations about employee housing conditions recommended by the staff....

SANBURN: That is one area, probably, we don't have the wording as presented tonight. The staff could read what they got supplied. This is important to us - couple of questions to ask.

HANLEY: On page 8.

CHAIRMAN: Commissioner Hanley, do you want the question answered now?

HANLEY: Mr. Sanburn indicated he had questions.

CHAIRMAN: We are going through staff report, so Mr. Sanburn would make comments on now, then, Mr. Fuke would make comments.

SANBURN: (Inaudible)....

HANLEY: Madam Chairman, May I ask a question?

CHAIRMAN: Yes.

HANLEY: As a general practice, are petitioners not furnished with the recommendation of the Planning Department before they are put up here?

CHAIRMAN: Not in advance, Mr. Hanley. This is why, we have the public hearing.

PIIANAIA: Just to clarify that, Commissioner Hanley, the staff usually does inform of the petitioner. In this case, we have informed Mr. Sanburn and his consultant of the conditions.

DEPUTY PLANNING DIRECTOR: Madam Chairman, perhaps, I can spend few moments to clarify some of the applicant's concern. As I understand, applicant was primarily concerned with employee housing requirement. If the project comes in and introduced into the new area, interest may generate some employee housing needs. At this point in time, we cannot state clearly, there will generate 10 or 25, perhaps none at all. On the conditional structure, applicant's responsibility is to come forth with a housing study. Upon 30 days' receipt, they should indicate whether there is X-number of housing or no housing at all. Within 30 days, Planning Department would take action or reject. If no response is received by the applicant, it is affirmed that the applicant's housing study is deemed to be acceptable. If your study so indicates that it has no housing need to be created when your first hotel project comes into being, then, this applicant completely absorbs the housing requirement. If your study indicates X-number of housing be provided, then, you would be responsible for making sure that additional housing are provided in the general vicinity. It does not mean that you, yourself, subdivide the area, construct the buildings; and, thus, are the homes which are to be used to satisfy the project. On the other hand, you must be sufficiently responsible to those of the creation of additional housing you need for 25 to satisfy your project. Housing may be met if in the meantime, a developer comes and provides 25 additional houses with your assistance. Maybe, you have nothing to do with it in reviewing the housing study and these are provided 25 additional housing; then, no need to provide additional requirement. The theory behind that particular policy is provided in the General Plan. If you introduce a new project, it may generate; and, then again, it may not generate housing demands. As stated in the General Plan policy, which is a legal document, it states that the housing developer provide this need.

SANBURN: As my understanding in the condition, housing will be available in Kohala and Kona.

DEPUTY PLANNING DIRECTOR: If your study indicates that you need additional housing, then, within South Kohala or within commuting distance, South Kohala being reasonable would have to be taken next into account.

SANBURN: I think that problem, I would like to discuss this with the consultant as to how this would do in the impact of hotel development whether we are protected. We have agreed with 500 acres of free land. It calls for housing, for employee housing, if and when, there is a need with other developers. And, we feel, again a long ways, what we are expected to do if we give 500 acres.

DEPUTY PLANNING DIRECTOR: Just a matter of clarification. You did raise the idea that, perhaps, Boise might set aside 500 acres for employee housing. If your housing study indicate that you need and if housing for this project calls for alternative provision of 10 acres in the area, it doesn't have to be the full 500. Whatever the need to accommodate the housing requirement as called for by the planned development.

SANBURN: It does not have to be 500 acres in one spot. (Inaudible).... supplement around that. One objection to that basically is that we have problems

with very few of them. On Condition 6, page 7, did you read that one as you revised it?

DEPUTY PLANNING DIRECTOR: That's right. I think that just for the record as well as for the Commissioners' clarification, Item 6 that Mr. Sanburn is referring to is just the page previous to the one I was just quoting on the housing requirement. And, what Mr. Sanburn's concern initially was to make sure that the 19 1/2 acres of land which should be set aside for recreational use within the project could also...., I mean, areas within the multiple family sites, for example, they might have a swimming pool, they might have a community center within the RM area. Their concern is whether that portion would be counted off as being portion of 19 1/2 acres, and our response to that was yes. Unless, we had amended that particular recommendation to include a statement that it is understood that recreational areas within the multi-family site shall be credited towards the 19 1/2 acre requirement.

SANBURN: Could you add to that, I know which is fine, right after requirement of following, to take care of possible future things that might come up through ordinance and toward.... you stated after the end of it, "and toward any future requirement for recreational areas at the resort."

DEPUTY PLANNING DIRECTOR: If there are anything more, which is imposed through separate statutes or on the part of County Council or whomever, I think it would be beyond the jurisdiction of this Commission to forever bind this action on any subsequent ordinance or statutes which may come about.

SANBURN: There's a whole issue of parks, and the park dedication is up in the air and we want your answer about them.

DEPUTY PLANNING DIRECTOR: Well, all we're saying is that as far as we're concerned, based upon the PUD and the SMA requirements, that 19 1/2 acres for the entire project makai of the King's Trail would be sufficient, and this will also include the RM areas.

SANBURN: Page 12, No. 8, this has to do with.... We would like to add in here that the temporary overhead utility lines may be permitted for Increment One; however, all utility lines would be placed underground. Rather than prior to the commencement of Increment Two, we would like to say "along with the construction of the improvements in Increment Two." So, in other words, when we're building the roads in Increment Two and the trenching of equipment, we can do it, rather than prior to starting it.

DEPUTY PLANNING DIRECTOR: Yes, that was the steps understanding, and unfortunately, I didn't get enough time to make the proper editorial changes with the staff.

SANBURN: Okay.

DEPUTY PLANNING DIRECTOR: We'd like to also note, however, that the staff would be sympathetic to or would agree with Mr. Sanburn that the underground utilities could be placed along with the construction of the hotel within the second increment; but, nevertheless, there should be sufficient legal assurance. These would be a bond or whatever is a comparable document which would assure government that these improvements would go in coterminously with the improvements within the second increment.

SANBURN: That might be included then, with the subdivision bond?

DEPUTY PLANNING DIRECTOR: Conceivably, yes.

SANBURN: Thank you.

MARTIN: Could we go over that one again, now, what is being recommended?

DEPUTY PLANNING DIRECTOR: The staff had initially recommended that ultimately the whole area go underground utility. But, for the first increment, that overhead utilities would be sufficient. Now, we should understand that for the first increment, it's basically like 5/6 of the entire project and the second increment really consists of one hotel. And, we had recommended further that the utility lines shall be placed underground prior to commencement of the hotel in the second increment. What Mr. Sanburn wants is to say that the utility lines shall be developed coterminously or simultaneously with the construction of the hotel in the second increment, and we have no objection to that.

MIELCKE: What will be the approximate cost on what would be to put the underground utilities in within one increment?

SANBURN: I don't know. I would like to refer that to the Operation Manager, Jim Lium. He's got them. I do know it's considerably more expensive. Jim, do you have any figures on them?

JIM LIUM: (Inaudible....)

CHAIRMAN: Sir, will you please come up and I think there'll be probably more questions directed to you. I'd like to swear you in also and get your name. Do you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission.

LIUM: Yes, I do.

CHAIRMAN: Will you state your name please.

LIUM: Jim Lium.

CHAIRMAN: Thank you.

LIUM: What I wanted to point out Will, is that we're talking about just one line in the streets and the major portion of the development will be underground utility. It's this line right here (indicated on the drawing). It's (inaudible).... As far as the cost (inaudible)....

CLAUDE JENKINS: (Inaudible....)

CHAIRMAN: Excuse me, sir. We'd like also for you to come up and be identified. Otherwise.... is this your first....

JENKINS: Yes.

CHAIRMAN: Okay. I feel like a judge today. Do you swear to tell the truth and nothing but the truth on this particular matter before the Planning Commission.

JENKINS: Yes, I do.

CHAIRMAN: Will you, also, state your name please.

CLAUDE JENKINS: My name is Claude Jenkins. I'm the Construction Manager of the project.

CHAIRMAN: Thank you.

JENKINS: The difference in the price from the overhead compared to the underground from this point of the State Highway down to where we plan to go underground in the system is something like about $250,000. Fifty-five thousand against $315,000 - something like that. It's an exorbitant price because that's high voltage lines and they have to be concreted and cased and ducted and would be very expensive. Is that all they wanted?

CHAIRMAN: Does that satisfy you?

SANBURN: We're hoping that state of the island would have been improved by the time we have to go underground and we may find a cheaper way of doing it; but that's the figures today.

CHAIRMAN: Commissioner Mielcke.

MIELCKE: Well, I haven't seen anything cheaper lately.

CHAIRMAN: Mr. Fuke, do you have any more questions?

DEPUTY PLANNING DIRECTOR: Well, I think that since Mr. Sanburn is here, there is just one more additional condition which the staff and (inaudible) would like to recommend to the Commission and this is partially in response to Mr. Schuster's comments about the access situation. Although it is a State requirement that whenever a person or a developer connects into a major State highway, approval from the State Department of Transportation is required. So, whether the Commission stipulates it or not, Mr. Schuster's office ultimately would have the final decision to stipulate exactly what kind of hookup they want at Queen Ka'ahumanu Highway. But, nevertheless, in deference to Mr. Schuster, the staff would like to make that recommendation.

CHAIRMAN: Commissioner Martin.

MARTIN: Where would this be under?

DEPUTY PLANNING DIRECTOR: I'm sorry. I think that the first query is like from Commissioner Mielcke. Like, what the recommendation is. The staff's recommendation, thus, would be that the developer comply with the requirements for a hookup as stipulated by the State Department of Transportation.

PIIANAIA: This would be appropriate under the change of zone recommendation.

SANBURN: Let me just say one thing. When the State Highway went in, because we had our road down there first, there was this one crossing that we made a deal to split it. In other words, crossing it with a T on both sides. We had a road coming along here and down into this way. Because State highway came down after we were already there, under the law, they provided crossing. We decided that we would abandon the part up here, put the T in here and they put the T in here, so, we got two sides of the crossing but it was separate. Then, we agreed that at the time we wanted to come down from here that we would put in that side of it. So, it's all agreed with the State Highway Department.

DEPUTY PLANNING DIRECTOR: So, that condition is merely confirmatory more than anything else.

CHAIRMAN: Okay, Mr. Sanburn, if you don't have any more questions, the staff would like to make their comments or any additions to the report.

SANBURN: I would just like to take a minute and check out that (inaudible), if I can.

CHAIRMAN: Okay, go ahead. We'll continue with the Deputy Director's comments and recommendations.

DEPUTY PLANNING DIRECTOR: Yes, Madam Chairman. Inasmuch as the staff did favorably recommend approval of this entire application subject to certain kinds of conditions; and inasmuch as, further that there were some concerns raised by members of the public tonight, I would like to spend a few moments to respond to some of the adverse comments which were registered here tonight.

The first one is in the area of historical sites. The staff feels that with the conditions stipulated in the various PUD and SMA requirements that the concerns raised by the two individuals will be adequately covered. We would also like to note in response to some of the questions raised in the historical sites area that it is conceded that Mr. Barrera's report was prepared back in 1969 and that archaeological research is still in its infantile stage; and over the last six or seven years, there has been some development and we're proud to really report that we do have two competent staff members, both Ilima and Virginia Goldstein, who actually go out and verify a lot of these reports. And, we know we feel reasonably confident that the historical sites concerns can be adequately accommodated through the conditions that the staff have recommended to the Commission.

The other concern relating to the SMA for the entire project as opposed to taking it on piecemeal basis, it is the staff's feeling that this project should be evaluated from its totality. This is a resort destination area and, thus, to evaluate a project on a project or site by site basis would not enable the public as well as the Planning Commission with an opportunity to evaluate the impact of what this entire project would have on the community on this particular area. It was felt that a site by site analysis would not really give us a proper handle to control the development within the Waikoloa area. Nevertheless, because of the insufficiency of data in certain areas that we did require, as you will notice, some of the conditions that No. 1, the developer provide us with an overall landscaping design, a plan for the area, so that there would be some sort of landscaping integration of the entire complex and secondly, and perhaps equally important, is that the developer also would be responsible for providing us with some architectural design guidelines for the remaining hotels so that there would be some semblance of continuity or uniformity of form for the entire area and that you would not necessarily see a popery of different architectural styles of hotel units within one resort complex. We wanted to treat the area as a resort destination area and not as one side versus another side et cetera.

Finally, the concern relating to the height, the Planned Unit Development Permit, it is generally conceded that while the law calls for a 75 feet or six stories, whichever is higher, the staff was mindful of the height consideration. As a result, you will note that as far as the conditions, we have stipulated it in almost all instance that buildings not exceed 55 feet or, I think there are one or two buildings which have exceeded the 55-foot height limit. The basic thing is, of course, the floors will be compressed within that height limit and, thus, will not be contending with 75-foot coconut trees. Basically, as far as for landscaping kinds of consideration, we'll be dealing on an average about 55-foot high buildings. The concern relating to the PUD and the landscaping also led into discussion about, well, perhaps landscaping will be one area wherein the developer would be willing to forego if the financial conditions are dictated. We'd like to assure the Commission and

the public that as far as the Department is concerned, whenever we approve plans, we make it as a condition of approval in our office that the applicant or the developer must begin a landscaping program prior to the issuance of an occupancy permit.

CHAIRMAN: Thank you Deputy Director. Mr. Sanburn.

SANBURN: After reviewing Mr. Fuke's revised Condition 8, we will accept it. We would like a copy of it, but it sounds okay. So, I think, we're on track.

CHAIRMAN: Okay, would you like to add anything further, Mr. Sanburn?

SANBURN: I just like to thank the staff who's labored hard on this mammoth project since September 7, to Ilima particularly, who's got a throat of iron, and they've really worked hard, they've been cooperative. We've tried to work hard with them, and we'd just ask your blessing tonight. Thank you.

CHAIRMAN: Thank you. The staff have any questions? Commissioner Martin.

MARTIN: Madam Chairman, in looking over these recommendations, am I correct that there is the normal time recommended as far as construction? I know there's some difference in different plans for construction.

CHAIRMAN: I would like to refer that to Ilima.

PIIANAIA: In coming up with our recommendations, there are several steps the petitioner has to go through before construction can begin. For instance, petitioner will have to come in for parcel consolidation and resubdivision. Change of zone will have to go forward with various conditions. It is very difficult to say, construction shall start within one year because there are other procedures to follow. We don't know how long the consolidation and resubdivision process will take. (Inaudible....) Before construction commences, these various requirements will have to be complied with.

CHAIRMAN: Any other questions to staff? Commissioner Hanley.

HANLEY: This Condition 8, is it a substitute to donate unzoned land?

PIIANAIA: Condition 8, employee housing, is saying the burden is on the developer. The petitioner will tell us what the housing need is in their study. And, based on review of that study, the actual amount of need in housing will be determined. The petitioner has the alternative to provide housing. We are saying to restudy and come back towards this project on what housing needs would be and we shall review it at that time. And, we shall pose the housing requirement as to sepcifically how many units, and also it's up to the petitioner as to how the housing will be provided.

CHAIRMAN: Deputy Director.

DEPUTY PLANNING DIRECTOR: In response, the developer has made representations in his application saying he would be willing to set aside 500 acres. The staff is not requiring 500 acres, but to set aside; because, we are the first to admit that we don't know what the housing requirement will be.

HANLEY: The original offer from the developer to donate up to 500 acres, he has not been relieved of that by Condition 8?

DEPUTY PLANNING DIRECTOR: We never recommended that imposition. The staff never made that recommendation. The developer in its application and in its

EIS, I take that statement as such. The staff is merely stating that because we don't know what the employee housing needs will be, it is developer's responsibility to come forth with a housing study. The housing study will indicate to us whether there are adequate housing. The developer, then, must demonstrate his intentions to provide housing. It could be X-number of housing for employees or get State agency on housing or whatever.

HANLEY: I realize that. That is on paragraph 8. It says original application to set aside 500 acres would relieve him of that commitment.

DEPUTY PLANNING DIRECTOR: The staff has not required the 500 acres. If the developer would want to take that on the staff's analysis, in terms of the General Plan, that condition fulfills that alternative. (Inaudible).... from out of context.

CHAIRMAN: Ilima, would you like to add more comments?

PIIANAIA: It is the developer's representation. Our contention is just that at this time, it would be premature for him to say that he is going to donate 500 acres of land at this time. It is the most feasible means of providing that requirement.

DEPUTY PLANNING DIRECTOR: It does not relieve him of any legal responsibility for him to set aside, but all his obligations have not been met.

CHAIRMAN: At this time, the Chair, if there are no other questions, will entertain a motion to close the public hearing.

MIELCKE: Madam Chairman.

CHAIRMAN: Commissioner Mielcke.

MIELCKE: I move that the public hearing be closed at this time.

ASAI: Second.

CHAIRMAN: It has been moved by Commissioner Mielcke; seconded by Commissioner Asai that the public hearing be closed. All those in favor, say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? Public hearing is closed.

Public hearing was adjourned at 11:19 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

Lorraine R. Jitchaku

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

February 15, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home & Land Corporation
130 Merchant Street
Honolulu, Hawaii 96813

Re: Special Permit Application
Tax Map Key 6-8-01:5 (por.)

The Planning Commission at its meeting of February 14, 1977, held a duly advertised public hearing on your application for a special permit to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway at Anaeho'omalu and Waikoloa, South Kohala, Hawaii.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on your request.

Lorraine R. Jitchaku

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

lat:lgv

cc Mr. James R. Bell
Land Use Commission
Land Use Division, DPED

EXHIBIT O
FEB 17 1977

PDP/SP-2

February 28, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corporation
130 Merchant Street
Honolulu, HI 96813

Re: Planned Development Permit Application
Two (2) Special Permit Applications
Tax Map Keys 6-8-01:26 & portion of 5
and 6-9-07:1-30

This is to inform you that you applications will be considered on Monday, March 14, 1977 by the Planning Commission. The meeting will be held in the Councilroom, County Building, South Hilo, Hawaii, and is scheduled to begin at 10:00 am.

We shall notify you of the Commission's action.

A copy of the agenda is enclosed for your information.

Sidney M. Fuke

for Raymond Suefuji
Director

lat:lgv
Enclosure
cc Mr. James R. Bell
State Land Use Commission
Land Use Division, DPED

EXHIBIT P

MAR 3 1977

BACKGROUND: BOISE CASCADE HOME AND LAND CORPORATION

Boise Cascade Home and Land Corporation has submitted various applications to allow the development of a resort area for lands at 'Anaeho'omalu, South Kohala (TMK: 6-8-01, 6-9-07). The basic area under consideration is located makai of the King's Trail and between 'Anaeho'omalu and Waiulua Bays and consists of approximately 501.6 acres. The petitioner has identified the proposed development as Waikoloa Beach Resort, hereafter referred to as the WBR.

The specific applications which have been submitted by the petitioner are the following:

a. Change of zone request to allow the adjustment and re-configuration of existing zoning boundaries due to the realignment of the proposed golf course routing and a realignment of portions of the proposed roadway system.

b. Request for a Special Management Area (SMA) Use Permit pursuant to Act 176, SLH 1975, and Rule 9 of the Planning Commission, "Rules and Regulations Relating to Environmental Shoreline Protection." The purpose of the SMA request is to allow the development of the entire WBR.

c. Requests for Planned Unit Development (PUD) Permits to allow the construction of two hotels with additional height and six (6) stories on hotel lots 12 and 9/10 and to allow up to 65% of the required parking to be located off-site in a central hotel parking facility. The petitioner is also requesting relief from the required number of on-site loading spaces for buses and trucks for each lot.

EXHIBIT Q

d. Request for Partial Planned Unit Development (PUD) Permits to allow the future construction of four hotels with additional height and six stories on hotel lots 4, 8, 14 and 28. The petitioner is also requesting that up to 65% of the required parking for each proposed future hotel be allowed to be located off-site in a central hotel parking facility.

e. Planned Development Permit (PDP) application to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units. The PDP is essentially a license which allows plans to be submitted for plan approval.

f. Petition for a Special Permit to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

g. Petition for a Special Permit to allow the establishment of a waste-water reclamation, or sewage treatment, plant on 17.6 acres of land situated within the State Land Use Agricultural District.

All of the subject requests are directly related to the development of the proposed WBR.

The entire area makai of the King's Trail, except for Ku'uali'i and Kahapapa fishponds are within the State Land Use Urban District. The fishponds are classified Conservation by the State Land Use Commission and are therefore under the jurisdiction of the Board

of Land and Natural Resources. The area between the King's Trail and the Queen Ka'ahumanu Highway is designated Agriculture by the State Land Use Commission and is zoned Unplanned (U) by the County. The General Plan designated this latter area for extensive agricultural use.

The County General Plan document specifies 'Anaeho'omalu as one of the island's major resort areas. The General Plan Land Use Pattern Allocation Guide Map designations for the area makai of the King's Trail are resort, medium density urban, and open. These latter designations basically follow the existing zoning pattern.

The General Plan defines a major resort as a self-contained resort destination area which provides basic and support facilities for the needs of the entire development. Such facilities shall include sewer, water, roads, employee housing and recreational facilities, etc. A maximum of 3,000 hotel rooms are allowed on 90 acres of resort zoned lands. A minimum of 50 acres of land shall be designated for active and passive recreation. Accessory uses within the resort zoned areas shall be based on 50 square feet of floor area per hotel room. A maximum of 640 acres can be allowed for residential support use when other appropriately zoned lands are not available in close proximity. Employee housing shall be provided at a maximum ratio of one employee unit per every two hotel units built. The required ratio shall be determined by any analysis of the housing needs of the district or relative area. In April, 1971, the area makai of the King's Trail was zoned by the County for resort, multiple family residential, village

commercial and open uses. Of the total 501± acres, 92.43 acres are presently zoned Resort-1,250 square feet (V-1.25), 42.573 acres are zoned Multiple Family Residential-3,000 square feet (RM-3) and 129.021 acres are within the Multiple Family Residential-1,500 square feet (RM-1.5) zone. 19.151 acres are zoned Village Commercial-10,000 square feet (CV-10) and 191.011 acres are within the Open (O) zone. Roadway parcels comprise 27.385 acres.

The petitioner's ultimate development plans for the area makai of the King's Trail include six (6) hotels with a total of 3,000 hotel rooms, about 3,430 multiple family residential units, a resort commercial center, a visitor orientation and information center which would also house resort management offices and real estate functions, an 18-hole golf course, a temporary clubhouse, developed historic sites, a developed beach area, a proposed small boat harbor, parking and the necessary infrastructure. When the subject area was rezoned in 1971, approval was granted in two increments which the petitioner is following for the proposed development.

Increment one is the area which generally extends from the southern side of Waiulua Bay to 'Anaeho'omalu Bay. Within this increment the petitioner intends to construct five hotels with a total of approximately 2,580 rooms as well as about 1,665 multiple family residential units on 74.6 acres, 96,000 sq. ft. of commercial space, a central hotel parking facility and an internal transit system, recreation facilities, roads and developed open space, including an 18-hole golf course, historic sites, a developed

beach area, a shoreline path, and a proposed small boat harbor. The petitioner also intends to establish a temporary project nursery and a temporary construction and maintenance yard both of which are proposed in an area between the King's Trail and the Queen Ka'ahumanu Highway which is designated agriculture by the SLUC. The nursery is an allowable use within the State Land Use Agricultural District. In order to establish the proposed temporary construction and maintenance yard, the petitioner must secure a Special Permit. This is one of the requests before the Planning Commission this evening. The other Special Permit request under consideration is for a sewage treatment plant (STP) which the petitioner also intends to establish in the 1st increment. The proposed 17.6-acre STP site is located immediately mauka of the Queen Ka'ahumanu Highway, approximately 1,200 feet south of the existing entrance to 'Anaeho'omalu Beach.

The petitioner has indicated that the first increment could be completed by 1988 if economic conditions are favorable. According to the petitioner:

> "Step 1A, the first step of Increment One, is hopefully to be completed by 1978 and will consist of an initial 350-room hotel and a substantial portion of the major infrastructure - roads, water, sewer, power lines, serving the remaining hotel and multi-family lots in Increment One.... A substantial portion of the recreational support facilities will also be constructed at this time - the 18-hole golf course, temporary clubhouse, Increment One coastal landscaping, and specific

historic sites. The remaining steps of Increment One will be carried out as economics and individual site developers dictate." (EIS, p.91).

"Step 1A...includes approximately 222 acres of land...makai of the King's Trail. It also includes an additional 63 acres of land in the area mauka of the King's Trail that is currently zoned unplanned..../and which would/ accomodate...the access road, temporary construction yard, project nursery and a portion of the first 18-hole golf course." (Addendum to EIS, p. 263.)

Utilities will be brought to the subject area during Step 1A. Lines will be overhead from the Queen Ka'ahumanu Highway to the resort area, where they will be placed underground.

The second increment would consist of one hotel with approximately 380 rooms, approximately 1,765 multiple family residential units, additional infrastructure and permanent hotel employee parking. Also proposed are a possible 18-hole addition to the golf course, additional historical site area, extension of the shoreline path, a permanent golf course clubhouse facility, and a permanent golf course maintenance facility. The 1971 rezoning approval stipulated that zoning of the second increment would not be effective until substantial development occurred in the first increment. Under that ordinance (#392), substantial development is defined as "...building permits issued, ground broken and construction commenced on permanent structures on twenty-five (25) per cent of the zoned area for hotel development and fifteen (15) per cent of the zoned area

for multiple family residential development, in addition to the required amenities."

The petitioner also proposed a third increment which would include the area between the King's Trail and the Queen Ka'ahumanu Highway. The petitioner envisions this area being developed as cluster residential areas which would relate to the proposed 18-hole golf course addition. A permanent transportation center is proposed to replace both the temporary construction yard and the central hotel parking facility.

The proposed third increment development however, is only in a conceptual stage and would be dependent upon what occurs in the first two increments.

As part of the total package of applications for the proposed development the petitioner has submitted an environmental impact statement (EIS). The EIS has been reviewed by the Planning Department and has been deemed acceptable by the Planning Director.

The subject area is comprised of 'a'a and pāhoehoe lava from Mauna Loa. The southern two-thirds of the area is pāhoehoe, while the northern third is 'a'a, identified as the Kanikū lava flow. Overall slope of the subject property is generally less than 10%. It is approximately 3/4 mile from the Queen Ka'ahumanu Highway to the shoreline. At the highway the elevation mauka of Waiulua Bay on the Kanikū flow reaches about 80 ft.

Except for areas where underground or brackish surface water occurs, and in the shoreline are there is virtually no vegetation on the subject property. (The shoreline is characterized by mixed

cobblestone and sand beaches with typical strand vegetation such as naupaka, beach heliotrope, morning glory, some coconut trees, and kiawe.)

Significant natural features of the area include a white sand beach at 'Anaeho'omalu Bay backed by Ku'uali'i and Kahapapa fishponds; Waiulua Bay and many small tidal pools along positions of the coast and extending inland in some instances. The petitioner intends to integrate the fishponds with the overall design of the proposed development. The beach and fishpond areas are zoned Open.

Waiulua Bay is a calm, relatively shallow inlet. As part of increment one the petitioner has proposed the construction of a 5-acre small boat harbor at the head of Waiulua Bay. The proposed harbor development has been described by the petitioner thusly:

> "The purpose of the boat harbor will be to bring to WBR resort water related activities such as sport fishing, glass bottom boats, cocktail cruise boats, rental sailboats, etc. While it will have berthing facilities, these would be for transient boats needing shelter -- not for permanent berthing facilities. The proposed harbor would be constructed with an entrance channel through the Waiulua Bay inlet to an inner boat landing in the adjoining tidal basin. The entrance channel will be at least 16 feet deep, and the bottom width will be at least 120 feet. The interior channels, turning basin and berthing areas for the inner boat landing will be excavated to a depth of at least 12 feet. The planned boat landing area is roughly 160 feet wide, and it extends 1,000 feet southwest from the

east end of Waiulua Bay." (EIS, p. 106.)

"The presence of a small boat harbor within a destination resort is considered as highly desirable and a valuable recreational amenity. The costs for developing a harbor facility are considerable and therefore the project would not be undertaken until sufficient demand for such a facility could be demonstrated. We would anticipate that at least two to three hotels would have to be present before the utilization factor could justify the capital outlay. We therefore envision its justification sometime in Increment 1, but have no basis at this time for projecting an exact time."

The various tidal ponds along the coastline have been described as follows in the EIS:

"There are approximately 80 ponds and waterholes within the WBR site, all of them a short distance in from the 'Anaeho'omalu Bay to Waiulua Bay shoreline....These surface water features range in size from 3.9 acre Ku'uali'i Fishpond to small holes in the lava just several feet across. Twenty-five of the 80 features have minimum dimensions of 20 feet or more. The ponds and waterholes are all brackish, with their salt contents determined by the dynamic relationship of 'fresh' ground water moving toward the shoreline mixing with ocean water intruding inland....

"The ponds and waterholes are significant aesthetic and biological resources. As such, they have been included in two relatively recent surveys and evaluations of the hundreds of brackish ponds all along Hawai'i Island's western shoreline...." (EIS, p. 173)

In one of the studies referred to above, it is noted that the tidal ponds in the subject area are the largest single concentration of such physical features ("anchialine ponds") on the Kona coast and in the state. Regarding these tidal ponds, the petitioner has stated that they "...will be dealt with by preserving the ponds in the required 40' set back and in preserving selected concentrations.... Some ponds, however, will be lost. It is virtually impossible to build on the resort hotel parcels 12 and 14 and multi-family parcel 12 without covering some of the ponds. Every effort is being made to design the facilities around the ponds. Some of the ponds at the head of Waiulua Bay and Waiulua Bay /itself/ may be dredged for construction of a small boat harbor."

An archaeological survey of the area makai of the King's Trail has been conducted by the Bishop Museum. Various types of archaeological sites have been located and mapped. These include settlement clusters, burial and habitation caves, ancient foot trails, a portion of the King's Trail, and an extensive petroglyph field. Salvage and excavation work has been undertaken on some sites, while a number of sites have been lost through previous land preparation done by the petitioner. The petitioner intends to preserve some of the more significant site complexes and single features. Public access will be provided to them. In addition, some of the sites are important from a research perspective in that salvage and excavation work may reveal additional information on the prehistory of the area and the island. These latter sites consist primarily of midden deposits and are the most sensitive to destruction since the

midden must be investigated in context. They are also the type of sites most frequently vandalized.

In order to gain access to the makai portion of the subject area, it will be necessary to breach the King's Trail. The petitioner has proposed 5 breaches. Two of these are existing and were made to accomodate the graded resort access road and the future loop extension to the access road. Of the remaining 3 breaches, two are proposed for golf course connections. One would be to link the future permanent golf clubhouse on the makai side of the trail with a parking area and the second 18-hole golf course on the mauka side of the trail. This breach would allow pedestrian, golf cart and service vehicle traffic to cross the trail. The other breach would be for a golf cart traffic crossing since the second and third holes are mauka of the trail. These two golf course related breaches are proposed to be about 20 feet wide to accomodate a double lane asphalt golf cart path and pedestrian walkway. The fifth breach would be temporary and would occur during the construction of a 14-inch sewage effluent line. The petitioner intends to restore the trail to its original condition at this last breach upon completion of the construction work.

As stated previously, portions of the subject area have been graded and levelled. Rough grading has been for roadways and portions of the proposed golf course, as well as for one of the hotel sites.

The only permanent structure located on the subject property is a restroom facility at 'Anaeho'omalu Beach. There is also an unpaved

parking area for the beach and an access road off of the Queen Ka'ahumanu Highway. The petitioner has established a nursery area and has extended a water line to the beach area from their own water system.

Water will be provided by the Waikoloa Water Company, which is privately owned by the petitioner. The system presently consists of two deep wells located on the petitioner's mauka properties at the 1,200-foot elevation, a one million gallon reservoir and a distribution system in Waikoloa Village. The sources for the system is the Waikoloa Aquifer. Various studies and tests have shown that the source can provide adequate potable water at an acceptable level of quality for the entire development.

The purpose of the change of zone request is to allow the reconfiguration of certain parcels within the existing resort zoned area makai of the King's Trail. More specifically, it is to allow the realignment of the proposed golf course routing and a realignment of portions of the proposed roadway system.

Under the subject request, the existing acreage within each of the zoned districts would remain the same or would be altered slightly. Although the proposed configuration differs from the existing one, the total acreage in each of the zones has essentially been retained in accordance with the 1971 rezoning. The major changes in configuration would be in the northeast quarter of the area under consideration.

In order to realize the proposed configuration, the petitioner has requested that approximately 135.812 acres of land be rezoned.

This acreage will be shifted from one to another of the existing zoned districts of Open, V-1.25, RM-1.5, RM-3, and CV-10 or to a roadway parcel. The remainder of the area will retain its existing zoning.

The petitioner is also requesting that an SMA Use Permit be granted for all proposed development, as previously described on its lands makai of the Queen Ka'ahumanu Highway, as required by the Environmental Shoreline Protection Act and the Commission's Rule 9. The petitioner's land holdings in the area makai of the highway are approximately 1,360 acres. The entire area is within the Special Management Area.

In support of the change of zone and SMA Use Permit requests, the petitioner has, in part, stated the following:

"The WBR has already been zoned....(and) as presently zoned, is included in the General Plan and conforms to goals and policies established for Major Resort Areas. This application for zone change allows for a better playing golf course and a better traffice flow than presently platted. The urban classification now established under the General Plan and the total acreage classification and densities will remain the same."

"....A stated goal in the Economic Section(of the General Plan) is 'The County of Hawaii shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents of the County.' The Land Use Section designated three major resort areas on the Kohala coast...(t)he 'Anaeho'omalu area, the site of the Waikoloa Beach

Resort; the Kawaihae-Hapuna area, the site of the Mauna Kea Beach Hotel complex; and the Puakō-Honokaope Bay area, the site of Mauna Loa Land's proposed resort complex."

"Increments One and Two of the WBR development combined with Waikoloa Village conform to the (General Plan) requirement that the resort area be self contained. All required support facilities are either in the planning stage or are already constructed; employee housing is the only exception to this. For this housing, two alternative are open: (1) Waikoloa is willing to sell at current market value developed house lots to prospective resort empoyees; (2) Waikoloa is also willing to donate up to 500 acres of unzoned land to provide sites for low cost housing. However, Boise does not believe that there will be a signficant demand for employee housing at Waikoloa until 1985.

"Boise stands ready to donate up to 500 acres of unzoned land adjacent to the village and to the existing off-site utilities, roads, etc., as required....

"It is reasonable to assume that private developers will purchase portions of the developed multi-family zoned area of the village for relatively low cost rental housing when a market is developed by the establishment of an employment center at WBR.

"Other general plan requirements are met by the WBR project. The limit of 3,000 hotel rooms has been incorporated into the plan. Passive and active recreation areas are in the

order of 200 acres for Step 1A of Increment One alone. The area of land zoned for residentail use adjacent to the resort area is 172 acres for Increments One and Two, well below the maximum of 640.

"Increment Three, if it receives State Land Use designation of Urban, (it) will require redesignation of the extensive agricultural area mauka of the King's Trail to open and medium density; this change will only be sought after the State redesignates the area."

"Hotels, condominiums and commercial business structures are expected to be built by developers who purchase lots at the Waikoloa Beach Resort in the future. Boise may, but probably will not, itself develop any hotels, condominiums or commercial structures.

"As development of the Waikoloa Beach Resort is presently conceived, offsite improvements are expected to be installed consistent with the actual rate of growth of the development and most likely will be financed either by Improvement Assessment District or by Boise, and recreational facilities will probably be installed by Boise based on the development's growth."

"The planned development is believed consistent with the findings and policies set forth in Rule 9.1.B and 9.3, Rules and Regulations Relating to Enviromental Shoreline Protection, in the following ways:

"Permanent Open Space The project includes a significant amount of acreage which is committed permanently to undeveloped open space. All of the major resources, including the 'Anaeho'omalu Fishponds, concentractions of archaeological and historical sites, and the coastal shoreline area have been designated as open space preserves....

"Management of Natural Resource Development will be clustered in grouping set well back from the coastal shoreline and fishponds and provisions will be made in the treatment of sewage and control of surface drainage to ensure the continued quality of the coastal waters....

"Public Access to Shoreline The development plan makes provision for public access to the beach including a parking area, beach center...and pathways. A pathway will also extend along the length of the shoreline to provide access to the numerous small pocket beaches and tidal ponds and fishing areas. Heretofore, these areas were basically inaccessible except by boat....

"Sewage Treatment The project will be served by a collection of gravity lines, force mains, and pump stations which will transport sewage to centralized waste water reclamation plant... /mauka/ of Queen Kaahumanu Highway. The development will generate an average flow of 1.7 million gpd....

"Shoreline Alteration Boise Cascade does not intend to alter the coastal shoreline or major fishponds except for additional landscaping. Some tidal ponds will be lost in hotel and

residential development, however, every effort will be made to design and place the structures so as to maintain and incorporate the ponds into the site landscape.

"Reduction of Public Areas The project will not reduce the size of any beach or other area usable for public recreation, but will instead provide considerable additional recreational opportunities for both residents and visitors, which heretofore were unavailable.

