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COUNTY PLANNING COMMISSION

Date AUG 2 1967

File No. - Luc. Rejoins

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Remarks	file

July 31, 1967

Mr. Edward T. Fukunaga  
P. O. Box 585  
Kealahou, Hawaii

Dear Mr. Fukunaga:

The petition by Edward T. and Aiko Fukunaga (A67-150), for an amendment to the land use district boundaries from an Agricultural District to an Urban District for approximately 1.2 acres at Keopuka, South Kona, Tax Map Key 8-1-15: 8, was denied by the Land Use Commission at its meeting on July 28, 1967.

Prior to taking action on your petition, the enclosed memorandum was presented to the Commission.

Should you desire any further information, or have any questions, please feel free to contact us.

Very truly yours,

RAMON DURAN  
Executive Officer

Encl.  
✓ cc: Hawaii Planning Comm.

STATE OF HAWAII  
LAND USE COMMISSION

July 28, 1967

MEMORANDUM

TO: LAND USE COMMISSION  
FROM: STAFF  
SUBJECT: A67-150 - EDWARD & AIKO FUKUNAGA

This request to amend the Land Use district boundary from agricultural to urban for approximately 1.2 acres at Keopuka, South Kona, was the subject of a public hearing by the Land Use Commission on May 26, 1967. The petitioners, Mr. and Mrs. Fukunaga, desire to subdivide their land into 2 lots. The smaller lot of 12,000 square feet would be conveyed to their son for his home site.

The Hawaii County Planning Commission recommended approval of the petition. However, the LUC staff recommended the denial of the request at the public hearing. It was noted by the staff that the petitioner may construct a home on the lot without a boundary change since the land at present is without a residence. Mr. Fukunaga stated that he was reluctant to do this since it would mean conveying the entire parcel to his son in order that his son may be able to obtain a loan from the FHA for construction of the home. Mr. Janos Gereben of the Kona Torch testified on behalf of the petitioner, stating that Mr. Fukunaga is a well known authority on tropical agriculture and is therefore well qualified to judge the suitability of his land for agricultural pursuits. However, the staff reiterates that the Land Use Regulations clearly state that "lands which are not suited for agricultural and ancillary activities by reason of topography, soil and other related characteristics may be included in this (Agricultural) District".

The matter of road access was also discussed at length. The existing road to the subject parcel is a privately owned 10' wide easement with a

pavement width of approximately 8 feet. This narrow dead end road presently serves 12 residential lots. According to Hawaii County's new subdivision ordinance, private dead end streets "shall provide access to 6 lots or less". County road requirements for the maximum of 6 lots are a minimum 20' right of way and a minimum 16' pavement. Therefore, it can be seen that urban districting for the subject parcel would only serve to aggravate an already sub-standard road situation. This long and relatively steep dead end road may have to service up to 17 residential lots with a change in districting for the subject parcel. County subdivision regulations require a minimum right of way of 50 feet and a minimum pavement width of 20 feet.

Therefore, on the basis that amendment of the district boundaries for the land under consideration would not serve the purposes of Act 205, and on the basis that substantiating evidence pointing to the need for redistricting is lacking, the staff recommends that the petition be disapproved.