

STATE OF HAWAII  
LAND USE COMMISSION  
Meeting held on November 19, 2025  
Commencing at 9:30 a.m.  
Held at  
Maui Arts & Cultural Center,  
Haynes Meeting Room  
1 Cameron Way  
Kahului, Hawaii 96732

I. Call to Order

II.

A25-811 Ho'onani Development LLC (Maui) To consider the Petitioner's Motion to Designate the Land Use Commission as accepting authority for the Environmental Impact Statement under HRS Chapter 343 and for authority to prepare an Environmental Impact Statement Preparation Notice. Files pertaining to this docket are available at: <https://luc.hawaii.gov/a25-811>. Parcel information: Tax Map Key: (2) 3-8-006-004-00005. Approximately 166.512 acres located in Pu'unene, Wailuku, Maui, State of Hawai'i.

III.

Discussion on the Status of Amendments to Hawai'i Administrative Rules ("HAR"), Title 15, Chapter 15 (Land Use Commission Rules)

IV. Approval of Meeting Minutes for October 22, 2025. Meeting Minutes will be available at: <https://luc.hawaii.gov/meetings/2020s>

V. Tentative Meeting Schedule

VI. Adjournment

BEFORE:

PARTICIPANTS

LUC COMMISSIONERS:

Brian Lee, Chair

Ken Hayashida

Michael Yamane

Dan Giovanni

Myles Miyasato

Ku'ike Kamakea-'Ohelo (via Zoom)

Nancy Carr-Smith (via Zoom)

LUC STAFF:

Daniel Orodenker, Executive Officer

Scott Derrickson, Chief Planner (via Zoom)

Martina Segura, Staff Planner

Ariana Kwan, Chief Clerk

John Dubiel, Esquire Deputy Attorney General (via  
Zoom)

OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT

("OPSD"):

Alison Kato, Esquire Deputy Attorney General

Mary Alice Evans, Director

Rachel Beasley, Planner

PARTICIPANTS (CONTINUED)

COUNTY OF MAUI, DEPARTMENT OF PLANNING ("COUNTY"):

Mimi Desjardins, Esquire Corporation Counsel

Kate Blystone, Director

HO'ONANI DEVELOPMENT LLC ("PETITIONER"):

Jeffrey Ueoka, Esquire, Attorney for Petitioner

PUBLIC TESTIMONY:

Richard "Dick" Mayer

1 CHAIR LEE: Aloha kakou, and good morning,  
2 everyone. This is the November 19th, 2025, Land Use  
3 Commission meeting. This is a hybrid in-person  
4 meeting, which is being held at the Maui Arts and  
5 Cultural Center, Haynes Meeting Room, at 1 Cameron  
6 Way, Kahului, Hawai'i 96730 (sic). Is that correct?

7 MR. ORODENKER: Yeah, 96732.

8 CHAIR LEE: Okay. This meeting is open to  
9 the public. And for all meeting participants, I  
10 would like to stress the importance of speaking  
11 slowly, clearly, and directly into your microphone.  
12 Before speaking, please state your name and identify  
13 yourself for the record.

14 This is a hybrid meeting again, and please  
15 be aware that all meeting participants are being  
16 recorded on the digital record for this Zoom  
17 meeting, which will be posted on YouTube and used  
18 for court reporting purposes. Your continued  
19 participation is your implied consent to be part of  
20 the public record of this event.

21 If you do not wish to be part of the  
22 public record, you should exit this meeting now.  
23 Please note that the Q&A feature on Zoom will only  
24 be monitored for signing up for public testimony,  
25 and all other communications will not be addressed

1 or part of the meeting record. Communications can  
2 be emailed to the Land Use Commission office at  
3 dbedt.luc.web@hawaii.gov.

4 We'll also share with all participants  
5 that we will take breaks from time to time, probably  
6 every 60 minutes. For the commissioners  
7 participating via Zoom, please indicate where you  
8 are attending this meeting when you're called, and  
9 if there's anyone else over the age of 18 present  
10 with you.

11 All right. My name is Brian Lee from  
12 O'ahu, and I will be serving as the LUC chair today.  
13 We currently have nine seated commissioners, and  
14 along with me today are Commissioners Ken Hayashida  
15 from O'ahu and myself; Commissioner Ku'ikeokalani  
16 Kamakea-'Ohelo, attending directly via Zoom;  
17 Commissioners Michael Giovanni (sic) and  
18 Commissioner Dan Giovanni, both from Kauai;  
19 Commissioners Myles Miyasato from Hawai'i; and  
20 Commissioner Nancy Carr-Smith, attending remotely  
21 via Zoom. Absent today is Commissioner Mel Kahele  
22 from O'ahu and Commissioner Bruce U'u from Maui.