"Visual Dominance Boise Cascade's planned development will not substantially interfere with or detract from the line of sight toward the sea from Queen Kaahumanu Highway. The hotels will be the highest structures (up to 6 stories), and will be set within dense plantings of coconut palms and other vegetation. Other structures will be low rise and will also be surrounded with landscaping to soften the structures. The golf course will establish green belt throughout the project, and its contrast with the barren lava flows should add considerably to visual and aesthetic quality of the site. The resort development will, in essence, establish a tropical oasis of green vegetation within a barren, lava-dominated environment."

The purpose of the Planned Unit Development and Partial Planned Unit Development requests is to allow hotels with additional height than is allowed by the Zoning Code and up to six (6) stories to be constructed 6 hotel lots. The petitioner is also requesting that up to 65% of the required parking spaces for each of the hotels be allowed to be located off-site in a central hotel parking facility.

The subject areas are zoned Resort-1,250 square feet (V-1.25). Except for very minor boundary adjustments, the parcels are essentially unaffected by the proposed change of zone which the petitioner has submitted to allow the golf course and road system to be reconfigured. Approval of these applications, however, would be subject to the granting of the change of zone and special management area use permit. Through the PUD process, reasonable flexibility, or variance, can be allowed from the various standard requirements of the Zoning Code as long as the purpose, spirit and intent of the Code is not violated. Partial PUD permits allow developmental restrictions to be set on particular sites, based on the natural features of the site, before specific architectural designs have been prepared.

Within the V-1.25 zone, buildings are limited to a maximum height of 45 feet and three stories, except that a variance may be granted by the Planning Commission for a four-story building which does not exceed 55 feet in height if the Commission finds that the additional height will not render the building conspicuous in relation to its natural surroundings.

Under Rule 7 of the Planning Commission, additional height beyond the stipulated maximum of the applicable zoned district may be allowed pursuant to the PUD provisions of the Zoning Code. In reviewing additional building height under Rule 7, the underlying concept is to evaluate a building's conspicuousness relative to the natural terrain of its site. The procedure involves four components. Three of these establish view planes from all sides of a site and

the fourth sets an absolute maximum height limit. The four components are: A) the establishment of a view plane from the upper, or mauka, side of the site; B) the use of a line of sight (30°) from the side property lines; C) the desirable backdrop of the building site for a makai to mauka view plane; and D) an absolute maximum height limit of six stories and/or 75 feet. When these four components are applied to any site under consideration for a PUD, they essentially define an envelope in which buildings can be constructed on a particular site.

In addition to requesting additional stories and height, the petitioner is also seeking variance from the locational requirement for parking spaces. The petitioner has proposed the establishment of a central parking facility which would be temporarily located makai of the King's Trail along the southern property line of the petitioner's lands. This location would be 1.4 miles from the most distant hotel site (lot 28). If there is sufficient demand for the petitioner to establish its proposed third increment, the parking facility would be permanently located mauka of the King's Trail, where the petitioner is presently seeking to establish a temporary construction and maintenance yard.

Lot 12 (TMK: 6-9-07:24), for which a full PUD is requested, is located northwest of Kahapapa fishpond and on the northern side of 'Anaeho'omalu Bay.. The site consists of 18.8 acres. Its elevation at the shoreline is 0.0 feet or mean sea level; at its highest mauka point elevation is 15+ feet.

On the site are approximately 38 tidal ponds with a total surface area of 0.65 acres. Fourteen (37%) of these ponds, with a surface area of 0.22 acres (34%), would have to be filled in if the hotel were to be constructed as proposed. Also on the site in an area which has not been graded is a cluster of archaeological sites, including a burial cave, habitation sites and midden deposits. These sites are located in the central area of the subject lot.

Under the V-1.25 zoning, a maximum of 655 hotel rooms are permitted on this lot. The development proposed for the subject site would consist of an initial 350 room hotel with future expansion to 425 rooms. The plans submitted show a five-story high 'Y' shaped building oriented along a northeast axis with a sixth floor to be added in the future. The arms of the 'Y' open towards the main access road. The sixth floor height shown is 54 feet above grade and 66 feet above mean sea level. The top of the two elevator service towers would be 67 feet above grade and 79 feet above mean sea level.

In applying the PUD components for considering additional height, the maximum height limit for structures on Lot 12 would be 61.25 feet above the average finished grade (component C-backdrop) but at an elevation not to exceed 66 feet above sea level (component A-mauka view plane). The proposed hotel structure is within the computed maximum height limit under Rule 7. For the Commission's information, projections, such as the elevator shafts, may exceed the height limit of the roof line.

Using the sideyard line of sight component (#B) of the PUD procedure, it is estimated that the structures would be required to be set back between 93.5 and 114 feet from the side property lines in contrast to the standard 18-foot requirement for a six-story building in this zone. (Normal sideyard setback requirement in V-1.25 zone is 8 feet for the first story plus 2 feet more for each additional story.)

The amount of parking which the petitioner has proposed to locate on-site, based on submitted plans, is 126 stalls or about 39% of the total anticipated requirement. For the projected total 425-room hotel, approximately 327 parking stalls for automobiles and 15 loading spaces for trucks and buses would be required. The petitioner's plans show 11 loading spaces. The parking requirements is based on one stall for every three guest rooms, one stall for every 200 square feet of gross floor area for restaurants, bars, retail space, and similar facilities, and one stall for every 400 square feet of office space.

Lots 9 and 10 (TMK: 6-9-07:22, 23) are adjacent to Lot 12 on the east and are directly mauka of Kahapapa fishpond. In the petitioner's proposed development plan, these lots comprise one hotel site with a total area of 15.101 acres. The elevation of the site ranges from 0.0 feet (M.S.L.) on its makai side to 35 + feet at its highest mauka point. Five tidal ponds with a total surface area of 0.13 acres are on this site. Four (80%) of these with a surface area of 0.04 (31%) would have to be filled in if the hotel were to

be constructed as proposed.

Based on the area of the subject property, a maximum of 526 hotel rooms are permitted under the zoning district. The development proposed for this site is a medium rise, first class hotel facility with 525 rooms in two prinicpal structues, separated by a central low rise structure containing the entrace lobby and administrative spaces. This proposed design enable all rooms to be oriented to the ocean. The proposed roof height of the two prinicipal structures will be 52.5 feet above grade, and 67.5 feet above mean sea level. The elevator shaft will rise an additional 18 feet above the roofs.

In applying the PUD components to the subject site, the allowable height is governed by themauka view plane component (#A). Although the backdrop, or makai to mauka view plane component (#C), would allow a building height of 73.75 feet above average finished grade, the mauka view plane calculation limits height to 68 feet above sea level. The proposed development is within the computed maximum height limit. Using the sideyard line of sight component (#B) of the PUD procedure, it is estimated that structures would be required to be set back from 56 to 105 feet from the side property lines in contrast to the standard 18-foot requirement. The proposed 6-story structure would also include a basement.

The petitioner proposes to provide 125 (34%) parking spaces for automobiles on the site and about five (5) loading spaces for trucks and buses, according to plans submitted with the application. The estimated requirement for the proposed development is 363 automobile parking stalls and 18 loading spaces.

Proposed plans for both sites show that pedestrian easements for public access to the shoreline is to be provided along the side property lines of both sites. This easement also includes areas off of the main access road for public parking lot purposes. These public parking lot areas are not part of the proposed hotel developments and related parking requirements.

In support of the full PUD requests, the petitioner has, in part, stated the following:

"It is our belief that the hotel plan /for each site/ is in conformance with the purposes and requirements of the PUD ordinance. The hotel/s/.../are/ to be developed in an area which is designated by the County General Plan as a major resort area and on...lot/s/...currently zoned 'V.' The hotel design/s/ and siting provides for optimum adoption of development to the land by providing more open space and unobstructed view corridors from the frontage road. The plan/s/ and design/s/ also allow for...compact hotel structure/s/which is considered important for efficient operations....

"Construction of the hotel/s/will commence once all necessary County approvals have been received and upon completion of working drawings and financing arrangements.

"...The grounds /of the proposed hotels/ will be extensively landscaped with both native and exotic vegetation. The planting will be chosen so as to blend in with the existing fishpond flora and to soften the lines of the man-made structure/s/. Mass plantings of coconut trees and the use of larger growing shade

trees will reduce the dominance of the structure/s/ on the site/s/ and will also serve as an integrating element with future developments on other hotel parcels."

Partial PUD permits to allow additional height up to six stories and up to 65% of the required off-street parking to be located off-site are being requested for Lots 4, 8, 14, and 28 (TMK: 6-9-07:17, 21, 16, por. 29, respectively). Lots 4 and 8 are located directly mauka of Ku'uali'i fishpond at the southerly end of the proposed development. Lots 14 and 28 are at the northerly end of the subject property. Lot 14 is located on the south side of Waiulua Bay, while Lot 28 is on the northern side of the bay. Lot 28 is within the second increment of development, as stipulated by the original change of zone ordinance.

In support of the Partial PUD permit requests, the petitioner has, in part, stated the following:

"While Boise Cascade does not intend to commence initial hotel development on any of the.../four/sites at this time, we do desire assurance now, through partial PUD approval, of the ability to build up to and including six stories for the following reasons:

- The additional height will achieve optimum adaption of development to the land by providing more open space and unobstructed view corridors from the road, as well as an opportunity to orient most or all hotel rooms for ocean views.
- The additional height will permit more compact and effi-

cient hotel structures in terms of hotel operations and maintenance.

- With the additional height and corresponding compact structural design, additional land area can be allocated to recreational and landscape amenities.
- With appropriate tropical landscaping, including coconut palms and large shade trees, that is essential to resort hotel environments, it is believed that 5 to 6-story hotel structures will not be visually obtrusive or dominant. Instead, the structures will be screened and softened by the site landscaping.

"We have omitted as part of the partial PUD application building site plans and elevations because (1) architectural studies of sufficient detail to merit site and elevation plans have not been conducted for these sites; and (2) we believe that the most logical approach to evaluating the effect of several additional stories is to consider the added visual impact of the building when viewed from different vantage points outside the hotel parcels. With this type of analysis, the basic bulk and color of the structure/s/ in relationship to surrounding vegetation and topography would appear to be more significant than the position of the buildings on each parcel and the minute details of the building elevations."

"Additional building height (floors) allows for a consolidation of the hotel structure and a corresponding reduction of the ground floor area, thereby permitting more of the site to be used for open space amenities.... A six story 400-room

hotel structure will occupy approximately one-half the ground floor area as a three story 400-room structure.

"A six story hotel structure (60-65 feet in height) is within or below vegetation line of mature coconut trees, which reach a height of 70 to 75 feet, and most popular Hawaii shade trees will grow to 60 feet. Thus, under normal resort hotel landscaping programs, the visual dominance of a six story hotel can be reduced significantly; however, structures of seven or more stories in height extend above the vegetation line and become visually prominent.

"Six story hotel structures will enable the preservation of substantial view corridors between structures on adjoining sites. Low rise (three story) development would occupy much of the site, and thereby reduce view corridors accordingly.

In applying the PUD components for considering additional height to the subject lots, the following height limits and sideyard setbacks were derived:

LOT 4: Structures may be 59.2 feet above grade but at an elevation not to exceed 72.5 feet above sea level. Sideyard setbacks would range from 64± feet to 105± feet. Total area is 12.8 acres. A maximum of 452 units permitted.

LOT 8: Maximum height of structures may be 67.7 feet above grade but at an elevation not to exceed 78 feet above sea level. Sideyard setback would range from 74± feet to 117± feet. Area is 15.7 acres; maximum of 546 units allowed.

LOT 14: Structures may be 61.2 feet above finished grade but not to exceed 63 feet above sea level. Sideyard setbacks would range from 87± feet to 100±. Area is 18.9 acres; maximum of 657 units permitted.

LOT 28: Maximum height of structures may be 75 feet but not to exceed 93 feet above sea level. Sideyard setbacks would range from 88± to 129± feet. Area is 11.0 acres; maximum of 382 units allowed.

Inasmuch as architectural drawings have not been submitted with the Partial PUD permit applications, the required parking has not been estimated. Under the General Plan Major Resort designation, a maximum of 3,000 hotel rooms can be permitted. Based on the Zoning Code requirment of one parking space for every 3 hotel units, a minimum of 1,000 parking stalls would be required for the hotels alone. Since the petitioner intends to construct the maximum number of units allowed, a minimum of 500 spaces, or one-half of the requirement for hotel units alone, could be located off-site if the PUD and the partial PUD applications were to be approved.

It should also be noted that the petitioner has indicated that the ground floor elevation of the hotels for which partial PUD permits are being requested would be 12 feet above sea level, due to tsunami considerations.

In support of the request to allow 65% of the required parking for both the proposed PUD and Partial PUD lots to be located off-site, the petitioner has stated the following:

"The overall resort development plan includes a central hotel parking facility to be located at the southern limits of the resort near Hotel Site 4 and the beach center. The purpose of the central parking area would be to consolidate approximately (a portion) of the required parking for all of the hotels. Hotel parking provided at the central facility would be principally for hotel employee vehicles. The parking facility would also include parking for tour buses, day visitors and would serve as a taxi staging point. Hotel employees and visitors would be transported between the hotel sites and central parking area by a jitney system.

"By centralizing at one location up to (65%) of the required parking (mostly employee parking) for all hotels, considerable amount of land within each hotel site can be retained in natural or landscaped open space in lieu of surfaced parking areas. The centralized parking scheme and jitney system also provides a means of minimizing the use of private automobiles within the resort."

"An additional public parking area will be provided some 600 feet mauka of the beach pavilion and changing area to accomodate beach goers and fishermen. Utilization of the parking areas situated on the hotel sites would be limited to the needs and operations of private hotels. Boise would like to avoid providing parking at the access easements between hotel sites as it believes that the public parking area near the beach

will adequately meet the parking needs for the general public. The beach is, and will continue to be, the principal attraction to the general public. Some people will come to the resort for shoreline fishing, however, it is expected that they too would utilize the public parking area near the beach, and then venture to different fishing spots along the shoreline as they currently do. The access easements between hotel site would be limited to pedestrian movement and would form an access link between the shoreline and the interior resort developments. Pathways will either be gravel, asphalt or boardwalk construction. There will be no night lighting, as night time use of the access easements will be discouraged."

The proposed sewage treatment plant, or STP, for which a Special Permit is being requested is located mauka of the Queen Ka'ahumanu Highway. The request includes a 20-foot easement for access to the proposed 17.662-acre site. Proposed improvements include an access road of 16 feet in width, a control building with dimensions of 16' x 32', a concrete comminuting structure, a concrete devision box, a 2.8-acre lagoon, a concret clarifier tank (22' x 67') and a concrete chlorine contact tank (17' x 46').

The proposed STP site consists of unvegetated lava. The petitioner has stated that the STP complex would be an intergral part of the WBR, and the "Because of its more service or industrial-like character and functions, and the possiblity that odors might occur during the operation or malfunctions, it is desirable to place the

STP complex outside the actual resort area." The petitioner also maintains that approval of the proposed site will not have an adverse effect upon surrounding properties, that the site is generally unsuited for agricultural activities, and that the proposed use will not unreasonably burden the existing level of public services.

There are no known archaeological sites on the proposed site.

The other Special Permit request is for the temporary construction and maintenance yard and a 30-foot wide access easement and utility lines. The proposed site consists of 7.906 acres and the proposed easement has an area of 0.863 acres (total area - 8.760 acres). The area is approximately 100 feet mauka of the King's Trail.

The proposed facility will be used for the storage and protection of construction materials used during the period of development, the storage and protection of construction equipment when not in use and the repair and maintenance of such equipment. Project maintenance equipment will also be stored, repaired and maintained in the proposed facility.

According to plans submitted by the petitioner, buildings with a maximum area of 10,000 sq. ft. would be constructed. These would be maintenance and storage structures and small offices, including bathrooms and showers. The petitioner has proposed the provisions of aprroximately 10 to 15 parking spaces on the site. A security fence and landscaping would also be provided.

BOISE CASCADE HOME AND LAND CORPORATION
RECOMMENDATION: SPECIAL PERMITS

A. Temporary Construction and Maintenance Yard
B. Waste-water Reclamation Plant (STP)

It is recommended that the subject requests for Special Permits to allow the establishment of a) a temporary construction and maintenance yard and b) a waste-water reclamation, or sewage treatment, plant within the State Land Use Agricultural District be given a favorable recommendation, based on the following considerations:

That approval of the proposed uses will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State. The purpose of the subject requests is to allow the establishment of uses which are ancillary to the petitioner's proposed resort development at 'Anaeho'omalu, South Kohala. The proposed temporary construction and maintenance yard will be used for the storage and protection of construction materials during the period of development of the resort area, the storage and protection of construction equipment when not in use and the repair and maintenance of such equipment. The proposed facility will also be used to store, maintain and repair project maintenance equipment. The proposed waste-water reclamation, or sewage treatment, plant (STP) is an essential and integral part of the infrastructure and will treat

EXHIBIT R

sewage effluent generated by the overall resort development, recycling it for irrigation purposes.

The Land Use District Regulations provide that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and aucillary activities by reason of topography, soils and other related characteristics may be included in the Agricultural District. The sites proposed for the two uses being requested consist of unweathered lavas. Due to the geologic make-up of the two proposed sites and the climatic characteristics of the area, the subject lands are relatively unsuited for productive agricultural activities. The use of the subject sites for the proposed facilities will not substantially impair actual or potential agricultural production in the area under consideration or in the region. As such, it is found that approval of the subject requests will not be contrary to the intent and purpose of the Land Use Law and Regulations.

Further, the establishment of the proposed uses will complement the goals, policies and standards of the County of Hawaii General Plan. One of the goals of the Economic Element of the General Plan is to "strive for stability in (the County's) economic system." Stated policies to help achieve the goal of this element provide that the County "shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents," and also that the County "shall strive for diversification

of its economy by strengthening existing industries and attracting new endeavors." The Land Use Element of the General Plan designates 'Anaeho'omalu as a major resort area. 'Anaeho'omalu is makai of the proposed sites and the petitioner has received County approvals to allow the development of a major resort area. The proposed uses are aucillary to the major resort area and are essential for compliance with the standards of the General Plan major resort designation. Although the proposed sites are outside of the area designated for major resort use, such location will not adversely affect surrounding lands, which also consist of lava and are vacant or which will be developed for resort uses.

In light of the integral part which the proposed uses will play in the petitioner's resort development and the County General Plan policies, it is determined that the establishment of the proposed uses will be in the best public interest. In addition, approval of the subject requests will not be materially detrimental to the public welfare or injurious to improvements or property rights related to properties in the near vicinity.

It is further recommended that the subject requests be approved subject to the following conditions:

1. That the sewage treatment plant and the temporary construction and maintenance yard shall conform substantially to the representations made by the petitioner and the plans submitted with the applications.
2. That the developments shall be confined within the area defined

by the metes and bounds descriptions submitted with the applications.

3. That ~~construction of the~~ the sewage treatment plant, ~~including landscaping, shall commence within one (1) year from the effective date of approval of the Special Permit and~~ shall be operational prior to the issuance of the occupancy permit for the first hotel at 'Anaeho'omalu.

4. That an archaeological walk-through survey of the sewage treatment plant site shall be conducted prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing before the survey is undertaken and shall submit a full report of the survey to the Planning Director prior to obtaining a grading permit.

5. That the petitioner shall submit a plan for reducing the visual impact of the sewage treatment plant from the Queen Ka'ahumanu Highway, meeting the approval of the Planning Director. Said plan shall include alternative ways of reducing the visual impact.

6. That construction of the facilities, including landscaping, for the temporary construction and maintenance yard shall commence ~~within one (1) year of the effective date of approval of the Special Permit.~~ prior to the construction of the first hotel and be completed within one (1) year thereafter.

7. That the petitioner shall document through mapping and photographs any archaeological areas as reported in Bishop Museum Manuscript 110876 (Archaeological Reconnaissance Survey of Waikoloa Lands Mauka of King's Trail, Island of Hawaii) within the temporary construction and maintenance yard site. Such

documentation shall be undertaken prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing prior to the commencement of said documentation and shall submit a full report to the Planning Director prior to obtaining a grading permit.

8. That development, including landscaping and fencing, within the temporary construction and maintenance yard site shall be a minimum of 100 feet from the mauka edge of the King's Trail.

9. That the temporary construction and maintenance yard use shall terminate within ten (10) years from the effective date of approval of the Special Permit or upon its abandonment, whichever comes first.

10. That all other applicable rules and regulations, including plan approval, shall be complied with.

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

RECORD OF VOTING
PLANNING COMMISSION
County of Hawaii

Date March 14, 1977

Petitioner BOISE CASCADE HOME & LAND CORP. - Special Permit

(Waste-water Reclamation Plant (STP))

____Preliminary hearing ____Public hearing ____Request

ACTION: _✓_ Approve

____ Deny

____ Defer

____ Continue

____ Schedule for public hearing

Other: _____

Commissioners	Aye	No	Absent	Abstain
ASAI, Scott H.	✓			
FUJIMOTO, Shigeru	✓			
HANLEY, J. Walsh	✓			
MARTIN, Arthur W.	✓			
MIELCKE, William F.	✓			
MURAKAMI, Haruo	✓			
SAKAMOTO, Charles	✓			
JITCHAKU, Lorraine R.	✓			

EXHIBIT S

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PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
March 14, 1977

The Planning Commission met in regular session at 10:04 a.m. and recessed because of the electric power outage and reconvened at 10:37 a.m. in the Councilroom, County Building with Chairman Jitchaku presiding.

PRESENT: Lorraine R. Jitchaku
Scott H. Asai
Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
William F. Mielcke
Haruo Murakami
Charles H. Sakamoto, Jr.

ABSENT: None

Sidney M. Fuke, Acting Planning Director (evening session)
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

Stephen G. Bess, Acting Corporation Counsel
David Murakami, representing Ex-officio Member Edward Harada
Quirino Antonio, representing Ex-officio Member Akira Fujimoto

and about 15 people in attendance at 10:00 a.m., about 25 people at 1:00 p.m., about 6 people at 3:30 p.m. and about 50 people at 7:00 p.m.

EXHIBIT T

Mr. Asai moved for a public hearing; seconded by Mr. Fujimoto; carried.

BOISE CASCADE HOME & LAND CORPORATION
ANAEHO'OMALU & WAIKOLOA
SOUTH KOHALA

The following requests for the Waikoloa Beach Resort complex were considered. The area is located makai of the Queen Ka'ahumanu Highway in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, TMK: 6-8-01:26 and portion of 5 and 6-9-07:1 to 30:

a. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

b. Special Permit request to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway.

c. Planned Development permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.

Special Permits:

Staff recommended favorable consideration of the two requests, based on the findings and with the conditions, on file.

Mr. Willis Sanburn, Vice President of the corporation, stated that he was agreeable to the conditions except that he would suggest the phrase "...shall be deemed null and void" be changed to "may be deemed null and void." Staff agreed to this change.

Mr. Mielcke moved to send a favorable recommendation to the SLUC for the reasons and with the conditions as outlined by the staff; seconded by Mr. Asai; carried with eight aye votes.

Planned Development Permit:

Staff recommended that the request be approved based on the findings and with the conditions, on file.

Mr. Mielcke moved to approve the application based on the staff's recommendation and with the conditions as set forth; seconded by Mr. Sakamoto; carried with eight aye votes.

RECESSED

Chairman called for a recess at 12:47 p.m. for a lunch break.

****

RECONVENED

Meeting was reconvened at 1:42 p.m. to consider the following items on the agenda.

Chairman announced that a request was made by the representative of Item No. 8 for an early consideration so that he can return to Honolulu on the three o'clock flight.

March 15, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corporation
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Special Permit Applications
Tax Map Keys 6-8-01:portion 26 and 6-8-01:5 (por.)

The Planning Commission at its regular meeting of March 14, 1977 considered your applications for a special permit to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land located makai of the King's Trail and the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land located mauka of the Queen Ka'ahumanu Highway within the State Land Use Agricultural District, Anaeho'omalu, South Kohala, Hawaii.

The Commission voted to forward a favorable recommendation to the Land Use Commission subject to the following conditions:

1. That the sewage treatment plant and the temporary construction and maintenance yard shall conform substantially to the representations made by the petitioner and the plans submitted with the applications.

2. That the developments shall be confined within the area defined by the metes and bounds descriptions submitted with the applications.

3. That the sewage treatment plant shall be operational prior to the issuance of the occupancy permit for the first hotel at Anaeho'omalu.

4. That an archaeological walk-through survey of the sewage treatment plant site shall be conducted prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing before the survey is undertaken and shall submit a full report of the survey to the Planning Director prior to obtaining a grading permit.

EXHIBIT U

MAR 19 1977

5. That the petitioner shall submit a plan for reducing the visual impact of the sewage treatment plant from the Queen Ka'ahumanu Highway, meeting the approval of the Planning Director. Said plan shall include alternative ways of reducing the visual impact.

6. That construction of the facilities, including landscaping, for the temporary construction and maintenance yard shall commence prior to the construction of the first hotel and be completed within one (1) year thereafter.

7. That the petitioner shall document through mapping and photographs any archaeological areas as reported in Bishop Museum Manuscript 110876 (Archaeological Reconnaissance Survey of Waikoloa Lands Mauka of King's Trail, Island of Hawaii) within the temporary construction and maintenance yard site. Such documentation shall be undertaken prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing prior to the commencement of said documentation and shall submit a full report to the Planning Director prior to obtaining a grading permit.

8. That development, including landscaping and fencing, within the temporary construction and maintenance yard site shall be a minimum of 100 feet from the mauka edge of the King's Trail.

9. That the temporary construction and maintenance yard use shall terminate within ten (10) years from the effective date of approval of the Special Permit or upon its abandonment, whichever comes first.

10. That all other applicable rules and regulations, including plan approval, shall be complied with.

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

In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

lat:lgv

cc Mr. James R. Bell
State Land Use Commission
DPED, Land Use Division

(B) Temporary Construction & Maintenance Yard

(B)

LIST OF EXHIBITS - BOISE CASCADE HOME & LAND CORPORATION
Temporary Construction & Maintenance Yard

A. Applicant's letter (10/6/76)

A-1. Application form

A-2. Applicant's reasons

A-3. Applicant's supplemental info.

A-4. Applicant's island map

A-5. Applicant's resort area map

A-6. Applicant's development map

A-7. Applicant's site map

A-8. Metes & Bounds description

B. Departmental acknowledgment letter (10/12/76)

C. Letter to agencies (10/12/76)

D. Police (10/15/76)

E. Research & Development (10/15/76)

F. Public Works (10/18/76)

G. Agriculture (10/18/76)

H. Water Supply (10/18/76)

I. Fire (10/20/76)

J. Historic Preservation Officer (HPO) (10/26/76)

J-1. HPO's info.

J-2. HPO's info.

K. Health (11/4/76)

L. Letter to applicant (10/13/76)

M. Letter from applicant (10/22/76)

N. Letter from applicant (10/25/76)

O. Letter to applicant (11/3/76)

P. Letter from applicant (12/8/76)

P-1. Arch. Recon. Survey submitted by applicant

P-2. Letter from Bishop Estate to applicant (11/19/76)

Q. Letter to applicant (1/5/77)

R. Public Hearing notice (1/13/77)

S. Letter to applicant (12/13/76)

T. Surrounding property owners list

T-1. Letter to surrounding property owners (12/13/76)

T-2. Map for surrounding property owners

U. Letter to surrounding property owners (1/11/77)

V. Letter to applicant (1/11/77)

W. Letter to surrounding property owners (1/26/77)

X. Map for surrounding property owners

Y. Public Hearing notice (2/14/77)

Z. Letter to applicant (1/28/77)

AA. Public Hearing notice in Hawaii Tribune-Herald

BB. Minutes (2/14/77)

CC. Hearing Transcript (2/14/77)

DD. Letter to applicant (2/15/77)

EE. Letter to applicant (2/28/77)

FF. Staff's background

GG. Staff's consolidate bkg with other applications

HH. Staff's recommendation

II. Voting sheet

JJ. Minutes (3/14/77)

KK. Letter to applicant (3/15/77)

Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813
808/531-8181

Waikoloa

October 6, 1976

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

Gentlemen:

Subject: Application for Special Permit

With regard to the Application for Special Permit submitted by Boise Cascade Home & Land Corporation for the Waikoloa Beach Resort September 9, 1976 and supplemented September 22, 1976 with a written narrative on the proposed use (16 copies), we submit herewith 16 copies of the proposed plot plan as requested.

Very truly yours,

Willis H. Sanburn
Vice President

WHS/fn
Enclosures

EXHIBIT A

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Boise Cascade Home and Land Corporation

APPLICANT'S SIGNATURE: W. K. Rawlins V.P.

ADDRESS: Financial Plaza of the Pacific, Suite 1801, 130 Merchant Street, Honolulu, Hawaii 96813

TELEPHONE: (808) 531-8181

TAX MAP KEY: 6-8-01-26 AREA: 7.096 acres *(Size of Parcel)*

OWNER: First Hawaiian Bank (a Hawaiian Corporation) (as Trustee under that certain unrecorded Trust Agreement dated December 1968)

OWNER'S SIGNATURE: Trust Officer

APPLICANT'S INTEREST, IF NOT OWNER: Beneficial

REQUESTED USE: To use 7.096 acres as temporary construction and maintenance yard, together with a 30 foot easement (0.863 acres) for access and utility lines -- will be relocated when the second 18-hole golf course is constructed.

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

NOTE: The applicant must show that:

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

THIS APPLICATION MUST BE ACCOMPANIED BY:

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

For Official Use:

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

P.D. 3 2/75

EXHIBIT A-1

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

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

The property is currently classified as Unplanned by the County of Hawaii and Agricultural by the State of Hawaii. The land is relatively flat, rough, barren Pahoehoe Lava, and is not suitable for Agricultural development. The property abutts the South Kohala-North Kona District Boundary, and is bounded on the South by State lands, and to the NE & W by Boise Properties. It is approximately 250 feet from Waikoloa Beach Resort Property zoned RM 1.5, a portion of which Boise proposes to use for temporary employee parking. Boise proposes to construct a temporary Construction and Project Maintenance Yard on the site, connected to the main Waikoloa Beach Resort Access Road by a temporary road with temporary utility lines. Boise feels that this site is necessary during the development stages of the Waikoloa Beach Resort. It will ultimately be relocated when the second Golf Course is constructed. Boise has no alternative use for the property at this time. In the future, Boise will apply for rezoning of the property and if approved, this site will become the permanent transportation center for the Waikoloa Beach Resort. It is difficult at this time to determine when the second Golf Course will be built. However, we estimate the Construction and Project Maintenance Yard will be moved within ten (10) years.

There are no historical sites on this property.

EXHIBIT A-2

SUPPLEMENT TO

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

Applicant: Boise Cascade Home and Land Corporation

Applicants Signature:

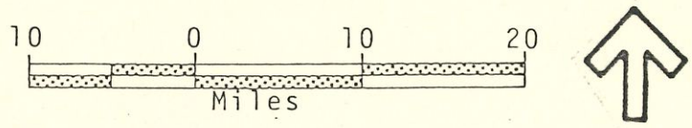
Address: Financial Plaza of the Pacific
Suite 1801, 130 Merchant Street
Honolulu, Hawaii 96813

Telephone: 808 531 8181

It is absolutely necessary in order to develop a project the magnitude of the Waikoloa Beach Resort, to have a temporary project maintenance and construction yard. The facility will be used for; the storage and protection of construction materials used from time to time during the period of development, the storage and protection of construction equipment when not in use, the repair and maintenance of construction equipment, the storage and protection of project maintenance materials, the storage and protection of project maintenance equipment when not in use, and the repair and maintenance of the project maintenance equipment. Any on site facilities - whether construction trailers or temporary buildings - will be removed at the time the permit expires. The site selected is totally unsuitable for any other use at this time. The site is by necessity in a convient (but yet secluded) location for deliveries and storage of construction and maintenance materials and equipment. The area will be fenced for security and will be landscaped for aesthetics.

