

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Ekolu Ballroom  
The Royal Waikoloan  
Kohala Coast, Hawaii

September 24, 1992

*approved  
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COMMISSIONERS PRESENT: Allen K. Hoe, Vice-Chairman  
Allen Kajioka  
Karen S. Ahn  
Trudy K. Senda  
Eusebio Lapenia, Jr.  
Elton Wada  
JoAnn Mattson

COMMISSIONERS ABSENT: Renton L.K. Nip, Chairman  
Delmond J.H. Won

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

Vice-Chairman Hoe called the meeting to order.

ACTION

A91-669 - NATURAL ENERGY LABORATORY OF HAWAII AUTHORITY  
(Hawaii)

Vice-Chairman Hoe announced that the Commission would take action to consider acceptance of the Natural Energy Laboratory of Hawaii Authority's Supplemental Environmental Impact Statement to reclassify approximately 83 acres of land currently in the Conservation District into the Urban District at Keahole, North Kona for ocean-related high technology industry uses.

Appearances

Michael Meaney, Esq., Deputy Attorney General, for  
Petitioner

Clare Hackmuth, for Petitioner

Connie Kiriu, Department of Planning, County of Hawaii

Abe Mitsuda, Land Use Division, Office of State  
Planning

Arguments were heard from Mr. Meaney, Ms. Kiriu, and  
Mr. Mitsuda.

Commissioner Lapenia moved to accept NELHA's Final  
Supplemental Environmental Impact Statement. The motion was  
seconded by Commissioner Wada and polled as follows:

Ayes: Commissioner Lapenia, Kajioka, Mattson, Senda,  
Wada, Ahn, and Vice-Chairman Hoe.

A92-676 - HILO ONE, INC. (Hawaii)

Vice-Chairman Hoe announced that the Commission would  
take action to consider reclassifying approximately 24.659  
acres of land currently in the Agricultural District into the  
Urban District at Paukaa-Pahoehoe, South Hilo, Hawaii for a  
single-family residential development.

Appearances

Sandra Schutte, Esq., Attorney for Petitioner

Connie Kiriu, Department of Planning, County of Hawaii

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

Lorene Maki, Land Use Division, Office of State  
Planning

Abe Mitsuda, Land Use Division, Office of State  
Planning

On August 19, 1992, the Commission received two letters requesting to reopen the hearing from Patrick Moore and Edward Johnson. On September 23, 1992, the Commission also received a motion to reopen hearing from the Office of State Planning.

Arguments on the requests to reopen were heard from Ms. Schutte, Mr. Takase, and Ms. Ogata-Deal.

Vice-Chairman Hoe accepted the petition filed on September 15, 1992 and signed by residents of the community opposing the proposed project, the letter dated September 16, 1992 from Mr. Patrick Moore, the letter dated September 22, 1992 from Jeff Million, and the letter dated September 23, 1992 from R.L. Truelstrup. Vice-Chairman Hoe also allowed testimony from Mr. Patrick Moore.

After hearing the arguments and testimony, Vice-Chairman Hoe deferred action on OSP's motion to reopen the hearing on the petition until a later date.

#### HEARING

#### A92-677 - NORTH KONA DEVELOPMENT GROUP, a Hawaii limited partnership

Pursuant to a notice published in the Honolulu Advertiser, West Hawaii Today, and the Hawaii Tribune-Herald on August 10, 1992 and notices sent to all parties, a hearing was called by the Land Use Commission to reclassify approximately 388.057 acres of land currently in the Conservation District into the Urban District at Manini'owali/Kuki'o 2, North Kona, Hawaii for a residential community and recreational amenities including a golf course and tennis facility.

#### Appearances

Jan Sullivan, Esq., Attorney for Petitioner

Gerald Takase, Esq., Deputy Corporation Counsel,  
County of Hawaii

Connie Kiriu, Department of Planning, County of Hawaii

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

Lorene Maki, Land Use Division, Office of State  
Planning

Abe Mitsuda, Land Use Division, Office of State  
Planning

EXHIBITS

1. Petitioner's Exhibit Nos. 1 through 23 were  
admitted into evidence by the Land Use Commission.

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

3. State's Exhibit No. 1 & 2 were admitted into  
evidence by the Land Use Commission.

4. The letter dated September 24, 1992 from  
Anna Springer, Eugene Gregory, and Michael Tomich were admitted  
into evidence by the Land Use Commission.

PUBLIC WITNESSES

1. Pete Lindsey
2. Carl Carlson
3. Fred Duerr
4. Heather Cole
5. Al Inoue
6. Mark Van Pernis

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

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PETITIONER'S WITNESSES

1. Michael Hands
2. Jeffrey Overton
3. John Zapatocky

The meeting was adjourned at 5:00 p.m.