23 So I'm going to ask Commissioner Kamakea-  
24 'Ohelo, is there anyone else with you today?

25 COMMISSIONER KAMAKEA-'OHELO: Aloha,

1 Chair. Aloha, Commissioners. Aloha kakou. There  
2 is no one else here today, and I'm attending from my  
3 home office at 41-272 Huli Street, Waimanalo.

4 CHAIR LEE: Thank you, Commissioner.

5 Commissioner Nancy Carr-Smith, is there  
6 anyone with you in your room?

7 COMMISSIONER CARR-SMITH: No, there isn't,  
8 Chair. Thank you.

9 CHAIR LEE: Thank you very much. Also, in  
10 attendance today is the LUC Executive Director --  
11 Executive Officer Daniel Orodenker, the LUC Chief  
12 Planner Scott Derrickson, LUC Staff Planner Martina  
13 Segura, LUC Chief Clerk Ariana Kwan, and LUC Deputy  
14 Attorney General John Dubiel. And, again, court  
15 reporting transcriptions are being done from this  
16 Zoom recording.

17 So we'll now proceed with agenda item 2,  
18 Docket A25-811 Ho'onani Development, LLC in Maui.  
19 This is to consider the petitioner's motion to  
20 designate the Land Use Commission as the accepting  
21 authority for the Environmental Impact Statement,  
22 EIS, under the Hawai'i Revised Statutes Chapter 343,  
23 and for the authority to prepare an Environmental  
24 Impact Statement Preparation Notice, also known as  
25 EISPN.

1           The parties will now identify themselves  
2 for the record. Petitioner, will you please  
3 identify yourself?

4           MR. UEOKA: Good morning, Chair and  
5 Commissioners. Jeffrey Ueoka, here for the  
6 petitioner. Thank you.

7           CHAIR LEE: Thank you, Mr. Ueoka.  
8           County of Maui, please identify yourself  
9 for the record.

10          MS. DESJARDINS: Aloha. Good morning,  
11 Commissioners. First Deputy Corporation Counsel  
12 Mimi Desjardins, and with me is our planning  
13 director, Kate Blystone.

14          CHAIR LEE: Thank you.  
15          Office of Planning and Sustainable  
16 Development?

17          MS. KATO: Good morning. Alison Kato,  
18 Deputy Attorney General for the Office of Planning  
19 and Sustainable Development. Also here are Mary  
20 Alice Evans and Rachel Beasley from OPSD. Thank  
21 you.

22          CHAIR LEE: Thank you very much.  
23          All right. Good morning, Mr. Ueoka.  
24 Thank you for making your appearance. Have you  
25 reviewed Hawai'i Administrative Rules Section 15-15-

1 45.1 regarding reimbursement of hearing expenses?

2 MR. UEOKA: Yes, we're aware. Thank you.

3 CHAIR LEE: Okay. Thank you. So, in  
4 accordance with HRS 84-14, commissioners are not  
5 allowed to take any official action affecting a  
6 business in which they or a member of their family  
7 has any financial interest. They must therefore  
8 recuse themselves from this matter if there is any  
9 benefit, monetary or otherwise, to themselves or  
10 members of their family.

11 Also, in accordance with legal ethical  
12 standards, commissioners should disclose any  
13 relationship -- business, social, or otherwise --  
14 that they may have with the petitioner, or its  
15 representatives, or any of the other parties to this  
16 proceeding that may give rise to any allegation of  
17 bias or impropriety.

18 Do any of the commissioners have any  
19 conflicts of interest or disclosures to make? Okay.  
20 Oh.

21 COMMISSIONER YAMANE: Mr. Chair, no  
22 disclosures, but just a correction of my name is  
23 Michael Yamane and not Michael Giovanni. Thank you.

24 CHAIR LEE: Oh, I'm sorry. Yeah, sorry  
25 about that. Thanks for the correction.



1           Now let me briefly explain the procedure  
2 for today's hearing. First, we'll recognize the  
3 written public testimony that has been submitted on  
4 this matter. Next, we'll call for members of the  
5 public who wish to provide oral testimony on this  
6 matter. Then the staff planner will give a briefing  
7 on the staff report that has been posted for this  
8 docket.

9           Next, the petitioner will then be called  
10 upon to make their presentation. After that, the  
11 chair will then call on the County Planning  
12 Department and then OPSD for their presentation  
13 and/or comments. Next, the commissioners will then  
14 have opportunities to ask questions of the parties  
15 at the conclusion of each of their presentations.

16           We'll then reopen the floor to the public  
17 for any new and additional oral testimony on this  
18 matter. Finally, the Commission will deliberate on  
19 the matter based on the testimony and the evidence  
20 presented. Now, I would like to once again remind  
21 all participants to speak slowly, clearly, and  
22 directly into their microphones.