EXHIBIT A-3

WAIKOLOA BEACH RESORT
SITE LOCATION MAP



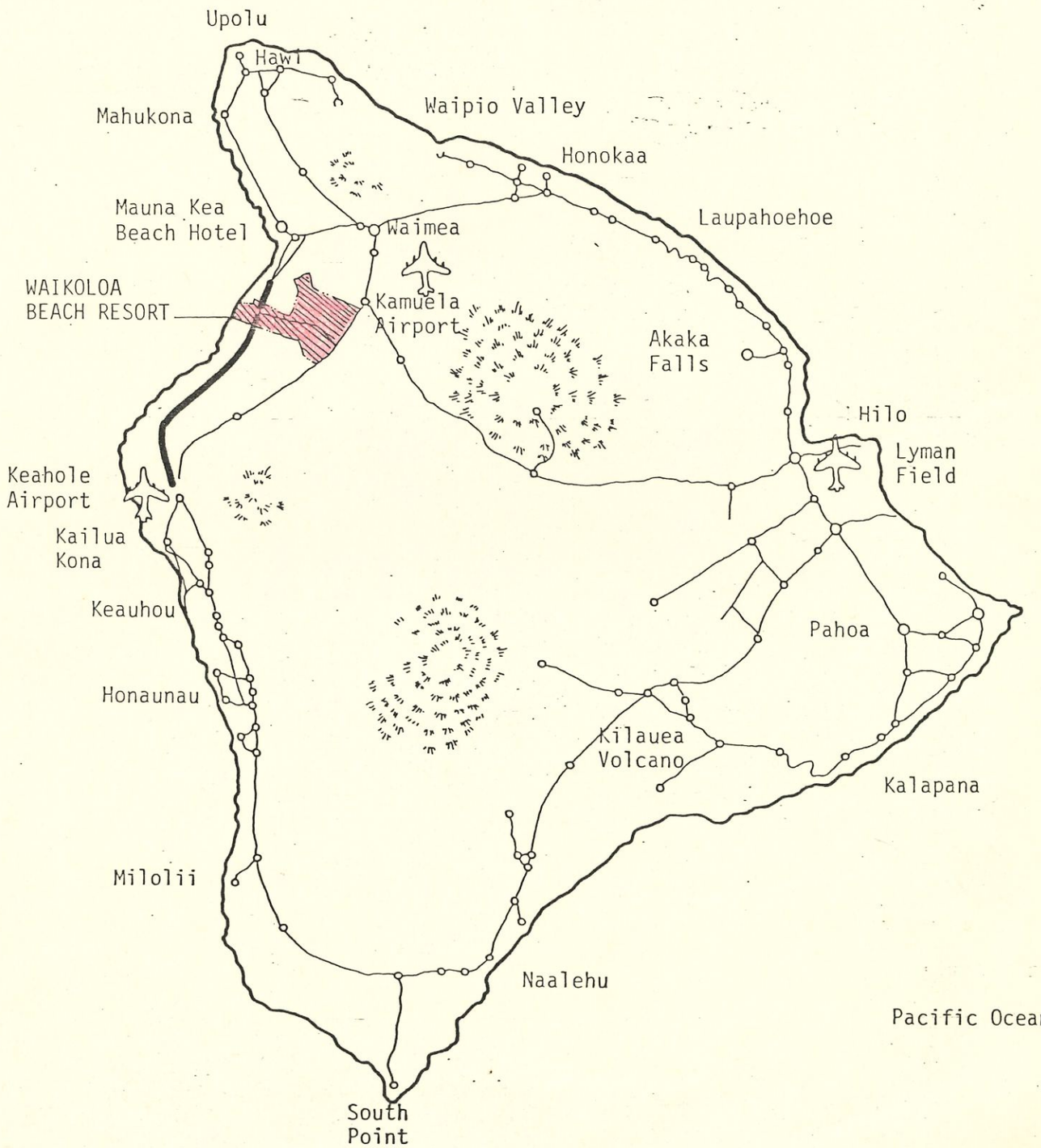


EXHIBIT A-4

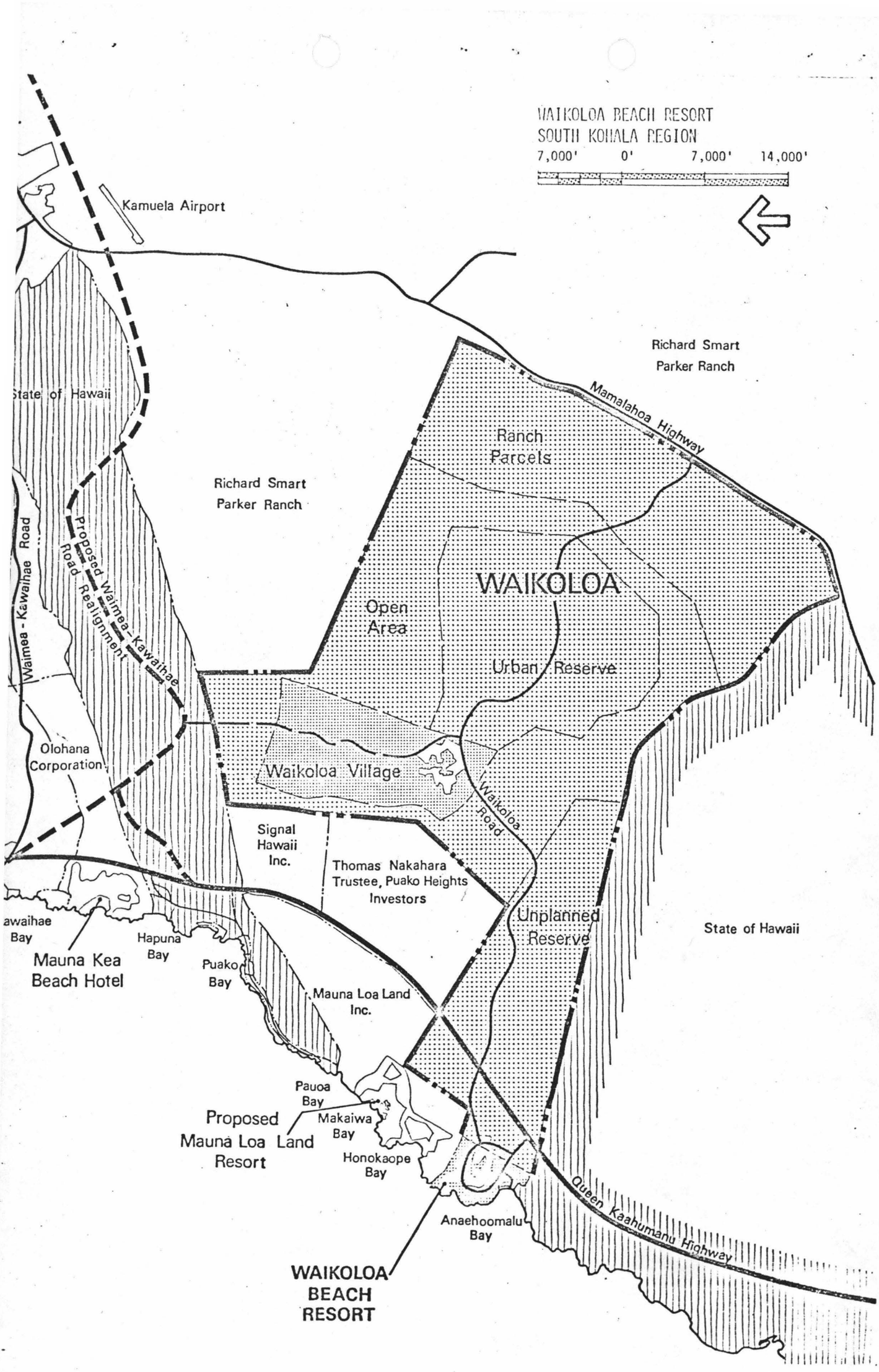

WAIKOLOA BEACH RESORT
SOUTH KOHALA REGION
7,000' 0' 7,000' 14,000'
Kamuela Airport
Richard Smart
Parker Ranch
State of Hawaii
Mamalahoa Highway
Ranch
Parcels
Richard Smart
Parker Ranch
Waimea - Kawaihae Road
Proposed Waimea - Kawaihae Road Realignment
WAIKOLOA
Open
Area
Urban Reserve
Olohana
Corporation
Waikoloa Village
Waikoloa Road
Signal
Hawaii
Inc.
Thomas Nakahara
Trustee, Puako Heights
Investors
Unplanned
Reserve
State of Hawaii
awaihae
Bay
Hapuna
Bay
Mauna Kea
Beach Hotel
Puako
Bay
Mauna Loa Land
Inc.
Pauoa
Bay
Proposed
Mauna Loa Land
Resort
Makaiwa
Bay
Honokaope
Bay
Anaehoomalu
Bay
Queen Kaahumanu Highway
WAIKOLOA
BEACH
RESORT

EXHIBIT A-5

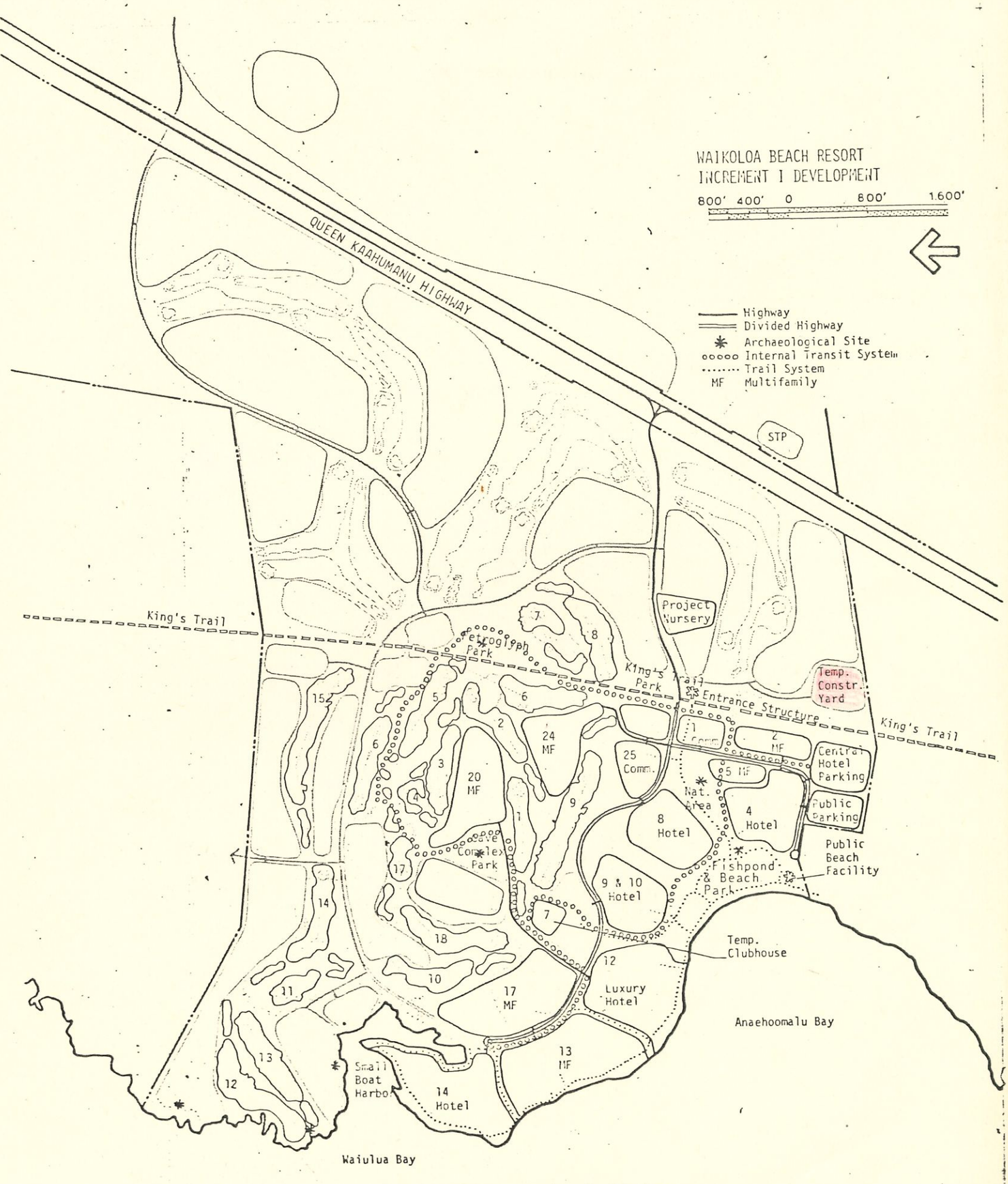

WAIKOLOA BEACH RESORT
INCREMENT I DEVELOPMENT
800' 400' 0 800' 1,600'
Highway
Divided Highway
Archaeological Site
Internal Transit System
Trail System
MF Multifamily
QUEEN KAAHUMANU HIGHWAY
STP
King's Trail
Petroglyph Park
King's Trail Park
Project Nursery
Temp. Constr. Yard
Entrance Structure
King's Trail
24 MF
20 MF
25 Comm.
2 MF
5 MF
Central Hotel Parking
Public Parking
Nat. Area
8 Hotel
4 Hotel
Public Beach Facility
Cave Complex Park
Fishpond & Beach Park
9 & 10 Hotel
Temp. Clubhouse
Luxury Hotel
17 MF
13 MF
Anaehoomalu Bay
Small Boat Harbor
14 Hotel
Waiulua Bay
Pacific Ocean

EXHIBIT A-6

TEMPORARY MAINTENANCE AND CONSTRUCTION YARD

LAND SITUATED AT WAIKOLOA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

BEING A PORTION OF ROYAL PATENT 5671,

LAND COMMISSION AWARD 8521-B, APANA 1 TO G. D. HUEU

BEING ALSO A PORTION OF LOT 3 OF WAIKOLOA PARCEL 4 SUBDIVISION, FILE PLAN 1435

Beginning at the West corner of this parcel of land on the boundary line between the lands of South Kohala and North Kona, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 3,065.61 feet North and 36,487.91 feet West and running by azimuths measured clockwise from true South:

1.	213°	17'	05"	777.60 feet	along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
2.	303°	17'	05"	500.00 feet	along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
3.	33°	17'	05"	600.00 feet	along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
4.	103°	43'	46.6"	530.60 feet	along Government Land of Puuanahulu to the point of beginning and containing an area of 7.906 acres.

Together with Easement for Access and Water Pipeline Purposes described as follows:

EXHIBIT A-8

DUPLICATE 1/16/76

EASEMENT

(30.00 FEET WIDE)

FOR ACCESS AND WATER PIPELINE PURPOSES

Beginning at the Southwest corner of this Easement, the direct azimuth and distance from the end of Course Number One (1) of the above described parcel of land being 303° 17' 05", 385.00 feet and running by azimuths measured clockwise from true South:

1. 213° 17' 05" 753.62 feet along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435;

   thence along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435, on a curve to the left with a radius of 485.00 feet, the chord azimuth and distance being:

2. 200° 08' 32.5" 220.55 feet, thence;

3. 187° 00' 270.77 feet along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435;

   thence along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435 (along the Southerly side of Easement R-1 of Waikoloa Parcel 4 Subdivision, File Plan 1435), on a curve to the left with a radius of 1,060.00 feet, the chord azimuth and distance being:

4. 277° 00' 30.00 feet, thence;

5. 7° 00' 270.77 feet along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435;

   thence along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435, on a curve to the right with a radius of 515.00 feet, the chord azimuth and distance being:

6. 20° 08' 32.5" 234.19 feet, thence;

7.	33°	17'	05"	753.62 feet	along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435;
8.	123°	17'	05"	30.00 feet	along remainder of Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435 to the point of beginning and containing an area of 0.863 acres.

Description Prepared by:

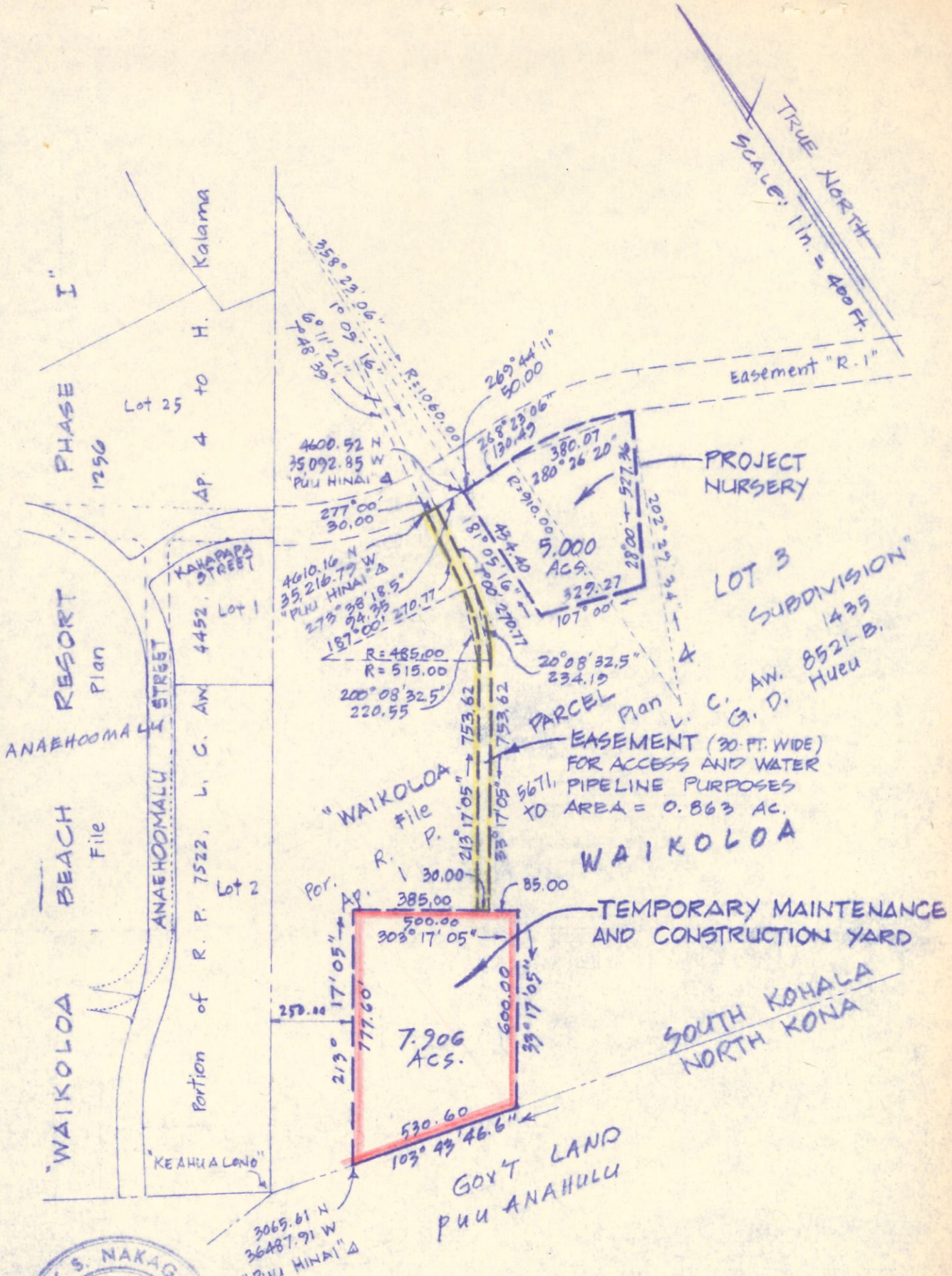
WILLIAM HEE & ASSOCIATES, INC.



Jerry S. Nakagawa
Registered Professional Surveyor
Certificate Number 1698

1020 Auahi Street
Building 1, Room 1
Honolulu, Hawaii 96814

January 16, 1976



PLAN SHOWING
PORTION OF LOT 3 OF "WAIKOLOA PARCEL 4 SUBDIVISION" FILE PLAN 1435
AT WAIKOLOA, SOUTH KOHALA ISLAND OF HAWAII, HAWAII
TAX MAP KEY: 3RD. DIV. 6-8-01: POR. 26

JERRY S. NAKAGAWA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1698
HAWAII, U.S.A.

This work was prepared by me or under my supervision.

By: Jerry S. Nakagawa
Registered Professional Surveyor
Certificate Number

HONOLULU, HAWAII

WILLIAM HEE & ASSOCIATES, INC.
CIVIL ENGINEERS · SURVEYORS · PLANNERS

1020 ALAHI ST.
JAN. 16, 1976

October 12, 1976

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corp.
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Special Permit
Temporary Construction & Maintenance Yard
Tax Map Key: 6-8-01:portion of 26

This is to acknowledge receipt of the abovementioned special permit application on September 9, 1976.

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

The Planning Commission may deny the request if it deems that the proposed use does not meet with the special permit guidelines. In such a circumstance, its decision will be considered final. However, in accordance with the provisions of Chapter 205-6, Hawaii Revised Statutes, a Planning Commission denial may be appealed to the circuit court of the circuit in which the land is situated, in this case, the Third Circuit Court.

Notice of the time and place of the public hearing will be forwarded to you as soon as your application is placed on its agenda for Commission action. Should any questions arise in the meantime, please contact Norman Hayashi or Ilima Piianaia of this Department, at 961-8288.

for Sidney M Fuke

RAYMOND SUEFUJI
Director

cc: SLUC, DPED (Land Use Plng.)

rfd:kth

EXHIBIT B

OCT 12 1976

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highways, Police, Health, R & D, Fire, Soil Conserv., Agriculture, and DLNR (Historic Preservation Ofc.) and Virginia - Staff

Date: October 12, 1976

From: Planning Department

Subject: Application for Special Permit
Boise Cascade Home and Land Corp.
Temporary Construction & Maintenance Yard
TMK: 6-8-01:portion of 26

The attached application is forwarded for your review and comments. May we have a response within two weeks. Thank you.

Raymond Suefuji

RAYMOND SUEFUJI
Director

RFD:kth
Atch

EXHIBIT C

OCT 12 1976

POLICE DEPARTMENT

COUNTY OF HAWAII
349 KAPIOLANI STREET
HILO, HAWAII 96720

OUR REFERENCE

YOUR REFERENCE

GUY A. PAUL

CHIEF OF POLICE

October 15, 1976

TO : RAYMOND SUEFUJI, PLANNING DIRECTOR

FROM : GUY A. PAUL, CHIEF OF POLICE

SUBJECT: APPLICATION FOR SPECIAL PERMIT
BOISE CASCADE HOME AND LAND CORP.
TEMPORARY CONSTRUCTION AND MAINTENANCE YARD
TMK: 6-8-01:portion of 26

The application for a special permit by the Boise Cascade Home and Land Corp. has been reviewed, and from the police standpoint, we can foresee no adverse effects from the requested change.

GUY A. PAUL
CHIEF OF POLICE

MKLK/GI/k

EXHIBIT D

DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII

HERBERT T. MATAYOSHI, Mayor

CLARENCE W. GARCIA, Director

October 15, 1976

MEMORANDUM

TO: Planning Director

FROM: Director

SUBJECT: Application for Special Permit - Temporary Construction and Project Maintenance Yard - Boise Cascade Home and Land Company

We foresee no adverse economic impact with the location of this temporary facilities in this particular location. However, consideration should be given to the issuance of special permits with specific expiration dates which can be renewed with cause.

• 25 AUPUNI STREET • HILO, HAWAII 96720 • TELEPHONE (808) 961-8366

EXHIBIT E

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

Date October 18, 1976

M E M O R A N D U M

TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit
Applicant: Boise Cascade Home and Land Corporation
Location: Waikoloa, South Kohala
TMK: 6-8-01:por. of 26

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

Edward Harada

EDWARD HARADA, Chief Engineer

EXHIBIT F

GEORGE R. ARIYOSHI
GOVERNOR

JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

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

October 18, 1976

RECEIVED
'76 OCT 21 PM 1:55
DEPT. OF
GENERAL PLANNING
C & C HONOLULU

MEMORANDUM

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

Subject: Application for Special Permit
Boise Cascade Home and Land Corporation
Temporary Construction and Maintenance Yard
TMK: 6-8-01: portion of 26

The Department of Agriculture has reviewed the subject application, and has no objections to the special permit request.

Thank you for the opportunity to comment.

John Farias, Jr.

JOHN FARIAS, JR.
Chairman, Board of Agriculture

JF:k:h

EXHIBIT G

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820 • HILO, HAWAII 96720 • 25 AUPUNI STREET

October 18, 1976

TO: Planning Department

FROM: Department of Water Supply

SUBJECT: APPLICATION FOR SPECIAL PERMIT
BOISE CASCADE HOME AND LAND CORP.
TEMPORARY CONSTRUCTION & MAINTENANCE YARD
TMK: 6-8-01:PORTION OF 26

We have no objections to the Special Permit request for a temporary construction and maintenance yard.

For your information, the Department of Water Supply has no water system in the area.

E. W. Hoke

Akira Fujimoto
Manager

QA

cc: Boise Cascade Home and Land Corporation

EXHIBIT H

HAWAII COUNTY FIRE DEPARTMENT

TO: Planning **DATE:** October 20, 1976

FROM: Fire

SUBJECT: Application for Special Permit
Boise Cascade Home and Land Corp.
Temporary Construction & Maintenance Yard
TMK: 6-8-01:portion of 26

No fire protection provided in this area. Proposed building does not pose any fire threat to adiacent property. Plans are to be submitted to our office for approval.

Jerome W Fukushi
Fire Inspector

HFD-30
11/29/74 - 1M

EXHIBIT I

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII

CHRISTOPHER COBB, CHAIRMAN
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

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

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

October 26, 1976

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

Dear Mr. Suefuji:

Subject: Application for Special Permit;
Boise Cascade Home and Land Corp.;
Anaehoomalu, Hawaii Island

Existing records have been checked for archaeological and historical sites that may be affected by this undertaking. The following information and recommendations are for your consideration in processing this application:

The applicant's statement that "There are no historical sites on this property." is erroneous. Archaeological survey of the Kailua-Kawaihae Road Corridor conducted in 1970 (Ching, editor, 1971, Hawaii State Archaeological Journal 71-1) reported the location of an extensive abrader manufacturing area, associated habitation features and other areas of aboriginal Hawaiian activity within and adjacent to the project site. In June, 1975 a fieldcheck of this area by the Hawaii Register of Historic Places (HRHP) staff verified that these features and their research and interpretive potentials were still intact and in good condition. At present the write-up for the Abrader Manufacturing Area Site is being prepared for submission to the HRHP Review Board for evaluation.

Enclosed are 2 maps: Map 1 shows where the eastern boundary of the proposed yard would encroach on the makai portion of this abrader maufacturing area. Map 2 shows the northwestern portion of the proposed abrader manufacturing area site in relationship to the proposed yard.

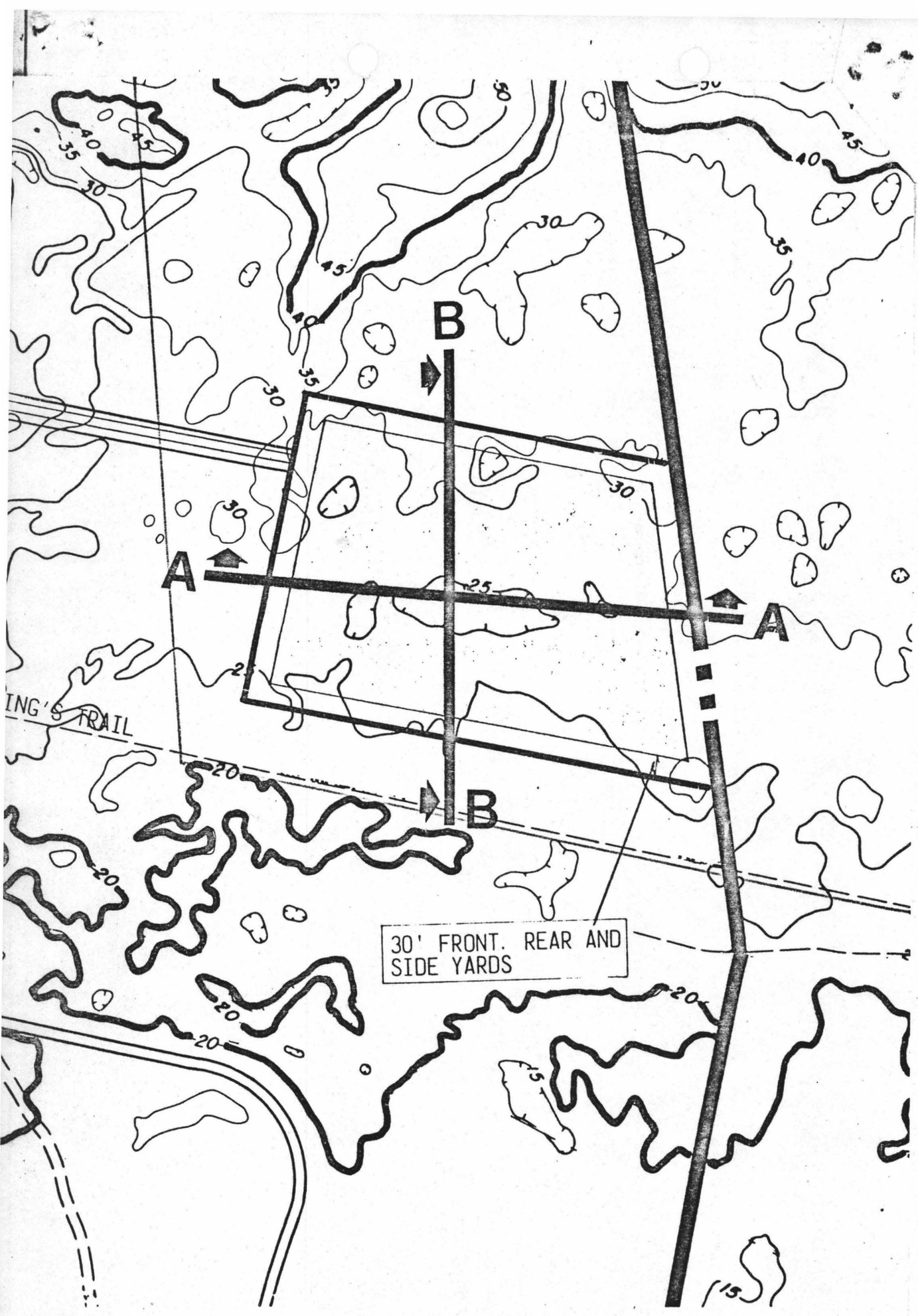
This SMA permit application should include a section dealing with alternate sites for a temporary construction yard. In addition, survey of the access road alignment and any other area of anticipated construction as well as intensive mapping of the abrader manufacturing area and associated features should be conducted and appended as a report to this permit application.

Sincerely yours,

Jane Silverman
Historic Preservation Officer
State of Hawaii

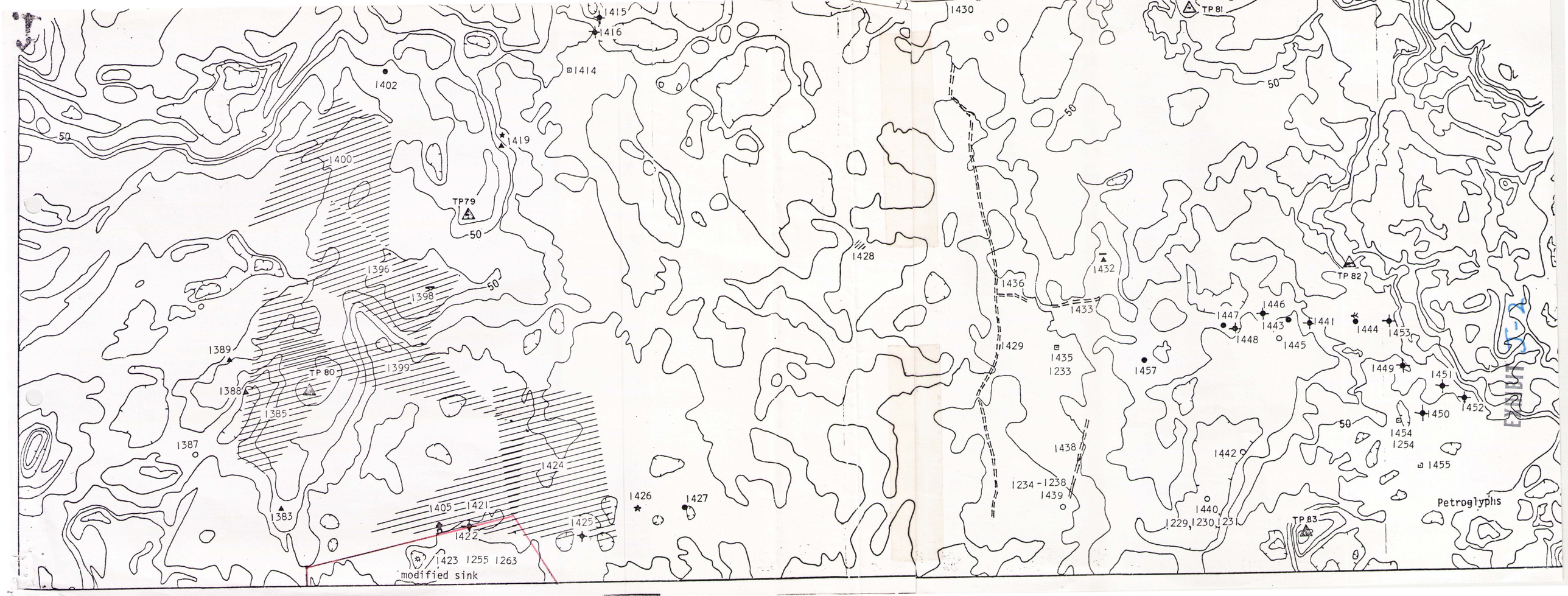
EXHIBIT J

Encl: 2as



Plot Map

EXHIBIT J-1


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1229, 1230, 231
TP 83
Petroglyphs
EXHIBIT

11/8/26

Lima:

I think Farley's comment about proposing alternative sites in SOAP is good one. However in terms of finding an alternative area without some sort of archaeological feature is going to be a rather difficult one.

My own thinking on this is: for Boise the abraders manufacturing area presents one more interesting feature to interpret to the public... This is especially true in relation to their petroglyph field. Bonle and I have observed (during our Peako study) that the major petroglyph fields have been smoothed over before petroglyphs are incised. If this this the manner in which petroglyph fields are prepared it may very well be that the abraders manufactured in this area served to smooth over the petroglyph field. It may also be the case that having smoothed over the abrading area, the next step there may have been the carving of more petroglyphs. This relationship however is still too tenuous and not thoroughly looked at. If however there are other abrader manufacturing areas on the Boise property and one which is closer to the petroglyph field I suggest that we let this one go - after it's been mapped and photographed and save the other. I will check the reports to see if there

are any other abridged areas. If not, Then this should be kept - 'cause I do think that it can be another interesting point for Boise to capitalize on.

vkg

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highways, Police, Health, R & D, Fire, Soil Conserv., Agriculture, and DLNR (Historic Preservation Ofc.)

Date: October 12, 1976

From: Planning Department

Subject: Application for Special Permit
Boise Cascade Home and Land Corp.
Temporary Construction & Maintenance Yard
TMK: 6-8-01:portion of 26

The attached application is forwarded for your review and comments. May we have a response within two weeks. Thank you.

Raymond Suefuji

RAYMOND SUEFUJI
Director

RFD:kth
Atch

Department of Health
Hilo, Hawaii

November 4, 1976

Found no environmental health concern.

Harold Matsuura

Harold Matsuura
Chief Sanitarian, Hawaii

EXHIBIT K

October 13, 1976

Mr. Willis H. Sanburn, Vice President
Boise Cascade Home & Land Corporation
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Special Permit Application
Temporary Construction & Maintenance Yard
TMK: 6-3-01:Por. 26

In our preliminary review of the subject application we have noted a statement that there are no historical sites located in the area under consideration. In reviewing the archaeological survey report we have on file, it appears that no survey has been conducted of the subject area. Please submit to us substantiation that there are no sites in the area.

We would also appreciate receiving three (3) copies of a large map showing the areas which have been surveyed and the location of archaeological sites. The sites should be numbered in accordance with the Bishop Museum report. This request is being made so that our review of the subject application as well as other applications which you have filed with our office can be facilitated.

If you have any questions on the above, please contact Ilima Piianaia of this Department.

for Sidney M. Fuke

RAYMOND SUEFUJI
Director

IP:rfd

cc: State Land Use Commission
Land Use Division, DPED
James R. Bell

EXHIBIT L

OCT 14 1976

Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813
808/531-8181

Waikoloa

October 22, 1976

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

Gentlemen:

Subject: Special Permit Application
Temporary Construction and Maintenance Yard
TMK: 6-8-01 : Por. 26

Thank you for your letter of October 13, 1976 with regard to the Special Permit Application submitted by Boise Cascade Home and Land Corporation. The archeological survey within the boundaries of the Temporary Construction and Maintenance Yard has been requested from the Bishop Museum. It will be forwarded upon receipt.

With regard to copies of a large map showing the areas which have been surveyed and the location of archeological sites, we are enclosing three copies as requested.

Yours very truly,

Willis H. Sanburn
Vice President

WHS/fn

cc: State Land Use Commission
Land Use Division, DPED
James R. Bell

EXHIBIT m

Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813
808/531-8181

Waikoloa

October 25, 1976

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

Attention: Mr. Norman Hayashi

Gentlemen:

Subject: Waikoloa Beach Resort

Thank you for meeting with us so late on Friday, October 22, 1976. It is our understanding that the various applications submitted on September 9, 1976 are now complete and ready for processing.

As you know, we are most anxious to get these approvals as quickly as possible in order to complete our hotel negotiations. As we discussed, it would be desirable to complete the public hearings in December if possible.

In order to expedite the processing procedure, Boise Cascade Home and Land Corporation hereby waives any waiting period pertaining to these applications.

If additional information is needed, please do not hesitate to let us know. Thank you for your consideration and cooperation.

Sincerely,

Willis H. Sanburn
Vice President

WHS/fn

EXHIBIT N

Return to NH

November 3, 1976

Mr. Willis H. Sanburn
Vice President, Waikoloa
130 Merchant Street
Honolulu, HI 96813

This is to acknowledge receipt of your letter dated October 25, 1976 to confirm the waiving of time requirements for the various applications you have submitted for the proposed development at 'Anaeho'omalu, South Kohala. Specifically, the applications to which this waiver applies are for the Special Management Area (SMA) Use Permit, the State Land Use Special Permit, the Planned Unit Development Permit, the Planned Development Permit, and Partial Planned Unit Development approval. The purpose of this waiver is to allow adequate review time and to consolidate the various public hearings into a single hearing.

These applications are now under review. If you have any questions, please do not hesitate to contact Ilima Piianaia or Norman Hayashi of this Department.

Raymond Suefuji

RAYMOND SUEFUJI
Director

IP:rfd

cc: SLUC
James Bell

EXHIBIT O

NOV - 3 1976

Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813
808/531-8181

Waikoloa
on the Kohala Coast

December 8, 1976

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

Gentlemen:

Subject: Special Permit Application
Temporary Construction & Maintenance Yard
TMK: 6-8-01 : POR. 26

This letter is to confirm our understanding of the Special Permit Application for a Temporary Construction and Maintenance Yard submitted by Boise Cascade Home and Land Corporation for Waikoloa Beach Resort.

An archaeological reconnaissance survey of the property was performed by the Bishop Museum (copy attached). Boise proposes to preserve areas 1 and 2 and the trail that runs through the northwest corner. In addition, Boise proposes to conduct Phase I intensive survey of areas 3, 4, 5 and 6 (copy of proposal attached). This work will be done prior to any on-site construction activity.

Therefore, it is our understanding that this permit will be issued subject to the completion of the intensive survey of and preservation of sites as indicated.

Very truly yours,

Willis H. Sanburn
Vice President

WHS/fn
Enclosures

EXHIBIT P

ARCHAEOLOGICAL RECONNAISSANCE SURVEY OF WAIKOLOA LANDS *MAUKA* OF KING'S TRAIL, ISLAND OF HAWAII

by
Elaine Rogers-Jourdane
and
Paul Cleghorn

Prepared for
Waikoloa

BACKGROUND

At the request of Waikoloa, members of the Department of Anthropology, Bernice P. Bishop Museum, conducted an archaeological reconnaissance survey of Waikoloa Resort Lands in the *ahupua'a* of Waikoloa, District of South Kohala, Island of Hawaii. Previous archaeological work in the vicinity consisted of intensive mapping and salvage excavations (Barrera 1971; Rosendahl 1972, 1973). The planning of a temporary maintenance and construction yard necessitated the present survey. The authors completed this work on November 6, 1976.

SCOPE OF WORK

The purpose of this reconnaissance was to locate any sites or features of archaeological or historical significance. A reconnaissance survey is a walk-through survey--extensive rather than intensive--conducted to determine the presence or absence of any sites within a specified area. The results (1) permit a preliminary evaluation of the archaeological and/or historic resources found within the area, and (2) facilitate the formulation of realistic recommendations for any further archaeological work necessitated by the findings. Any direct effects forseeable in the near future, such as alteration or development in the area, are also taken into account during formulation of the recommendations.

EXHIBIT P-1

LOCATION AND SETTING OF PROJECT AREA

The project area consists of a roughly rectangular-shaped parcel of land, approximately 8 acres in size. The southern limit of the area is the South Kohala/North Kona district boundary; approximately 30 meters W (*makai*) of the survey area is the Kiholo-Puako trail.

The survey area is situated on aa and pahoehoe lava flows. The terrain is irregular with virtually no vegetation. The vegetation that was observed consisted of scattered clumps of wild grasses and wild *'ilima* (*Sida fallax*).

DEFINITION OF PROJECT AREA

The survey area was delimited by magnetic bearing and pace, following the survey map supplied by Waikoloa. Two known points were established: the SE corner was marked by a survey pin in the ground; the SW corner was established by magnetic bearing and pace from the "Keahualono" bench mark.

The survey was conducted by making repeated sweeps, transversing the area. Site areas were first located, then returned to for recording purposes. Recording consisted of locating site areas on a sketch map, writing brief, generalized descriptions, and taking black-and-white photographs (BM neg. roll HA(a)-292).

