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STATE OF HAWAII
LAND USE COMMISSION

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LAND USE COMMISSION
STATE OF HAWAII

ACTION)	PAGE
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A94-708 Office of State)	4
Planning, State of Hawaii)	
(Hawaii))	
)	
HEARING)	
)	7
A94-706 KAONOULU RANCH)	
(Maui))	
)	
)	

Taken on November 1, 1994 at Nahele Room, Sandalwood
Clubhouse, 2500 Honoapi'ilani Highway, Waikapu, Hawaii
commencing at 9:35 a.m.

BEFORE: HOLLY M. HACKETT, RPR, CSR #130
Notary Public, State of Hawaii

1 APPEARANCES:

2 CHAIRPERSON: ALLEN HOE

3 VICE CHAIRPERSON: ALLEN KAJIOKA (A94-706)

4 COMMISSIONERS: JOANN MATTSON
LLOYD KAWAKAMI
5 TRUDY SENDA
ELTON WADA

6 Deputy Attorney General: WINFRED PONG, ESQ.
7 Executive Officer: ESTHER UEDA
Chief Clerk: DARLENE KINOSHITA
8 Staff: BERT SARUWATARI
KATHY YONAMINE

9 Case No. A94-708

10 For the Petitioner RICK EICHOR, ESQ
State of Hawaii: Deputy Attorney General
11 MARY LOU KOBAYASHI, OSP

12 Case No. A94-706

13 For the Petitioner: B. MARTIN LUNA, ESQ.
14 GILBERT COLOMA-AGARAN, ESQ.

15 For the State of Hawaii: RICK EICHOR, ESQ.
Deputy Attorney General
16 LORENE MAKI, OSP

17 For the County of Maui: GARY ZAKIAN, ESQ.
Deputy Corporation Counsel
18 ANN CUA, Planner

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1 MR. CHAIRMAN: All those in favor? (Aye.) Any
2 opposed? All right. The motion will be granted. Any other
3 requests?

4 MR. EICHOR: Thank you. Yes. We also submitted a
5 letter request -- I don't recall the specific date, but
6 believe it was last month requesting this matter be scheduled
7 for hearing before a hearings officer. We would request
8 consideration from the Commission on that request as well.

9 MR. CHAIRMAN: I think that's also contained in
10 your correspondence dated October 19th. The Chair will also
11 request a motion to assign docket BR -- let me make a
12 correction to the record. This docket is A94-708 so this
13 matter be assigned to hearings officer to proceed in
14 accordance with our rules.

15 COMMISSIONER MATTSON: So moved.

16 COMMISSIONER SENDA: Second.

17 MR. CHAIRMAN: All those if favor? Aye. Any
18 opposed? So ordered.

19 MR. EICHOR: Thank you.

20 MR. CHAIRMAN: We will take a short recess.

21 (Recess)

22 MR. CHAIRMAN: We will reconvene this morning's
23 proceedings. This will be a hearing on the Land Use
24 Commission's Docket A94-706 Kaonoulu Ranch to consider their
25 petition to reclassifying approximately 88 acres of land

1 currently if the Agricultural District into the Urban District
2 at Kaonoulu, Makawao-Wailuku Maui for commercial and light
3 industrial subdivision.

4 Will the parties please state their presence for
5 the record.

6 MR. LUNA: Mr. Chairman, members of the Commission,
7 I'm Martin Luna, attorney the petitioner.

8 MR. COLOMA-AGARAN: My names' Gilbert Coloma-Agaran
9 attorney for the petitioner.

10 MR. ZAKIAN: Gary Zakian appearing on behalf of the
11 county of Maui. With me is Ann Kua from the Maui Planning
12 Department. I believe this is Ann's first time here.

13 MR. CHAIRMAN: She has been here before.

14 MR. EICHOR: Rick Eichor representing the Office of
15 State Planning. With me is Lorene Maki from the Land Use
16 Division.

17 MR. CHAIRMAN: All right. Pursuant to our rules
18 the Commission has conducted a prehearing conference on this
19 petition on October 11th. Are there any individuals in the
20 audience who will be presenting public testimony this morning
21 as public witnesses? All right, if not will all of those
22 individuals who will be called either as witnesses for any of
23 the parties present please rise to be sworn.

