

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kamakahonu Ballrooms
King Kamehameha's Kona Beach Hotel
75-5660 Palani Road
Kailua-Kona, Hawaii

January 28, 1993

approved
2/11/93

COMMISSIONERS PRESENT: Allen Y. Kajioka, Chairman
Delmond Won
JoAnn Mattson
Elton Wada
Eusebio Lapenia, Jr.

COMMISSIONERS ABSENT: Allen K. Hoe
Karen S. Ahn
Renton L.K. Nip
Trudy K. Senda

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

Holly Hackett, Court Reporter

Presiding Officer Won called the meeting to order.

ACTION

A93-688 - JOHN HUNT AND DEBRA HUNT (Oahu)

Presiding Officer Won announced that the Commission would take action to determine whether the anticipated effects discussed in Petitioner's Environmental Assessment to reclassify approximately 15,592 square feet of land currently in the Conservation District into the Urban District at Niu Valley, Honolulu, Oahu for residential use constitutes a "significant effect" pursuant to Chapter 343, H.R.S.

Appearances

Roy Vitousek, III, Esq., Attorney for Petitioner

John Hunt, Petitioner

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

Abe Mitsuda, Land Use Division, Office of State Planning

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

Arguments were heard from Mr. Vitousek, Mr. Hunt, and
Mr. Eichor.

Commissioner Kajioka moved to accept Petitioner's
Environmental Assessment. The motion was seconded by
Commissioner Mattson and polled as follows:

Ayes: Commissioner Lapenia, Mattson, Wada, Kajioka,
and Won.

A92-678 - WILLIAM CROWDER (Oahu)

Presiding Officer Won announced that the Commission
would take action to consider acceptance of Petitioner's
Environmental Impact Statement to reclassify approximately 8.74
acres of land currently in the Conservation District into the
Urban District at Waialae Nui, Honolulu, Oahu for a residential
lot subdivision.

Appearances

Dickson Lee, Esq., Attorney for Petitioner

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

Abe Mitsuda, Land Use Division, Office of State Planning

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

EXHIBITS

1. The letters dated January 21, 1993 from Fred Rodrigues to William Paty, C. Michael Street, and John Harrison, Ph.D were admitted into evidence by the Land Use Commission.
2. The written testimony with photographs of Quentin Doar and written testimony of Stephen Gainsley filed January 28, 1993 were admitted into evidence by the Land Use Commission.
3. A copy of the Suburban Press newspaper article dated October 24, 1962 was admitted into evidence by the Land Use Commission.

PUBLIC WITNESSES

1. Quentin Doar
2. Stephen Gainsley

At this time, a motion was made by Mr. Lee to defer action on the acceptance of the Environmental Impact Statement. There were no objections by the State.

Presiding Officer Won granted Mr. Lee's motion and deferred the matter until a later date.

CONTINUED HEARING

A83-549 - GAMREX, INC. (Hawaii)

Presiding Officer Won announced that this is a continued hearing to consider approving reclassification of the Second Increment of the subject docket consisting of approximately 49 acres of land currently in the Agricultural District into the Urban District at Holualoa First and Second, North Kona, Hawaii for a single and multi-family residential subdivision.

Appearances

Karl Kobayashi, Esq., Attorney for Petitioner

Norman Hayashi, Department of Planning, County of Hawaii

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

Karen Yamamoto, Land Use Division, Office of State Planning

Abe Mitsuda, Land Use Division, Office of State Planning

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

EXHIBITS

1. Petitioner's Exhibit Nos. 1 through 5 previously filed on August 23, 1992 were withdrawn by Petitioner.

2. Petitioner's Exhibit Nos. 1 through 22 and Exhibit A 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.

5. The letter dated October 5, 1992 from Don L. Hibbard, DLNR was admitted into evidence by the Land Use Commission.

6. The news article by Daniel Roudebush from unknown newspaper and unknown source was admitted into evidence by the Land Use Commission.

PETITIONER'S WITNESSES

1. Gregg Kashiwa

A lunch recess was taken at 12:00 p.m. to reconvene at 1:15 p.m.

- 1:30 p.m. -

PETITIONER'S WITNESSES (Cont'd)

2. Carl Willis

COUNTY'S WITNESS

1. Norman Hayashi

STATE'S WITNESS

1. Abe Mitsuda

Presiding Officer Won instructed all parties of the post-hearing procedures and declared the hearing closed. The proposed findings from the parties are due on March 1, 1993 and the parties have until March 15, 1993 in which to respond.

HEARING

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

Pursuant to a notice published in the Honolulu Advertiser, Hawaii Tribune Herald, and West Hawaii Today on December 21, 1992 and notices sent to all parties, a hearing was conducted by the Land Use Commission to consider reclassifying approximately 83 acres of land currently in the Conservation District into the Urban District at Keahole, North Kona, Hawaii for ocean-related high technology industry uses.

Appearances

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

Clare Hachmuth, for Petitioner

Norman Hayashi, Department of Planning, County of Hawaii

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

Karen Yamamoto, Land Use Division, Office of State
Planning

Abe Mitsuda, Land Use Division, Office of State Planning

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

EXHIBITS

1. The letter dated January 18, 1993 from
Representative Virginia Isbell was admitted into evidence by
the Land Use Commission.

2. The written testimony filed on January 28, 1993 by
Robert Van Dorpe was admitted into evidence by the Land Use
Commission.

3. Petitioner's Exhibit Nos. A, 1 through 27 were
admitted into evidence by the Land Use Commission.

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

5. State's Exhibit Nos. 1 and 2 were admitted into
evidence by the Land Use Commission.

PUBLIC WITNESSES

1. Robert Van Dorpe
2. Barbara McClean

PETITIONER'S WITNESSES

1. Clare Hachmuth
2. Philip Wilson

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Commissioner Wada moved for an executive session to discuss personnel matters. The motion was seconded by Commissioner Lapenia and unanimously approved by voice votes.

MISCELLANEOUS

1. ADOPTION OF MINUTES

The minutes for the following meeting dates were approved as circulated: January 13, 1993 and January 14, 1993.

The meeting was adjourned at 6:00 p.m.