STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 1, 1971
10 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A69-234 - MALANI E. & BERNARD CHUN
A70-263 - IWAO JYO
A71-278 - COUNTY OF HAWAII

Subject to the Land Use Commission's concurrence, the staff recommends that action on petitions A69-234, A70-263, and A71-278 be consolidated as provided for under Section 1.16, Consolidations of the Land Use Commission's Rules and Regulations. It is noted that petition A71-278 by the County of Hawaii includes the lands requested for urbanization under petitions A69-234 and A70-263.

Petition A69-234, submitted by Malani E. and Bernard H. Chun,and petition A70-263, submitted by Iwao Jyo, were publicly heard on January 30, 1970, and October 13, 1970, respectively Both applicants have requested their lands located at Kealakehe, North Kona, Hawaii, be reclassified from an Agricultural to an Urban designation for housing development.

On January 28, 1971, the Hawaii County Planning Commission submitted a petition which was publicly heard by the Land Use Commission on April 17, 1971, to reclassify 63.5 acres in this area from an Agricultural to an Urban designation based on a survey conducted by the Hawaii County

Planning Department. The County's petition includes the Chun and Jyo properties. The survey of the area included 16 parcels. Minutes of the Hawaii County Planning Commission's meeting of January 21, 1971, indicate that the results of the County's survey revealed that 15 of the 16 property owners are in favor of the change from an Agricultural to an Urban classification. There was no reply from the owner of parcel 72 TMK 7-4-09, which comprises 6.86 acres. The owner resides in Washington and was notified of the proposed change.

As requested by the Land Use Commission during the April 17 public hearing, the Hawaii County Planning Department asked all property owners affected by the subject petition about future development plans for their respective lots. We have received replies from 12 of the 16 property owners. The results of this survey revealed that all of the owners are intending to subdivide their lots and develop apartment units and homes, either for themselves or for sale. (See Attachment "A".)

It is apparent that the County of Hawaii's petition is directed at consolidating pending and possible future boundary change requests from the Kealakehe Homesteads area, thus avoiding piece-meal consideration of separate petitions.

The County's petition, including the Chun and Jyo petitions, are also contiguous to the Kealakehe Urban District. Basic utilities, including County waterline along Palani Road, are available to the subject site.

Based on the following findings, the staff recommends that these petitions be approved:

1. The County of Hawaii's petition is contiguous to the Kealakehe Urban District.
2. Basic utilities, including an 8-inch County waterline, are available along Palani Road.
3. The survey conducted by the Hawaii County Planning Department resulted in no opposition to the County's request for Urban classification.
4. They are conveniently located in relation to Kealakehe Elementary School and employment and commercial centers.
5. Under the General Plan Review, urban usage is being considered for this area.

ATTACHMENT "A" RESULTS OF SURVEY

TMK	Owner	Intent
7-4-04: 19	Malani E. & Bernard Chun	6 homesites (housing development)
20	" " " " "	garden apartments
42	James Pahee Helen P. Leong	build 2 or 3 bedroom homes homesites (housing develop.)
16	Malani E. & Bernard Chun	homesites (housing develop.)
18	" " " " "	apartments
13	" " " " "	homesites (housing develop.)
11	John Kaelemekule	homesites (housing develop.)
15	Josephine Freitas	subdivide & housing develop.
16	" "	" " " "
17	" "	" " " "
7-4-09: 26	Juanita Rutherford	subdivide & sell homesite for self
63	August Deguair	homesites for family
71	Iwao & Sumiko Jyo	subdivide & build homes sell as package (9 lots)

No reply from property owners of TMK 7-4-04: 12 & 14 and
TMK 7-4-09: 1 & 72.