

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Kamehameha Ballrooms  
Kona Surf Resort and Country Club  
78-128 Ehukai Street  
Kailua-Kona, Hawaii

*approved*  
*1/23/92*

January 9, 1992

COMMISSIONERS PRESENT: Renton L.K. Nip, Chairman  
Allen Y. Kajioka  
Karen S. Ahn  
JoAnn N. Mattson  
Allen K. Hoe (Portion of Proceedings)  
Delmond Won  
Elton Wada

COMMISSIONERS ABSENT: Eusebio Lapenia, Jr.

STAFF PRESENT: Esther Ueda, Executive Officer  
Russell Suzuki, Esq, Deputy Attorney  
General  
Steven Tagawa, Staff Planner  
Bert Saruwatari, Staff Planner  
Darlene Kinoshita, Chief Clerk  
  
Jean McManus, Court Reporter

Chairman Nip called the meeting to order.

ACTION

SP91-379 - COUNTY OF HAWAII, DEPARTMENT OF PUBLIC WORKS

Chairman Nip announced that the Commission would take action to consider establishment of a sanitary landfill, access road, and related improvements on approximately 300 acres situated within the State Land Use Agricultural District at P'uanahulu, North Kona, Hawaii.

Appearances

Bruce McClure, Department of Public Works, County of Hawaii, Petitioner

Connie Kiriou, 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 were heard from Ms. Kiriu. After hearing arguments, questions were asked by the Commissioners.

Commissioner Hoe moved to approve the special use permit subject to sixteen conditions and condition seventeen 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 Won and polled as follows:

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

A91-666 - KAHALA CAPITAL CORPORATION (Hawaii)

Chairman Nip announced that the Commission would take action to consider acceptance of Kahala Capital Corporation's Supplemental Environmental Impact Statement to reclassify approximately 217 acres of land currently in the Conservation District into the Urban District at O'oma II, North Kona, Hawaii for an ocean science center, professional conference center, water recreation park, an 18-hole golf course with clubhouse, lodging inn, residential lots, condominiums, retail center, and a hotel.

Appearances

Randy Vitousek, Esq., Attorney for Petitioner

Toni Fortin, for Petitioner

Connie Kiriu, Department of Planning, County of Hawaii

Rick Eichor, Esq., Deputy Attorney General, Office of State Planning

Abe Mitsuda, Land Use Division, Office of State Planning

EXHIBITS

1. The letter dated April 11, 1991 from Elizabeth Ann Stone was admitted into evidence by the Land Use Commission.
2. The letter dated May 20, 1991 from Patricia Tummons was admitted into evidence by the Land Use Commission.
3. The letter dated December 23, 1991 from the Department of the Navy was admitted into evidence by the Land Use Commission.

PUBLIC WITNESS

1. Representative Michael O'Kieffe.
2. Claire Hackmuth
3. Gerald Cysewski
4. Mahealani Pai

Arguments on the acceptance of the Supplemental EIS were heard from Randy Vitousek, Connie Kiriu, and Abe Mitsuda.

Commissioner Won moved to accept the Supplemental Environmental Impact Statement as proposed by Petitioner. The motion was seconded by Commissioner Hoe and polled as follows:

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

Commissioner Hoe was absent from the proceeding at this time.

HEARING

A91-665 - KAMAAINA EIGHT, a Hawaii General Partnership (Hawaii)

Pursuant to a notice published in the Honolulu Advertiser, Hawaii Tribune-Herald, and West Hawaii Today and notices sent to all parties, a hearing was conducted by the Land Use Commission in the matter of the petition by Kamaaina Eight to reclassify approximately 70.376 acres of land currently in the Conservation and Agricultural districts into the Urban District at Kohanaiki, North Kona, Hawaii for a commercial/light industrial development.

Appearances

Robert Triantos, Esq., Attorney for Petitioner

Connie Kiriu, Department of Planning, County of Hawaii

Fred Giannini, Esq., Deputy Corporation Counsel,  
County of Hawaii

Rick Eichor, Esq., Deputy Attorney General, Office of  
State Planning

Abe Mitsuda, Land Use Division, Office of State  
Planning

EXHIBITS

1. Letter dated April 10, 1991 from Elizabeth Stone  
was admitted into evidence by the Land Use Commission.

2. Letter dated December 27, 1991 from Gregory Mooers  
was admitted into evidence by the Land Use Commission.

3. Petitioner's Exhibit Nos. 1 through 20 were  
admitted into evidence by the Land Use Commission.

4. County's Exhibit 1 as amended was admitted into  
evidence by the Land Use Commission.

5. OSP's Exhibit 1 as amended was admitted into  
evidence by the Land Use Commission.

PUBLIC WITNESS

1. Lane Sugai

2. Stanley Tomono

3. Mahealani Pai

Steve Tagawa, staff planner, oriented the Commission  
to the area requesting reclassification on the Land Use  
District Boundaries and tax maps.

PETITIONER'S WITNESSES

1. Thomas Witten

COUNTY'S WITNESS

1. Connie Kiriu

PETITIONER'S WITNESSES

2. Stephen Bowles
3. Joseph Kennedy
4. Conrad Higashionna
5. Tom Holliday
6. Burke Matsuyama

STATE'S WITNESS

1. Abe Mitsuda

Chairman Nip instructed all parties of the post-hearing procedures and declared the hearing closed. The proposed findings of fact from the parties are due on February 10, 1992 and the parties have until February 24, 1992 in which to respond.

MISCELLANEOUS

1. ADOPTION OF MINUTES

The minutes for the following meeting date was approved as circulated: December 19, 1991

The meeting was adjourned at 5:45 p.m.