SURVEY FINDS

The reconnaissance survey revealed six clusters of recordable sites, which were designated as numbered areas. These areas are clusters of similar formal types and were plotted on the sketch map accordingly (Fig. 1). All sites are tentatively identified as prehistoric, based on the nature of the surface remains, and indicate "aboriginal origins." Further work is needed to confirm the age of sites.

Area 1

In the SW corner of the survey area, Area 1 is atop and adjacent to an outcrop of aa lava. Located here are approximately 25 open-air shelters, covering an area c. 25 by 30 meters. These shelters consist of C-shapes,

boxed C-shapes, and L-shapes, averaging 2.5 meters in diameter. Many of these features adjoin one another. The walls were constructed by piling aa clinkers to a maximum height of 0.75 meter. Some surface shell midden was observed, but no artifacts were noted.

Area 2

Located in the SE corner of the survey area, Area 2 lies on an outcrop of pahoehoe lava. Two lava-sink shelters were noted here. Within this 40-meter-diameter area are two lava-sink shelters and additional lava sinks that do not appear to have been utilized.

Shelter A consists of two adjoining lava sinks. Modifications include the possible remnants of walls and the remains of a surface hearth. Surface midden was abundant and included *'opihi* (*Helcioniscus exaratus*), cowry (*Cypraea* spp.), *pipipi* (*Nerita picea*), and sea urchin (*Echinothrix diadema*). One scoria-basalt abrader was also noted.

Shelter B is a lava sink, with overhang. It contains a single-stacked wall, 3 meters long by 0.5 meter wide. No surface midden or artifacts were noted.

Area 3

Located near the center of the survey area at the E boundary, Area 3 consists of a large, roughly circular, lava sink, c. 12 meters in diameter with a maximum depth of c. 2 meters. Five features are located within and atop one edge of the sink. These features consist of three walls and two boxed C-shapes. The walls are crude, in general being one-stone high. Wall lengths range from 2.0 meters to 4.5 meters. The two boxed C-shapes abut the sides of the sink. This abuttment forms one wall in one shelter and two walls in the other. The remaining walls of the structures are constructed of single-stacked aa clinkers. The walls range in length from 1.0 to 2.0 meters and in height from 0.4 to 0.8 meter.

Area 4

Located to the N of Area 3, Area 4 consists of three open-air shelters constructed on the lee (SW) side of a raised pahoehoe outcrop (maximum height of 1.2 meters). The shelters are all boxed C-shapes with diameters ranging from 1.3 to 2.3 meters. The walls are constructed of aa clinkers

piled to a maximum height of 1.0 meter. No surface midden or artifacts were noted.

Area 5

Located to the W of Area 4, Area 5 consists of one modified natural vertical depression. The depression has a diameter of 1.9 meters and a maximum depth of 1.1 meters. Walls are constructed along three sides of the depression and range in height from one stone to 1.0 meter. No surface midden or artifacts were noted.

Area 6

Roughly in the central portion of the survey area is a series of about 20 abrading/grinding depressions in an area approximately 20 meters in diameter, atop pahoehoe lava on the edge of an aa outcrop. These depressions are oval-shaped and range in diameter from c. 0.2 to 0.5 meter.

OTHER SITES

In addition to these six site areas, a trail (Type A, Apple 1965) was found crossing the NW corner of the survey area. This trail runs approximately *mauka-makai* (E-W) and is a cleared path with no kerbstones and has an approximate width of 0.8 meter.

Also noted within the survey area and scattered throughout are additional abrading/grinding depressions. Because these were not concentrated, they were not given an area designation.

Outside and immediately adjacent to the survey area, other abrading/grinding depressions and lava-sink shelters were observed. Interestingly, no petroglyphs were found in the project area, although they are abundant on the *makai* (W) side of the Kiholo-Puako trail and in the general vicinity (i.e., Anaehoomalu Petroglyph Field).

SIGNIFICANCE AND DISCUSSION

Although it is premature to attempt significance evaluations at this preliminary stage, certain statements can be made. Significance is defined in terms of research and/or interpretive potential. Research significance

refers to the potential of a site to yield information of value in understanding culture history, life-ways, and cultural processes at the local, regional, or inter-island level. Interpretive significance refers to the potential of a site for public presentation and/or use because it is unique or is a good example of a site type.

In general, the features encountered in the project area are not unique. These features derive their significance by their spatial association to the Anaehoomalu complex area, and their proximity to the Kiholo-Puako trail. By complete recording of these features, useful information will be added to the existing body of knowledge of the Anaehoomalu area.

RECOMMENDATIONS

For the specific project area, a Phase I intensive survey is recommended, to be conducted prior to any construction activity that may affect the sites. This would entail:

1) Instrument location and plotting of all sites and features.
2) Detailed recording of individual sites--written descriptions, plan maps/profiles, and photographs.
3) Surface collection of portable cultural remains--midden and artifacts.
4) Test excavations of selected sites and features, in particular the shelters of Area 1.

ACKNOWLEDGEMENTS

We would like to express our thanks to Mr. Willis H. Sanburn of Waikoloa for enabling us to do this work and providing us with a survey map of the area.

REFERENCES

Apple, Russel A.

1965 *Trails From Steppingstones to Kerbstones.* B. P. Bishop Museum Spec. Publ. 53.

Barrera, William

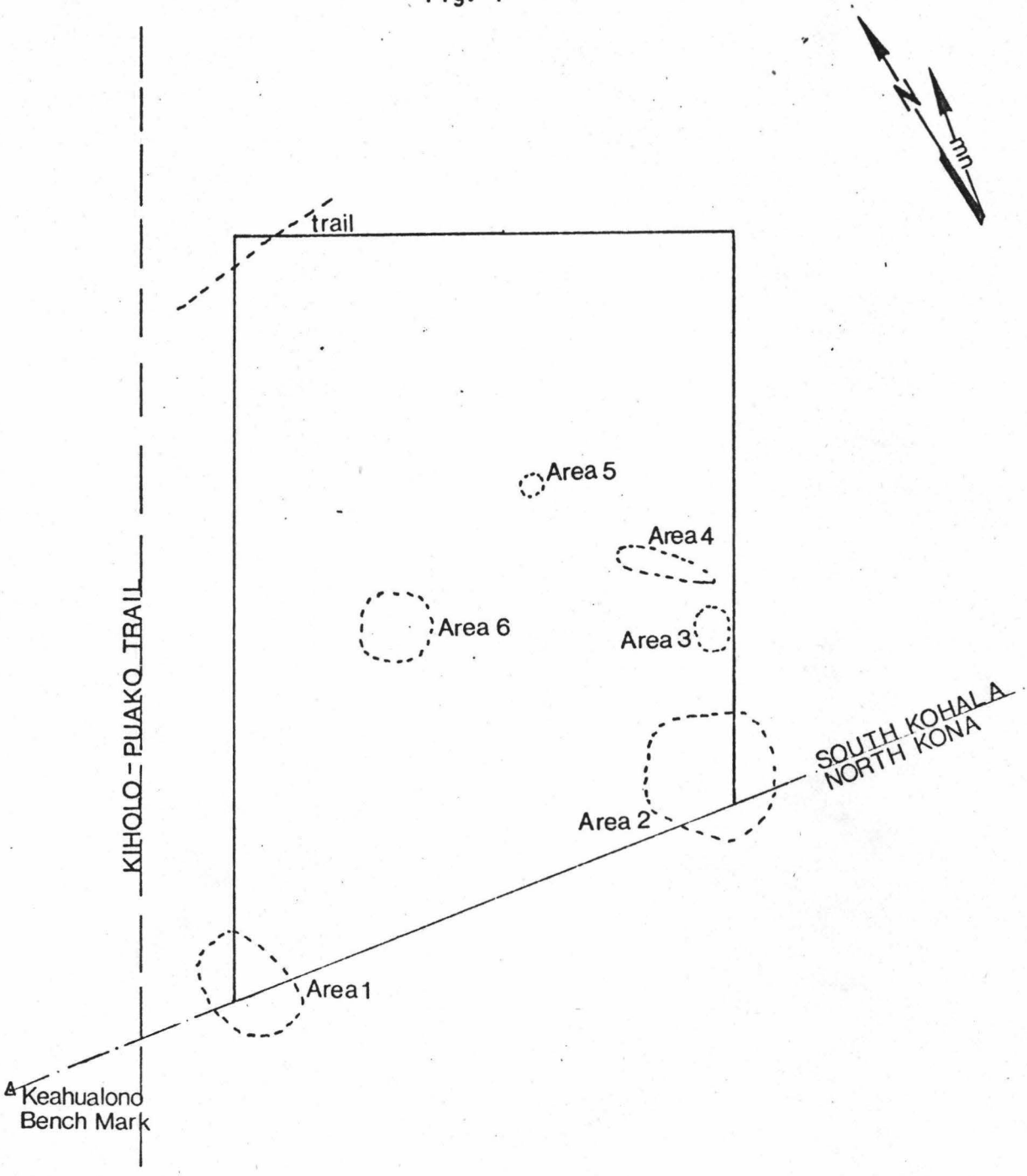
1971 *Anaehoomalu: A Hawaiian Oasis. Preliminary Report of Salvage Research in South Kohala, Hawaii.* Pacific Anthropological Records No. 15. Dept. Anthropology, B. P. Bishop Museum.

Rosendahl, Paul

1972 *Archaeological Salvage of the Hapuna-Anaehoomalu Section of the Kailua-Kawaihae Road (Queen Kaahumanu Highway), Island of Hawaii.* Departmental Report Series 72-5. Dept. Anthropology, B. P. Bishop Museum.

1973 *Archaeological Salvage of the Ke-ahole to Anaehoomalu Section of the Kailua-Kawaihae Road (Queen Kaahumanu Highway), Island of Hawaii.* Departmental Report Series 73-3. Dept. Anthropology, B. P. Bishop Museum.

Fig. 1



WAIKOLOA RECONNAISSANCE SURVEY
SITE LOCATION MAP, HAWAII ISLAND

0 20 40 60 80
SCALE: METERS

CEIVED NOV 2 2 1976

BERNICE P. BISHOP MUSEUM

P. O. Box 6037, Honolulu, Hawaii 96818 • Telephone 847-3511

November 19, 1976

Mr. Willis H. Sanburn
Vice President, Waikoloa
Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Sanburn:

As discussed with Dr. Sinoto of our Department of Anthropology, we submit herewith our budget figures for a Phase I intensive survey of sited areas on that portion of Waikoloa lands *mauka* of King's Trail. This portion of land was surveyed initially on November 6, 1976, by members of the Department of Anthropology, and six sited areas were located. These areas are described in our report (Ms. 110876) and are shown on the site location map. Our understanding is that Waikoloa plans to preserve Areas 1 and 2, and the trail that runs through the northwest corner of the project area. We propose to conduct Phase I intensive survey of Areas 3, 4, 5, and 6. This work will complete the detailed mapping and recording needed for all sites in those areas.

We estimate that the Phase I survey will require three working days for a three-person crew. Preparation of the report and drafting of site plans will require nine working days at the Museum. Our report will be submitted to you within four weeks following completion of fieldwork.

Our budget for this project totals $2,965.00, broken down as follows:

Field Salaries	$ 396.00				
Museum Salaries	1,028.00				
Total Salaries		$1,424.00			
FICA and Fringe		128.16			
Total Personnel Expenses			$1,552.16		
Transportation			268.00		
Field Expenses			238.00		
Report Fund (5 copies)			50.00		
Contingency			50.00		
Total Direct Costs				$2,158.16	
Indirect Costs--Field				138.60	
Indirect Costs--Museum				668.20	
TOTAL COSTS					$2,964.96
Rounded to					$2,965.00

This budget has been prepared with the understanding that housing for the field crew of three persons will be provided by Waikoloa. One-half of the total ($1,482.50) will be due upon receipt of your approval. The balance will be payable upon submission of our report.

EXHIBIT P-2

Please sign one copy of this letter and return it to us to indicate your acceptance of the proposed project and your approval of the budget. If you have any questions, please call Dr. Yosihiko Sinoto.

Sincerely,

Frank J. Radovsky
ESA

Frank J. Radovsky
Acting Director

FJR/btc

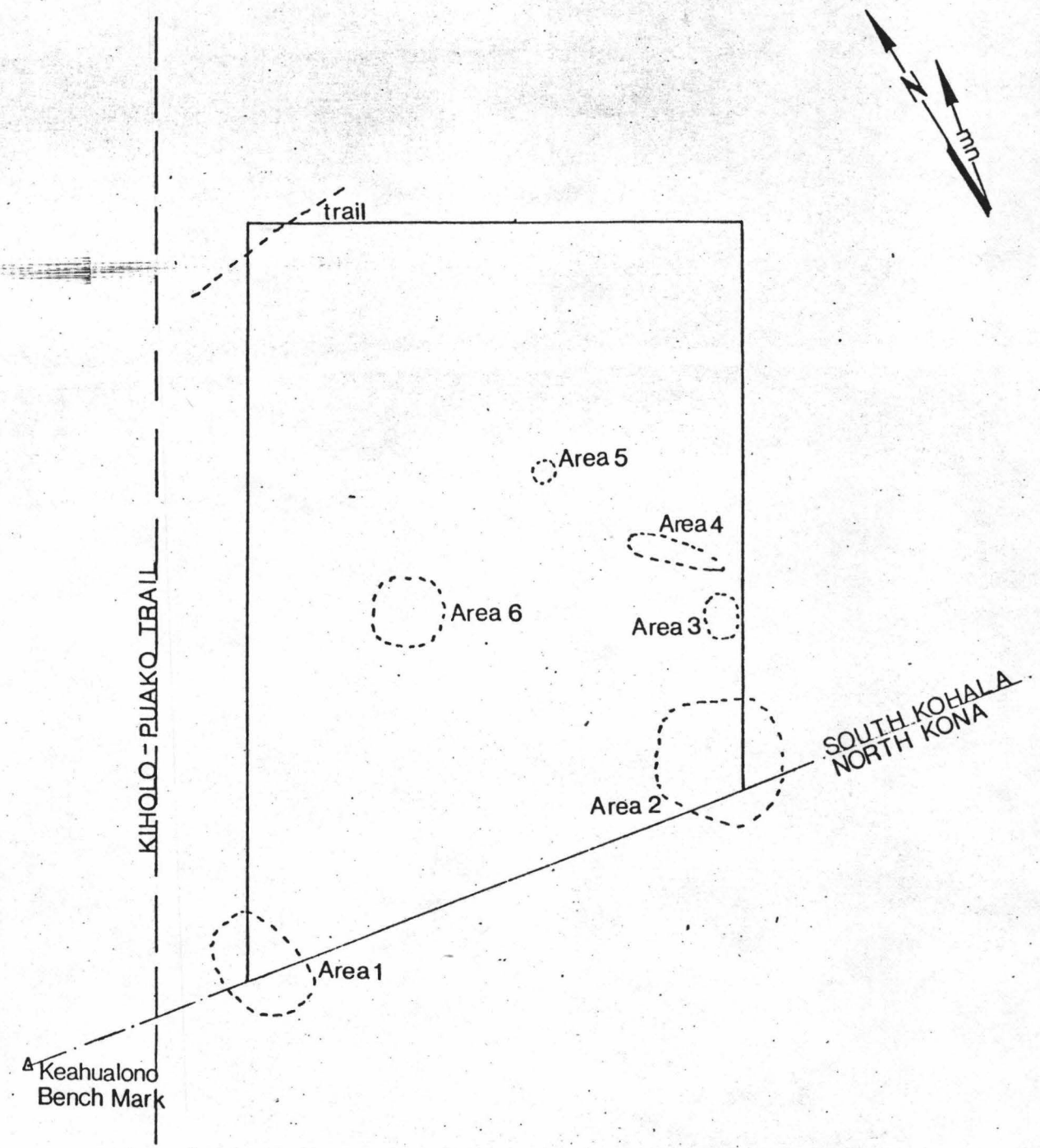
Accepted by:

_____

for Waikoloa

Date: _____

Fig. 1



WAIKOLOA RECONNAISSANCE SURVEY
SITE LOCATION MAP, HAWAII ISLAND

January 5, 1977

Mr. Willis H. Sanburn, Vice President
Boise Cascade Home & Land Corporation
Financial Plaza of the Pacific
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Special Permit Application
Temporary Construction & Maintenance Yard
TMK: 6-8-01:Portion of 26

We have reviewed the report on the archaeological survey of the site for the proposed use which was conducted by the Bishop Museum. We would like to point out that the abrader areas are interesting from an interpretive standpoint in terms of their relationship to the petroglyph field. Other abrader areas may be found in closer proximity to the field upon further investigation of the archaeological features at 'Anaeho'omalu. The only other comment we have is that the report should have related the subject area to other features in the land division.

We nevertheless concur with the survey findings that the area does not appear to be unique. Should the Special Permit be approved, salvage work, photographing, and detailed mapping of the archaeological sites may be warranted at a later date. We do not, however, see the need for immediate archaeological work to be done.

If you have any questions on the above, please do not hesitate to contact us.

Sincerely,

for RAYMOND SUEFUJI
Director

IP:rfd

cc: Belt, Collins & Associates

EXHIBIT Q

JAN 6 - 1977

b) Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

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

PLANNING COMMISSION
LEON K. STERLING, JR., Chairman
By RAYMOND H. SUEFUJI, Planning Director

(Hawaii Tribune-Herald: December 23, 1976 and January 11, 1977)
(Honolulu Advertiser: December 23, 1976)

PUBLIC HEARING

PLANNING COMMISSION
COUNTY OF HAWAII

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

PLACE: Waimea School Cafetorium, Waimea, South Kohala, Hawaii

DATE: Thursday, January 13, 1977

TIME: 7:00 p.m.

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

PETITIONER: BOISE CASCADE HOME AND LAND CORPORATION

LOCATION: Makai of the Queen Ka'ahumanu Highway, from the Highway to the shoreline, in the land divisions of Anaeho'omalu and Waikoloa, South Kohala.

TMK: 6-8-01:portion of 26 and 6-9-07:1-30

PURPOSE: a) Special Management Area (SMA) Use Permit request to allow the development of the Waikoloa Beach Resort complex, which includes 3,000 hotel rooms, approximately 3,400 multiple residential units, 2 golf courses, other recreational facilities, commercial facilities, temporary construction and maintenance yard, infrastructures such as roads, utilities, etc., and other related improvements necessary for the development of the Resort complex.

EXHIBIT R

December 13, 1976

Mr. Willis Sanburn
Vice President
Boise Cascade Home and
Land Corporation
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Notice of a Public Hearing
SMA Use Permit & Special Permit Applications
Tax Map Key 6-8-01:portion of 26
6-9-07:1-30

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 7:00 p.m. on Thursday, January 13, 1977 at the Waimea School Cafetorium, Waimea, South Kohala, Hawaii.

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

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

Raymond Suefuji

Raymond Suefuji
Director

lat

Enclosure

cc James R. Bell

EXHIBIT S

SPECIAL PERMIT
BOISE CASCADE HOME & LAND CORP.
TMK 6-8-01: POR 26

7-1-03: 1 ~~State HI~~ Bohnett, F Newell
c/o Puuwaawaa Ranch
P.O. BOX 1536
Kailua-Kona, HI 96740

1 & 2 State of Hawaii
Dept. of Land & Natural Resources
P.O. Box 621, Hono. 96809

10 White, George M ETAL — George White ETAL 1155 Hassinger St. Hnl., HI 96822

6-8-01: 5 First Hawn Bank-TRS - P.O. Box 3200, Hon. 96801
James Whitmal
Richard Smart dba Parker Ranch, P.O. Box 458, Kamuela, HI 96743

22 Mauna Loa Land Inc. — 190 S. King St. STE 17
Hon. HI 96813

6-9-07: 1 Boise Cascade H&L Corp — 130 Merchant St. STE 1
Hon., HI 96813

10 Boise Cascade H&L Corp — "

11 Boise Cascade H.&L Corp — "

12 Boise Cascade H.&L Corp — "

13 Boise Cascade H&L Corp — "

30 Boise Cascade H&L Corp — "

6-9-01: 5 " " " "

EXHIBIT T

COUNTY OF HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

December 13, 1976

Dear Property Owner: (TMK:

Re: Special Management Area Use Permit Application
State Land Use Special Permit Application
Anaeho'omalu and Waikoloa, South Kohala, Hawaii
Tax Map Key 6-8-01:portion of 26 & 6-9-07:1-30

You are hereby notified that a request for a Special Management Area (SMA) Use Permit and Special Permit has been applied for by the Boise Cascade Home and Land Corporation. The property is situated makai of the Queen Ka'ahumanu Highway, from the Highway to the shoreline, in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, Hawaii.

The SMA Use Permit request is to allow the development of the Waikoloa Beach Resort complex, which includes 3,000 hotel rooms, approximately 3,400 multiple residential units, 2 golf courses, other recreational facilities, commercial facilities, temporary construction and maintenance yard, infrastructures such as roads, utilities, etc., and other related improvements necessary for the development of the Resort complex.

The Special Permit request is to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

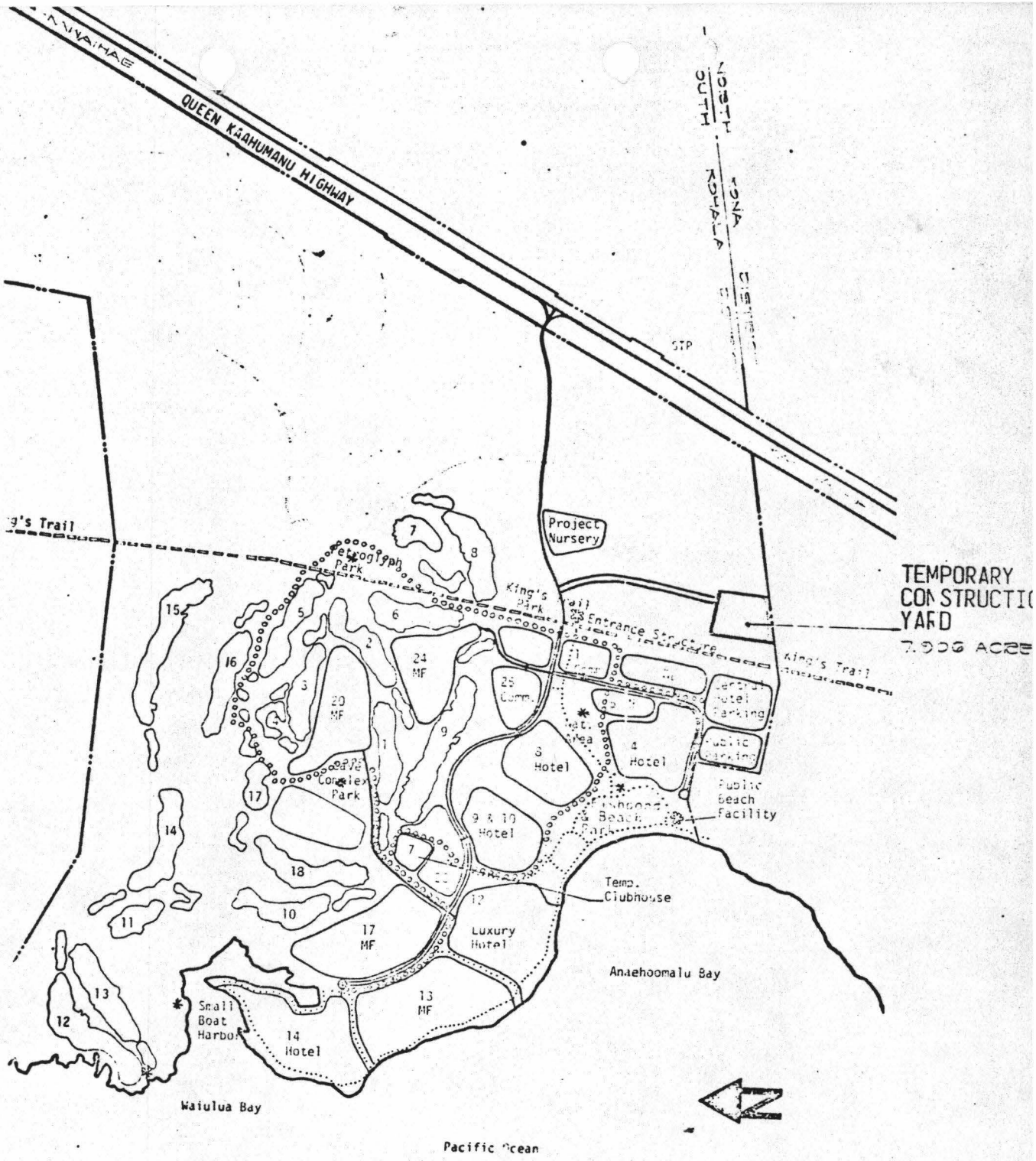
A public hearing on the subject among others will begin at 7:00 p.m. on Thursday, January 13, 1977 at the Waimea School Cafetorium, Waimea, South Kohala, Hawaii.

You are invited to comment on the application at the hearing or submit written comments prior to the hearing date.

Raymond Suefuji
Director

lat
Enclosure

EXHIBIT T-1



Location Map

SPECIAL MANAGEMENT AREA USE PERMIT AND SPECIAL PERMIT REQUEST

SMA PERMIT FOR CONSTRUCTION OF THE WAIKOLOA BEACH RESORT COMMUNITY AND SPECIAL PERMIT REQUEST FOR A TEMPORARY CONSTRUCTION & MAINTENANCE YARD

WAIKOLOA, SOUTH KOHALA, HAWAII

TAX MAP KEY : 6-8-01:26 & 6-9-07:1-14, 16-80

APPLICANT : BOISE CASCADE HOME AND LAND CORPORATION.

EXHIBIT T-2

OCT. 19, 1926

for LUC

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF HAWAII

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

January 11, 1977

Dear Property Owner:

Re: Special Management Area Use Permit Application
State Land Use Special Permit Application
Petitioner: Boise Cascade Home & Land Corporation
Anaeho'omalu and Waikoloa, South Kohala, Hawaii
Tax Map Key 6-8-01:portion of 26 & 6-9-07:1-30

Please refer to our letter of December 13, 1976 in which you were notified of the above public hearing. This is to inform you that the public hearing scheduled for January 13, 1977 has been postponed due to lack of a quorum. We apologize for the inconvenience.

We will notify you when the above matter is ready to be placed before the Planning Commission.

Raymond Suefuji
Director

lat

EXHIBIT U

January 11, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home & Land Corp.
130 Merchant Street
Honolulu, HI 96813

Re: SMA Use Permit & Special Permit Applications

Please be informed that the meeting of January 13, 1977 has been postponed due to lack of a quorum. We apologize for the inconvenience. You will be notified as to when your application will be scheduled.

In the meantime, should you have any questions regarding the request, please feel free to contact the Planning Department at 961-8288.

Sidney M. Fuke

Raymond Suefuji
Director

lat

cc James R. Bell
State Land Use Commission
Land Use Division, DPED

EXHIBIT Y

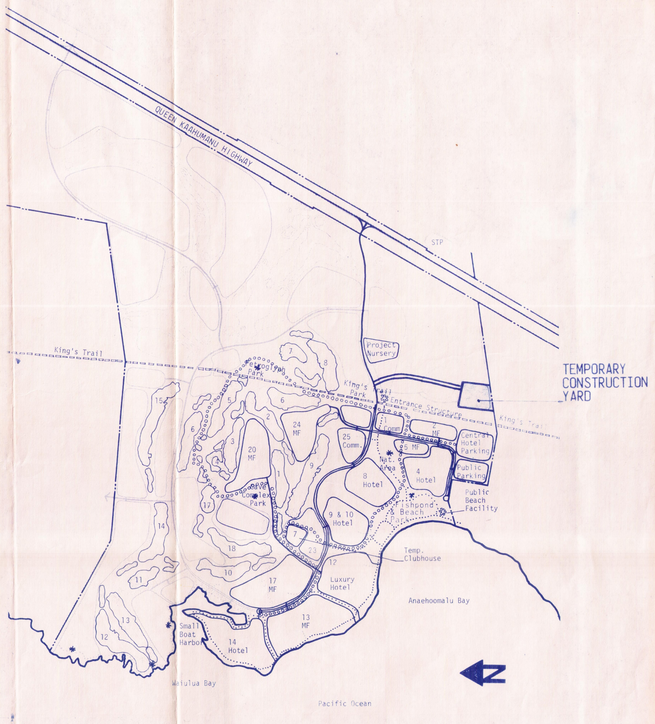
JAN 11 1977

SP77-261

BOISE CASCADE H+C

A: STP

B: TCMY



Location Map



Plot Map

EXHIBIT A-7

Temporary Construction & Maintenance Yard

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

BELT, COLLINS & ASSOC., LTD.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
HAWAII BLDG. SUITE 514 745 FORT ST. HONOLULU, HAWAII 96813

TEMPORARY MAINTENANCE AND CONSTRUCTION YARD

AREA 7.096 ACRES

STATE LAND USE AGRICULTURAL

COUNTY ZONING

DISTRICT: UNPLANNED (SPECIAL PERMIT REQUIRED FOR DISIRED USE)
MINIMUM BUILDING SITE: 5 ACRES
MINIMUM YARDS: 30 FEET ADJACENT TO ALL PROPERTY BOUNDARIES
MAXIMUM HEIGHT: 3 STORIES, BUT NOT OVER 45 FEET

PLANNED USE

TEMPORARY MAINTENANCE AND CONSTRUCTION YARD

BUILDINGS

EXISTING: NONE
PROPOSED: MAINTENANCE AND STORAGE STRUCTURES, SMALL OFFICES, TO INCLUDE MEN/WOMEN BATHROOMS/SHOWERS - MAXIMUM 10,000 S.F. BUILDING AREA.

PARKING

REQUIREMENT TO BE DETERMINED BY PLANNING DIRECTOR AS PART OF SPECIAL PERMIT. ANTICIPATE MINIMUM OF ONE SPACE PER EACH EMPLOYEE ON PREMISES AT SAME TIME: APPROXIMATELY 10-15 SPACES.

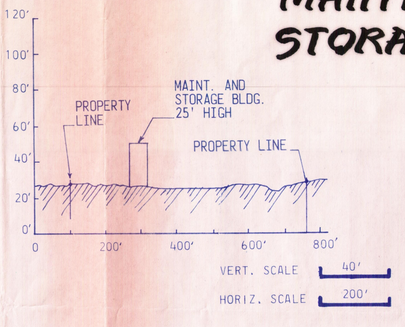
ACCESS UTILITIES

TEMPORARY 30' EASEMENT FROM KAHAPAPA STREET TO SITE FOR ACCESS AND WATER PIPELINE PURPOSES. SEWER PROVISIONS WILL BE BY TEMPORARY CESSPOOL ON SITE AND ELECTRIC POWER WILL BE FROM THE OVERHEAD LINE PARALLELING WAIKOLOA'S SOUTHERN PROPERTY BOUNDARY.

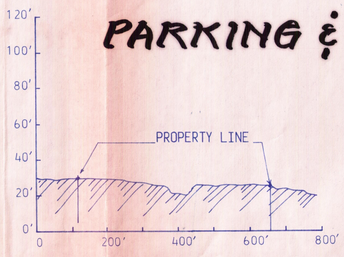
LANDSCAPING

THE NORTH (FRONT) AND WEST PORTIONS OF THE SITE WILL BE LANDSCAPED WITH TREES AND HIGHER GROWING SHRUBS FOR AESTHETIC AND SCREENING PURPOSES. A SECURITY FENCE WILL BE CONSTRUCTED.

SECTION A-A



SECTION B-B



MAINTENANCE & STORAGE BLDG.

PARKING & SERVICE



Site Plan

PLOT PLAN

JOB NO
DATE
DRAWN BY
SHEET NO

BP05434 5434

FILE | ROCKET | FOLDER | NO

place in file - LUC copy

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF HAWAII

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

January 26, 1977

Dear Property Owner: (TMK:

Re: Special Management Area Use Permit Application
Change of Zone Application
Special Permit Application
Anaeho'omalu & Waikoloa, South Kohala, Hawaii
Tax Map Key 6-8-01:26 & portion of 5
6-9-07:1 to 30

You are hereby notified that a request for a Special Management Area (SMA) Use Permit, change of zone and Special Permit has been applied for by the Boise Cascade Home and Land Corporation. The area involved is situated makai of the Queen Ka'ahumanu Highway in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, Hawaii.

The SMA Use Permit request is to allow the entire development of the Waikoloa Beach Resort complex, which includes 3,000 hotel rooms, approximately 3,430 multiple residential units, 2 golf courses, other recreational facilities, commercial facilities, temporary construction and maintenance yard, infrastructures such as roads, utilities, etc., and other related improvements necessary for the development of the resort complex.

The change of zone request is for the adjustment and reconfiguration of various existing zoning boundaries.

The Special Permit requests are to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land and to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed reclamation plant will be located mauka of the Queen Ka'ahumanu Highway.

A public hearing on the subject will begin at 7:00 p.m. on Monday, February 14, 1977 at the Waimea School Cafetorium, Waimea South Kohala, Hawaii.

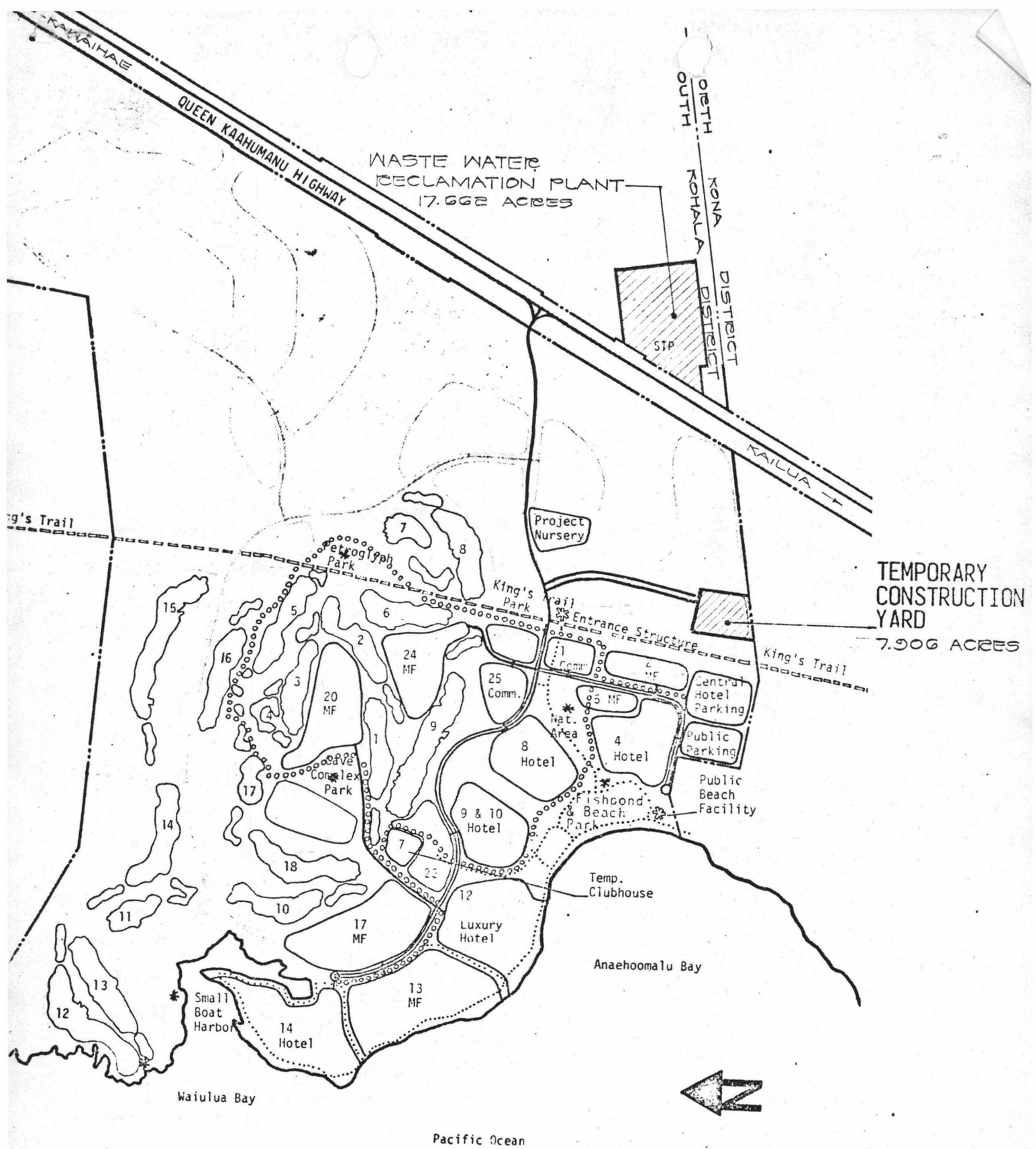
You are invited to comment on the application at the hearing or submit written comments prior to the hearing date.