23           And before speaking, please state your  
24 name and identify yourself for the record, and this  
25 will make the transcriptions a little bit easier.

1 This ensures that the transcriber can produce an  
2 accurate transcript of the proceedings. Are there  
3 any questions about our procedure for today?

4 All right. So, as stated on today's  
5 agenda, please be informed that the relevant  
6 documents pertaining to this matter can be accessed  
7 for review on the LUC website at [luc.hawaii.gov/a25-](http://luc.hawaii.gov/a25-811)  
8 811. We'll now recognize written public testimony  
9 submitted on this matter.

10 Ms. Kwan, has there been any written  
11 testimony submitted on this matter?

12 MS. KWAN: Yes, Mr. Chair, we received one  
13 written testimony from Dick Mayer yesterday.

14 CHAIR LEE: Thank you. Ms. Kwan, are  
15 there any members of the public that wish to testify  
16 on this matter?

17 MS. KWAN: Yes, Mr. Chair. Dick Mayer  
18 would like to also provide oral testimony this  
19 morning.

20 CHAIR LEE: Okay. Thank you.

21 Professor Mayer, please state your name  
22 and zip code for the record and then proceed with  
23 your testimony after I swear you in. Okay. So, Mr.  
24 Mayer, do you swear or affirm that the testimony  
25 that you're about to --

1 MS. KWAN: He's being promoted to panelist  
2 right now.

3 CHAIR LEE: Oh. I'm sorry.

4 MR. MAYER: Hello? Can you hear me?

5 CHAIR LEE: Yes, we can. Professor Mayer,  
6 may I swear you in?

7 MR. MAYER: Yes, please do.

8 CHAIR LEE: Do you swear or affirm that  
9 the testimony that you're about to give is the  
10 truth?

11 MR. MAYER: Yes.

12 CHAIR LEE: Okay. So please state your  
13 name and zip code for the record and proceed with  
14 your testimony, and you will have two minutes.

15 MR. MAYER: My name is Richard Dick Mayer.  
16 I live in Kula, Maui 96790. I was a professor for  
17 34 years of geography here in Maui and also the vice  
18 chair for the General Plan Advisory Committee that  
19 put together the Maui Island Plan.

20 I question whether it is wise for you, the  
21 LUC, to accept being an accepting authority for the  
22 proposed Ho'onani Development at this time. There's  
23 one major concern regarding the location of this  
24 proposed housing project, directly beneath the  
25 flight path leading into and out of Kahului Airport.

1           Before assuming LUC responsibility for  
2 being the accepting authority, please get a  
3 certification from DOT Airports Division that this  
4 location would not be in the area that is restricted  
5 from having housing problems -- housing residences.

6 We do not want to put 5,000 people -- the number  
7 that will be living in this project -- directly  
8 under the flight path and with its concurrent noise.

9           The noise study that was done for this  
10 area was last done in the late 1980s and early  
11 1990s, more than 32 years ago. Even then, the land  
12 being proposed for this boundary change was already  
13 within the noise impact areas below the flight path.  
14 Since that time, there have been three significant  
15 changes that might affect this area even more.

16           There are far more direct flights from  
17 Canada, the US mainland, and even the interior of  
18 North America. There are no flight -- there --  
19 there were no flights back then after about eight or  
20 nine o'clock in the evening, but now, there are  
21 many, many flights up until midnight. And, lastly,  
22 there was only one cargo plane in the old days, now,  
23 there were -- there are five cargo planes between  
24 1:00 a.m. and 5:00 a.m. that would go over these  
25 houses.

1           This specific proposed site, which was  
2 reviewed by the 25-member Advisory Committee and the  
3 County Council and the Planning Commission  
4 determined that this particular area should not be  
5 included within the urban designation because of the  
6 location directly under the flight path. There are  
7 alternatives. There are numerous already fully and  
8 partially entitled lands already available in  
9 Kahului that have yet to be built upon.

10           So, therefore, my recommendation, I'm  
11 recommending to the LUC that before you take on the  
12 responsibility of being the accepting authority, and  
13 before the South Dakota developer has to go through  
14 the extensive and expensive process to prepare an  
15 EIS, you ask the Hawai'i Department of  
16 Transportation Airports Division to give you an  
17 assurance that it would be okay to put 1,608 houses  
18 in the location being proposed by this Ho'onani  
19 Development.

20           If they can give you that assurance at  
21 this time, then please take on the role of accepting  
22 authority. I think that they would have to do a --  
23 an updated noise study, and they said that they're  
24 planning to do one. I talked to the person in  
25 charge of their planning section, and said that they

1 are planning to do a noise study.

