

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Rooms 322 B & C
Third Floor, Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii

December 5, 1991

*Approved
12/11/91*

COMMISSIONERS PRESENT: Renton L.K. Nip, Chairman
Allen K. Hoe, Vice-Chairman
Allen Y. Kajioka
Karen S. Ahn
JoAnn N. Mattson
Elton Wada
Eusebio Lapenia, Jr.
Delmond Won

COMMISSIONERS ABSENT:

STAFF PRESENT: Esther Ueda, Executive Officer
Russell Suzuki, Esq, Deputy Attorney
General
Bert Saruwatari, Staff Planner
Darlene Kinoshita, Chief Clerk

Holly Hackett, Court Reporter

Chairman Nip called the meeting to order.

ACTION

SP71-117 -WAIKOLOA DEVELOPMENT COMPANY (Hawaii)

Chairman Nip announced that the Commission would take action to consider a third time extension to SP71-117 which allowed the establishment of a quarry operation and allied uses on approximately 309 acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii.

Appearances

Ken Melrose, for Petitioner

Connie Kiriu, Department of Planning, County of Hawaii

Bert Saruwatari, staff planner, oriented the Commission to the area being considered on the Land Use District Boundaries and tax maps and gave a summary report of the special use permit request by Petitioner.

Arguments on the special use permit were heard from Mr. Melrose.

Commissioner Lapenia moved to approve the third time extension request by Waikoloa Development Co. subject to the ten conditions by the Planning Commission, County of Hawaii. The motion was seconded by Commissioner Won.

Commissioner Kajioka moved to amend the motion to add an additional condition as follows: "The applicant shall submit a metes and bounds map of the Permit area to the County of Hawaii Planning Department, and the Land Use Commission. The motion was seconded by Commissioner Lapenia.

The motion as amended to approve the special use permit subject to eleven conditions was polled as follows:

Ayes: Commissioner Lapenia, Ahn, Hoe, Kajioka, Mattson, Wada, Won, and Chairman Nip.

A85-594 - AMFAC PROPERTY DEVELOPMENT CORPORATION (Oahu)

Chairman Nip announced that the Commission would take action to consider Petitioner's Motion for Partial Release of Conditions involving approximately 17,749 square feet of land of the Decision and Order dated February 28, 1986 which reclassified approximately 577.21 acres of land in the Agricultural District into the Urban District at Aualii, Waikele, Ewa, Oahu.

Appearances

Benjamin Kudo, Attorney for Petitioner

Chris Kanazawa, for Petitioner

Ann Ogata-Deal, Esq., Deputy Attorney General, Office of State Planning

Abe Mitsuda, Land Use Division, Office of State Planning

The Department of Planning, City and County of Honolulu, was not present to the proceeding at this time.

Bert Saruwatari, staff planner, oriented the Commission to the area of concern on the Land Use District Boundaries and tax maps.

Mr. Kudo submitted a letter dated December 3, 1991 from the Department of the Navy and a Waiakele Development Phasing Plan map into evidence as part of exhibits to be attached to his memorandum. Arguments were heard from Mr. Kudo, Mr. Kanazawa, and Ms. Ogata-Deal. After hearing arguments, questions were asked by the Commissioners.

Commissioner Mattson moved that all conditions pertaining to the 17,749 sq. feet of land of the Decision and Order dated February 28, 1986 on Docket No. A85-594 - Amfac Property Development Corporation be released. The motion was seconded by Commissioner Won and polled as follows:

Ayes: Commissioner Mattson, Hoe, Kajioka, Lapenia, Wada, Won, Ahn, and Chairman Nip.

HEARING

A91-673 - ALOHA TOWER ASSOCIATES AND ALOHA TOWER DEVELOPMENT CORPORATION (Oahu)

Pursuant to a notice published in the Honolulu Star Bulletin on October 24, 1991 and notices sent to all parties, a hearing was conducted by the Land Use Commission in the matter of the petition by Aloha Tower Associates and Aloha Tower Development Corporation to reclassify approximately 4.485 acres of land currently in the Conservation District into the Urban District at the Aloha Tower area and Honolulu Harbor, Honolulu, Oahu for the development of the Aloha Tower Complex.

Appearances

James T. Funaki, Esq., Attorney for Petitioner

Andrew Beaman, Esq., Attorney for Petitioner

Ralph Ukishima, Department of General Planning, City
and County of Honolulu

Ann Ogata-Deal, Esq., Deputy Attorney General, Office
of State Planning

Abe Mitsuda, Land Use Division, Office of State
Planning

Karen Yamamoto, Land Use Division, Office of State
Planning

EXHIBITS

1. The letter dated December 2, 1991 from the
Chinatown Merchants Association was admitted into evidence by
the Land Use Commission.

2. Petitioners' Exhibit Nos. 1 through 27 were
admitted into evidence by the Land Use Commission.

3. County's Exhibit No. 1 was admitted into evidence
by the Land Use Commission.

4. State's Exhibit No. 1 was admitted into evidence
by the Land Use Commission.

Bert Saruwatari, staff planner, oriented the
Commission to the area proposed for reclassification on the
Land Use District Boundaries and tax maps.

PETITIONER'S WITNESSES

1. U.J. Rainalter

Commissioner Hoe was absent from the proceeding at
this time.

The Commission moved to go into executive session to
receive an annual litigation report presented by the
Commission's attorney, Benjamin Matsubara, Esq.

A lunch recess was taken at 12:08 p.m. to reconvene at
1:30 p.m.

- 1:45 p.m. -

Commissioner Kajioka was absent from the proceeding at this time.

PETITIONER'S WITNESSES (Continued)

2. Daniel Orodener
3. Calvin Tsuda
4. Paul Rosendahl
5. Earl Matsukawa

The meeting was adjourned at 4:45 p.m.