Sid Fuke

Raymond Suefuji, Director

lat
Enclosure

EXHIBIT W



CHANGE OF ZONE REQUEST, SPECIAL MANAGEMENT AREA USE PERMIT REQUEST AND TWO SPECIAL PERMIT REQUESTS

CHANGE OF ZONE REQUEST FOR THE ADJUSTMENT AND RECONFIGURATION OF VARIOUS EXISTING ZONING BOUNDARIES, SMA PERMIT FOR CONSTRUCTION OF THE WAIKOLOA BEACH RESORT COMMUNITY AND SPECIAL PERMIT REQUESTS FOR A TEMPORARY CONSTRUCTION & MAINTENANCE YARD AND ESTABLISHMENT OF A WASTE-WATER RECLAMATION PLANT

WAIKOLOA & ANAEHOOMALU, SOUTH KOHALA, HAWAII
TAX MAP KEY : 6-8-01:5, 26 & 6-9-07:1-14, 16-30

APPLICANT : BOISE CASCADE HOME AND LAND CORPORATION.

EXHIBIT X

OCT. 13, 1976

SPECIAL PERMIT
BOISE CASCADE HOME & LAND CORP.
TMK 6-8-01: POR 26

7-1-03: 1 ~~Stirg HI~~
Bohnett, F Newell
℅ Puuwaawaa Ranch
P.O. BOX 1536
Kailua-Kona, HI 96740

1 & 2 State of Hawaii
Dept. of Land & Natural Resources
P.O. Box 621, Hono. 96809

10 White, George M ETAL
George White ETAL
1155 Hassinger St.
Hnl., HI 96822

6-8-01: 5 (First Hawn Bank - TRS - P.O. BOX 3200, Hon. 96801
James WHITMAN
Richard Smart dba Parker Ranch, P.O. Box 458, Kamuela, HI 96743

22 Mauna Loa Land Inc.
190 S. King St. STE 1710
Hon. HI 96813

6-9-07: 1 Boise Cascade H & L Corp
130 Merchant St. STE 180
Hon., HI 96813

10 Boise Cascade H & L Corp
"

11 Boise Cascade H. & L Corp
"

12 Boise Cascade H. & L. Corp
"

13 Boise Cascade H & L Corp
"

30 Boise Cascade H & L Corp
"

6-9-01: 5 " " "
"

Sp 77-

PUBLIC HEARINGS

PLANNING COMMISSION
COUNTY OF HAWAII

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

PLACE: Waimea School Cafetorium, Waimea, South Kohala, Hawaii

DATE: Monday, February 14, 1977

TIME: 4:00 p.m. (Items 1 & 2)
7:00 p.m. (Item 3)

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

1. **PETITIONER:** MASATSU KAWAMOTO

   LOCATION: Along the west side of the lower Hawi Road, approximately 3,400 feet makai or north of the Hawi-Niulii Road - Hawi Road intersection, Ka'auhuhu Homesteads, 2nd Series, North Kohala.

   TMK: 5-5-13:portion of 22

   PURPOSE: Special Permit request to allow the construction of a building for Storage/ Processing and Commercial Sale of Beef Products on approximately one (1) acre of land situated within the State Land Use Agricultural District.

EXHIBIT Y

2. PETITIONER: RICHARD SMART dba PARKER RANCH

LOCATION: SITE 1 is located along the mauka or south side of the old Mamalahoa Highway approximately 3 1/2 miles Honoka'a side of the old Mamalahoa Highway-Hawaii Belt Highway junction, Kapa'aula, Hamakua, TMK: 4-7-07:portion of 11. This site is about ten (10) acres in size and presently operated by Al Lirou. SITE NO. 2 is located on the mauka side of the Mahukona-Hawi Road, slightly over two (2) miles Kawaihae side of Hawi Village, Honipu, North Kohala, TMK: 5-6-01:portion of 51. This site is about 6 (six) acres in size and presently operated by the County of Hawaii. SITE NO. 3 is located along the west side of Saddle Road, approximately 4,00 feet from the Saddle Road-Mamalahoa Highway junction, Waikoloa, South Kohala, TMK: 6-7-01:portion of 3. This site is about thirty (30) acres in size and presently operated by Allied Aggregates. SITE NO. 4 is located approximately 3.3 miles southeast or mauka of the Waimea-Kohala Airport, Waikoloa, South Kohala, TMK: 6-7-01: portion of 25. This site is about thirty (30) acres in size and presently operated by Shield

Pacific, Ltd. SITE NO. 5 is located approximately 2.2 miles southeast or mauka of the Waimea-Kohala Airport, Waikoloa, South Kohala, TMK: 6-7-01:portion of 25. This site is about five (5) acres in size and presently operated by Pacific Concrete and Rock Co., Ltd.

PURPOSE: Special Permit request to allow the continued operation of five (5) existing quarry sites on Parker Ranch lands situated within the State Land Use Agricultural District.

3. PETITIONER: BOISE CASCADE HOME AND LAND CORPORATION

LOCATION: Makai of the Queen Ka'ahumanu Highway, from the highway to the shoreline, in the land divisions of Anaeho'omalu and Waikoloa, South Kohala.

TMK: 6-8-01:26 and portion of 5 and and 6-9-07: 1 to 30

PURPOSE:

a. Change of Zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for the adjustment and reconfiguration of various existing zoning boundaries.

b. Planned Unit Development (PUD) Permit request to allow the construction of six-story hotels on hotel site no. 12 and site nos. 9 and 10. The proposed hotel on site no. 12 will initially contain 350 rooms, but will be designed to allow

for future expansion from 350 to over 400 rooms. The proposed hotel on site nos. 9 and 10 will have approximately 525 rooms. Also requested is to allow up to one-half of the required parking stalls for the proposed hotels to be located off-site at a central hotel parking area. A relief from the required number of on-site loading spaces is also requested.

c. Partial Planned Unit Development (PUD) Permit request to allow the construction of future hotels on four (4) other sites (hotel site nos. 4, 8, 14 and 28x) at heights of six-stories in lieu of the maximum allowable of three (3) stories and forty-five (45) feet. Also requested is to allow up to one-half of the required parking stalls for these future hotels to be located off-site at a central hotel parking area.

d. Planned Development Permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.

e. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

f. Special Permit request to allow the establishment of a Waste-Water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway.

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

PLANNING COMMISSION
LORRAINE R. JITCHAKU, Chairman
by RAYMOND H. SUEFUJI
Planning Director

(Hawaii Tribune-Herald: February 4 and 11, 1977)

January 28, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home & Land Corporation
130 Merchant Street
Honolulu, HI 96813

Re: Notice of a Public Hearing
Application for SMA Use Permit, Rezoning, PUD Permit, PDP, & Special Permit
Tax Map Key 6-8-01:26 & portion of 5 and 6-9-07:1-30

This is to inform you that your request has been scheduled for a public hearing. Said hearing will be held beginning at 7:00 p.m. on February 14, 1977 at the Waimea School Cafetorium, Waimea, S. Kohala, Hawaii.

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

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

Raymond Suefuji
Director

lat:ml

Enclosure

cc James R. Bell
State Land Use Commission
Land Use Division, DPED

EXHIBIT Z

FEB 1 1977

PUBLIC HEARINGS

PLANNING COMMISSION
COUNTY OF HAWAII

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

PLACE: Waimea School Cafetorium, Waimea, South Kohala, Hawaii
DATE: Monday, February 14, 1977
TIME: 4:00 p.m. (Item 1 & 2)
7:00 p.m. (Item 3)

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

1. PETITIONER: MASATSU KAWAMOTO
LOCATION: Along the west side of the lower Hawi Road, approximately 3,400 feet makai or north of the Hawi-Niulii Road-Hawi Road intersection, Ka'auhuhu Homesteads, 2nd North Kohala.

TMK: 5-5-13:portion of 22
PURPOSE: Special Permit request to allow the construction of a building for Storage/Processing and Commercial Sale of Beef Products on approximately one (1) acre of land situated within the State Land Use Agricultural District.

2. PETITIONER: RICHARD SMART dba PARKER RANCH
LOCATION: SITE 1 is located along the mauka or south side of the old Mamalahoa Highway approximately 3½ miles Honoka'a side of the old Mamalahoa Highway-Hawaii Belt Highway junction, Kapa'aula, Hamakua, TMK: 4-7-07:portion of 11. This site is about ten (10) acres in size and presently operated by Al Lirou. SITE NO. 2 is located on the mauka side of the Mahukona-Hawi Road, slightly over two (2) miles Kawaihae side of Hawi Village, Honipu, North Kohala, TMK: 5-6-01:portion of 51. This site is about 6 (six) acres in size and presently operated by the County of Hawaii. SITE NO. 3 is located along the west side of Saddle Road, approximately 4,00 feet from the Saddle Road-Mamalahoa Highway junction, Waikoloa, South Kohala, TMK: 6-7-01: portion of 3. This site is about thirty (30) acres in size and presently operated by Allied Aggregates. SITE NO. 4 is located approximately 3.3 miles southwest or mauka of the Waimea-Kohala Airport, Waikoloa, South Kohala, TMK: 6-7-01: portion of 25. This site is about thirty (30) acres in size and presently operated by Shield Pacific, Ltd. SITE NO. 5 is located approximately 2.2 miles southwest or mauka of the Waimea-Kohala Airport, Waikoloa, South Kohala, TMK: 6-7-01: portion of 25. This site is about five (5) acres in size and presently operated by Pacific Concrete and Rock Co., Ltd.

PURPOSE: Special Permit request to allow the continued operation of five (5) existing quarry sites on Parker Ranch lands situated within the State Land Use Agricultural District.

3. PETITIONER: BOISE CASCADE HOME AND LAND CORPORATION
LOCATION: Makai of the Queen Ka'ahumanu Highway from the highway to the shoreline, in the land divisions of Anaeho'omalu and Waikoloa, South Kohala.

TMK: 6-8-01:26 and portion of 5 and 6-9-07: 1 to 30
PURPOSE:
a. Change of Zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for the adjustment and reconfiguration of various existing zoning boundaries.
b. Planned Unit Development (PUD) Permit requeat to allow the construction of six-story hotels on hotel site no. 12 and site nos. 9 and 10. The proposed hotel on site no. 12 will initially contain 350 rooms, but will be designed to allow for future expansion from 350 to over 400 rooms. The proposed hotel on site nos. 9 and 10 will have approximately 525 rooms. Also requested is to allow up to one-half of the required parking stalls for the proposed hotels to be located off-site at a central hotel parking area. A relief from the required number of on-site loading spaces is also requested.
c. Partial Planned Unit Development (PUD) Permit request to allow the construction of future hotels on four (4) other sites (hotel site nos. 4, 8, 14 and 28x) at heights of six-stories in lieu of the maximum allowable of three (3) stories and forty-five (45) feet. Also requested is to allow up to one-half of the required parking stalls for these future hotels to be located off-site at a central hotel parking area.
d. Planned Development Permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.
e. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.
F. Special Permit request to allow the Establishment of a Waste-Water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway.

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

PLANNING COMMISSION
LORRAINE R. JITCHAKU, Chairman
by RAYMOND H. SUEFUJI
Planning Director

(147—Hawaii Tribune-Herald: February 4, 11, 1977.)

EXHIBIT AA

Luc

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
February 14, 1977

The Planning Commission met in regular session at 11:08 a.m. at the State Department of Education - Kona Annex (former Kailua School), Kailua, North Kona, with Chairman Jitchaku presiding.

PRESENT: Lorraine R. Jitchaku
Scott H. Asai
Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
William F. Mielcke
Haruo Murakami
Charles H. Sakamoto, Jr.

ABSENT: Akira Fujimoto, Ex-officio Member

Sidney M. Fuke, Deputy Planning Director
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

David Murakami, representing Ex-officio Member Edward Harada

and about 14 people in attendance at 11:00 a.m., about 9 people at 4:00 p.m. and about 60 people at 7:00 p.m.

EXHIBIT BB

No action was taken on the Special Permit in accordance with the SLUC's regulation since decisions on such petitions cannot be made earlier than 15 days after the close of the public hearing.

PRELIMINARY HEARING
VARIANCE
DODO MORTUARY, INC.
PUUEO, SOUTH HILO

Variance request to allow the expansion to the existing mortuary which is a nonconforming use situated within the Multiple Family Residential - 1,000 square foot (RM-1) zoned district. The property involved is located along Wainaku Street adjacent to the Clem Akina Park and the intersection of Waipahoehoe Lane and Wainaku Street, Puueo, South Hilo, TMK: 2-6-08:10.

Staff presented background information on file and recommended that this application be scheduled for a public hearing.

Mr. Larry Dodo, Director of Dodo Mortuary, Inc., stated that the extension of the existing building will provide badly needed areas. This was the case when they first moved into the building in 1967. He mentioned that a master plan will be drawn up by a Honolulu firm where a study will be made for a more workable future plan. He indicated that the proposed addition will accommodate seating for about 50 more people and possibly more with folding chairs.

On the question of meeting the parking requirements, Mr. Dodo stated that additional areas were asphalted for parking three years ago. They now have 93 marked stalls from the original 65 stalls required. Staff verified that on the basis of one parking for every 75 square feet of gross floor area, the 93 stalls will meet the added requirements. According to rough calculation, only 8 additional parking or a total of 73 to 75 stalls will be required.

Mr. Dodo added that additional parking is available on Wainaku Street.

Mr. Martin moved for a public hearing; seconded by Mr. Asai; carried.

RECESS

Chairman called for a recess at 5:20 p.m. until the scheculed public hearings at 7:00 p.m.

****

RECONVENED FOR
PUBLIC HEARINGS

Meeting was reconvened at 7:01 p.m. to continue with the following public hearings.

All those testifying were duly sworn in.

BOISE CASCADE HOME &
LAND CORPORATION
ANAEHO'OMALU & WAIKOLOA
SOUTH KOHALA

A duly advertised public hearing was held for the following requests at the Waikoloa Beach Resort complex located makai of the Queen Ka'ahumanu Highway in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, TMK: 6-8-01:26 and portion of 5 and 6-9-07:1 to 30:

a. Special Management Area (SMA) Use Permit request to allow the entire development of the Waikoloa Beach Resort complex, which includes 3,000 hotel rooms, approximately 3,430 multiple residential units, 2 golf

courses, other recreational facilities, commercial facilities, temporary construction and maintenance yard, infrastructures such as roads, utilities, etc., and other related improvements necessary for the development of the resort complex.

b. Change of Zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for the adjustment and reconfiguration of various existing zoning boundaries.

c. Planned Unit Development (PUD) Permit requests to allow the construction of six-story hotels on hotel site No. 12 and site Nos. 9 and 10. The proposed hotel on site No. 12 will initially contain 350 rooms, but will be designed to allow for future expansion from 350 to over 400 rooms. The proposed hotel on site Nos. 9 and 10 will have approximately 525 rooms. Also requested is to allow up to one-half of the required parking stalls for the proposed hotels to be located off-site at a central hotel parking area. A relief from the required number of on-site loading spaces is also being requested.

d. Partial Planned Unit Development (PUD) Permit request to allow the construction of future hotels on four (4) other sites (hotel site Nos. 4, 8, 14 and 28x) at heights of six stories in lieu of the maximum allowable of three (3) stories and forty-five (45) feet. Also requested is to allow up to one-half of the required parking stalls for these future hotels to be located off-site at a central hotel parking area.

e. Planned Development Permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.

f. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

g. Special Permit request to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway.

Staff presented background information on file.

RECESSED & RECONVENED — Chairman declared a recess at 7:49 p.m. and reconvened at 8:06 p.m.

BOISE CASCADE HOME & LAND CORPORATION (CONTINUED) — Staff recommended that the requests for SMA Use Permit, Change of Zone, PUD Permit and Partial PUD Permit be approved based on the findings and with the conditions, on file. Staff further stated that the PDP and the two Special Permit requests have a mandatory 15-day waiting period after close of public hearing, therefore, no action can be taken.

Chairman annnounced that although Commissioner Hanley had acknowledged his ownership of a single-family lot within the Waikoloa development, his parcel is not within the subject property presently under consideration. The Chair ruled that there is no conflict of interest as Commissioner Hanley is neither an employee nor has other financial interest with the petitioner. Chairman then called for anyone who disagreed on the ruling to state their reasons. There were no objections from the public in attendance.

Mr. Willis Sanburn, Vice President of Boise Cascade Home and Land Corporation, mentioned about the overhead utility lines proposed in Increment I. Because of the cost, they intend to place them underground at the time of construction in Increment II. He explained that some of the tidal ponds on the hotel sites are very small or landlocked and will be filled. He indicated that a permit is necessary from the U. S. Corps of Engineers to fill the ponds.

Mr. Larry Helber of Belt, Collins and Associates remarked about the visual prominence of the buildings and the graphic display of the impact on additional height and its effect with the surrounding area. He pointed out that the additional heights will provide more of the land for open space and landscaping.

Mr. George Whisenand, Architect partner with Wimberly, Whisenand, Allison, Tong & Goo, presented a scale model of the design plan for Lots 9 and 10. He explained that the access road separates the hotel from the golf course. The central portion of the hotel site is 12 to 13 feet above elevation and the property rises gradually mauka to approximately 35 feet above sea level. The proposed hotel building would have two wings on either side with the hotel lobby, front desk and lounge in the central location. Details of the building and landscaped courtyard with water fountain and swimming pool were described. On the question of cost, he pointed out that the least expensive hotel structure would be three stories because elevators are not required. He stated that this 6-story building would cost more per room than three stories but that it would be much more operational.

Chairman read letters from Bill Leisk and Judith Graham requesting denial of the SMA Use Permit.

There were three people testifying in support of the request and six people made comments or asked for additional information.

A discussion followed on the employee housing requirement. Staff clarified that the burden is on the developer. The actual amount of housing need will be determined and provided based on the petitioner's study.

Deputy planning Director added that the petitioner has made representation in his application of their willingness to set aside 500 acres of unzoned lands for employee housing. Because of the uncertainty at this time of what the employee housing requirement will be, it is the responsibility of the developer to come forth with a housing study and they will indicate to the Planning Department whether there are adequate housing. It will not relieve the developer of his legal responsibility to provide employee housing by setting aside the 500 acres.

Mr. Mielcke moved to close the public hearing; seconded by Mr. Asai; carried.

Change of Zone: Mr. Asai moved to send a favorable recommendation to the County Council for the change of zone request as stipulated by the staff on the reasons and with the conditions as amended; seconded by Mr. Sakamoto; carried unanimously.

SMA Use Permit: Mr. Murakami moved to approve the SMA Use Permit request with the exclusion of the small boat harbor as stipulated by the staff on the reasons and with the conditions as amended; seconded by Mr. Asai; carried unanimously.

PUD Permit: Mr. Mielcke moved to approve the PUD Permit as recommended by the staff and with the conditions as outlined in the report; seconded by Mr. Fujimoto; carried unanimously.

Partial PUD Permit: Mr. Asai moved to approve the Partial PUD Permit for the reasons and with the conditions as stipulated by the staff; seconded by Mr. Sakamoto; carried unanimously.

PDP and Special Permits: No actions were taken on the PDP and two Special Permit requests because of the mandatory 15-day waiting period after the close of the public hearing for any action.

MEETING SCHEDULE — Staff announced that the next meeting is to be held in Hilo on February 28.

ADJOURNMENT — Meeting was adjourned at 11:29 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
February 14, 1977

A regularly advertised public hearing, on the application of Boise Cascade Home and Land Corporation, was called to order at 7:03 p.m. in the Cafetorium of the Waimea Elementary & Intermediate School, Waimea, South Kohala, by Chairman Jitchaku.

PRESENT: Lorraine R. Jitchaku
Scott H. Asai
Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
William F. Mielcke
Haruo Murakami
Charles H. Sakamoto, Jr.

ABSENT: Akira Fujimoto, Ex-officio Member

Sidney M. Fuke, Deputy Planning Director
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

David Murakami, representing Ex-officio Member Edward Harada

and about 60 people in attendance

CHAIRMAN: We will go on with our public hearing. Public hearing on the application of Boise Cascade Home and Land Corporation for the following requests at the Waikoloa Beach Resort complex located makai of the Queen Ka'ahumanu Highway in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, TMK: 6-8-01:26 and portion of 5 and 6-9-07:1 to 30:

a. Special Management Area (SMA) Use Permit request to allow the entire development of the Waikoloa Beach Resort complex, which includes 3,000 hotel rooms, approximately 3,430 multiple residential units, 2 golf courses, other recreational facilities, commercial facilities, temporary construction and maintenance yard, infrastructures such as roads, utilities, etc., and other related improvements necessary for the development of the resort complex.

b. Change of zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for the adjustment and reconfiguration of various existing zoning boundaries.

c. Planned Unit Development (PUD) Permit requests to allow the construction of six-story hotels on hotel site No. 12 and site Nos. 9 and 10. The proposed hotel on site No. 12 will initially contain 350 rooms, but will be designed to allow for future expansion from 350 to over 400 rooms. The proposed hotel on site Nos. 9 and 10 will have approximately 525 rooms. Also requested is to allow up to one-half of the required parking stalls for the proposed hotels to be located off-site at a central hotel parking area. A relief from the required number of on-site loading spaces is also being requested.

EXHIBIT CC

d. Partial Planned Unit Development (PUD) Permit request to allow the construction of future hotels on four (4) other sites (hotel site Nos. 4, 8, 14 and 28x) at heights of six stories in lieu of the maximum allowable of three (3) stories and forty-five (45) feet. Also requested is to allow up to one-half of the required parking stalls for these future hotels to be located off-site at a central hotel parking area.

e. Planned Development Permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.

f. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

g. Special Permit request to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway. Staff.

CHAIRMAN: Commissioner Hanley.

HANLEY: Before proceeding with the hearing, I would like to declare that I have a single-family residence in Waikoloa in case anyone would like to question.

CHAIRMAN: Thank you. At this time, we are expecting the Corporation Counsel, but we can't see any conflict at the present time. However, we will continue with our staff's report, and we'd like to thank you for making your declaration. Staff.

PIIANAIA: Chairman Jitchaku and Commissioners. Staff asks you to bear with us because the background report is quite lengthy, so that's everything we have to present to you. (Staff presented the background information on file.)

CHAIRMAN: Before we go into the staff's recommendation, Chair would like to call a five-minute recess. I understand the staff's recommendation is another 20 pages, so, it gives us time to reconvene after a short recess.

(Public hearing was recessed at 7:59 p.m. and reconvened at 8:06 p.m.)

CHAIRMAN: Meeting, please come to order. Staff, are you ready for your presentation?

PIIANAIA: Yes, if the Commissioners are ready, the staff would like to present its recommendation on these applications. (Staff recommended favorable considerations on SMA Use Permit, Change of Zone, PUD Permit and Partial PUD Permit requests with certain conditions for approval, on file.) Staff does not have recommendations at this time for two special permits and PDP because there is a mandatory 15-day waiting period. So, we will present the recommendations at a later date.

CHAIRMAN: Thank you. You did a good job. At this time, the Chair would like to acknowledge for the record that Commissioner Hanley has acknowledged his ownership in the single-family lot zoned Single Family Residential within the Waikoloa development. His parcel is not within the subject property. The Chair does not feel that there is a conflict of interest as Commissioner Hanley is neither an employee nor has any other financial interest in this

or with the applicant. However, if there is anyone present who disagrees and/or objects to the participation of Commissioner Hanley on these applications, please be recognized by the Chair and state your reasons.

MIELCKE: Maybe, we should let the record indicate that there were no objections.

CHAIRMAN: In that particular instance, then, the Chair would like to find that Commissioner Hanley is not involved with the particular development and its participation and would like for you to participate and find you not in conflict. Thank you.

You heard the staff's report. Any of the Commissioner's would like to make comments on the background report? Commissioner Martin.

MARTIN: Madam Chairman, I have a couple of questions. This is on the recommendation from the change of zone, page 8 and it's condition No. 8. How many days was that that the Director could accept or reject?

PIIANAIA: The Commission would have 30 days in which to either accept or reject the employee housing need study.

MARTIN: And, the page before that, condition No. 6, there was a sentence that began, "It is understood...." Could you read me that?

PIIANAIA: It is understood that recreational areas within the RM or Multi-family Residential site shall be credited toward the 19.5 acre requirement. This is for the park site.

MARTIN: Thank you very much.

CHAIRMAN: Any other Commissioners would like to question the staff's report? At this time, the Chair would like to call the applicant or a representative of the applicant up forward.

At this time, I'd like to swear you in, sir. You're not an attorney, huh? Will you raise your hand. Will you swear to tell the truth and nothing but the truth now before the Hawaii Planning Commission on this matter.

TESTIFIER: I would.

CHAIRMAN: Thank you. We want you to please state your name. We'd like to ask you that all the input be put into the microphone as all of these are being taped. Sir, will you state your name.

WILLIS SANBURN: I'm Will Sanburn, Vice President, Boise Cascade Home and Land.

CHAIRMAN: You've heard the staff's report. Have you any comments to make on the conditions?

SANBURN: I think on the conditions, Madam Chairman, we're in accord with all but, perhaps, one of them. We'd like to if we could have my people look at the wording of No. 8 under the zoning conditions. In the meantime, while they are doing that, I'd like to make some comments.

CHAIRMAN: Go ahead.

SANBURN: First, I'd like to welcome Mr. Hanley as member of the Planning Commission and hope that his ownership of a lot at Waikoloa wouldn't hurt him but

be an indication of his good taste. Welcome.

We have, for your information Commissioners, some of our consultants here if you have specific questions. Just so you know who they are, I have from Belt, Collins and Associates, are planners and engineers, Jim Bell, Larry Helber, and Joe Vierra; from Hastings, Martin and Chew, who did a lot of the economic things in the EIS, Mr. Ming Chew, archaeological questions, Mr. Bill Barrera who did the archaeological surveys at Anaeho'omalu. Representing the developer with the Royal Waikoloan Hotel, I have Paul Noel and George Whisenand, the architect, and I'd like him to say a few words later. I've already commented at the last meeting on the PUD and Special Permit application, so, I don't think it's necessary to say any more. If there are questions, we are prepared to answer them.

Just a word on the SMA procedure, if I may. Because of the importance of the development under consideration tonight, I'd like to make a few remarks. The advent of the Coastal Zone Management Interim Act and the establishment by the County of SMA boundaries and procedures has provided you the opportunity to assess the total impacts, a long-range, major, coastal development. And based on your evaluation, either say go ahead to the whole development or say, no thanks, we don't want it. Our EIS, which has been accepted by the County, outlines in great detail the impacts good and bad of the development of Waikoloa Beach Resort. We feel that impacts are very much in the positive side and hope that you concur. Back in September 7, 1976, when I forwarded this whole package to the Planning Director, I submitted a letter to him outlining what has come about tonight; namely, the consideration of all these permits in one area. And I think the staff report was sensational and it most so, and I think if the EIS had been that long, it could be a lot more understandable; but it was a terrific job! And, because of your willingness to coordinate, bring this altogether, you only have to hear once instead of eight times.

In my letter I mentioned to Mr. Suefuji, "Because of the timing involved, we are submitting these applications prior to the obtaining of long term hotel financing. We assure you that we will proceed to install the infrastructure and golf course for the first hotel's suppor upon a hotel developer's definite commitment of financing, and in coordination with his progress in establishing the first hotel at Anaehoomalu. These installations are at a cost to Boise far in excess of the proceeds from one or two hotel lots, but are necessary precedent to getting the whole project under way. This investment only makes sense if the whole Waikoloa Beach Resort can be developed."

"Therefore, we are asking approval for our total development plan for the Waikoloa Beach Resort. Then, as to future hotel plans, condominium plans, etc., providing they meet the zoning requirements, building code requirements, set back requirements, and follow the concepts outlined in our Coastal Zone Management permit, approvals to go ahead can be secured directly from the Planning Department. It is only by being assured that we will be able to go ahead with our total development plan, providing we live within the rules, that we are able to make the heavy investment required to get the resort started." Thus, we list the various permits including SMA, rezoning, subdivision change, PDP, PUD, Partial PUD and Special Use Permits altogether.

"We share your view that the E.I.S. process is not an 'after the fact' justification, but a decision making tool. We, therefore, ask the County to grant these approvals for Waikoloa Beach Resort, so that we can confidently move forward with our investment to get this resort off the ground and proceed toward its development."

One comment on the boat harbor which staff report somewhat exempted from their approval at this stage, I think, that's perfectly right. We did want to include, however, in the EIS that back of our minds, we're still thinking about the boat harbor. We recognize that many many permits, they gonna have to be got, it's a big undertaking; but we didn't think the EIS would be complete without it.

Now, as to the PDP, this is unusual to be asking for PDP approval in advance of the actual plan and so forth. What we're doing is asking for approval of Planned Development Permit for each of the hotel and condominium lots at the Waikoloa Beach Resort to allow future submission of plans for hotels and/or condominium on those sites as demand and financial conditions dictate. Because our EIS covers completely, the impact of development of these lots, the material is at hand upon which to render judgment now as to whether or not our program merits your approval. Maps have been submitted that show the maximum number of units, setbacks, heights and types of amenities which may go in these lots. What we are showing is the maximums. However, it is not our intent to build all lots to permitted maximums. True, a few small lots, because of contours or locations, may be developed to the allowed density. However, most lots will be developed to considerably under the allowed density. For instance, preliminary planning on Lot 13 indicates the density of 16 units per acre against the allowed density of 29 per acre. However, it is important, as stated in my letter to the Planning Director, that we have the assurance that we will be able to proceed with the complete development of Waikoloa Beach Resort providing that we adhere to the implacable rules and regulations. Without this assurance, the heavy fund investment, thus make a golf course off-site and on-site improvements, is not justified and we could not proceed.

Just a word about the PUD because in the newspaper, we've seen some comments on the height and I got two people here, I think, can help you with this decision. First, I'd like to make the point that when you see something going from three stories to six, you're not doubling height because it's number of stories and then as opposed to number of feet. For instance, the zoning ordinance allows 45 feet. And, some of these hotels are with three stories and some of these are gonna get six stories in between 50 and in most cases 60 feet of height. So, it's not doubling the height. Furthermore, as stated in the staff report, there's variance allowed under the zoning ordinance which would permit to go to 55 feet and four stories. The problem with the hotel is limitation of stories; and under the PUD ordinance, you are allowed to go to six stories, still within the height, provided, you provide space between the hotels and the setbacks on the side of each hotel lot. Instead of being 18 feet of what it would be under the zoning ordinance, it is as much as between 90 and 100 feet. So, between two hotels, as you driving down Anaeho'omalu Road, if the hotels were built according to the PUD, you have 200 feet, 100 feet for each hotel approximately, of view corridor between the two hotels. If they built under the zoning ordinance and had to compress the number of stories and spread out, you have a total of 36 feet. So, we think, it makes a lot better set. So, I'd like right now to ask Larry Helber to come up and talk to you just about a little bit about the PUD. Then, George Whisenand to tell you about the Royal Waikoloan and that's about the end of our presentation. We're ready to answer questions.

CHAIRMAN: Before we do that, Mr. Sanburn, maybe the Commissioners would like to ask you some questions. I have one in particular and the reports were so extensive that it probably was answered. However, I'd like to question this in the Special Permit request. There is one area, a request for the temporary construction and the maintenance yard and the access easement and utility lines. That, according to the report, is a temporary thing. Is there any time limit?

SANBURN: On the construction yard, that would stay there. And, there's a golf course maintenance yard. Until such time as we built the second 18 holes, in which case, it would disappear. And, when that's gonna happen, it will depend on playing the golf course. Now, as far as the easement and the utility lines coming down, of course, the sewer lines and all, that's a permanent one. The thing that was mentioned was the power lines, which would come overhead. Because of the cost, but at the time, I think, we discussed it, during the construction of Increment 2 that, then, we would put those underground. Now, when that happen, again, depends on two things. One is, we can't do anything in Increment 2 until 25 percent of the hotel sites in Unit 1 are being constructed and construction started on 15 percent of condominium land in Increment 1. So, and then, the question, where do we want to put the infrastructure, would depend on the demands. So, it's hard to say just when.

CHAIRMAN: Thank you. Any of the Commissioners would like to ask Mr. Sanburn some questions? Commissioner Martin.

MARTIN: You answered my question. I was going to ask on small boat harbor. I guess, that you're not too concerned if this is not in there at this time.

SANBURN: It's an agreement all right, but there's an awful lot of permits and the County will have to come in on several of 'em. So....

MARTIN: I have two other questions. There is mentioned about that in building the hotels there would be loss of some ponds. Could you explain why that would be?

SANBURN: On some of the hotel sites, there are these little tidal ponds. Some of them are very small, maybe, 10 feet across; some of them, maybe, 20 feet; that are landlocked. They go up and down with the tide. And, some of them are so located that to build the hotel or a condominium to develop on the lots or the roads, some of them are gonna have to be filled in. At the present time, with the first two hotels, we are working very hard to save them. And, I think, with the Royal Waikoloan, we figured a way to save all of them with the hotel and lot - 12 to save most of them. If, we have to fill them in, then, we have to get a permit from the U. S. Corps of Engineers, which is quite a lengthy process. Already, we have to fill some.

MARTIN: Are any of these ponds.... will they be considered historically as the Hawaiian fishpond?

SANBURN: No, the fishponds are the two behind the beach. Now, they are just littly bitty things.

MARTIN: Now, my other other question has to do with the employee housing. It was referenced that it wouldn't need much until 1985. Does this mean that up till then, most likely, there would be enough local people to be employees there, so, not going to be the need of the housing?

SANBURN: Yeh, that's what our studies show. Furthermore, in the development of Kaanapali, which is interesting, there was always the feeling that employee housing was gonna be needed. But, people prefer, if they can, to stay in their own home areas and will drive. And, there's quite a lot of people that commute from Wailuku and so forth. Sometime, it's gonna be needed. When, that's our best guess. If you like some more on that, we have Mr. Ming Chew, who did the study on that.

MARTIN: Thank you.

CHAIRMAN: Thank you. Are there any other questions of Mr. Sanburn? If not, the Chair would like to call your representatives who would like to give some input.

SANBURN: Okay, Larry.

CHAIRMAN: Is there anyone else besides you to give input?

LARRY HELBER: I believe, there is. Mr. Whisenand.

CHAIRMAN: Okay, maybe, at this time, we'd swear both of you in at the same time, and none of you are attorneys?

TESTIFIERS: No.

CHAIRMAN: Okay, would you raise your hands, please. Do you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission?

TESTIFIERS: I do.

CHAIRMAN: Thank you. Will you state your name again, please.

HELBER: Yes, Madam Chairman, members of the Planning Commission. My name is Larry Helber. I'm with Belt, Collin and Associates, a planning, engineering and landscape architectural consulting firm from Honolulu. We have been assisting Boise in the land planning, the landscape architectural considerations and other matters; and as Mr. Sanburn has indicated, I just like to make a few remarks and introduce into the records several graphics, which I believe will assist in responding or answering any questions that might arise, particularly, with the PUD or partial PUD applications. And, I would really like to address the main concern, I think, and that is with additional height, the concern and, I think it's a valid concern, of also the possibility of visual prominence of the buildings. I would like to say that as far as the petitioner's concern, they are seeking additional height through PUD and partial PUD Permits mainly for two reasons. One, is that they can, with additional height, consolidate the hotels. In other words, they are able to consolidate the hotels so that the structures would provide for a more efficient management operations and maintenance. It provides the facility that there would provide for the guests a great deal of less spread-out hotel therefore meaning that for the guests much more convenience in moving from one point to another in the hotel. The other aspect of consolidation is that by consolidating the building into additional stories or additional height, you, also, open up more of the land for open space, the landscaping and, equal importance, for view corridors. I would like to introduce into the record an exhibit that I will refer to as Exhibit A that basically shows graphically the height and story relationships. And, I think, the key part of this graphic display is the fact that we see the real emphasis here, not so much on additional stories, but, the effect of additional height.

CHAIRMAN: Excuse me, Larry, will you go to this microphone and sort of hold that up so the public also has a chance to look at the....okay.