2           And I would take that on first because if  
3 this area could not be -- there's no sense wasting  
4 time on an EIS and delays. We need the housing very  
5 quickly. And I would hope that the money that the  
6 county is planning to spend, 35 to \$45 million, to  
7 provide helpful infrastructure could be used  
8 elsewhere and get housing much more rapidly than  
9 waiting for a project that could not be built  
10 because of the flight path. Thank you very much.

11           CHAIR LEE: Thank you, Professor Mayer.

12           Does anybody have any questions for the  
13 testifier? Okay. Seeing none. Thank you very  
14 much.

15           MR. MAYER: And let me just --

16           CHAIR LEE: Now I'd like --

17           MR. MAYER: Let me -- let me just add, I  
18 did provide in my written testimony maps of that --  
19 the flight path and the project for you to see.  
20 Thank you.

21           CHAIR LEE: Thank you. You'll have  
22 further opportunities later on in this project, but  
23 I appreciate your testimony.

24           We'll now like to call on staff planner,  
25 Ms. Segura, to please summarize the staff report for

1 us and any staff concerns.

2 MS. SEGURA: Good morning, this is Ms.  
3 Segura, for the record. The staff report was posted  
4 on November 14th, which was Friday. We're going to  
5 do something different with the staff report. Scott  
6 wants to talk about the authority, so I'm going to  
7 hand it to Scott, and then he's going to pass it  
8 back and I'm going to talk about substance. So --

9 CHAIR LEE: Okay.

10 MS. SEGURA: -- Scott, all yours.

11 MR. DERRICKSON: Aloha kakou. There's two  
12 things I wanted to cover. One is, basically, why  
13 are you -- why are the LUC being asked to allow the  
14 applicant to go directly to an EIS? And that's  
15 based on changes that were made to the law and the  
16 rules back -- several years ago that actually works  
17 as a streamlining process.

18 Normally, what happens is when a project  
19 identifies that they might have environmental  
20 impacts, they do an environmental assessment. That  
21 environmental assessment usually identifies either  
22 that there are no significant impacts, and the  
23 accepting authority then issues what's called a  
24 "Finding of No Significant Impact."

25 Or they identify that, yes, there's going

1 to be significant impacts, then the accepting  
2 authority says, "Okay. Now you have to go and do a  
3 full EIS." There is a process, and that's what  
4 you're being asked today. The applicant has  
5 identified already -- self-identified that they  
6 believe that there's going to be significant impacts  
7 for their project.

8           And the LUC is being asked both to be the  
9 accepting authority as well as to agree that, yes,  
10 in LUC's opinion, there are potentially significant  
11 impacts; therefore, you're going to allow them to go  
12 directly to the EIS and not have to do an  
13 environmental assessment first. That's going to  
14 save money, that's going to save time for all  
15 concerned.

16           So that's -- that's the crux of what is  
17 going on today, what you're being asked to do. The  
18 second thing is that there's been a -- a early  
19 notification of an -- what's called an intent to  
20 intervene in the process. Right now, statutorily,  
21 the only parties to this process are the applicant,  
22 the -- the applicant who's the petitioner, the  
23 County of Maui, and the State Office of Planning and  
24 Sustainable Development.

25           Any other entities that want to become



1 parties that would be then given the ability to file  
2 documents to cross-examine and to participate in the  
3 contested case hearing would have to go through the  
4 process of being declared an intervener. There's a  
5 two-step process for the LUC.

6           There's an early intervention  
7 notification. That doesn't give the party asking to  
8 be an intervener intervention status -- party status  
9 right away. What it does is it identifies to all  
10 parties that there is another entity out there who  
11 wants to intervene and will be heard at a later time  
12 once the petition is deemed complete.

13           But, right now, that early notice of  
14 intent to intervene allows that party or that --  
15 that -- that intervening entity the ability to  
16 receive directly from all the parties any filings  
17 that come in between now and the hearings. So the  
18 staff report does identify that we did get an early  
19 notice of intent to intervene.

20           And so that's what -- that's what's there.  
21 The -- the Commission is not being asked at this  
22 time to allow intervention. You just -- you just  
23 understand that there is a potential intervener down  
24 the road, and the Commission will have a hearing to  
25 determine whether intervention's allowed. And

1 that's -- that's it for me. I'm -- I'm available  
2 for questions; otherwise, Martina can finish up with  
3 the substantive staff report.

4 CHAIR LEE: Okay. Commissioners, are  
5 there any questions for Mr. Erickson -- Mr.  
6 Derrickson?

7 Commissioner Giovanni?

8 COMMISSIONER GIOVANNI: Scott, thank you.  
9 This is Giovanni -- Commissioner Giovanni. Thank  
10 you for your explanation of the process. One  
11 question: hypothetically, if the agency determines  
12 a FONSI based on the EA, is that determination  
13 appealable to the courts?

