

LAND USE COMMISSION
MEETING MINUTES
April 8, 2026 – 10:00 a.m.

LOCATION: Airport Conference Center (in Hawaiian Airlines Terminal Building)
400 Rodgers Blvd., 7th Floor, Room #3, Honolulu, HI 96819

YOUTUBE RECORDING: <https://youtu.be/977wtZK9ugo>

COMMISSIONERS PRESENT:

Brian Lee
Bruce U'u (zoom)
Mel Kahele
Michael Yamane
Myles Miyasato
Nancy Carr Smith

STAFF PRESENT:

Daniel Orodener, Executive Officer
Scott Derrickson, AICP Chief Planner
Martina Segura, Staff Planner
Ariana Kwan, Chief Clerk
Miranda Steed, Esq. Deputy Attorney General (zoom)

COMMISSIONERS ABSENT:

Ken Hayashida
Kuike Kamakea-Ōhelo

COURT REPORTER:

Naegeli Deposition and Trial
(Via Zoom Recording)

1. CALL TO ORDER (YouTube: 00:00:00 - 00:03:03)

Chair Lee called the meeting to order at 10:00 a.m.

2. A92-683 HALEKUA DEVELOPMENT CORPORATION (OAHU)

(YouTube: 00:03:04 - 0:47:23)

To consider Haseko Royal Kunia, LLC's Motion to Amend the Memorandum of Understanding's ("MOU") Offsite Infrastructure Date in Condition A.1 filed October 7, 2024 to amend the MOU's offsite infrastructure date in Condition A.1. to be consistent with the Sixth Amendment to Amendment and Restatement of MOU dated December 17, 2025. Files pertaining to this docket are available at: <https://luc.hawaii.gov/a92-683>

Parcel information: Tax Map Key No. 9-4-02: 01, portion of 52, 70 and 71. Approximately 503.886 acres at Waikele and Hō'ae'ae, 'Ewa, O'ahu, City and County of Honolulu, State of Hawai'i.

Appearances

Petitioner: Hasko Royal Kunia, LLC ("HRK")

Curtis Tabata, Esq.
Peter Kwan, Vice President
Kelly Uwayne, Esq.

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

Alison Kato, Esq. Deputy Attorney General
Leo Asuncion, LUD Program Administrator

**City and County of Honolulu
Department of Planning & Permitting
("County" or "DPP")**

Pono Arias, Esq. Deputy Corporation
Counsel (Zoom)
Dina Wong, Planner DPP (Zoom)

**State Department of Agriculture
& Biosecurity ("DAB")**

Kelcie Nagata, Esq. Deputy Attorney General
Janice Fujimoto, Engineer
Brian Kau, Engineering Program Administrator

Public Testimony

Jennifer Lim, Esq., Ho'ohana Solar 1
Hai Hoang, Asset Manager, Ho'ohana Solar 1



Disclosures and Conflicts of Interest

None

Public Testimony

The LUC received two written testimonies from RKII Partners and Ho'ohana Solar.

During oral testimony, Ms. Lim stated that Ho'ohana Solar does not oppose the petitioner's motion but raised concerns regarding language in Section M of the MOU, which she indicated may be erroneous or misleading regarding Ho'ohana's obligations. She clarified that all required obligations, including installation of the waterline and securing the easement, have been completed, with only ongoing maintenance remaining. Ms. Lim requested that the Commission ensure the record accurately reflects that Ho'ohana has fulfilled its obligations and noted that acknowledgment of this in the record would be beneficial.

Presentations

LUC Planner presented the staff report, posted on April 1, 2026, and noted two additional filings received afterward from OPSD and Ho'ohana Solar. OPSD reaffirmed its support for the motion, while Ho'ohana raised concerns regarding Section M of the MOU. Staff supports the requested deadline extension but recommended amending Section M.

Mr. Curtis Tabata, on behalf of the petitioner, presented the motion. He explained that the motion seeks to extend the deadline for providing temporary functional electrical power to the State agricultural park adjacent to the project area. Mr. Tabata provided background on the project, noting that the property was reclassified in 1993 and consists of approximately 504 acres in West O'ahu designated for residential, light industrial, public park, and school uses. He described the ownership structure of the project area and identified the various parties involved.