24 (Witnesses sworn.)

25 MR. CHAIRMAN: Thank you. You may be seated.

1 A In my opinion no.

2 MR. EICHOR: Thank you. That's all?

3 MR. CHAIRMAN: Commissioners? Thank you. Let's
4 take our lunch recess now, be back at 1 o'clock.

5 (Lunch recess)

6 MR. CHAIRMAN: Back on the record. Mr. Luna, your
7 next witness.

8 First off Mr. Sodetani is being offered as an
9 expert in market feasibility and market friends. Any
10 objections? There being none he's so qualified.

11 LLOYD SODETANI

12 called as a witness by and on behalf of the Petitioner having
13 been previously duly sworn to tell the truth, the whole truth
14 and nothing but the truth, was examined and testified as
15 follows:

16 EXAMINATION

17 BY MR. LUNA:

18 Q Mr. Sodetani, will you state your name and address?

19 A My name is Lloyd Sodetani. My address is 185 Main
20 Street, Wailuku.

21 Q You're employed by Maui Realty?

22 A That is correct.

23 Q What is your position there?

24 A I'm the broker in charge and director for the
25 company.

1 mini malls and in these shopping centers will probably remain
2 where they're located. If not, if they're forced to move they
3 will probably move to other business owned locations with a
4 greater visibility.

5 There might be a few like a hair dresser might move
6 into this development, a restaurant to service the employees
7 as I mentioned earlier who are working in that would be
8 employed in that project. If there is any move it would not
9 be anything major or anything excessive.

10 COMMISSIONER WADA: One final question. As far as
11 this proposed project would you say that this is the first of
12 its kind with respect to industrial park as far as the concept
13 for Maui with this type of landscaping?

14 THE WITNESS: Definitely. The only comparison that
15 I think that would come close to this would be the mill yard
16 with some landscaping but not even close to this. The streets
17 are narrow there and also at Wailuku industrial park. And I
18 think the width of these streets are that being proposed here
19 will accommodate the traffic concerns that they're
20 experiencing in these other existing projects.

21 COMMISSIONER WADA: Thank you. No other questions.

22 MR. CHAIRMAN: Commissioner Kajioka?

23 COMMISSIONER KAJIOKA: Lloyd, it appears in terms
24 of permitted uses within a light industrial it appears to be
25 pretty broad. B1, B2, B3 districts permitted uses. I'm also

1 kind of surprised how it seems to contradict one other aspect
2 of the ordinances. Even apartment houses are permitted use in
3 light industrial.

4 THE WITNESS: Right.

5 COMMISSIONER KAJIOKA: In other words, we could
6 have a preponderance of retail and service type establishments
7 in this.

8 THE WITNESS: That's a possibility but I would say
9 that the light industrial entities would probably be more
10 likely to be located in a project like this rather than the
11 commercial entities as described.

12 COMMISSIONER KAJIOKA: But there's no way you can
13 stop them.

14 THE WITNESS: That's true. But I think the market
15 will dictate that too. I think most of the businesses that we
16 looked at under B1, 2, and 3, if you look around, have located
17 themselves in shopping centers and office buildings, medical
18 buildings, medical facilities, et cetera. The more, those in
19 the light industrial categories tend to stick in the
20 industrial parks, light industrial parks. Granted, you will
21 have a few, as I mentioned, hair dresser, restaurant or some
22 catering service probably okazu, something to service these
23 people, probably even a branch of a bank would be located
24 within a light industrial complex.

25 And that's all to complement the employees and the

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CERTIFICATE

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

I, HOLLY HACKETT, RPR, CSR #130, Notary Public,
State of Hawaii, do hereby certify;

That on November 1, 1994, there appeared before me
the witnesses who testified in the hearing contained herein;

That the testimony contained herein was reported by
machine shorthand and computer translated under my personal
supervision; that the foregoing represents, to the best of my
ability, a true and correct copy of the proceedings had in the
foregoing matter.

I further certify that I am not counsel for any of
the parties hereto, nor in any way interested in the outcome
of the causes named in the caption.

DATED: Honolulu, Hawaii, this 8 day of
November, 1994.

Holly M. Hackett
HOLLY M. HACKETT, RPR, CSR #130
Notary Public, State of Hawaii
My commission expires: 12/19/96