14 MR. DERRICKSON: Yes, but that is not the  
15 process that we're going through here. We --

16 COMMISSIONER GIOVANNI: I understand.

17 MR. DERRICKSON: Yeah. Yes. So a FONSI -  
18 - a determination of a FONSI is -- is kind of a  
19 final action, which is then appealable.

20 COMMISSIONER GIOVANNI: And -- and if it  
21 is appealed, that would be an inherent delay in the  
22 process as well?

23 MR. DERRICKSON: Yes.

24 COMMISSIONER GIOVANNI: Just hypothetical.  
25 Thank you.

1 CHAIR LEE: Commissioner Giovanni, are you  
2 saying that if -- if we err in going straight to an  
3 EIS and where it should have gone through an EA,  
4 that that's the process you're talking about?

5 COMMISSIONER GIOVANNI: No. Just almost  
6 the opposite. That if we take the EA as a first  
7 step and determine that it's a -- there's Findings  
8 of No Significant Impact and that a EIS would not be  
9 necessary, that decision is appealable. And there  
10 are other projects in recent years that have gone  
11 that route and then ended up in Supreme Court for  
12 delays and killed the project.

13 CHAIR LEE: I see. Thank you. So this is  
14 sort of just playing it safe then. Okay. Thank  
15 you.

16 Any other questions for Mr. Derrickson,  
17 Commissioners? Okay. Hearing none, Ms. Segura,  
18 please continue.

19 MS. SEGURA: Okay. So the proposed  
20 project is expected to create approximately 1,600  
21 multi-family residential units along with retail and  
22 office and dining and open spaces. And that was  
23 kind of the trigger because it -- it might produce  
24 population changes and include state and county  
25 funds, as well as include a wastewater treatment

1 facility.

2           So that's why the petitioner is asking to  
3 go straight to an EIS. And the staff recommends  
4 that the Land Use Commission be the or grant the  
5 petitioner's motion for an order to designate the  
6 Commission as the accepting authority and also allow  
7 the chair as the signing authority on the order so  
8 we can expedite the order. And there's specific  
9 language on page 7 of the staff report. That's it.

10 Any questions?

11           CHAIR LEE: Commissioners, are there any  
12 questions for Ms. Segura?

13           Okay. Seeing none, thank you for that  
14 very brief report.

15           All right. Now we're going to ask the  
16 County of Maui to please present your comments. Oh,  
17 I'm sorry. Petitioner, we're going to ask you to  
18 present your presentation. Can you please give us a  
19 rough estimate of how long your presentation will  
20 be?

21           MR. UEOKA: Try to keep it 10 minutes or  
22 less.

23           CHAIR LEE: Terrific. Thank you. Please  
24 proceed.

25

MR. UEOKA: Thank you.

1 Emily, can you pull up the slideshow?

2 Good morning, everyone. So they went over  
3 -- staff went over it great. So we're asking for  
4 you folks to be the accepting authority for our EIS  
5 and that we allowed to be go straight -- we allowed  
6 to be go -- we are allowed to go straight to the EIS  
7 process rather than go through the EA process first.

8 We initially had some discussions with the  
9 Maui Planning Department, and we filed the EISPN and  
10 Planning Commission was going to be the accepting  
11 authority. But we thought about it a little more  
12 together collectively, and it was kind of determined  
13 that since we were going council-initiated change in  
14 zoning, probably the DBA process would be with you  
15 guys -- or not probably -- would be with you guys,  
16 so you guys would be the more appropriate accepting  
17 authority.

18 So it's been a little complicated with the  
19 council-initiated change in zoning, but we're  
20 working through it very well with the Planning  
21 Department. They've been very helpful along with  
22 the County Council. So we're moving forward with  
23 that process. We do believe that an EIS is  
24 warranted for this project, primarily due to its  
25 scale.

1           It's 1600 units with retail and some  
2 commercial. We're hoping for some hospitality at  
3 some point, but we'll need initial -- we'll need  
4 further entitlements for that than what we're  
5 requesting with the county at this time. So the  
6 determination is basically you guys can choose to  
7 move forward with it in your, I guess, knowledge and  
8 expertise to let us go straight to the EIS. And  
9 that's what we're hoping for under 11-200.1-14(d).

10           And, you know, we do not believe that this  
11 project, while a good project, is a good candidate  
12 for a FONSI, Finding of No Significant Impact. It's  
13 just the scale. So we are asking that in EIS -- we  
14 move forward to the EIS. So thank you.