He reported that the non-potable irrigation system and temporary potable water infrastructure have been completed. However, the temporary electrical infrastructure has not been completed because the utility provider requires identification of an end user before installation can occur. As a result, the petitioner and DAB entered into a sixth amended MOU extending the deadline for the temporary electrical infrastructure until an end user is established or until the permanent infrastructure is to be completed. Mr. Tabata stated that the permanent infrastructure is scheduled to be completed by September 30, 2028, at which point temporary infrastructure will no longer be necessary. He concluded by requesting that the Commission approve the motion and amend the relevant condition accordingly.

The County had no objections to the requested amendment and deferred to the DAB for substantive input.

OPSD stated that they support the motion and confirmed that the requested extension reflects the agreement between the petitioner and DAB. They noted that the delay in electrical infrastructure is due to external utility requirements and that the petitioner has otherwise fulfilled its obligations.

DAB confirmed that the department supports the motion and agreed to the extension of the deadline.

Deliberations

Commissioner Miyasato moved to approve the motion and requested that the Commission recognize, for the record, the testimony provided by counsel for Ho'ohana. The motion was seconded by Commissioner Uu. It was clarified that the intent was solely to acknowledge the testimony for the record and that it would not affect the substance of the motion or the applicable deadlines.

Commissioner Miyasato further commented that the petitioner had demonstrated substantial progress toward meeting its obligations, noting that delays in electrical infrastructure were dependent on establishing an end user. He also provided a separate observation regarding a potential clearance issue identified in one of the project exhibits, unrelated to the motion.

The Commission raised questions about the wording of the motion.

Executive Session

The Commission voted to enter executive session under HRS §92-5(a) to consult with legal counsel, with LUC staff invited to participate. The motion passed with 6 ayes, 0 nays and 2 absent. The Commission entered executive session at 10:44 a.m. and exited at 11:08 a.m. Upon returning to the open session, Chair Lee summarized that the discussion focused on the wording of the motion by Commissioner Miyasato and any ramifications from it.

Deliberations Continued

Upon returning to open session, Commissioner Miyasato amended the motion to approve the MOU with Section M stricken. The amended motion was seconded by Commissioner Kahele. The motion passed with 6 ayes, 0 nays and 2 absent.

3. Update on 2026 Hawai'i State Legislative Bills Relating to Measures That May Impact the Land Use Commission ("LUC") (YouTube: 00:47:24 - 00:58:13)

Public Testimony

No written or oral testimony was received for Agenda Items 3(a)-(c).

3a. SB2156 SD1 - Relating to Land Use

There were no questions or discussion from the Commission regarding this agenda item.

3b. HB1737 HD3 SD1 - Relating to Farm Employee Housing

There were no questions or discussion from the Commission regarding this agenda item.

3c. HB1713 HD3 SD1 - RELATING TO SCHOOL IMPACT FEES

Commissioner discussion included: The position of the School Facilities Authority ("SFA"), impact fees and land contributions. Commissioner Carr Smith asked whether staff intended to submit testimony on the measure. Mr. Orodener responded that there were no plans to testify, as the measure is considered within the purview of the Legislature rather than the Commission.

4. APPROVAL OF MINUTES FOR March 11, 2026 (YouTube: 00:58:14 - 00:59:14)

There was no written or oral testimony on this item.

Commissioner Kahele moved to adopt the minutes, and Commissioner Miyasato seconded the motion. The minutes were approved with 5 ayes, 0 nays and 1 abstained.

5. TENTATIVE MEETING SCHEDULE (*YouTube: 00:59:15 - 01:02:15*)

The Executive Officer provided the following tentative meeting dates:

- April 22, 2026: DR21-73 Honoipu Hideaway, LLC (Hawai'i)
- May 13, 2026: SP26-416 AES Solar (Kaua'i)
- May 14, 2026: A89-636 Grove Farm Properties, Inc. (Kaua'i)
- June 3, 2026: SP92-380 Pu'unēnē Quarry (Maui)
- June 4, 2026: DR26-79 Komar Maui Properties I LLC (Maui)
and Protocol for Executive Officer Annual Evaluations
- June 24, 2026: Commissioners Evaluation Results of Executive Officer Annual Evals
and Election of Officers for Fiscal Year 2027 (O'ahu)

Chair Lee requested lunch be provided for the April 22, 2026 meeting, as the Commission intends to work through lunch.

6. ADJOURNMENT (*YouTube: 01:02:16 - 01:02:27*)

With no further business, the Chair adjourned the meeting at 11:30 a.m.