HELBER: The main aspect of this particular graphic display is the fact that we see the key thing here....is building height in relationship to the vegetation line....the natural vegetation line. We see the vegetation line basically being measured by the predominance of coconut trees. And the coconut tree and the true coconut tree will grow to 70 to 75 feet in height. We see

that, then, as the key reference point in terms of the impact to the effect of the additional height of the buildings. And, what this graphic display shows, first of all, the effect of a 45-foot high building, which is a building that is allowable under the Zoning Ordinance and it relates to a 3-story building, forty-five feet in height, which is the beige building form underneath is below the vegetation line. And, again, the vegetation line represented by this line here (pointed to the drawing) would represent about 70 to 75 feet in height, again the mature coconut tree. If under the ordinance, the petitioner chose to seek a variance to go to four stories or a maximum height of 55 feet, as was discussed by the staff or mentioned by the staff, it would represent this situation. Again, the building is below the vegetation line. And, again, the impact of the building is really not that much more significant than a 3-story or 45-foot high building. But, the petitioner is seeking though, is to go up to as high as 66 and 70 feet for certain hotel sites within the development. The third diagram represents a building block that is 66 feet in height, for example; and, again, I think you can see it is below or within the vegetation line. Now, what the developer or the petitioner is not asking to do is to go to a height, say a hundred and twenty feet, which would represent roughly a 12-story building. And, certainly, what this shows is that if you go to a hundred and twenty feet, you penetrate above the vegetation line. I think that's significant. And, I think the other significant aspect about it is that it's not really so much number of stories that affects the prominence of the building but height of the building in relationship to the vegetation setback line. For example, the 66-foot high bulk of a building would allow for six stories. And, this is what the developer or the petitioner is seeking. On the other hand, a 55-foot high building, which is allowable as a variance under the Zoning Ordinance, also could accommodate six stories. And, again, one of the plans as you'll see shortly does have a maximum height of 54 feet above sea level and that is the situation here. Again, one way, which would be a variance to seek a 4-story height limitation does allow for 55-foot high building. On the other hand, the petitioner seeks to go for a situation which would allow six stories, but, still, may well be at 55 feet in height. Now, by consolidating the building, and, I believe, the key, again, is as you consolidate the building, you allow for more and more open space or undeveloped space on the parcel of land. As you can see here, and I hope it's visible or clear, a 3-story building is quite spread out on a parcel of land. There's very little opportunity to see the horizon or the ocean line beyond that. If you can go to four stories, you begin to pull the building in. On the same parcel, you're opening up more of a horizon. If you can go to 66 feet, you open up considerable amount of parcel for a visual corridor to the ocean, the horizon line, the shoreline. And, of course, if you are able to go twelve stories, you even have more. But, the petitioner is seeking a height up to 66 feet and 70 feet. Again, dealing with vegetation versus number of stories. And, Mr. Sanburn (inaudible....) This, I refer to as Exhibit B. The human eye would see if you were standing out at the Queen Ka'ahumanu Highway and looking towards the sea across Boise's resort area. (Pointed to the drawing.) Those, up here, looking down, this direction, to the ocean. We have superimposed on this photograph, and, again, it's pretty much represents the....what the naked eye would see, the scale with the naked eye. We have represented on that or superimposed on that, also, at scale the buildings at between 55 and 65 feet in height. Now, generally though, you would not see this. This is the worst situation and there's no question about it. The buildings are visually prominent. But, what you would see though is more of a situation like this, which is the buildings, but screened by a foreground of vegetation. Now, the other significant thing is, I believe, that the vegetation really would start at about the trail. (Pointed to the map) Here, and deal with the resort makai of the trail. On the other hand, with the development that is being proposed

now, for quite some time in the future, the land from the highway to the trail would be left in its natural form of lava. There's no intention at this time to develop that area. So, really what you see, then, visually is a foreground of lava, which is the way it is now, and a backdrop of vegetation. And, within that vegetation, you would see some buildings, but they would be screened and they would not be, as far as we're concerned, visually prominent. You would, though, see an alteration of the landscape somewhat by the introduction of more vegetation. But, it would be masses of vegetation. And, we already have some masses of vegetation around ponds. So, I did feel that these two exhibits hopefully illustrate some of the objectives, some of the desires that the petitioner has for seeking development under planned unit development and partial planned unit development. I'd be most happy to respond to any questions that you might have.

CHAIRMAN: Thank you. Do any of the Commissioners have any questions? Commissioner Murakami.

MURAKAMI: Larry, can you give me some information as to when you build a higher building, let's say six stories, then, you figure the 3-story, you know, people amount of room per unit, what would the cost factor difference be of the square feet difference?

HELBER: Commissioner, I am not going to be able to respond to that but, I believe though, the best person to respond to that would be Mr. Whisenand, the architect, who is here. He deals with that sort of thing. I'm afraid I am not.... I really can't say in terms of cost.

CHAIRMAN: Commissioner Murakami, would you direct that question, then, to the next gentlemen. Any other questions? Thank you, Larry. That was a very good talk.

HELBER: Thank you.

CHAIRMAN: Will you, please.

GEORGE WHISENAND: My name is George Whisenand. I am a partner in the architectural firm of Wimberly, Whisenand, Allison, Tong & Goo. We have been retained by the developers of Lots 9 and 10 to design and plan the hotel structure on that site. I believe, you are familiar with the location of the site from the site maps. I brought with me a scaled model which I'd like to move up a little closer to the Commissioners so that you can have an opportunity to see it. If we could have one of this low tables, I'd appreciate it. Either that or perhaps this one, doesn't matter.

CHAIRMAN: We have a table here, can you, Commissioner Martin.

WHISENAND: I'll take the microphone and I can move about and talk as I demonstrate the features of the hotel. As has been explained to you, there's roughly 15 acres in the site. The beach line along here, the two fishponds that have been referred to in the EIS and also in much of the staff report are located here and here (pointed out on the model). The access road, which will separate the hotel site from the golf course is this curving roadway, which you see at this location. This model is accurate to scale both horizontal and vertical. The contour lines were cut from the actual contour map and was furnished to us by the civil engineer. The property, of course, comes down technically to sea level at one location at this point where one of the fishponds moves from the Conservation area, which is in the foreground, actually onto the site. So, there would be a limited area here, which you could

see is at sea level. In general, the level of the central portion of the site here is about at elevation 12 to 13. The property rises gradually as it moves mauka with the high corner of the property at this point being approximately elevation 35 above sea level. We anticipate building the hotel as configured here in which there will be two wings, one on either side of the property with the hotel guest rooms located in those two wings. The hotel lobby and front desk and lounge would be in the structure which you see here in the central location. The major part of the public spaces of the hotel would be located in this area - the dining room, the cocktail lounge and the kitchen area back in here with terraces surrounding the public areas as indicated by this light colored area, the pins, which you see here. The colored pins indicate umbrella tables and things of that nature which will be placed out on the terrace. There would be a fresh water swimming pool at this location. The area between the two wings is developed, of course, as a landscaped court with water sources which would gradually cascade down from a high elevation of about 21 feet above sea level at this point with water fountain at that point flowing down into a pool into another pool; and so that the courtyard would be basically a landscaped and water play area. If you look at the model carefully, you will notice that this wing of the room block here and here is raised up on concrete columns which would be three stories high; so that if the buildings is built to the six stories which we're asking for, there would be a 3-story open columnade; and, then, three stories of rooms and same thing on this side; so that, in effect, we will be creating a large court which would run all the way from this point to this point at the ground elevation, which would be the landscaped court. This room block wing on this side would be six stories in height. The building as had been mentioned is planned so that all of the rooms would have a view of the ocean. It's what we normally refer to as a single-loaded corridor situation in which the corridor is on the mauka side around the court side and rooms face out toward the sea; but, there are lanais and sliding glass doors that would open out onto the lanais. The parking is located up in this corner as indicated; but, parking will be at considerably lower grade elevation than the roadway. There will be excavation to drop that parking down and level it out because we need the additional fill material to.... that I'll explain in a moment what's going to happen to that over here. But, essentially, the parking will be quite well hidden from the street as the guest approaches the hotel. In addition, of course, we plan on landscaping through the parking areas well. The main entrance to the hotel is located at this point with the turning circle in this area and the porte-cochere here, so that the guest is dropped off at this point and moves in to the hotel lobby and front desk at this location. We are providing areas for tour buses to be pulled off and parked outside of the porte-cochere of the hotel so that the tour buses will not be interfering with the access and of the smaller vehicles and the guests arriving at the hotel. Those tour buses were always kind of a nuisance if you don't take them into consideration early in the game. So, we're putting them over at this location. The hotel service entrance will be located at the opposite end of the property from the passenger entrance and the passenger car parking. There will be service driveway brought at this point; and as it approaches the hotel, it will drop down to an underground loading dock. So that all of the hotel service loading and unloading will take place out of sight,under the hotel, at this portion. Then, we will build a basement area in here, what we call the back-of-the-house of the hotel. In other words, all of hotel support facilities will be in that basement area connected to service elevators in this location. And, then,in this location, so that all the hotel service operation is buried and out of sight from the guests. I think one of the significant things which has been mentioned by both, Mr. Sanburn and Mr. Helber, can be very graphically illustrated by this model; and, that's the question of the height of the building as a 6-story building. In these wings, at this portion, we will have nothing but guest

rooms. And, normally, we use some place between 8 1/2 and 9 feet as a floor to floor height in hotels. Six times nine is fifty-four feet. So, you can get six floors of guest rooms within 54 feet. But, when you go into the areas where your public rooms are, you can't do that because in the larger rooms, such as your main dining room, you'll need a ceiling height of perhaps 18 to 20 feet plus additional space for the structural framing over those large rooms plus place for air- conditioning ducts. So, you usually end up with, maybe 22 to 25 feet of floor to floor height from the first floor where you got the large public rooms. So, if you had 25 feet there, and then, two 9-foot floors above that in a 3-story building, you'd have 25 plus 18. You'd have a building 43 feet high and only three stories high in the areas where you had your public room. I think Mr. Helber's explanation brought that out. So, actually, we're not asking for any really substantial increase in height on this particular building because we could go to 45 feet in the three stories. We're only going to 54 1/2 feet. So, we're actually only adding 7 1/2 feet to the allowable height of the building; and, yet, we're able to get six floors of guest rooms in the areas where we have nothing but guest rooms.

CHAIRMAN: Mr. Whisenand, do you have any more to add to this because of the late hour. There's a lot of people here, we'd like to have testimony.

WHISENAND: Okay, I'll bring it to halt in just a very short moment. I would like to comment on two things. The mention of these small tidal ponds. We have located as best we can the location of the major tidal ponds on this site; and if you can look at the site, we'll see it from small blue dots located here and here and here and another one at this location. Those are the major ones on the site and we've been able avoid those with the buildings. There's another one about here, and it would be physically impossible for us to avoid that one. However, we would prefer not to leave it there because we think it would be a hazard in the area where so many people will be congregating. But, we have made an effort and, I think, we've pretty well accomplished that purpose. I would like to answer Commissioner Murakami's question. As I recall, the question related to the relative cost of building 3-story and 6-story buildings. Was that your question?

MURAKAMI: Yes.

WHISENAND: We've made numerous studies on that because we've been in the hotel design field for some 30 years. And, its been our experience that the least expensive hotel structure you can build in terms of first cost is a 3-story building because you don't have to go into elevators. You are still able to build with a type of construction which is less expensive. As under the code, you can use a Type III building if your building height is not in excess of three stories. As you go higher, you begin to get into increased cost. And, a 6-story building, actually, is not the most economical building in the world. It would be more economical to build the building twelve stories high because once you get into what we call the typical floor construction, it's a repetitive process and it reduces your cost very rapidly and more than compensates for the additional cost of the elevators after you get up ten or twelve stories. But, when you're only building five or six stories, you have to put the elevators in and you haven't picked up enough benefit from these repetition of the standard floors to gain. So, actually, this 6-story building will cost more per room to build than the 3-story building would. But, it will be a much improved building operationally.

MURAKAMI: Then, what you are saying is that it is more advantageous to the developer as far as the 6-story compared to the 3-story?

WHISENAND: Well, I don't know what you considered there. If you're thinking of first cost only, the most advantageous thing would be to build a 3-story building. Because, that's the cheapest building that you can build. But, it's not the best building operationally nor is it the best building from the site because, as it has been mentioned time and again, there will be 200 feet of space between this building and the next building on this site and this site if it's built six stories high.

CHAIRMAN: I think in essence, Commissioner Murakami, it's actually more economically feasible to go to the 6-story.

WHISENAND: It is economically feasible because it's much better operationally than the 3-story building.

CHAIRMAN: Thank you. Commissioner Martin.

MARTIN: Yes, I just want to locate this site. Is this Site 8?

WHISENAND: No, this is 9 and 10. Sites 9 and 10, yes sir.

CHAIRMAN: Thank you very much, sir. Before we go into public testimony, the Chair would like to read two petitions that were presented here to me this evening, and I'd like to read into the record. (Both dated February 14, 1977 from Bill Leisk and Judith Graham requesting denial of SMA Use Permit were read and filed.) I'd like to submit this to the secretary.

At this time, the Chair would like to call anyone here who'd like to make any comments in regards to this application now before the Planning Commission. And, to speed up the process in taking the comments, I'd like to ask all those to stand who's testifying before the Commission, and I'd like to swear you in accordingly. And, then, one by one, we'll call you up to give your testimony. So, all those that are here to speak in favor or against the application, will you please rise.

Okay, we'd like to swear you in at this time. Will you raise your right hands, please. Do you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission?

SIX TESTIFIERS: I do.

CHAIRMAN: What we'll do is, whoever is here on the first row, will you please come up. And, we'd like for you to address your questions to the Chair and, also, that you speak into the microphone. These are all being taped and we'd like to have it recorded. Will you please state your name.

ALBERT AKANA: My name is Albert Akana. I'm President of the Waikoloa Village Association. (Read letter dated January 13, 1977 and filed.)

CHAIRMAN: Do any of the Commissioners have any questions of Mr. Akana? If not, we'd like to call the gentleman, right here. Will you state your name, please.

CLYDE DEMENT: My name is Clyde Dement. I'm the Historical Parks Specialist at Lapakahi, Kohala, Hawaii. And, also, I'm representing A. Leiomalama Solomon. She is a Hawaiian Studies Instructor, Hawaii Community College, Hilo, Hawaii. (Read papers on file dated February 13, 1977 questioning the validity of petitioner's statements regarding preservation of historical sites located in said areas as designated for construction and development and on the EIS.)

CHAIRMAN: Thank you Clyde. Do any of the Commissioners have any questions to the report or would the staff like to comment? Commissioner Martin.

MARTIN: Madam Chairman. I'd like to first say, I think, his points are very well taken. I think his concerns should be concern of all of us. I have a couple of questions. I think, mainly because you did this before you came to this meeting tonight, some things may have happened here and I'd like to react to them. One was in the staff's recommendation, which is their recommendation to us. Of course, we can accept it or not; but, in their recommendation, they put certain conditions. They are recommending certain conditions for the development. If these conditions are approved, it becomes, in essence, law which they must abide by. The conditions for the Special Management Area, this condition No. 3, which has to do with historical sites; and I noticed one of your comments which, I think, if I read the book, I might have the same feeling. And, that is that they might be able to change, but, this is not for certain. But, in this condition, it says in there that these historic sites will be preserved as they are identified in what is known as File Exhibit 1. I'm sorry, I cannot define that for you. I have to let the staff define that for you; but, it's on file in the Planning Department already on file. And, what this condition is saying, they must go by that and cannot be any change for what is there if we approve this....if we accept the condition as it is. Would this help to settle this particular problem? We, as a Commission had this problem to say that these certain sites, you must keep, you cannot change from it.

DEMENT: Well, what I was stating within the area was that we must countercheck to see if all the sites are recorded or identified.

MARTIN: Well, that was my next question.

DEMENT: Yeh, you know, cause....

MARTIN: And, I'm not able to answer that much. I'm not.... I can't say myself.

DEMENT: Excuse me, in phase 1, there was allotted 31 days. And, quoting from them, they had employed untrained crew. And, you know, with 31 days in phase 1 to develop a site survey, you have to indoctrinate them. They have to be aware that this is a historic site and it takes time.

MARTIN: I agree with what you are saying. May I ask the staff exactly what this File Exhibit 1 is? Is it just the sites that have been listed in the EIS by the....

CHAIRMAN: Commissioner Martin, for the rest of the Commissioners, what page are you looking at? Is it the staff's recommendation or the staff's report?

MARTIN: Oh, I'm looking at staff's recommendation on page 10.

PIIANAIA: If I can respond to that and explain.

CHAIRMAN: For the record, Ilima Piianaia, the staff.

PIIANAIA: What the condition implies here is mandating the petitioner to do, should the Commission accept the condition. First of all, File Exhibit 1 is Environmental Impact Statement. And, Environmental Impact Statement incorporates, in actuality and by reference, Barrera's report which, today, is the only total survey that's been done at the Anaeho'omalu area. What the condition, if you'll approve it, is to say that, okay, the petitioner has represented that certain sites would be retained for preservation and interpretation

so that the condition says that "these shall be set aside." It mandates that these areas be set aside. And, for other areas, that aren't specifically set aside for preservation and/or interpretation, we're saying that before anything is done with those sites, the petitioner has to submit to the Planning Director for review and approval before any action can be taken. Okay, staff is recommending, as part of this condition also, that the petitioner submit plans. Basically, that the petitioner submit an overall comprehensive historic preservation program to be approved by the Planning Director. In working on the Environmental Impact Statement, and, I think, Ms. Solomon is aware of this because she came in the office to look through it, staff brought up concerns that Barrera's report is not the only way of looking at these sites. For instance, the reconstruction which Barrera suggests for the Anaeho'omalu area, staff comments for that, this is only one interpretation, that others do exist. This was noted in our work. On the staff, there's a professional archaeologist and she has reviewed the sites and went out in the field basically.

CHAIRMAN: Thank you.

TESTIFIER: May I say something on that.

CHAIRMAN: You're part of the....

TESTIFIER: Yes.

CHAIRMAN: The Chair would like to acknowledge you. Have you been sworn in?

TESTIFIER: No.

CHAIRMAN: Okay, at this time, I'd like to swear you in, then. Will you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission?

TESTIFIER: Yes, I will.

CHAIRMAN: And, will you state your name.

A. LEIOMALAMA SOLOMON: A. Leiomalama Solomon. I'm an instructor at the Community College in Hawaiian Studies, and I just wanted to clarify to Commissioner Martin here about our concerns. You see, when I went in and I did the work on the EI Statement, my concern was this. The fact that Boise Cascade, you see, they were using Barrera's Study as the study in making their recommendations as the historical sites that they were going to preserve. So, I was very concerned about this due to the fact that I don't think Barrera's Study is competent enough to warrant this kind of, you know, destruction of the sites. However, I am aware, like Ilima stated, about that they'd plan to do a survey between the Mamamalahoa, the trail, and, you know, the golf course. I mean the Queen Ka'ahumanu Highway. And, I realize this, but, I want to impress and I think Clyde and I both want to impress on the Commission that many, many times, we always get told to us - yes, yes, we are aware and nothing happens about it. And, we're concerned about this because we're both from the Kohala area; and when the plantation went in there, they massively destroyed many, many of our heiau sites. You know, whereas, we only have the Mo'okini Heiau which is still standing today; and I can't see that happening, especially in the Anaeho'omalu area, being that this area is virtually untouched due to the fact that they didn't have any road down there. It's just recently, you see. So, you have a lot of the sites that are still there, and, this is our concern. I am aware that Ilima, as well as.... and they have done a lot of work as far as identifying different sites. We just want to impress upon the

Commission as well as the public that these things are happening and these things are there. Like, especially, I cannot see any kind of destruction, any justification for any destruction of petroglyph. I don't care what the justification is because this is a Hawaiian, it's a native aboriginal expression of our art form. And according to this, according to what we did our research, there are going to be some destruction of some petroglyph fields, like the 38 human figures. Once that's gone, man, we have no way of replacing that! As far as house site goes, thing is this, true, we have lot of areas, like in Kona, you know, the Puhonua areas like that, that have been preserved; but, you know, we are concerned about these specifics. You know, that's all I have to say about this.

CHAIRMAN: Thank you.

MARTIN: I'm not sure that I'm getting across from what I'm trying to get at because I agree with you. And, I hope I am just as concerned. What I am trying to get across is that we as the Commission have this power to put certain conditions.

SOLOMON: Yeh, I realize that, and I want you to use your power to do it.

MARTIN: I'm wondering, and what I'm trying to get at is your help on this. The staff is recommending this particular condition. Maybe, you have some suggestions how to make it better or something. Now, what they are suggesting here and, Ilima know this, is that they have already set up what is on file already. They are also saying that before they do anything, they got to have to do reseach....

SOLOMON: Well, I hope they gonna use somebody else besides Barrera's report to, you know, for their research purposes. This is my concern, too.

MARTIN: There's also that they must do study of the King's.... for the trail. What I'm trying to get at is that in trying to get your reaction to this, is this enough or do we need more or how do you feel on this?

SOLOMON: Are you asking me or asking Ilima?

MARTIN: I don't know, either one. Either one of you two.

PIIANAIA: Malama.

SOLOMON: Oh, okay. Well, our reaction to this is....

MARTIN: I'm not against this because I agree with what you are saying.

SOLOMON: Right, okay. Our contentions are that, perhaps, you know, maybe like you should get another crew in there so we can get different kinds of opinions, you know, as to which historical sites have been selected for preservation. And, as Ilima said, that they have the State archaeologist and things like, you know, perhaps. But, I don't know who's gonna absorb the expense for that. Now, that's pretty expensive, you see. So,....

CHAIRMAN: Ilima, would you like to make a comment?

PIIANAIA: May I just make one point of clarification. Given the survey that was done by Barrera, which essentially is located sites makai of the King's Trail, the Mamalahoa Trail, we have.... the staff has gone out into the field and we checked sites. We have essentially walked the 501 acres, makai of the

King's Trail, and two of us are trained for archaeological work.

SOLOMON: Well, then, that's fine, just so I understand.

PIIANAIA: You know, we understand your concerns and we have balanced them out in reviewing all of these.

SOLOMON: Okay, well, that's all I have to say. Thank you, for your time.

CHAIRMAN: Thank you, Malama. Thank you Clyde.

SOLOMON: Are there any more questions?

CHAIRMAN: At this time, we'd like to take because of the time factor. We'd like to ask that we take other testimonies, and the applicant will be or the petitioner will be asked to make comments. Commissioner Martin.

MARTIN: I guess, I'll have to ask Ilima, now. There has been this question about Barrera, and I'm not familiar with this particular person. Could you fill me in or maybe what is the question about the work which he did?

PIIANAIA: Well, I think, basically, the question is one of archaeological.... of difference between archaeologist or people pursuing different methods in looking at archaeological sites and coming to different conclusions. Hawaiian archaeology is a very new field, and the discipline is at a point where there are now differing methodologies, differing interpretations....

MARTIN: Is he a Mainlander?

PIIANAIA: I would decline to comment on Mr. Barrera. I think Mr. Barrera is here this evening. If you have any questions, I would suggest you direct it to him.

CHAIRMAN: I'd like to add further Commissioner Martin. If you'd look on page 2 on Clyde's presentation that he did mention that Mr. William Barrera was hired by the Bishop Museum to do the study on October '69. Thank you. Commissioner Mielcke, did you want to add further?

MIELCKE: Yes, is Clyde still here?

MARTIN: No, he left. He walked out of here.

CHAIRMAN: Even if he's not here, would you like to state your question?

MIELCKE: Well, he obviously put a lot of work into the study, and I was curious as to the procedures that they followed, how many people were on the staff and qualifications and the time they spent on it?

CHAIRMAN: Ilima, are you aware of their work here?

PIIANAIA: No, I'm not.

CHAIRMAN: Thank you. At this time, the Chair would like to call on the next speaker. Mr. Penhallow. Will you state your name, please.

LEON THEVENIN: My name is Leon Thevenin.

CHAIRMAN: We've already had sworn you in, I think, earlier. I did swear you in, so, you don't have to be sworn in again. Will you just state your name and do your presentation.

THEVENIN: My name is Leon Thevenin. I'm President of the Puako Community Association.

MIELCKE: Before he starts, will you get some answers from Clyde on his presentation.

CHAIRMAN: Did he come back?

MIELCKE: Yes, he's right here.

CHAIRMAN: Mr. Thevenin, I'm sorry. But, there was one question asked of Clyde, and, since he's here....
THEVENIN: Go ahead on that one.

CHAIRMAN: Oh, okay.

MIELCKE: Clyde, I'd.... like Mr. Martin, when you obviously for the amount of work you put into your report to the Commission tonight, I'd just like to clear up in my mind the procedures that were followed, the number of people that you had working on this, their qualification, some of the same questions that you asked about Mr. Barrera, so that I can better understand and have something to balance my judgment.

DEMENT: Well, could you....

CHAIRMAN: His question is how many of you went out and did the study or was it just Malama and yourself?

DEMENT: We did it ourselves.

MIELCKE: Was it just the two of you?

DEMENT: Right. And, I've been living here about 3 years; but, before I left, I've been visiting Anaeho'omalu before '68 where, you know, I've been around there. I'm familiar with that area.

CHAIRMAN: You did state earlier Clyde. Are you employed by the Historial Parks at Lapakahi?

DEMENT: Right. But, one thing I had to mention. I'm not representing them. I'm just an individual.

CHAIRMAN: Yes, we understand that.

DEMENT: We are individually concerned for the preservation of historical sites.

MIELCKE: Clyde, what is your training along this line?

DEMENT: I had experience in Laie. I got a Bachelor of Science in Anthropology and Sociology, and I used to help out individuals. See, I'm originally from Waimanalo, and we go on our own on things like this. And, then, I've been doing a lot of reading and researching and asking in dealing with people of our tradition that are familiar with historical sites.

MIELCKE: I see. Approximately, how much time did you spend in preparation of this report and actually on site?

DEMENT: I'm familiar with the sites, personally. I've been there, I went through there, I picked opihi along the coast and stuff like that, looked for the.... threw nets over the mullets, you know, things like that. And, I had this book long time on Barrera. I've been reading in depth and I had lot of questions concerning his validity of what he considered unique and several of the sites. Because, that was my concern because, you know, one man's opinion and what is considered unique and salvageable, it's not enough.

MIELCKE: Okay. Thank you. I would just ask Ms. Solomon the same question. Your background and the time you spent on this?

SOLOMON: I have my Bachelor's in Cultural Anthropology, predominently in like our tradition, and I teach Hawaiian Studies at the Community College. I have my Master's in that curriculum. So, I got really involved with this because I'm concerned and in one of my programs, we put this project together. It's just personal interest. We don't represent any aspects of the University of Hawaii. It is a private concern as far as this concern. I am merely concerned.

MIELCKE: I just want to qualify on the record the methods that are used in the EIS study.

DEMENT: I have one comment. In Hawaiian archaeology, we are still in the elementary stage. We are still learning. On the EIS, you are working with the consultants for the future park. We are still learning. Again archaeology of Polynesian and Hawaiian people are still unique. We should learn from our experimentation of those standards. I have to create different job type of all of us on the procedures and put into one system. Just on Lapakahi, they all have different techniques. In describing the sites, you analyze which one is better. One of them says, this is the Hawaiian archaeological procedure or standards. There is not one set up. Bishop Museum also admits this.

MARTIN: Before you leave, I want to say that I appreciate your work that you did. I hope that you would keep up with it.

CHAIRMAN: Thank you. Good luck in your endeavor.

DEMENT: Thank you.

SOLOMON: Thank you.

CHAIRMAN: Mr. Thevenin, you have been very patient. We would like to call on you at this time. You may go on with your presentation.

THEVENIN: When they had this original meeting, I sent you a letter with nine points in that. As a matter of record, I neglected to refer to some of these statements because there's so much in favor. On the Boise Cascade conflict of interest, I want to make it known that I am not a landowner in Waikoloa and I have no financial interest in the place. We live in Puako, the closest people residing there. There are 400 people residing there. I represent them. I have been a resident in South Kohala for 25 years. I have been a taxpayer in this area for the last 3 years. My great grandparents were born pure blood Hawaiian. My recommendations is not based here to today and gone tomorrow. The people in Puako are strongly for this development. You noticed in one of my recommendations, we favor it because Boise Cascade promised to preserve Hawaiian petroglyphs. I want to bring up something I hesitate. Recommendation of school sites - consolidating and merging of school sites - variety of sites. We have Waimea School. I do not think the Department of Education want more school all over the place.

PIIANAIA: In terms of staff recommendation on school site, this was recommended by the Department of Education for a floating school site should the need arise. They have the need for 10 acres for a proposed school already in Waikoloa. There are close to 50 acres set aside in the General Plan.

THEVENIN: There was some opposition to this. Those people mentioned a raise in taxes in this area. Moon Sameshima can verify that we generally have 9 percent. We only get 3 percent so we have been overly taxed. On the Hamakua coast, we are just opposite. We are not envious of them. They probably need to generate. They get 300 percent more in taxes; we get 30 percent. Lot of room for more taxes to come into this area - lot of room.

CHAIRMAN: Any questions to Mr. Thevenin? Thank you very much. Mr. Penhallow, that lady over there, can she go before you? Today is Valentine's Day.

PENHALLOW: Yes.

CHAIRMAN: Thank you, Mr. Penhallow.

JUDITH GRAHAM: My name is Judith Graham. I live in Kalopa in Hamakua. General considerations and general remarks, perhaps, seems a little in contrast to the detailed information everyone has given you tonight. And, I am trying to apply them to Boise Cascade's development along the Shoreline Protection Act that the development may not be adverse in itself of the cumulative effect with the neighbors. I am sure it will have adverse effects as development goes. This is a very lovely one. I have read the economic impact of the visitor industry - one of the fastest growing industry. So that, it seems in general principle that the County is quite fragile and perhaps should take qualitative approach to such a large industry. We have already Mauna Loa Lands with five hotels and five condominiums; we have already Mauna Kea Beach Hotel. We are not only increasing that by six hotels and approximately 3,500 apartment condominium units so that we would have allowing one further development - Olohana Corporation with one hotel and 6,500 apartment condominium units. I do not mention Signal Oil which has announced to the State of building seven more hotels and other hotels coming up in this area. May approach a solid figure of twelve hotels. It is not a conservative approach on it. It still has a large multinational corporate interest.

I have worked as a bus girl at Mauna Kea Beach Hotel. In terms of overall hotel for North and South Kohala area, we rely very heavily on tourism which requires less skilled labor mostly in staffing bus boys, bus girls, waiters and waitresses. Although we are offering employment opportunities, not only to people who live here but outside, this is to be essentially menial labor. I am concerned about people of Hawaii not having satisfaction to have a more meaningful career offered to them.

I am also concerned about immigration called to your (inaudible). The problems suffered in immigration with sugar based operations on this State publication, taking South Kohala as a whole. (Inaudible....) Immigration estimate for South Kohala will be 40,000 people. Of this, Planning Department staff has cited in-migration of Boise Cascade to 5,500 of which 7,900 is part of this large cumulative. I would be opposed to Boise Cascade's development. Again, I don't see anyone raising the question as to who these immigrants would be. Psychological feelings of residents as they are faced over the next twenty years with not only tourist visitor invasion but residents from elsewhere.

I also note that in the General Plan, I believe these to be true. Boise Cascade's condominiums are for wealthy, second home owners. On this coastline, might clearly supplement all working class people in commerce. If we welcome the wealthy, we will have much more class structured than present.

CHAIRMAN: Judith, your presentations were read into the record. I just wondered because your question seems to be the same. I think, we will be asking the petitioner, before closing, if they have any comments at all. The comments that are being presented tonight, I think, if you have anything new to add; otherwise, I would ask that your presentation end at this time. We have six more to go. Before you leave, I would like to ask Commissioners if they have any questions to your presentation. Thank you very much. Next, Mr. Penhallow.

RICHARD PENHALLOW: Madam Chairman; members of the Planning Commission. My name is Richard Penhallow. When Boise Cascade first applied for, I supported their application as Legislative Chairman for the Waimea-Kawaihae Community Association. This evening, I am testifying on my own behalf as a citizen of Waimea. I am not an officer or representative of the Community Association although I am still an interested member now of Hawaii. Like Leon Thevenin, not easy come, easy go newcomer; born here; resident of Waimea since 1948. My desire, Planning Commissioners, recognizing my sincere interest, is to preserve orderly expansion of our economy in the neighborhood. When Boise Cascade was granted approval of Waikoloa Village subdivision, development of Anaeho'omalu was already projected. I supported building of the area. To be consistent of what I supported at the original application, it is logical that I continue support of Anaeho'omalu resort development. Under paragraph c. of the staff's notice of public hearing, it is my belief that a 6-story height hotel structures will permit more open areas if permitted at present. Paragraph f. - to allow temporary construction of maintenance and paragraph g. - to allow waste-water reclamation plant. Only insofar as paragraphs a. and b. - commence to proceed with Special Management Area Use Permit and granting of change of zone. There is difference of my mind of quality standards if complete permission be granted on 3,000 hotel rooms and 3,430 multiple family residential. This beach frontage will be crowded if full development should occur. The permission of that hotel development be granted only in increments. Paragraph d. and e. be guides for the development of hotel sites 9 and 10. I wish to thank this Commission to presenting this public hearing in Waimea and allow me to present tonight.

CHAIRMAN: Thank you. Any questions to Mr. Penhallow? Any comments? Thank you, Mr. Penhallow. May I call on the next speaker.

CHARLES SCHUSTER: Madam Chairman, Charles Schuster, District Engineer of the Highways Division of the State Department of Transportation. Our specific concerns in this matter is preservation and safety and efficiency and aesthetics of Queen Ka'ahumanu Highway. In this regard, we have one recommendation to consider. (Inaudible).... contemplate the extension of Anaeho'omalu road to a loop connection to Waikoloa (inaudible).... The present intersection has on the highway connection to Waikoloa and (inaudible) which connects to Anaeho'omalu a channelized left-turn lane and acceleration lane and (inaudible).... makai side connects to Waikoloa connection. We recommend planning the intersection by a fully channelized makai section for cross intersection instead of a T connection. I also recommend connection of aesthetic utility lines. (Inaudible).... 3,000 feet mauka of the highway to preserve (inaudible) view plane of overhead utility lines on the highway. We would, therefore, recommend that when the utility lines are brought into the resort area an underground, rather than an overhead lines be planned so that as to minimize and avoid view plan as the developer has expressed in the presentation tonight.

CHAIRMAN: Thank you very much. Commissioners have any questions? Staff have any questions to Mr. Schuster? Thank you very much. Are there anyone else present who would like to speak? Please state your name.

IKUO HISAOKA: Madam Chairman and members. My name is Ikuo Hisaoka. I am speaking in favor of Boise Cascade. There is no question in my mind that the most important problem, as far as this County is concerned, is survival of sugar industry. Sugar employs 3,000 people. Most people agree is problem of unemployment at 8.8 percent or a 9.5 percent is a more nearest figure. This form of labor fulfills 32,700 men and women. This is at the rate reflected from (inaudible). If we transpose (inaudible) to numbers, it means unemployment number of 3,075 or 3,100 at present. In formulating the visitor industry, there is mention of 3,300 people and possible employment to the County of Hawaii people. Those industry which was severely criticized, they have taken a view with that industry. Some claim we have too many hotel rooms now and that is the reason for our low occupancy rate. I agree that maybe too many rooms in Hilo and Kona, but not for too long. South Kohala, as far as clean white sand beaches (inaudible).... plan development like Kaanapali. All these people on the island will benefit. You will find the natural beauty of our island and visit all different districts. The Kohala Task Force projected all agricultural oriented projects. It has not turned (inaudible).... It seems, we are still optimistic. Employment activities of (inaudible).... of project unable to take care of many skilled craftsmen, if not for Mauna Kea Beach Hotel, North Kohala would be in chaos. (Inaudible....) Contrary to opinion of the people, Mauna Kea Beach Hotel not only hires waitresses and room maids, but a lot of clerical help, carpenters, painters and other skilled helpers. We, in North Kohala, look forward to many employment for skilled (inaudible).... we made more job opportunities. We don't want to leave North Kohala. Should this development become a reality, it would not only increase real property tax; it will increase employment load. (Inaudible....) If Waikoloa is an example, I have faith and trust to our government which must provide what other facilities be. We have to look at this in other perspective (inaudible) welfare and unemployment compensation or have private industry presently provide employment. (Inaudible).... request be given every consideration to Boise Cascade and (inaudible).... With the conditions, if you feel necessary, but not too stringent, I would go along with the basic request which will allow them to proceed with the development at Anaeho'omalu. Thank you very much.

CHAIRMAN: Thank you very much Mr. Hisaoka. Nice to see you out again. Any question on Mr. Hisaoka's presentation? Thank you. I would like to call on any other person who want to make comments on this application.

KAREN HAZELHOFF: My name is Karen Hazelhoff of Oahu and former resident of Washington, D. C., in architectural field for many years. I am quite familiar at this time of the presentation. More so, that one would have 75 feet of palm trees in water, but we used other trees and landscape helps etc. What happened in many occasion, and I am only making comments, may slip between final things that happens when it's built. What often time happens is other than budget of architectual aids. We want to hide the 6-foot height. I am not sure I could count on the buildings will (inaudible).... to being in at 6-foot height. They are going much more. Obviously, that I think staff moves with color and landscaping. The visual impact could be lessened, but that doesn't say it would be. And, in that particular aspect, if you are critical to allow them to build six stories, which (inaudible).... an expression in a way; if you look back to 1961, perhaps, with three stories simply used now means more beautiful. You can go up, have more regulations, but not necessarily now. Is this a question of the tourist not being able to see more of the ocean, too; and we are going to see a great deal of these hotels. And, I do feel that the Commission ought to take a good look at the final architectural plans, landscaping and their promises. Thank you.

CHAIRMAN: Thank you. Do any of the Commissioners want to ask questions? Commissioner Martin.

MARTIN: I was at a loss on the recommendation for Commissioners' information on page 5, PUD recommendation in the report. PUD recommendation No. 9 says, "That the petitioner/representative shall submit a detailed landscaping plan for each lot prior to the receipt of final plan approval for each of the proposed hotels." It also says, "landscaping plans for each of the hotel sites shall complement each other." Do you think that that would help you satisfy your concern?

HAZELHOFF: That is a matter of taste whether landscaping plan is a correct one. I would leave it in. Now, I watched Kaanapali from low rise to twelve stories. It started out as a beautiful plan and expanded as they found it not economically feasible within their standpoint. You are looking at things tonight where Hawaii people come here because Hawaii is planned. If you will look at Miami, it is not (inaudible).... Hawaii any more and the beaches here will not be Hawaii.