15           Next slide, Emily.

16           So, ultimately, we'll be coming back to  
17 you guys with the FEIS, the final EIS, and it'll  
18 need to meet these requirements of 11-200.1-28. So  
19 it'll have to be acceptable to you folks, and we'll  
20 move forward with that. So you guys will have --  
21 we'll be in front of you a few more times for this  
22 project. So this is just the very first infant  
23 steps. So thank you.

24           Next slide, please. Yeah.

25           So as went over briefly by Ms. Segura, the

1 vision for Ho'onani Village is 1,608 multi-family  
2 rental units, commercial-type uses and open space.  
3 The idea is to create a community in this 165-acre  
4 piece. We want to provide housing, provide an  
5 opportunity for local businesses to thrive while  
6 supporting the residents in that area. And our  
7 ultimate goal is to create a place for locals in a  
8 way that works best for Maui.

9 Next slide, please.

10 So this is our overall general conceptual  
11 layout. We are just seeking from you guys just  
12 Urban for this 165 acres. With the county, we're  
13 seeking M1 Light Industrial and an appropriate  
14 community plan designation. This is what we think  
15 it's going to look like. But I think as you guys  
16 all know, as time goes on, things change, something  
17 comes up.

18 So this is a concept. It should look  
19 something like this. It'll have around 1,608 units.  
20 I'm not sure if it's going to look exactly like this  
21 in 17 years when it's fully built out. So phase 1  
22 is just around 10 acres, 268 multi-family units. We  
23 really want housing to be in the first phase. And  
24 we plan on slowly working in commercial and light  
25 industrial uses as additional housing is brought

1 online.

2           And this is the phasing map -- sorry, it's  
3 kind of tiny -- but it just shows that we're looking  
4 at eight or nine phases. And the first five all  
5 contain the housing units. And it's a little  
6 confusing, and I'm not sure if you can see it, but  
7 it says the affordable housing and the first one is  
8 market. When we talk about affordable housing in  
9 this phasing plan, we mean LIHTC, 60 percent and  
10 below.

11           Our ultimate goal is, we're anticipating  
12 all of the units in here will be renting at AMI  
13 prices of 140 percent or lower, probably closer to  
14 120 percent AMI and below. But we just put in there  
15 140. That's the limits of affordability per, you  
16 know, HHFDC guidelines.

17           So the other thing too is, why we want to  
18 remain flexible, if there's a huge desire of the  
19 community to move certain phases up or back, we want  
20 to be flexible and be able to do that to respond to  
21 community desires and, you know, market forces at  
22 play.

23           Next slide, please, Emily.

24           So some of the features: we're looking at  
25 studios, one, two, and three bedrooms, probably more



1 one, two, and three bedrooms. Average square  
2 footage to be around 750 square feet. The mix  
3 within each phase will, again, be based on market  
4 conditions and what people need/want at the time.

5           You know, our goal is always going to be  
6 to produce someplace that people want to live,  
7 someplace that people want to visit. So we're not  
8 trying to get away with anything or sneak something  
9 through it's -- we have, you know, we have to have a  
10 product that people want to enjoy.

11           So parking will be there. Laundry  
12 facility's on site. Water use, we're looking at  
13 925,000 gallons per day at full buildout of 1,608.  
14 If we end up building our own wastewater reclamation  
15 facility, which is probably one of the -- or not  
16 probably -- it would be one of the triggers for the  
17 Chapter 343, we're anticipating to get around  
18 680,000 gallons per day of R1 to reuse within the  
19 project or on, you know, neighboring properties.

20           However, if at all possible, we would love  
21 to connect to the county's existing wastewater  
22 treatment facility. We believe that would bring  
23 down costs for -- like ongoing costs for the  
24 residents of the property if you just can connect to  
25 county sewer. It's usually cheaper.

1           We're going to do a walkable neighborhood.  
2 We've been in discussions with the Planning  
3 Department and other people about, you know, the  
4 transit-oriented design. So we're looking forward  
5 to working with them as we get a little closer on  
6 things that work and make sense for the community.

7           PV: we want to try it, but it's  
8 expensive. We hope we can work it in, but -- we'd  
9 like to, but we're not going to promise it because  
10 we're not sure if it'll pencil. County park: we're  
11 putting 1600 acres (sic) onto 165 acres with a lot  
12 of open space in between. We're hoping we wouldn't  
13 put in a big park just in the middle of that just  
14 for the sake of it, because there's a lot of open  
15 space and there are other community parks in the  
16 proximity of the place.

17           And we do have some extra land that's for  
18 civic uses, and we're hoping to give the land to the  
19 county so the county can build a community center.  
20 We're not volunteering to build it, we're just -- we  
21 would donate the land, and they could use it for  
22 that purpose.

