May 27, 1965

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: W. H. Shipman, Ltd. (A 64-75) and Molly D. Zimring (A 64-73)

1. The petition by W. H. Shipman, Ltd., was heard on March 19, 1965, in Hilo. Staff advised at that time that the petition for incorporation of three contiguous lots totalling 18.4 acres be approved.

   The report points out that the area is not only contiguous to an Urban District but is in fact close to the heart of Keaau and is in various urban uses. Approval was recommended as the basis that the lands meet the standards of Regulation 2.7 and that redistricting would genuinely foster urban growth of Keaau.

   Subsequent to the hearing, no additional testimony or evidence have been submitted to alter the findings and conclusions prepared for the Commission.

2. The petition by Molly D. Zimring was also heard on March 19, 1965, in Hilo. Staff advised at that time that her petition to place approximately 25 acres into the Camp 6 Urban District be denied.

   The report points out that the land under petition is suitable for grazing and that the area surrounding the site is heavily committed to this use. The report points out that the developments in that area are extremely low density, that subdivisions in the area are about 96% vacant, that the addition of low density developments may not increase capital costs for government services but will tend to increase operating costs, that urbanization of this land is contrary to the plan prepared for the County of Hawaii and may hamper coordination of governmental programs; and that adequate lands (nearly 9,000 acres; 1964 population about 26,100) have already been districted for urban use. Denial of the petition was recommended on the basis that the lands under petition did not meet the standards under Regulation 2.7.

   Subsequent to the hearing Mrs. Zimring by letter dated March 22, 1965, expressed the desire to amend her petition so as to place only seven and two-thirds acres into an Urban District. A map showing the revised area was submitted. A copy was prepared and submitted to the County of Hawaii for comment.

   The revised petition does not appear to alter staff findings in this matter. Conclusions prepared for the Commission, therefore, remain the same.