MARTIN: I agree with you.

CHAIRMAN: Thank you very much for your comments. Is there anyone here who wish to testify? If not, the Chair would like to call Mr. Sanburn up again. Mr. Sanburn, you heard several inputs on the project. At this time, we would like to give you the opportunity to respond to any comments as presented tonight. If you wish to use the other microphone, you may do so.

SANBURN: I just have few comments. In regard to the archaeological surveys back in 1970, we selected Bishop Museum whom we felt as qualified as anybody else to do archaeological surveys, and I wish to point out that Barrera was not the only one concerned. Just to mention few, Dr. Kenneth Emory, and Dr. Sinoto oversees Mr. Barrera's work. I talked to Dr. Kenneth Emory just yesterday concerning archaeological projects here in Waikoloa. Robert Hommon and others participated. I don't think Barrera was the only team. I will as much as seek to (inaudible).... What we put in the Environmental Impact Statement is much worse (inaudible)...., we would like to put the construction format. Claude Jenkins has found a way to salvation which will not stand in the way of construction. Around the project where all of the historical sites which have been identified in the eyes of Bishop Museum as significant (inaudible).... many of these can be waived. When you come to Waikoloa, ask Clyde Jenkins for his counsel of these projects. When we put the hotel projects, we will put it in the back. We find it very important and we are interested in talking with anyone about it.

There is another comment about cumulative effect about hotels developing on Kohala coast. Who can see how many will develop unless they are economically sound. Have many developed as we would like to see? In order of the amount of capital that is required, a hotel has to be (inaudible).... hotel construction. Room rates are higher than those hotels currently under construction. You talk about menial jobs. I think anybody starts with menial jobs. With Community College programs, people can be trained and work up in management jobs. As we see happening to the Big Island here, immigration of young people living everywhere. In Kohala and Hamakua region, they can find job opportunities to come back to. And, that lack of opportunity certainly (inaudible).... There would be some second home accommodations where they are near the resort areas by Waikoloa and (inaudible).... We have many homes with home financing available.

Mr. Penhallow mentioned about incremental improvement. For the vast amount of capital we have to put up, we just can't risk in the next ten years. If we won't take the risk and if we stop half way, we have had it; and the company will not take the risk. Mr. Schuster states that we had agreement with the State Highway when we put the connection quite a ways out more but not until King's Trail and Queen Ka'ahumanu Highway. We have to build that T intersection.

As far as view impact, all utility lines and with the economics which is to come ahead, one of the conditions which we plan to work out whenIncrement 2 comes in is, we will find a way to get them underground. As far as landscape budget (inaudible)...., we do have that in the budget and plan to pay close attention to it as we are asked to come back and review. We got to do it and do it right; otherwise, we got nothing. As far as palm trees, we have 75-foot palm trees. (Inaudible).... Waikoloa Village, so, we can grow trees. I am sure the hotels will put in the dollars, too. That's all for comments.

CHAIRMAN: Commissioner Martin.

MARTIN: Madam Chairman. We spent quite a bit of time in historical sites. Again, when we open this area, we have a chance to preserve and take care of it. Also, it means a lot of people will come over and look them over, and I wonder if you have plans to help to take care of this?

SANBURN: We have those petroglyph areas marked. We are going to put boardwalks and hope that they stay on. We have to increase security as far as those sites which are not marked for salvage; but we have to salvage, if and when construction will hurt. If we can't get the (inaudible), we have to protect these. One of the conditions is that we have these (inaudible).... We will save and preserve archaeological sites as they are an important part of our program. This is history; this is what people come to see. We can put people on petroglyphs for days and learn something, which they will do and also stay another night at the hotel.

CHAIRMAN: Thank you. Commissioner Hanley.

HANLEY: Mr. Sanburn, when you indicated considerations about employee housing conditions recommended by the staff....

SANBURN: That is one area, probably, we don't have the wording as presented tonight. The staff could read what they got supplied. This is important to us - couple of questions to ask.

HANLEY: On page 8.

CHAIRMAN: Commissioner Hanley, do you want the question answered now?

HANLEY: Mr. Sanburn indicated he had questions.

CHAIRMAN: We are going through staff report, so Mr. Sanburn would make comments on now, then, Mr. Fuke would make comments.

SANBURN: (Inaudible)....

HANLEY: Madam Chairman, May I ask a question?

CHAIRMAN: Yes.

HANLEY: As a general practice, are petitioners not furnished with the recommendation of the Planning Department before they are put up here?

CHAIRMAN: Not in advance, Mr. Hanley. This is why, we have the public hearing.

PIIANAIA: Just to clarify that, Commissioner Hanley, the staff usually does inform of the petitioner. In this case, we have informed Mr. Sanburn and his consultant of the conditions.

DEPUTY PLANNING DIRECTOR: Madam Chairman, perhaps, I can spend few moments to clarify some of the applicant's concern. As I understand, applicant was primarily concerned with employee housing requirement. If the project comes in and introduced into the new area, interest may generate some employee housing needs. At this point in time, we cannot state clearly, there will generate 10 or 25, perhaps none at all. On the conditional structure, applicant's responsibility is to come forth with a housing study. Upon 30 days' receipt, they should indicate whether there is X-number of housing or no housing at all. Within 30 days, Planning Department would take action or reject. If no response is received by the applicant, it is affirmed that the applicant's housing study is deemed to be acceptable. If your study so indicates that it has no housing need to be created when your first hotel project comes into being, then, this applicant completely absorbs the housing requirement. If your study indicates X-number of housing be provided, then, you would be responsible for making sure that additional housing are provided in the general vicinity. It does not mean that you, yourself, subdivide the area, construct the buildings; and, thus, are the homes which are to be used to satisfy the project. On the other hand, you must be sufficiently responsible to those of the creation of additional housing you need for 25 to satisfy your project. Housing may be met if in the meantime, a developer comes and provides 25 additional houses with your assistance. Maybe, you have nothing to do with it in reviewing the housing study and these are provided 25 additional housing; then, no need to provide additional requirement. The theory behind that particular policy is provided in the General Plan. If you introduce a new project, it may generate; and, then again, it may not generate housing demands. As stated in the General Plan policy, which is a legal document, it states that the housing developer provide this need.

SANBURN: As my understanding in the condition, housing will be available in Kohala and Kona.

DEPUTY PLANNING DIRECTOR: If your study indicates that you need additional housing, then, within South Kohala or within commuting distance, South Kohala being reasonable would have to be taken next into account.

SANBURN: I think that problem, I would like to discuss this with the consultant as to how this would do in the impact of hotel development whether we are protected. We have agreed with 500 acres of free land. It calls for housing, for employee housing, if and when, there is a need with other developers. And, we feel, again a long ways, what we are expected to do if we give 500 acres.

DEPUTY PLANNING DIRECTOR: Just a matter of clarification. You did raise the idea that, perhaps, Boise might set aside 500 acres for employee housing. If your housing study indicate that you need and if housing for this project calls for alternative provision of 10 acres in the area, it doesn't have to be the full 500. Whatever the need to accommodate the housing requirement as called for by the planned development.

SANBURN: It does not have to be 500 acres in one spot. (Inaudible).... supplement around that. One objection to that basically is that we have problems

with very few of them. On Condition 6, page 7, did you read that one as you revised it?

DEPUTY PLANNING DIRECTOR: That's right. I think that just for the record as well as for the Commissioners' clarification, Item 6 that Mr. Sanburn is referring to is just the page previous to the one I was just quoting on the housing requirement. And, what Mr. Sanburn's concern initially was to make sure that the 19 1/2 acres of land which should be set aside for recreational use within the project could also...., I mean, areas within the multiple family sites, for example, they might have a swimming pool, they might have a community center within the RM area. Their concern is whether that portion would be counted off as being portion of 19 1/2 acres, and our response to that was yes. Unless, we had amended that particular recommendation to include a statement that it is understood that recreational areas within the multi-family site shall be credited towards the 19 1/2 acre requirement.

SANBURN: Could you add to that, I know which is fine, right after requirement of following, to take care of possible future things that might come up through ordinance and toward.... you stated after the end of it, "and toward any future requirement for recreational areas at the resort."

DEPUTY PLANNING DIRECTOR: If there are anything more, which is imposed through separate statutes or on the part of County Council or whomever, I think it would be beyond the jurisdiction of this Commission to forever bind this action on any subsequent ordinance or statutes which may come about.

SANBURN: There's a whole issue of parks, and the park dedication is up in the air and we want your answer about them.

DEPUTY PLANNING DIRECTOR: Well, all we're saying is that as far as we're concerned, based upon the PUD and the SMA requirements, that 19 1/2 acres for the entire project makai of the King's Trail would be sufficient, and this will also include the RM areas.

SANBURN: Page 12, No. 8, this has to do with.... We would like to add in here that the temporary overhead utility lines may be permitted for Increment One; however, all utility lines would be placed underground. Rather than prior to the commencement of Increment Two, we would like to say "along with the construction of the improvements in Increment Two." So, in other words, when we're building the roads in Increment Two and the trenching of equipment, we can do it, rather than prior to starting it.

DEPUTY PLANNING DIRECTOR: Yes, that was the steps understanding, and unfortunately, I didn't get enough time to make the proper editorial changes with the staff.

SANBURN: Okay.

DEPUTY PLANNING DIRECTOR: We'd like to also note, however, that the staff would be sympathetic to or would agree with Mr. Sanburn that the underground utilities could be placed along with the construction of the hotel within the second increment; but, nevertheless, there should be sufficient legal assurance. These would be a bond or whatever is a comparable document which would assure government that these improvements would go in coterminously with the improvements within the second increment.

SANBURN: That might be included then, with the subdivision bond?

DEPUTY PLANNING DIRECTOR: Conceivably, yes.

SANBURN: Thank you.

MARTIN: Could we go over that one again, now, what is being recommended?

DEPUTY PLANNING DIRECTOR: The staff had initially recommended that ultimately the whole area go underground utility. But, for the first increment, that overhead utilities would be sufficient. Now, we should understand that for the first increment, it's basically like 5/6 of the entire project and the second increment really consists of one hotel. And, we had recommended further that the utility lines shall be placed underground prior to commencement of the hotel in the second increment. What Mr. Sanburn wants is to say that the utility lines shall be developed coterminously or simultaneously with the construction of the hotel in the second increment, and we have no objection to that.

MIELCKE: What will be the approximate cost on what would be to put the underground utilities in within one increment?

SANBURN: I don't know. I would like to refer that to the Operation Manager, Jim Lium. He's got them. I do know it's considerably more expensive. Jim, do you have any figures on them?

JIM LIUM: (Inaudible....)

CHAIRMAN: Sir, will you please come up and I think there'll be probably more questions directed to you. I'd like to swear you in also and get your name. Do you swear to tell the truth and nothing but the truth on this application now before the Hawaii County Planning Commission.

LIUM: Yes, I do.

CHAIRMAN: Will you state your name please.

LIUM: Jim Lium.

CHAIRMAN: Thank you.

LIUM: What I wanted to point out Will, is that we're talking about just one line in the streets and the major portion of the development will be underground utility. It's this line right here (indicated on the drawing). It's (inaudible).... As far as the cost (inaudible)....

CLAUDE JENKINS: (Inaudible....)

CHAIRMAN: Excuse me, sir. We'd like also for you to come up and be identified. Otherwise.... is this your first....

JENKINS: Yes.

CHAIRMAN: Okay. I feel like a judge today. Do you swear to tell the truth and nothing but the truth on this particular matter before the Planning Commission.

JENKINS: Yes, I do.

CHAIRMAN: Will you, also, state your name please.

CLAUDE JENKINS: My name is Claude Jenkins. I'm the Construction Manager of the project.

CHAIRMAN: Thank you.

JENKINS: The difference in the price from the overhead compared to the underground from this point of the State Highway down to where we plan to go underground in the system is something like about $250,000. Fifty-five thousand against $315,000 - something like that. It's an exorbitant price because that's high voltage lines and they have to be concreted and cased and ducted and would be very expensive. Is that all they wanted?

CHAIRMAN: Does that satisfy you?

SANBURN: We're hoping that state of the island would have been improved by the time we have to go underground and we may find a cheaper way of doing it; but that's the figures today.

CHAIRMAN: Commissioner Mielcke.

MIELCKE: Well, I haven't seen anything cheaper lately.

CHAIRMAN: Mr. Fuke, do you have any more questions?

DEPUTY PLANNING DIRECTOR: Well, I think that since Mr. Sanburn is here, there is just one more additional condition which the staff and (inaudible) would like to recommend to the Commission and this is partially in response to Mr. Schuster's comments about the access situation. Although it is a State requirement that whenever a person or a developer connects into a major State highway, approval from the State Department of Transportation is required. So, whether the Commission stipulates it or not, Mr. Schuster's office ultimately would have the final decision to stipulate exactly what kind of hookup they want at Queen Ka'ahumanu Highway. But, nevertheless, in deference to Mr. Schuster, the staff would like to make that recommendation.

CHAIRMAN: Commissioner Martin.

MARTIN: Where would this be under?

DEPUTY PLANNING DIRECTOR: I'm sorry. I think that the first query is like from Commissioner Mielcke. Like, what the recommendation is. The staff's recommendation, thus, would be that the developer comply with the requirements for a hookup as stipulated by the State Department of Transportation.

PIIANAIA: This would be appropriate under the change of zone recommendation.

SANBURN: Let me just say one thing. When the State Highway went in, because we had our road down there first, there was this one crossing that we made a deal to split it. In other words, crossing it with a T on both sides. We had a road coming along here and down into this way. Because State highway came down after we were already there, under the law, they provided crossing. We decided that we would abandon the part up here, put the T in here and they put the T in here, so, we got two sides of the crossing but it was separate. Then, we agreed that at the time we wanted to come down from here that we would put in that side of it. So, it's all agreed with the State Highway Department.

DEPUTY PLANNING DIRECTOR: So, that condition is merely confirmatory more than anything else.

CHAIRMAN: Okay, Mr. Sanburn, if you don't have any more questions, the staff would like to make their comments or any additions to the report.

SANBURN: I would just like to take a minute and check out that (inaudible), if I can.

CHAIRMAN: Okay, go ahead. We'll continue with the Deputy Director's comments and recommendations.

DEPUTY PLANNING DIRECTOR: Yes, Madam Chairman. Inasmuch as the staff did favorably recommend approval of this entire application subject to certain kinds of conditions; and inasmuch as, further that there were some concerns raised by members of the public tonight, I would like to spend a few moments to respond to some of the adverse comments which were registered here tonight.

The first one is in the area of historical sites. The staff feels that with the conditions stipulated in the various PUD and SMA requirements that the concerns raised by the two individuals will be adequately covered. We would also like to note in response to some of the questions raised in the historical sites area that it is conceded that Mr. Barrera's report was prepared back in 1969 and that archaeological research is still in its infantile stage; and over the last six or seven years, there has been some development and we're proud to really report that we do have two competent staff members, both Ilima and Virginia Goldstein, who actually go out and verify a lot of these reports. And, we know we feel reasonably confident that the historical sites concerns can be adequately accommodated through the conditions that the staff have recommended to the Commission.

The other concern relating to the SMA for the entire project as opposed to taking it on piecemeal basis, it is the staff's feeling that this project should be evaluated from its totality. This is a resort destination area and, thus, to evaluate a project on a project or site by site basis would not enable the public as well as the Planning Commission with an opportunity to evaluate the impact of what this entire project would have on the community on this particular area. It was felt that a site by site analysis would not really give us a proper handle to control the development within the Waikoloa area. Nevertheless, because of the insufficiency of data in certain areas that we did require, as you will notice, some of the conditions that No. 1, the developer provide us with an overall landscaping design, a plan for the area, so that there would be some sort of landscaping integration of the entire complex and secondly, and perhaps equally important, is that the developer also would be responsible for providing us with some architectural design guidelines for the remaining hotels so that there would be some semblance of continuity or uniformity of form for the entire area and that you would not necessarily see a popery of different architectural styles of hotel units within one resort complex. We wanted to treat the area as a resort destination area and not as one side versus another side et cetera.

Finally, the concern relating to the height, the Planned Unit Development Permit, it is generally conceded that while the law calls for a 75 feet or six stories, whichever is higher, the staff was mindful of the height consideration. As a result, you will note that as far as the conditions, we have stipulated it in almost all instance that buildings not exceed 55 feet or, I think there are one or two buildings which have exceeded the 55-foot height limit. The basic thing is, of course, the floors will be compressed within that height limit and, thus, will not be contending with 75-foot coconut trees. Basically, as far as for landscaping kinds of consideration, we'll be dealing on an average about 55-foot high buildings. The concern relating to the PUD and the landscaping also led into discussion about, well, perhaps landscaping will be one area wherein the developer would be willing to forego if the financial conditions are dictated. We'd like to assure the Commission and

the public that as far as the Department is concerned, whenever we approve plans, we make it as a condition of approval in our office that the applicant or the developer must begin a landscaping program prior to the issuance of an occupancy permit.

CHAIRMAN: Thank you Deputy Director. Mr. Sanburn.

SANBURN: After reviewing Mr. Fuke's revised Condition 8, we will accept it. We would like a copy of it, but it sounds okay. So, I think, we're on track.

CHAIRMAN: Okay, would you like to add anything further, Mr. Sanburn?

SANBURN: I just like to thank the staff who's labored hard on this mammoth project since September 7, to Ilima particularly, who's got a throat of iron, and they've really worked hard, they've been cooperative. We've tried to work hard with them, and we'd just ask your blessing tonight. Thank you.

CHAIRMAN: Thank you. The staff have any questions? Commissioner Martin.

MARTIN: Madam Chairman, in looking over these recommendations, am I correct that there is the normal time recommended as far as construction? I know there's some difference in different plans for construction.

CHAIRMAN: I would like to refer that to Ilima.

PIIANAIA: In coming up with our recommendations, there are several steps the petitioner has to go through before construction can begin. For instance, petitioner will have to come in for parcel consolidation and resubdivision. Change of zone will have to go forward with various conditions. It is very difficult to say, construction shall start within one year because there are other procedures to follow. We don't know how long the consolidation and resubdivision process will take. (Inaudible....) Before construction commences, these various requirements will have to be complied with.

CHAIRMAN: Any other questions to staff? Commissioner Hanley.

HANLEY: This Condition 8, is it a substitute to donate unzoned land?

PIIANAIA: Condition 8, employee housing, is saying the burden is on the developer. The petitioner will tell us what the housing need is in their study. And, based on review of that study, the actual amount of need in housing will be determined. The petitioner has the alternative to provide housing. We are saying to restudy and come back towards this project on what housing needs would be and we shall review it at that time. And, we shall pose the housing requirement as to sepcifically how many units, and also it's up to the petitioner as to how the housing will be provided.

CHAIRMAN: Deputy Director.

DEPUTY PLANNING DIRECTOR: In response, the developer has made representations in his application saying he would be willing to set aside 500 acres. The staff is not requiring 500 acres, but to set aside; because, we are the first to admit that we don't know what the housing requirement will be.

HANLEY: The original offer from the developer to donate up to 500 acres, he has not been relieved of that by Condition 8?

DEPUTY PLANNING DIRECTOR: We never recommended that imposition. The staff never made that recommendation. The developer in its application and in its

EIS, I take that statement as such. The staff is merely stating that because we don't know what the employee housing needs will be, it is developer's responsibility to come forth with a housing study. The housing study will indicate to us whether there are adequate housing. The developer, then, must demonstrate his intentions to provide housing. It could be X-number of housing for employees or get State agency on housing or whatever.

HANLEY: I realize that. That is on paragraph 8. It says original application to set aside 500 acres would relieve him of that commitment.

DEPUTY PLANNING DIRECTOR: The staff has not required the 500 acres. If the developer would want to take that on the staff's analysis, in terms of the General Plan, that condition fulfills that alternative. (Inaudible).... from out of context.

CHAIRMAN: Ilima, would you like to add more comments?

PIIANAIA: It is the developer's representation. Our contention is just that at this time, it would be premature for him to say that he is going to donate 500 acres of land at this time. It is the most feasible means of providing that requirement.

DEPUTY PLANNING DIRECTOR: It does not relieve him of any legal responsibility for him to set aside, but all his obligations have not been met.

CHAIRMAN: At this time, the Chair, if there are no other questions, will entertain a motion to close the public hearing.

MIELCKE: Madam Chairman.

CHAIRMAN: Commissioner Mielcke.

MIELCKE: I move that the public hearing be closed at this time.

ASAI: Second.

CHAIRMAN: It has been moved by Commissioner Mielcke; seconded by Commissioner Asai that the public hearing be closed. All those in favor, say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? Public hearing is closed.

Public hearing was adjourned at 11:19 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T : .

Lorraine R. Jitchaku

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

February 15, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home & Land Corporation
130 Merchant Street
Honolulu, HI 96813

Re: Special Permit Application
Tax Map Key 6-8-01:portion of 26

The Planning Commission at its meeting of February 14, 1977, held a duly advertised public hearing on your application for a special permit to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District at Anaeho'omalu and Waikoloa, South Kohala, Hawaii.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on your request.

Lorraine R. Jitchaku

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

lat:lgv

cc Mr. James R. Bell
Land Use Commission
Land Use Division, DPED

EXHIBIT DD

FEB 17 1977

February 28, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corporation
130 Merchant Street
Honolulu, HI 96313

Re: Planned Development Permit Application
Two (2) Special Permit Applications
Tax Map Keys 6-6-01:26 & portion of 5
and 6-9-07:1-30

This is to inform you that you applications will be considered on Monday, March 14, 1977 by the Planning Commission. The meeting will be held in the Councilroom, County Building, South Hilo, Hawaii, and is scheduled to begin at 10:00 am.

We shall notify you of the Commission's action.

A copy of the agenda is enclosed for your information.

Sidney M Fuke

for Raymond Sufuji
Director

lat:lgv
Enclosure
cc Mr. James R. Bell
State Land Use Commission
Land Use Division, DPED

EXHIBIT EE

MAR 3 1977

SPECIAL PERMIT: BOISE CASCADE HOME AND LAND CORPORATION

An application has been submitted by Boise Cascade Home and Land Corporation for a Special Permit to allow the establishment of a temporary construction and maintenance yard and a 30-foot wide easement for access and utility lines within the State Land Use Agricultural District. The total area under consideration is approximately 8.760 acres, with the proposed construction and maintenance yard having an area of 7.906 acres and the proposed easement consisting of the remaining 0.863 acres. The subject area is located approximately 1,500 feet makai of the Queen Kaahumanu Highway and approximately 100 feet mauka of the King's Trail in the land division of Waikoloa, South Kohala (TMK: 6-8-01: portion of 26).

In support of the subject request, the petitioner has stated the following:

> "The property is currently classified as Unplanned by the County of Hawaii and Agricultural by the State of Hawaii. The land is relatively flat, rough, barren Pahoehoe Lava, and is not suitable for Agricultural development. The property abutts [sic] the South Kohala-North Kona District Boundary, and is bounded on the South by State lands, and to the NE & W by Boise Properties. It is approximately 250 feet from Waikoloa Beach Resort Property zoned RM 1.5, a portion of which Boise proposes to use for temporary employee parking. Boise proposes to construct a temporary Construction and Project Maintenance Yard on the site, connected to the main

EXHIBIT FF

Waikoloa Beach Resort Access Road by a temporary road with temporary utility lines. Boise feels that this site is necessary during the development stages of the Waikoloa Beach Resort. It will ultimately be relocated when the second Golf Course is constructed. Boise has no alternative use for the property at this time. In the future, Boise will apply for rezoning of the property and if approved, this site will become the permanent transportation center for the Waikoloa Beach Resort. It is difficult at this time to determine when the second Golf Course will be built. However, we estimate the Construction and Project Maintenance Yard will be moved within ten (10) years.

"There are no historical sites on this property.

"It is absolutely necessary in order to develop a project the magnitude of the Waikoloa Beach Resort, to have a temporary project maintenance and construction yard. The facility will be used for: the storage and protection of construction materials used from time to time during the period of development, the storage and protection of construction equipment when not in use, the repair and maintenance of construction equipment, the storage and protection of project maintenance materials, the storage and protection of project maintenance equipment when not in use, and the repair and maintenance of the project maintenance equipment. Any on site facilities - whether construction trailers of temporary buildings - will be removed at the time the permit expires. The site selected is totally unsuitable for any other use at this time. The site is by

necessity in a convenient (but yet secluded) location for deliveries and storage of construction and maintenance materials and equipment. The area will be fenced for security and will be landscaped for aesthetics."

There are presently no structures on the subject site. According to plans submitted by the petitioner, buildings with a maximum area of 10,000 square feet would be constructed. These would be maintenance and storage structures and small offices, including bathrooms and showers. The petitioner has proposed the provision of approximately 10 to 15 parking spaces on the site. The purpose of the proposed easement is to provide access to the subject area from the main access road leading to the Waikoloa Beach Resort area. It would also be used for a water line easement. The petitioner has not specified how the easement would be improved. Sewerage provisions are proposed to be by temporary cesspool on the site and electricity would be provided by an overhead line paralleling Waikoloa's southern property line. In addition, landscaping would be provided along the north and west perimeters of the site in the form of trees and higher growing shrubs for aesthetic and screening pruposes. A security fence would also be constructed.

As stated by the petitioner, the subject area is in close proximity to the proposed Waikoloa Beach Resort development. An approximately 500-acre area between the King's Trail and the shoreline is designated Urban by the State Land Use Commission and is zoned for resort, multiple family residential, village commercial

and open uses by the County. The petitioner has submitted various applications to the County for this Urban District in order that resort development may proceed. These applications are being heard by the Planning Commission at present. The resort development is proposed to ultimately consist of six (6) hotels, approximately 3,430 multiple family residential units, resort commercial areas, an 18-hole golf course with an anticipated second increment expansion of an additional 18 holes, historic sites and public beach areas, a small boat harbor, parking areas, and the necessary infrastructure. The proposed use for which the Special Permit is being requested would be accessory to the initial resort development. According to the environmental impact statement submitted with other applications to allow the resort development to proceed, the first step of the first increment would commence immediately upon receipt of all necessary governmental approvals and is expected to be completed by 1978. This first step would consist of a 350-room hotel, a substantial portion of the major infrastructure, including roads, water, sewer and power lines, an 18-hole golf course and a temporary clubhouse, landscaping and historic sites. The remaining steps of the first increment would be carried out as economics and individual site developers dictate.

As stated by the petitioner, the proposed site for the temporary construction and maintenance yard is relatively level, consisting of unvegetated pahoehoe lava. Rainfall is approximately 10 inches per year.

The General Plan Land Use Pattern Allocation Guide Map designates the area for extensive agricultural uses. The area makai of the King's Trail is designated as major resort by the General Plan. Surrounding lands are vacant.

In reviewing the subject request, the State Historic Preservation Officer made the following comments:

"Existing records have been checked for archaeological and historical sites that may be affected by this undertaking...

"The applicant's statement that 'There are no historical sites on this property.' is erroneous. Archaeological survey of the Kailua-Kawaihae Road Corridor conducted in 1970 (Ching, editor, 1971, Hawaii State Archaeological Journal 71-1) reported the location of an extensive abrader manufacturing area, associated habitation features and other areas of aboriginal Hawaiian activity within and adjacent to the project site. In June 1975 a fieldcheck of this area by the Hawaii Register of Historic Places (HRHP) staff verified that these features and their research and interpretive potentials were still intact and in good condition. At present the write-up for the Abrader Manufacturing Area Site is being prepared for submission to the HRHP Review Board for evaluation.

"This ... application should include a section dealing with alternate sites for a temporary construction yard. In addition, survey of the access road alignment and any other area of anticipated construction as well as intensive mapping

of the abrader manufacturing area and associated features should be conducted and appended as a report to this permit application."

Subsequent to filing the subject request, the petitioner contracted the Bishop Museum to conduct an archaeological survey of the area under consideration. Results of the survey indicate that none of the areas with archaeological features are of significant value. The petitioner has stated that they would be able to establish the proposed use without affecting the archaeological sites on the subject area or that if any of these areas were to be affected they would have such areas intensively surveyed and recorded prior to construction or alteration.

All essential utilities will be provided to the subject site by the petitioner in conjunction with the development of the resort area makai of the King's Trail.

The Department of Water Supply had no objections to the subject request but stated that they have no water system in the area. Water to the area would be provided by the Waikoloa Water Company, which is owned by the petitioner.

The Fire Department stated that "No fire protection provided in this area. Proposed building does not pose any fire threat to adjacent property. Plans are to be submitted to our office for approval."

The Department of Research and Development made the following comments:

"We foresee no adverse economic impact with the location of this temporary facilities [sic] in this particular location.

However, consideration should be given to the issuance of special permits with specific expiration dates which can be renewed with cause."

In reviewing the total Waikoloa Beach Resort development, the Department of Health noted two environmental health concerns relevant to this application. They are:

"All sewage generated from the entire development shall be disposed into the sewerage system of the sewage treatment works.

"Air pollution is projected from grading and construction activities. Control measures to prevent fugitive dust complaints need to be implemented."

None of the other cooperating agencies had any comments on or objections to the subject request.

BACKGROUND: BOISE CASCADE HOME AND LAND CORPORATION

Boise Cascade Home and Land Corporation has submitted various applications to allow the development of a resort area for lands at 'Anaeho'omalu, South Kohala (TMK: 6-8-01, 6-9-07). The basic area under consideration is located makai of the King's Trail and between 'Anaeho'omalu and Waiulua Bays and consists of approximately 501.6 acres. The petitioner has identified the proposed development as Waikoloa Beach Resort, hereafter referred to as the WBR.

The specific applications which have been submitted by the petitioner are the following:

a. Change of zone request to allow the adjustment and re-configuration of existing zoning boundaries due to the realignment of the proposed golf course routing and a realignment of portions of the proposed roadway system.

b. Request for a Special Management Area (SMA) Use Permit pursuant to Act 176, SLH 1975, and Rule 9 of the Planning Commission, "Rules and Regulations Relating to Environmental Shoreline Protection." The purpose of the SMA request is to allow the development of the entire WBR.

c. Requests for Planned Unit Development (PUD) Permits to allow the construction of two hotels with additional height and six (6) stories on hotel lots 12 and 9/10 and to allow up to 65% of the required parking to be located off-site in a central hotel parking facility. The petitioner is also requesting relief from the required number of on-site loading spaces for buses and trucks for each lot.

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d. Request for Partial Planned Unit Development (PUD) Permits to allow the future construction of four hotels with additional height and six stories on hotel lots 4, 8, 14 and 28. The petitioner is also requesting that up to 65% of the required parking for each proposed future hotel be allowed to be located off-site in a central hotel parking facility.

e. Planned Development Permit (PDP) application to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units. The PDP is essentially a license which allows plans to be submitted for plan approval.

f. Petition for a Special Permit to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

g. Petition for a Special Permit to allow the establishment of a waste-water reclamation, or sewage treatment, plant on 17.6 acres of land situated within the State Land Use Agricultural District.

All of the subject requests are directly related to the development of the proposed WBR.

The entire area makai of the King's Trail, except for Ku'uali'i and Kahapapa fishponds are within the State Land Use Urban District. The fishponds are classified Conservation by the State Land Use Commission and are therefore under the jurisdiction of the Board

of Land and Natural Resources. The area between the King's Trail and the Queen Ka'ahumanu Highway is designated Agriculture by the State Land Use Commission and is zoned Unplanned (U) by the County. The General Plan designated this latter area for extensive agricultural use.

The County General Plan document specifies 'Anaeho'omalu as one of the island's major resort areas. The General Plan Land Use Pattern Allocation Guide Map designations for the area makai of the King's Trail are resort, medium density urban, and open. These latter designations basically follow the existing zoning pattern.

The General Plan defines a major resort as a self-contained resort destination area which provides basic and support facilities for the needs of the entire development. Such facilities shall include sewer, water, roads, employee housing and recreational facilities, etc. A maximum of 3,000 hotel rooms are allowed on 90 acres of resort zoned lands. A minimum of 50 acres of land shall be designated for active and passive recreation. Accessory uses within the resort zoned areas shall be based on 50 square feet of floor area per hotel room. A maximum of 640 acres can be allowed for residential support use when other appropriately zoned lands are not available in close proximity. Employee housing shall be provided at a maximum ratio of one employee unit per every two hotel units built. The required ratio shall be determined by any analysis of the housing needs of the district or relative area. In April, 1971, the area makai of the King's Trail was zoned by the County for resort, multiple family residential, village

commercial and open uses. Of the total 501± acres, 92.43 acres are presently zoned Resort-1,250 square feet (V-1.25), 42.573 acres are zoned Multiple Family Residential-3,000 square feet (RM-3) and 129.021 acres are within the Multiple Family Residential-1,500 square feet (RM-1.5) zone. 19.151 acres are zoned Village Commercial-10,000 square feet (CV-10) and 191.011 acres are within the Open (O) zone. Roadway parcels comprise 27.385 acres.

The petitioner's ultimate development plans for the area makai of the King's Trail include six (6) hotels with a total of 3,000 hotel rooms, about 3,430 multiple family residential units, a resort commercial center, a visitor orientation and information center which would also house resort management offices and real estate functions, an 18-hole golf course, a temporary clubhouse, developed historic sites, a developed beach area, a proposed small boat harbor, parking and the necessary infrastructure. When the subject area was rezoned in 1971, approval was granted in two increments which the petitioner is following for the proposed development.

Increment one is the area which generally extends from the southern side of Waiulua Bay to 'Anaeho'omalu Bay. Within this increment the petitioner intends to construct five hotels with a total of approximately 2,580 rooms as well as about 1,665 multiple family residential units on 74.6 acres, 96,000 sq. ft. of commercial space, a central hotel parking facility and an internal transit system, recreation facilities, roads and developed open space, including an 18-hole golf course, historic sites, a developed

beach area, a shoreline path, and a proposed small boat harbor. The petitioner also intends to establish a temporary project nursery and a temporary construction and maintenance yard both of which are proposed in an area between the King's Trail and the Queen Ka'ahumanu Highway which is designated agriculture by the SLUC. The nursery is an allowable use within the State Land Use Agricultural District. In order to establish the proposed temporary construction and maintenance yard, the petitioner must secure a Special Permit. This is one of the requests before the Planning Commission this evening. The other Special Permit request under consideration is for a sewage treatment plant (STP) which the petitioner also intends to establish in the 1st increment. The proposed 17.6-acre STP site is located immediately mauka of the Queen Ka'ahumanu Highway, approximately 1,200 feet south of the existing entrance to 'Anaeho'omalu Beach.

The petitioner has indicated that the first increment could be completed by 1988 if economic conditions are favorable. According to the petitioner:

> "Step 1A, the first step of Increment One, is hopefully to be completed by 1978 and will consist of an initial 350-room hotel and a substantial portion of the major infrastructure - roads, water, sewer, power lines, serving the remaining hotel and multi-family lots in Increment One.... A substantial portion of the recreational support facilities will also be constructed at this time - the 18-hole golf course, temporary clubhouse, Increment One coastal landscaping, and specific

historic sites. The remaining steps of Increment One will be carried out as economics and individual site developers dictate." (EIS, p.91).

"Step 1A...includes approximately 222 acres of land...makai of the King's Trail. It also includes an additional 63 acres of land in the area mauka of the King's Trail that is currently zoned unplanned..../and which would/ accomodate...the access road, temporary construction yard, project nursery and a portion of the first 18-hole golf course." (Addendum to EIS, p. 263.)

Utilities will be brought to the subject area during Step 1A. Lines will be overhead from the Queen Ka'ahumanu Highway to the resort area, where they will be placed underground.

The second increment would consist of one hotel with approximately 380 rooms, approximately 1,765 multiple family residential units, additional infrastructure and permanent hotel employee parking. Also proposed are a possible 18-hole addition to the golf course, additional historical site area, extension of the shoreline path, a permanent golf course clubhouse facility, and a permanent golf course maintenance facility. The 1971 rezoning approval stipulated that zoning of the second increment would not be effective until substantial development occurred in the first increment. Under that ordinance (#392), substantial development is defined as "...building permits issued, ground broken and construction commenced on permanent structures on twenty-five (25) per cent of the zoned area for hotel development and fifteen (15) per cent of the zoned area

for multiple family residential development, in addition to the required amenities."

The petitioner also proposed a third increment which would include the area between the King's Trail and the Queen Ka'ahumanu Highway. The petitioner envisions this area being developed as cluster residential areas which would relate to the proposed 18-hole golf course addition. A permanent transportation center is proposed to replace both the temporary construction yard and the central hotel parking facility.

The proposed third increment development however, is only in a conceptual stage and would be dependent upon what occurs in the first two increments.

As part of the total package of applications for the proposed development the petitioner has submitted an environmental impact statement (EIS). The EIS has been reviewed by the Planning Department and has been deemed acceptable by the Planning Director.

The subject area is comprised of 'a'a and pāhoehoe lava from Mauna Loa. The southern two-thirds of the area is pāhoehoe, while the northern third is 'a'a, identified as the Kanikū lava flow. Overall slope of the subject property is generally less than 10%. It is approximately 3/4 mile from the Queen Ka'ahumanu Highway to the shoreline. At the highway the elevation mauka of Waiulua Bay on the Kanikū flow reaches about 80 ft.