23           Next slide, please.

24           So this is the existing State Land Use  
25 District map. So, as you can see, you can see like

1 all of Kahului, you know, I guess on the side of  
2 Kuihelani Highway and Dairy Road. It's all urban.  
3 And then, right behind us is the Maui Business Park  
4 Phase 2. So we're next to it adjacent. And on the  
5 left of us is the existing Pu'unene Mill and MEO's  
6 -- I guess it's their bus -- their bus yard.

7 And then you can see there's some Mahi  
8 Pono Packing stuff a little bit to the bottom of the  
9 screen. So we kind of feel that this would, you  
10 know, fill in a puka over there. You know, the  
11 history of it is Pu'unene was one of the bigger  
12 towns on Maui back in the plantation days, so we're  
13 hoping just to bring housing back there.

14 Next slide, please.

15 So this is kind of a school and park map  
16 layout, so nothing right there, but probably like a  
17 five-minute driveaway to a lot of these places.  
18 And, again, there will be a lot of open space within  
19 Ho'onani Village for, you know, the people to  
20 recreate in.

21 Next slide, please.

22 So this is our estimated timeline. We're  
23 expecting -- and this is a little aggressive -- 17  
24 years to full buildout. We're hoping that in about  
25 a year, phase 1 can be designed. We go in for

1 building permits and we get those in a year. And  
2 then in about another year and a half, so middle of  
3 2029, we can have the first set phase 1 of 268 units  
4 built.

5 We are going to be coming to the county  
6 and the -- and you folks, again, for a 201H to fast  
7 track the initial development. We're still working  
8 out internally how much we want to ask for in that  
9 201H, but it's going to be more than 15 acres. So  
10 it'll come back to you folks for the 201H  
11 determination. It's just about speed. We're trying  
12 to move quick and get something built fast -- as  
13 fast as we can.

14 Next slide, please.

15 So we put this slide together, just we  
16 went through it and there's a lot of regulations for  
17 any construction. So please rest assured that even  
18 after we get approvals from, you know, the County  
19 Council, you folks, there's going to be a lot of  
20 things we have to meet and a lot of requirements and  
21 permits we have to get.

22 And I know it's -- I'm going to ask -- I  
23 was already told -- made it very clear by staff that  
24 it doesn't work that way, but if there's anything  
25 you guys can do to help us have the EIS accepting

1 authority and the DBA kind of heard closer together,  
2 if at all possible, or reviewed simultaneously or  
3 something, we'd really appreciate that.

4 Again, all about speed, but at the same  
5 time, if it's too much humbug, we get it. You know,  
6 we'd like to see it move forward, but we understand  
7 there are rules and precautions in place. So thank  
8 you very much.

9 Next slide, please.

10 So, again, the land use history of the  
11 area was part of the Pu'unene Mill area, and there  
12 were tons of plantation camps in that area, probably  
13 one of the older forms of workforce housing in  
14 Hawai'i. So we're hoping to bring that back in a  
15 sense. And, you know, it's been fallow since A&B  
16 shutdown in roughly around 2016.

17 Next slide, please.

18 So we do anticipate that there'll be some  
19 positive secondary impacts. You know, it'll provide  
20 housing, it's going to take fallow land and  
21 repurpose it and use it for something useful and  
22 positive. Currently, there's a lot of homeless  
23 activity in the area, and we're hoping by bringing  
24 in some, you know, new development with houses and,  
25 you know, it'll be a nicer area, maybe clean it up a

1 bit. That's our hope.

2 The project will require some traffic  
3 mitigation, and that'll probably help to improve  
4 Pulehu and Hansen Roads. So we believe there will  
5 be some positive secondary impacts.

6 Next slide, please, Emily.

7 So -- and we -- we know there's going to  
8 be certain secondary impacts that will require  
9 mitigation, like I mentioned traffic. It's going to  
10 increase traffic, but at the same time we'll have to  
11 mitigate it, improving the surrounding roads. So I  
12 believe it cuts both ways there. Another thing too  
13 is, we're not anticipating all 1600 units will be  
14 filled by newcomers to Maui.

15 We're thinking it's all -- we're -- we're  
16 hoping it's going to be primarily Maui folks just  
17 relocating from another area. So there might be  
18 some traffic increase specifically in this area, but  
19 there might be some reductions in other areas. So  
20 we're hopeful on that. And, you know, we'll study  
21 everything with our consultants and report back to  
22 you guys and come in with mitigations.

23 Next slide, please.

24 So Honua Consulting did a archeological  
25 literature review initially. She said it looks

1 good. At this point, we feel positive as we move  
2 forward to work with OHA and SHPD.

3 Next slide, please.

4 So, again, traffic, we're very conscious  
5 of it, everyone is, but we're going to try and make  
6 it pedestrian friendly. But as we move forward, we  
7 will work with Public Works here in Maui and State  
8 DOT.

