

LAND USE COMMISSION
MEETING MINUTES
November 19, 2025 – 9:30 a.m.

Pursuant to Hawai'i Revised Statutes, HRS §92 as amended, the Commission conducted its meeting hybrid. Interested persons submitting written testimony were recommended to submit their written statements 24 hours in advance of the meeting to allow for distribution to the Commission prior to the meeting.

LOCATION: Maui Arts & Cultural Center, Haynes Meeting Room
1 Cameron Way, Kahului, HI 96732

YOUTUBE RECORDING: <https://youtu.be/jK2lhCPntUk>

COMMISSIONERS PRESENT:

Brian Lee
Kū'ike Kamakea-Ōhelo (zoom)
Ken Hayashida
Dan Giovanni
Michael Yamane
Myles Miyasato
Nancy Carr Smith (zoom)

STAFF PRESENT:

Daniel Orodanker, Executive Officer
Scott Derrickson, Chief Planner (zoom)
Martina Segura, Staff Planner
Ariana Kwan, Chief Clerk
John Dubiel, Esq. Deputy Attorney General
(zoom)

COMMISSIONERS ABSENT:

Bruce U'u
Mel Kahele

COURT REPORTER:

Naegeli Deposition and Trial
(Via Zoom Recording)

CALL TO ORDER (YouTube: 00:00:00 - 00:03:38)

Chair Lee called the meeting to order at 9:40 a.m.

A25-811 HO'ONANI DEVELOPMENT LLC (MAUI) (YouTube: 00:03:39 - 0:51:10)

To consider the Petitioner's Motion to Designate the Land Use Commission as accepting authority for the Environmental Impact Statement ("EIS") under HRS Chapter 343 and for authority to prepare an Environmental Impact Statement Preparation Notice ("EISPN"). Files pertaining to this docket are available at: <https://luc.hawaii.gov/a25-811>

Parcel information: Tax Map Key: (2) 3-8-006- 004-0005. Approximately 166.512 acres located in Pu'unēnē, Wailuku, Maui, State of Hawai'i.

Appearances

Petitioner: Ho'onani Development LLC

Jeffery Ueoka, Esq., Counsel

***County of Maui, Department of Planning
("County" or "COM")***

Mimi DesJardins, Esq. Corporation Counsel
Kate Blystone, Director

***Office of Planning and Sustainable
Development ("State" or "OPSD")***

Alison Kato, Esq. Deputy Attorney General
Mary Alice Evans, Director
Rachel Beasley, Planner

Disclosures and Conflicts of Interest

There were no disclosures by Commissioners.



Presentations

Mr. Derrickson presented the EIS process and reason for being the accepting authority and Ms. Segura presented the substance of the staff report and staff recommendations. The staff report was posted to the LUC website on November 14, 2025.

Petitioner's counsel, Mr. Ueoka, provided a brief background on their determination for an EIS and requested that the Commission serve as the accepting authority. The presentation included their conceptional layout site plan and vision for the project. They explained prior coordination with the Maui Planning Department and County Council, described the project's long-term phased buildout, affordable housing goals, infrastructure needs, environmental considerations, and anticipated impacts and mitigations, and noted their intention to return with a Final EIS. Commissioner's asked questions regarding schedule, consultants, and the overall project value.

Ms. DesJardins stated that the Planning Department has no opposition to the motion but urged the Commission to consider requiring a noise study either before acceptance or as a condition of acceptance due to community concerns. The petitioner responded that they had already hired a noise consultant and planned to incorporate into the Final EIS. Ms. Kato stated that OPSD has no objection to the motion.

Public Testimony

The LUC received one written testimony from Professor Richard Dick Mayer. During the first and second opportunity for public testimony, Professor Richard Dick Mayer provided additional testimony emphasizing the petitioner needs to do a noise study and work with the DOT Airports Division regarding placing housing units under a flight path.

Deliberations

The motion was made to accept the petitioners Motion to Designate the LUC as Accepting Authority and for Authority to Prepare an EISPN. The motion was moved by Commissioner Carr Smith and seconded by Commissioner Hayashida. The motion passed with 7 ayes and 2 absent.

DISCUSSION ON THE STATUS OF AMENDMENTS TO HAWAII ADMINISTRATIVE RULES ("HAR"), TITLE 15, CHAPTER 15 (LAND USE COMMISSION RULES)

(YouTube: 00:51:11 - 00:53:21)

The Executive Officer explained that work on the rule amendments had been paused pending discussions with the new Land Use Division Program Administrator. The LUC plans to start collaborating with OPSD to draft rules amendments. He noted that a recent directive came out restricting rule amendments during the legislative session. There was no written testimony, or members of the public who wished to testify on this matter.

APPROVAL OF MINUTES FOR OCTOBER 22, 2025 (YouTube: 00:53:22 - 00:54:48)

The next agenda item was the approval of the October 22, 2025, Minutes. There was no written testimony, or members of the public who wished to testify to the approval of the Minutes.

Commissioner Hayashida moved to adopt the minutes, and Commissioner Carr Smith seconded the motion. The minutes were approved with 5 ayes, 0 nays, 2 recused and 2 absent.

TENTATIVE MEETING SCHEDULE (YouTube: 00:50:49 - 00:58:16)

The Executive Officer provided the following tentative meeting dates:

December 3, 2025: A02-737 University of the Nations Kona (Hawaii)

January 7, 2026: Commissioner Training Tentative (O'ahu)

February 12, 2026: DR21-73 Honoipu Hideaway, LLC (Hawai'i)

Chair Lee requested lunch be provided for the December 3, 2025 meeting, as the Commission intends to work through lunch.

Executive Officer announced that the LUC Drafting Technician will be retiring at the end of the month and thanked him for his years service.

ADJOURNMENT (*YouTube: 00:58:17 - 00:58:35*)

With no further business, the Chair adjourned the meeting at 10:50 a.m.