Except for areas where underground or brackish surface water occurs, and in the shoreline are there is virtually no vegetation on the subject property. (The shoreline is characterized by mixed

cobblestone and sand beaches with typical strand vegetation such as naupaka, beach heliotrope, morning glory, some coconut trees, and kiawe.)

Significant natural features of the area include a white sand beach at 'Anaeho'omalu Bay backed by Ku'uali'i and Kahapapa fishponds; Waiulua Bay and many small tidal pools along positions of the coast and extending inland in some instances. The petitioner intends to integrate the fishponds with the overall design of the proposed development. The beach and fishpond areas are zoned Open.

Waiulua Bay is a calm, relatively shallow inlet. As part of increment one the petitioner has proposed the construction of a 5-acre small boat harbor at the head of Waiulua Bay. The proposed harbor development has been described by the petitioner thusly:

> "The purpose of the boat harbor will be to bring to WBR resort water related activities such as sport fishing, glass bottom boats, cocktail cruise boats, rental sailboats, etc. While it will have berthing facilities, these would be for transient boats needing shelter -- <u>not</u> for permanent berthing facilities. The proposed harbor would be constructed with an entrance channel through the Waiulua Bay inlet to an inner boat landing in the adjoining tidal basin. The entrance channel will be at least 16 feet deep, and the bottom width will be at least 120 feet. The interior channels, turning basin and berthing areas for the inner boat landing will be excavated to a depth of at least 12 feet. The planned boat landing area is roughly 160 feet wide, and it extends 1,000 feet southwest from the

east end of Waiulua Bay." (EIS, p. 106.)

"The presence of a small boat harbor within a destination resort is considered as highly desirable and a valuable recreational amenity. The costs for developing a harbor facility are considerable and therefore the project would not be undertaken until sufficient demand for such a facility could be demonstrated. We would anticipate that at least two to three hotels would have to be present before the utilization factor could justify the capital outlay. We therefore envision its justification sometime in Increment 1, but have no basis at this time for projecting an exact time."

The various tidal ponds along the coastline have been described as follows in the EIS:

"There are approximately 80 ponds and waterholes within the WBR site, all of them a short distance in from the 'Anaeho'omalu Bay to Waiulua Bay shoreline....These surface water features range in size from 3.9 acre Ku'uali'i Fishpond to small holes in the lava just several feet across. Twenty-five of the 80 features have minimum dimensions of 20 feet or more. The ponds and waterholes are all brackish, with their salt contents determined by the dynamic relationship of 'fresh' ground water moving toward the shoreline mixing with ocean water intruding inland....

"The ponds and waterholes are significant aesthetic and biological resources. As such, they have been included in two relatively recent surveys and evaluations of the hundreds of brackish ponds all along Hawai'i Island's western shoreline...." (EIS, p. 173)

In one of the studies referred to above, it is noted that the tidal ponds in the subject area are the largest single concentration of such physical features ("anchialine ponds") on the Kona coast and in the state. Regarding these tidal ponds, the petitioner has stated that they "...will be dealt with by preserving the ponds in the required 40' set back and in preserving selected concentrations.... Some ponds, however, will be lost. It is virtually impossible to build on the resort hotel parcels 12 and 14 and multi-family parcel 12 without covering some of the ponds. Every effort is being made to design the facilities around the ponds. Some of the ponds at the head of Waiulua Bay and Waiulua Bay /itself/ may be dredged for construction of a small boat harbor."

An archaeological survey of the area makai of the King's Trail has been conducted by the Bishop Museum. Various types of archaeological sites have been located and mapped. These include settlement clusters, burial and habitation caves, ancient foot trails, a portion of the King's Trail, and an extensive petroglyph field. Salvage and excavation work has been undertaken on some sites, while a number of sites have been lost through previous land preparation done by the petitioner. The petitioner intends to preserve some of the more significant site complexes and single features. Public access will be provided to them. In addition, some of the sites are important from a research perspective in that salvage and excavation work may reveal additional information on the prehistory of the area and the island. These latter sites consist primarily of midden deposits and are the most sensitive to destruction since the

midden must be investigated in context. They are also the type of sites most frequently vandalized.

In order to gain access to the makai portion of the subject area, it will be necessary to breach the King's Trail. The petitioner has proposed 5 breaches. Two of these are existing and were made to accomodate the graded resort access road and the future loop extension to the access road. Of the remaining 3 breaches, two are proposed for golf course connections. One would be to link the future permanent golf clubhouse on the makai side of the trail with a parking area and the second 18-hole golf course on the mauka side of the trail. This breach would allow pedestrian, golf cart and service vehicle traffic to cross the trail. The other breach would be for a golf cart traffic crossing since the second and third holes are mauka of the trail. These two golf course related breaches are proposed to be about 20 feet wide to accomodate a double lane asphalt golf cart path and pedestrian walkway. The fifth breach would be temporary and would occur during the construction of a 14-inch sewage effluent line. The petitioner intends to restore the trail to its original condition at this last breach upon completion of the construction work.

As stated previously, portions of the subject area have been graded and levelled. Rough grading has been for roadways and portions of the proposed golf course, as well as for one of the hotel sites.

The only permanent structure located on the subject property is a restroom facility at 'Anaeho'omalu Beach. There is also an unpaved

parking area for the beach and an access road off of the Queen Ka'ahumanu Highway. The petitioner has established a nursery area and has extended a water line to the beach area from their own water system.

Water will be provided by the Waikoloa Water Company, which is privately owned by the petitioner. The system presently consists of two deep wells located on the petitioner's mauka properties at the 1,200-foot elevation, a one million gallon reservoir and a distribution system in Waikoloa Village. The sources for the system is the Waikoloa Aquifer. Various studies and tests have shown that the source can provide adequate potable water at an acceptable level of quality for the entire development.

The purpose of the change of zone request is to allow the reconfiguration of certain parcels within the existing resort zoned area makai of the King's Trail. More specifically, it is to allow the realignment of the proposed golf course routing and a realignment of portions of the proposed roadway system.

Under the subject request, the existing acreage within each of the zoned districts would remain the same or would be altered slightly. Although the proposed configuration differs from the existing one, the total acreage in each of the zones has essentially been retained in accordance with the 1971 rezoning. The major changes in configuration would be in the northeast quarter of the area under consideration.

In order to realize the proposed configuration, the petitioner has requested that approximately 135.812 acres of land be rezoned.

This acreage will be shifted from one to another of the existing zoned districts of Open, V-1.25, RM-1.5, RM-3, and CV-10 or to a roadway parcel. The remainder of the area will retain its existing zoning.

The petitioner is also requesting that an SMA Use Permit be granted for all proposed development, as previously described on its lands makai of the Queen Ka'ahumanu Highway, as required by the Environmental Shoreline Protection Act and the Commission's Rule 9. The petitioner's land holdings in the area makai of the highway are approximately 1,360 acres. The entire area is within the Special Management Area.

In support of the change of zone and SMA Use Permit requests, the petitioner has, in part, stated the following:

> "The WBR has already been zoned....(and) as presently zoned, is included in the General Plan and conforms to goals and policies established for Major Resort Areas. This application for zone change allows for a better playing golf course and a better traffice flow than presently platted. The urban classification now established under the General Plan and the total acreage classification and densities will remain the same."
>
> "....A stated goal in the Economic Section(of the General Plan) is 'The County of Hawaii shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents of the County.' The Land Use Section designated three major resort areas on the Kohala coast...(t)he 'Anaeho'omalu area, the site of the Waikoloa Beach

Resort; the Kawaihae-Hapuna area, the site of the Mauna Kea Beach Hotel complex; and the Puakō-Honokaope Bay area, the site of Mauna Loa Land's proposed resort complex."

"Increments One and Two of the WBR development combined with Waikoloa Village conform to the (General Plan) requirement that the resort area be self contained. All required support facilities are either in the planning stage or are already constructed; employee housing is the only exception to this. For this housing, two alternative are open: (1) Waikoloa is willing to sell at current market value developed house lots to prospective resort empoyees; (2) Waikoloa is also willing to donate up to 500 acres of unzoned land to provide sites for low cost housing. However, Boise does not believe that there will be a signficant demand for employee housing at Waikoloa until 1985.

"Boise stands ready to donate up to 500 acres of unzoned land adjacent to the village and to the existing off-site utilities, roads, etc., as required....

"It is reasonable to assume that private developers will purchase portions of the developed multi-family zoned area of the village for relatively low cost rental housing when a market is developed by the establishment of an employment center at WBR.

"Other general plan requirements are met by the WBR project. The limit of 3,000 hotel rooms has been incorporated into the plan. Passive and active recreation areas are in the

order of 200 acres for Step 1A of Increment One alone. The area of land zoned for residentail use adjacent to the resort area is 172 acres for Increments One and Two, well below the maximum of 640.

"Increment Three, if it receives State Land Use designation of Urban, (it) will require redesignation of the extensive agricultural area mauka of the King's Trail to open and medium density; this change will only be sought after the State redesignates the area."

"Hotels, condominiums and commercial business structures are expected to be built by developers who purchase lots at the Waikoloa Beach Resort in the future. Boise may, but probably will not, itself develop any hotels, condominiums or commercial structures.

"As development of the Waikoloa Beach Resort is presently conceived, offsite improvements are expected to be installed consistent with the actual rate of growth of the development and most likely will be financed either by Improvement Assessment District or by Boise, and recreational facilities will probably be installed by Boise based on the development's growth."

"The planned development is believed consistent with the findings and policies set forth in Rule 9.1.B and 9.3, Rules and Regulations Relating to Enviromental Shoreline Protection, in the following ways:

"Permanent Open Space The project includes a significant amount of acreage which is committed permanently to undeveloped open space. All of the major resources, including the 'Anaeho'omalu Fishponds, concentractions of archaeological and historical sites, and the coastal shoreline area have been designated as open space preserves....

"Management of Natural Resource Development will be clustered in grouping set well back from the coastal shoreline and fishponds and provisions will be made in the treatment of sewage and control of surface drainage to ensure the continued quality of the coastal waters....

"Public Access to Shoreline The development plan makes provision for public access to the beach including a parking area, beach center...and pathways. A pathway will also extend along the length of the shoreline to provide access to the numerous small pocket beaches and tidal ponds and fishing areas. Heretofore, these areas were basically inaccessible except by boat....

"Sewage Treatment The project will be served by a collection of gravity lines, force mains, and pump stations which will transport sewage to centralized waste water reclamation plant... /mauka/ of Queen Kaahumanu Highway. The development will generate an average flow of 1.7 million gpd....

"Shoreline Alteration Boise Cascade does not intend to alter the coastal shoreline or major fishponds except for additional landscaping. Some tidal ponds will be lost in hotel and

residential development, however, every effort will be made to design and place the structures so as to maintain and incorporate the ponds into the site landscape.

"Reduction of Public Areas The project will not reduce the size of any beach or other area usable for public recreation, but will instead provide considerable additional recreational opportunities for both residents and visitors, which heretofore were unavailable.

"Visual Dominance Boise Cascade's planned development will not substantially interfere with or detract from the line of sight toward the sea from Queen Kaahumanu Highway. The hotels will be the highest structures (up to 6 stories), and will be set within dense plantings of coconut palms and other vegetation. Other structures will be low rise and will also be surrounded with landscaping to soften the structures. The golf course will establish green belt throughout the project, and its contrast with the barren lava flows should add considerably to visual and aesthetic quality of the site. The resort development will, in essence, establish a tropical oasis of green vegetation within a barren, lava-dominated environment."

The purpose of the Planned Unit Development and Partial Planned Unit Development requests is to allow hotels with additional height than is allowed by the Zoning Code and up to six (6) stories to be constructed 6 hotel lots. The petitioner is also requesting that up to 65% of the required parking spaces for each of the hotels be allowed to be located off-site in a central hotel parking facility.

The subject areas are zoned Resort-1,250 square feet (V-1.25). Except for very minor boundary adjustments, the parcels are essentially unaffected by the proposed change of zone which the petitioner has submitted to allow the golf course and road system to be reconfigured. Approval of these applications, however, would be subject to the granting of the change of zone and special management area use permit. Through the PUD process, reasonable flexibility, or variance, can be allowed from the various standard requirements of the Zoning Code as long as the purpose, spirit and intent of the Code is not violated. Partial PUD permits allow developmental restrictions to be set on particular sites, based on the natural features of the site, before specific architectural designs have been prepared.

Within the V-1.25 zone, buildings are limited to a maximum height of 45 feet and three stories, except that a variance may be granted by the Planning Commission for a four-story building which does not exceed 55 feet in height if the Commission finds that the additional height will not render the building conspicuous in relation to its natural surroundings.

Under Rule 7 of the Planning Commission, additional height beyond the stipulated maximum of the applicable zoned district may be allowed pursuant to the PUD provisions of the Zoning Code. In reviewing additional building height under Rule 7, the underlying concept is to evaluate a building's conspicuousness relative to the natural terrain of its site. The procedure involves four components. Three of these establish view planes from all sides of a site and

the fourth sets an absolute maximum height limit. The four components are: A) the establishment of a view plane from the upper, or mauka, side of the site; B) the use of a line of sight (30°) from the side property lines; C) the desirable backdrop of the building site for a makai to mauka view plane; and D) an absolute maximum height limit of six stories and/or 75 feet. When these four components are applied to any site under consideration for a PUD, they essentially define an envelope in which buildings can be constructed on a particular site.

In addition to requesting additional stories and height, the petitioner is also seeking variance from the locational requirement for parking spaces. The petitioner has proposed the establishment of a central parking facility which would be temporarily located makai of the King's Trail along the southern property line of the petitioner's lands. This location would be 1.4 miles from the most distant hotel site (lot 28). If there is sufficient demand for the petitioner to establish its proposed third increment, the parking facility would be permanently located mauka of the King's Trail, where the petitioner is presently seeking to establish a temporary construction and maintenance yard.

Lot 12 (TMK: 6-9-07:24), for which a full PUD is requested, is located northwest of Kahapapa fishpond and on the northern side of 'Anaeho'omalu Bay.. The site consists of 18.8 acres. Its elevation at the shoreline is 0.0 feet or mean sea level; at its highest mauka point elevation is 15+ feet.

On the site are approximately 38 tidal ponds with a total surface area of 0.65 acres. Fourteen (37%) of these ponds, with a surface area of 0.22 acres (34%), would have to be filled in if the hotel were to be constructed as proposed. Also on the site in an area which has not been graded is a cluster of archaeological sites, including a burial cave, habitation sites and midden deposits. These sites are located in the central area of the subject lot.

Under the V-1.25 zoning, a maximum of 655 hotel rooms are permitted on this lot. The development proposed for the subject site would consist of an initial 350 room hotel with future expansion to 425 rooms. The plans submitted show a five-story high 'Y' shaped building oriented along a northeast axis with a sixth floor to be added in the future. The arms of the 'Y' open towards the main access road. The sixth floor height shown is 54 feet above grade and 66 feet above mean sea level. The top of the two elevator service towers would be 67 feet above grade and 79 feet above mean sea level.

In applying the PUD components for considering additional height, the maximum height limit for structures on Lot 12 would be 61.25 feet above the average finished grade (component C-backdrop) but at an elevation not to exceed 66 feet above sea level (component A-mauka view plane). The proposed hotel structure is within the computed maximum height limit under Rule 7. For the Commission's information, projections, such as the elevator shafts, may exceed the height limit of the roof line.

Using the sideyard line of sight component (#B) of the PUD procedure, it is estimated that the structures would be required to be set back between 93.5 and 114 feet from the side property lines in contrast to the standard 18-foot requirement for a six-story building in this zone. (Normal sideyard setback requirement in V-1.25 zone is 8 feet for the first story plus 2 feet more for each additional story.)

The amount of parking which the petitioner has proposed to locate on-site, based on submitted plans, is 126 stalls or about 39% of the total anticipated requirement. For the projected total 425-room hotel, approximately 327 parking stalls for automobiles and 15 loading spaces for trucks and buses would be required. The petitioner's plans show 11 loading spaces. The parking requirements is based on one stall for every three guest rooms, one stall for every 200 square feet of gross floor area for restaurants, bars, retail space, and similar facilities, and one stall for every 400 square feet of office space.

Lots 9 and 10 (TMK: 6-9-07:22, 23) are adjacent to Lot 12 on the east and are directly mauka of Kahapapa fishpond. In the petitioner's proposed development plan, these lots comprise one hotel site with a total area of 15.101 acres. The elevation of the site ranges from 0.0 feet (M.S.L.) on its makai side to 35 + feet at its highest mauka point. Five tidal ponds with a total surface area of 0.13 acres are on this site. Four (80%) of these with a surface area of 0.04 (31%) would have to be filled in if the hotel were to

be constructed as proposed.

Based on the area of the subject property, a maximum of 526 hotel rooms are permitted under the zoning district. The development proposed for this site is a medium rise, first class hotel facility with 525 rooms in two prinicpal structues, separated by a central low rise structure containing the entrace lobby and administrative spaces. This proposed design enable all rooms to be oriented to the ocean. The proposed roof height of the two prinicipal structures will be 52.5 feet above grade, and 67.5 feet above mean sea level. The elevator shaft will rise an additional 18 feet above the roofs.

In applying the PUD components to the subject site, the allowable height is governed by themauka view plane component (#A). Although the backdrop, or makai to mauka view plane component (#C), would allow a building height of 73.75 feet above average finished grade, the mauka view plane calculation limits height to 68 feet above sea level. The proposed development is within the computed maximum height limit. Using the sideyard line of sight component (#B) of the PUD procedure, it is estimated that structures would be required to be set back from 56 to 105 feet from the side property lines in contrast to the standard 18-foot requirement. The proposed 6-story structure would also include a basement.

The petitioner proposes to provide 125 (34%) parking spaces for automobiles on the site and about five (5) loading spaces for trucks and buses, according to plans submitted with the application. The estimated requirement for the proposed development is 363 automobile parking stalls and 18 loading spaces.

Proposed plans for both sites show that pedestrian easements for public access to the shoreline is to be provided along the side property lines of both sites. This easement also includes areas off of the main access road for public parking lot purposes. These public parking lot areas are not part of the proposed hotel developments and related parking requirements.

In support of the full PUD requests, the petitioner has, in part, stated the following:

> "It is our belief that the hotel plan /for each site/ is in conformance with the purposes and requirements of the PUD ordinance. The hotel/s/.../are/ to be developed in an area which is designated by the County General Plan as a major resort area and on...lot/s/...currently zoned 'V.' The hotel design/s/ and siting provides for optimum adoption of development to the land by providing more open space and unobstructed view corridors from the frontage road. The plan/s/ and design/s/ also allow for...compact hotel structure/s/which is considered important for efficient operations....
>
> "Construction of the hotel/s/will commence once all necessary County approvals have been received and upon completion of working drawings and financing arrangements.
>
> "...The grounds /of the proposed hotels/ will be extensively landscaped with both native and exotic vegetation. The planting will be chosen so as to blend in with the existing fishpond flora and to soften the lines of the man-made structure/s/. Mass plantings of coconut trees and the use of larger growing shade

trees will reduce the dominance of the structure/s/ on the site/s/ and will also serve as an integrating element with future developments on other hotel parcels."

Partial PUD permits to allow additional height up to six stories and up to 65% of the required off-street parking to be located off-site are being requested for Lots 4, 8, 14, and 28 (TMK: 6-9-07:17, 21, 16, por. 29, respectively). Lots 4 and 8 are located directly mauka of Ku'uali'i fishpond at the southerly end of the proposed development. Lots 14 and 28 are at the northerly end of the subject property. Lot 14 is located on the south side of Waiulua Bay, while Lot 28 is on the northern side of the bay. Lot 28 is within the second increment of development, as stipulated by the original change of zone ordinance.

In support of the Partial PUD permit requests, the petitioner has, in part, stated the following:

"While Boise Cascade does not intend to commence initial hotel development on any of the.../four/sites at this time, we do desire assurance now, through partial PUD approval, of the ability to build up to and including six stories for the following reasons:

- The additional height will achieve optimum adaption of development to the land by providing more open space and unobstructed view corridors from the road, as well as an opportunity to orient most or all hotel rooms for ocean views.
- The additional height will permit more compact and effi-

cient hotel structures in terms of hotel operations and maintenance.

- With the additional height and corresponding compact structural design, additional land area can be allocated to recreational and landscape amenities.
- With appropriate tropical landscaping, including coconut palms and large shade trees, that is essential to resort hotel environments, it is believed that 5 to 6-story hotel structures will not be visually obtrusive or dominant. Instead, the structures will be screened and softened by the site landscaping.

"We have omitted as part of the partial PUD application building site plans and elevations because (1) architectural studies of sufficient detail to merit site and elevation plans have not been conducted for these sites; and (2) we believe that the most logical approach to evaluating the effect of several additional stories is to consider the added visual impact of the building when viewed from different vantage points outside the hotel parcels. With this type of analysis, the basic bulk and color of the structure/s/ in relationship to surrounding vegetation and topography would appear to be more significant than the position of the buildings on each parcel and the minute details of the building elevations."

"Additional building height (floors) allows for a consolidation of the hotel structure and a corresponding reduction of the ground floor area, thereby permitting more of the site to be used for open space amenities.... A six story 400-room

hotel structure will occupy approximately one-half the ground floor area as a three story 400-room structure.

"A six story hotel structure (60-65 feet in height) is within or below vegetation line of mature coconut trees, which reach a height of 70 to 75 feet, and most popular Hawaii shade trees will grow to 60 feet. Thus, under normal resort hotel landscaping programs, the visual dominance of a six story hotel can be reduced significantly; however, structures of seven or more stories in height extend above the vegetation line and become visually prominent.

"Six story hotel structures will enable the preservation of substantial view corridors between structures on adjoining sites. Low rise (three story) development would occupy much of the site, and thereby reduce view corridors accordingly.

In applying the PUD components for considering additional height to the subject lots, the following height limits and sideyard setbacks were derived:

LOT 4: Structures may be 59.2 feet above grade but at an elevation not to exceed 72.5 feet above sea level. Sideyard setbacks would range from 64± feet to 105± feet. Total area is 12.8 acres. A maximum of 452 units permitted.

LOT 8: Maximum height of structures may be 67.7 feet above grade but at an elevation not to exceed 78 feet above sea level. Sideyard setback would range from 74± feet to 117± feet. Area is 15.7 acres; maximum of 546 units allowed.

LOT 14: Structures may be 61.2 feet above finished grade but not to exceed 63 feet above sea level. Sideyard setbacks would range from 87± feet to 100±. Area is 18.9 acres; maximum of 657 units permitted.

LOT 28: Maximum height of structures may be 75 feet but not to exceed 93 feet above sea level. Sideyard setbacks would range from 88± to 129± feet. Area is 11.0 acres; maximum of 382 units allowed.

Inasmuch as architectural drawings have not been submitted with the Partial PUD permit applications, the required parking has not been estimated. Under the General Plan Major Resort designation, a maximum of 3,000 hotel rooms can be permitted. Based on the Zoning Code requirment of one parking space for every 3 hotel units, a minimum of 1,000 parking stalls would be required for the hotels alone. Since the petitioner intends to construct the maximum number of units allowed, a minimum of 500 spaces, or one-half of the requirement for hotel units alone, could be located off-site if the PUD and the partial PUD applications were to be approved.

It should also be noted that the petitioner has indicated that the ground floor elevation of the hotels for which partial PUD permits are being requested would be 12 feet above sea level, due to tsunami considerations.

In support of the request to allow 65% of the required parking for both the proposed PUD and Partial PUD lots to be located off-site, the petitioner has stated the following:

"The overall resort development plan includes a central hotel parking facility to be located at the southern limits of the resort near Hotel Site 4 and the beach center. The purpose of the central parking area would be to consolidate approximately (a portion) of the required parking for all of the hotels. Hotel parking provided at the central facility would be principally for hotel employee vehicles. The parking facility would also include parking for tour buses, day visitors and would serve as a taxi staging point. Hotel employees and visitors would be transported between the hotel sites and central parking area by a jitney system.

"By centralizing at one location up to (65%) of the required parking (mostly employee parking) for all hotels, considerable amount of land within each hotel site can be retained in natural or landscaped open space in lieu of surfaced parking areas. The centralized parking scheme and jitney system also provides a means of minimizing the use of private automobiles within the resort."

"An additional public parking area will be provided some 600 feet mauka of the beach pavilion and changing area to accomodate beach goers and fishermen. Utilization of the parking areas situated on the hotel sites would be limited to the needs and operations of private hotels. Boise would like to avoid providing parking at the access easements between hotel sites as it believes that the public parking area near the beach

will adequately meet the parking needs for the general public. The beach is, and will continue to be, the principal attraction to the general public. Some people will come to the resort for shoreline fishing, however, it is expected that they too would utilize the public parking area near the beach, and then venture to different fishing spots along the shoreline as they currently do. The access easements between hotel site would be limited to pedestrian movement and would form an access link between the shoreline and the interior resort developments. Pathways will either be gravel, asphalt or boardwalk construction. There will be no night lighting, as night time use of the access easements will be discouraged."

The proposed sewage treatment plant, or STP, for which a Special Permit is being requested is located mauka of the Queen Ka'ahumanu Highway. The request includes a 20-foot easement for access to the proposed 17.662-acre site. Proposed improvements include an access road of 16 feet in width, a control building with dimensions of 16' x 32', a concrete comminuting structure, a concrete devision box, a 2.8-acre lagoon, a concret clarifier tank (22' x 67') and a concrete chlorine contact tank (17' x 46').

The proposed STP site consists of unvegetated lava. The petitioner has stated that the STP complex would be an intergral part of the WBR, and the "Because of its more service or industrial-like character and functions, and the possiblity that odors might occur during the operation or malfunctions, it is desirable to place the

STP complex outside the actual resort area." The petitioner also maintains that approval of the proposed site will not have an adverse effect upon surrounding properties, that the site is generally unsuited for agricultural activities, and that the proposed use will not unreasonably burden the existing level of public services.

There are no known archaeological sites on the proposed site.

The other Special Permit request is for the temporary construction and maintenance yard and a 30-foot wide access easement and utility lines. The proposed site consists of 7.906 acres and the proposed easement has an area of 0.863 acres (total area - 8.760 acres). The area is approximately 100 feet mauka of the King's Trail.

The proposed facility will be used for the storage and protection of construction materials used during the period of development, the storage and protection of construction equipment when not in use and the repair and maintenance of such equipment. Project maintenance equipment will also be stored, repaired and maintained in the proposed facility.

According to plans submitted by the petitioner, buildings with a maximum area of 10,000 sq. ft. would be constructed. These would be maintenance and storage structures and small offices, including bathrooms and showers. The petitioner has proposed the provisions of aprroximately 10 to 15 parking spaces on the site. A security fence and landscaping would also be provided.

BOISE CASCADE HOME AND LAND CORPORATION
RECOMMENDATION: SPECIAL PERMITS
A. Temporary Construction and Maintenance Yard
B. Waste-water Reclamation Plant (STP)

It is recommended that the subject requests for Special Permits to allow the establishment of a) a temporary construction and maintenance yard and b) a waste-water reclamation, or sewage treatment, plant within the State Land Use Agricultural District be given a favorable recommendation, based on the following considerations:

That approval of the proposed uses will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State. The purpose of the subject requests is to allow the establishment of uses which are ancillary to the petitioner's proposed resort development at 'Anaeho'omalu, South Kohala. The proposed temporary construction and maintenance yard will be used for the storage and protection of construction materials during the period of development of the resort area, the storage and protection of construction equipment when not in use and the repair and maintenance of such equipment. The proposed facility will also be used to store, maintain and repair project maintenance equipment. The proposed waste-water reclamation, or sewage treatment, plant (STP) is an essential and integral part of the infrastructure and will treat

EXHIBIT HH

sewage effluent generated by the overall resort development, recycling it for irrigation purposes.

The Land Use District Regulations provide that lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and aucillary activities by reason of topography, soils and other related characteristics may be included in the Agricultural District. The sites proposed for the two uses being requested consist of unweathered lavas. Due to the geologic make-up of the two proposed sites and the climatic characteristics of the area, the subject lands are relatively unsuited for productive agricultural activities. The use of the subject sites for the proposed facilities will not substantially impair actual or potential agricultural production in the area under consideration or in the region. As such, it is found that approval of the subject requests will not be contrary to the intent and purpose of the Land Use Law and Regulations.

Further, the establishment of the proposed uses will complement the goals, policies and standards of the County of Hawaii General Plan. One of the goals of the Economic Element of the General Plan is to "strive for stability in (the County's) economic system." Stated policies to help achieve the goal of this element provide that the County "shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents," and also that the County "shall strive for diversification

of its economy by strengthening existing industries and attracting new endeavors." The Land Use Element of the General Plan designates 'Anaeho'omalu as a major resort area. 'Anaeho'omalu is makai of the proposed sites and the petitioner has received County approvals to allow the development of a major resort area. The proposed uses are aucillary to the major resort area and are essential for compliance with the standards of the General Plan major resort designation. Although the proposed sites are outside of the area designated for major resort use, such location will not adversely affect surrounding lands, which also consist of lava and are vacant or which will be developed for resort uses.

In light of the integral part which the proposed uses will play in the petitioner's resort development and the County General Plan policies, it is determined that the establishment of the proposed uses will be in the best public interest. In addition, approval of the subject requests will not be materially detrimental to the public welfare or injurious to improvements or property rights related to properties in the near vicinity.

It is further recommended that the subject requests be approved subject to the following conditions:

1. That the sewage treatment plant and the temporary construction and maintenance yard shall conform substantially to the representations made by the petitioner and the plans submitted with the applications.
2. That the developments shall be confined within the area defined

by the metes and bounds descriptions submitted with the applications.

3. That ~~construction of~~ the sewage treatment plant, ~~including landscaping, shall commence within one (1) year from the effective date of approval of the Special Permit~~ and shall be operational prior to the issuance of the occupancy permit for the first hotel at 'Anaeho'omalu.

4. That an archaeological walk-through survey of the sewage treatment plant site shall be conducted prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing before the survey is undertaken and shall submit a full report of the survey to the Planning Director prior to obtaining a grading permit.

5. That the petitioner shall submit a plan for reducing the visual impact of the sewage treatment plant from the Queen Ka'ahumanu Highway, meeting the approval of the Planning Director. Said plan shall include alternative ways of reducing the visual impact.

6. That construction of the facilities, including landscaping, for the temporary construction and maintenance yard shall commence ~~within one (1) year of the effective date of approval of the Special Permit~~ and be completed within one (1) year thereafter.

7. That the petitioner shall document through mapping and photographs any archaeological areas as reported in Bishop Museum Manuscript 110876 (Archaeological Reconnaissance Survey of Waikoloa Lands Mauka of King's Trail, Island of Hawaii) within the temporary construction and maintenance yard site. Such

documentation shall be undertaken prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing prior to the commencement of said documentation and shall submit a full report to the Planning Director prior to obtaining a grading permit.

8. That development, including landscaping and fencing, within the temporary construction and maintenance yard site shall be a minimum of 100 feet from the mauka edge of the King's Trail.
9. That the temporary construction and maintenance yard use shall terminate within ten (10) years from the effective date of approval of the Special Permit or upon its abandonment, whichever comes first.
10. That all other applicable rules and regulations, including plan approval, shall be complied with.

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

RECORD OF VOTING
PLANNING COMMISSION
County of Hawaii

Date March 14, 1977

Petitioner BOISE CASCADE HOME & LAND CORP. - Special Permit

(temporary construction & maintenance yard)

_____Preliminary hearing _____Public hearing _____Request

ACTION: _____Approve

_____Deny

_____Defer

_____Continue

_____Schedule for public hearing

Other:

Commissioners	Aye	No	Absent	Abstain
Second ASAI, Scott H.	✓			
FUJIMOTO, Shigeru	✓			
HANLEY, J. Walsh	✓			
MARTIN, Arthur W.	✓			
Moved MIELCKE, William F.	✓			
MURAKAMI, Haruo	✓			
SAKAMOTO, Charles	✓			
JITCHAKU, Lorraine R.	✓			

EXHIBIT II

LUC

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
March 14, 1977

The Planning Commission met in regular session at 10:04 a.m. and recessed because of the electric power outage and reconvened at 10:37 a.m. in the Councilroom, County Building with Chairman Jitchaku presiding.

PRESENT: Lorraine R. Jitchaku
Scott H. Asai
Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
William F. Mielcke
Haruo Murakami
Charles H. Sakamoto, Jr.

ABSENT: None

Sidney M. Fuke, Acting Planning Director (evening session)
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

Stephen G. Bess, Acting Corporation Counsel
David Murakami, representing Ex-officio Member Edward Harada
Quirino Antonio, representing Ex-officio Member Akira Fujimoto

and about 15 people in attendance at 10:00 a.m., about 25 people at 1:00 p.m., about 6 people at 3:30 p.m. and about 50 people at 7:00 p.m.

EXHIBIT JJ

Mr. Asai moved for a public hearing; seconded by Mr. Fujimoto; carried.

BOISE CASCADE HOME & LAND CORPORATION
ANAEHO'OMALU & WAIKOLOA
SOUTH KOHALA

The following requests for the Waikoloa Beach Resort complex were considered. The area is located makai of the Queen Ka'ahumanu Highway in the land divisions of Anaeho'omalu and Waikoloa, South Kohala, TMK: 6-8-01:26 and portion of 5 and 6-9-07:1 to 30:

a. Special Permit request to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land situated within the State Land Use Agricultural District.

b. Special Permit request to allow the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land situated within the State Land Use Agricultural District. The proposed use will be located mauka of the Queen Ka'ahumanu Highway.

c. Planned Development permit (PDP) request to allow the ultimate construction of 3,000 hotel units and approximately 3,430 condominium units.

Special Permits:

Staff recommended favorable consideration of the two requests, based on the findings and with the conditions, on file.

Mr. Willis Sanburn, Vice President of the corporation, stated that he was agreeable to the conditions except that he would suggest the phrase "...shall be deemed null and void" be changed to "may be deemed null and void." Staff agreed to this change.

Mr. Mielcke moved to send a favorable recommendation to the SLUC for the reasons and with the conditions as outlined by the staff; seconded by Mr. Asai; carried with eight aye votes.

Planned Development Permit:

Staff recommended that the request be approved based on the findings and with the conditions, on file.

Mr. Mielcke moved to approve the application based on the staff's recommendation and with the conditions as set forth; seconded by Mr. Sakamoto; carried with eight aye votes.

RECESSED

Chairman called for a recess at 12:47 p.m. for a lunch break.

****

RECONVENED

Meeting was reconvened at 1:42 p.m. to consider the following items on the agenda.

Chairman announced that a request was made by the representative of Item No. 8 for an early consideration so that he can return to Honolulu on the three o'clock flight.

March 15, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corporation
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Special Permit Applications
Tax Map Keys 6-8-01:portion 26 and 6-8-01:5 (por.)

The Planning Commission at its regular meeting of March 14, 1977 considered your applications for a special permit to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land located makai of the King's Trail and the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land located mauka of the Queen Ka'ahumanu Highway within the State Land Use Agricultural District, Anaeho'omalu, South Kohala, Hawaii.

The Commission voted to forward a favorable recommendation to the Land Use Commission subject to the following conditions:

1. That the sewage treatment plant and the temporary construction and maintenance yard shall conform substantially to the representations made by the petitioner and the plans submitted with the applications.

2. That the developments shall be confined within the area defined by the metes and bounds descriptions submitted with the applications.

3. That the sewage treatment plant shall be operational prior to the issuance of the occupancy permit for the first hotel at Anaeho'omalu.

4. That an archaeological walk-through survey of the sewage treatment plant site shall be conducted prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing before the survey is undertaken and shall submit a full report of the survey to the Planning Director prior to obtaining a grading permit.

EXHIBIT KK

MAR 19 1977

5. That the petitioner shall submit a plan for reducing the visual impact of the sewage treatment plant from the Queen Ka'ahumanu Highway, meeting the approval of the Planning Director. Said plan shall include alternative ways of reducing the visual impact.

6. That construction of the facilities, including landscaping, for the temporary construction and maintenance yard shall commence prior to the construction of the first hotel and be completed within one (1) year thereafter.

7. That the petitioner shall document through mapping and photographs any archaeological areas as reported in Bishop Museum Manuscript 110876 (Archaeological Reconnaissance Survey of Waikoloa Lands Mauka of King's Trail, Island of Hawaii) within the temporary construction and maintenance yard site. Such documentation shall be undertaken prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing prior to the commencement of said documentation and shall submit a full report to the Planning Director prior to obtaining a grading permit.

8. That development, including landscaping and fencing, within the temporary construction and maintenance yard site shall be a minimum of 100 feet from the mauka edge of the King's Trail.

9. That the temporary construction and maintenance yard use shall terminate within ten (10) years from the effective date of approval of the Special Permit or upon its abandonment, whichever comes first.

10. That all other applicable rules and regulations, including plan approval, shall be complied with.

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

In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

Lorraine R. Jitchaku

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

lat:lgv

cc Mr. James R. Bell
State Land Use Commission
DPED, Land Use Division