9 Next slide, please.

10 So we don't feel this will be a huge  
11 impact on agriculture. Our understanding is at  
12 least 90 percent of Maui is already in agri or  
13 conservation. And this 166.5 acre parcel will just  
14 reduce farmland by like 0.23 percent. And, again,  
15 it's currently fallow, so -- and we're not IAL, by  
16 the way. That's huge in this area to -- not IAL.

17 Water: we're currently working with a  
18 neighboring landowner to utilize an existing well.  
19 There's a lot of future steps, but we do want to  
20 work with the Department of Water Supply on that.  
21 We'd love to construct a system and then dedicate it  
22 over to the county in a partnership. Just, you  
23 know, water should -- should be run by the county.  
24 We feel it would help the central Maui water system.  
25 So we're in discussions with them. We still will

1 need, you know, to consult with DOH, CWRM, and DWS  
2 further.

3 I discussed it already. Sewer: our goal  
4 is to connect to the existing Kahului wastewater  
5 treatment facility. Additional capacity should open  
6 up when they get the new central Maui wastewater  
7 facility open. But if that's infeasible, we are  
8 prepared to build a small wastewater reclamation  
9 facility on site, and we'd like to reuse the  
10 effluent.

11 Next slide, please.

12 So, environmentally sensitive areas, none  
13 on site. Nice.

14 Next slide, please.

15 Topo: it's pretty flat, so should make  
16 construction a little simpler, we hope. And  
17 flora/fauna, again, nothing on site that was found  
18 significant.

19 Next slide, please.

20 Phase 1 environmental was done.  
21 Basically, they gave us the all clear to move  
22 forward. There was some soil sampling was done, and  
23 it was okay too.

24 Next slide, please. Oh, that's it. Thank  
25 you. I think that was under 10 minutes. Not sure.



1 CHAIR LEE: Thank you for your concise  
2 presentation, Mr. Ueoka.

3 Commissioners, any questions for the  
4 petitioner? Anyone online? I see none. Oh,  
5 Commissioner Yamane.

6 COMMISSIONER YAMANE: Hi. Thank you, Mr.  
7 Ueoka. Do you have a timeframe for the final EIS to  
8 the land use and DBA submittal?

9 MR. UEOKA: So to start this whole  
10 process, we submitted a petition. It was deemed  
11 incomplete as it did not have the accepted EIS.  
12 We're hoping that if everything goes smoothly, that  
13 we can be in front of you guys again late next year.  
14 And -- oh, another -- another favor to ask.

15 There's a posting for the -- the -- well,  
16 that environmental state notice that's in like a  
17 couple weeks. So we were really hoping to get our  
18 EISPN into that one. And we've been working with  
19 staff. They've been great, but just asking you  
20 folks too, so. Your staff's been great about it, so  
21 thank you.

22 CHAIR LEE: Thank you. Any other  
23 questions from the commissioners?

24 Commissioner Giovanni.

25 COMMISSIONER GIOVANNI: Thank you, Chair.

1 Do you have a consultant for the EIS?

2 MR. UEOKA: PDG is online. That's Emily.  
3 Their company's helping us with the EIS.

4 COMMISSIONER GIOVANNI: Say that again  
5 slowly.

6 MR. UEOKA: Oh, PDG.

7 COMMISSIONER GIOVANNI: Thank you.

8 CHAIR LEE: Commissioners, any further  
9 questions? Anyone online? I see none.

10 I'm going to ask: do you have an  
11 estimated project value for the entire project?

12 MR. UEOKA: We're expecting the cost to be  
13 really high. Like we're anticipating like at least  
14 150 million per phase for the construction of  
15 housing. So hundreds of millions when it's all said  
16 and done. Maybe a billion.

17 CHAIR LEE: Okay. So there's about six,  
18 seven phases?

19 MR. UEOKA: Nine phases, six with housing.

20 CHAIR LEE: Okay. Thank you. Okay.  
21 We're going to take a 10-minute recess. Thank you.

22 (WHEREUPON, a recess was taken.)

23 CHAIR LEE: All right. We're back in  
24 session. Okay. So now we're going to go with the  
25 County of Maui to present your comments.

1 MS. DESJARDINS: Okay. Thank you,  
2 Commissioners. Mimi Desjardins, Corporation  
3 Counsel. I believe that the Planning Department has  
4 submitted no opposition to you folks being the  
5 accepting authority for the EIS. But along the  
6 lines of Mr. Mayer's comments, I would ask you to  
7 consider a couple of things and maybe confer with  
8 your attorney as to whether you can do these or not.

9 I'm not sure, but it seems to me that I  
10 didn't see in the -- in the slide presentation from  
11 the petitioner anything specific about conferring  
12 with the Department of Transportation on the noise  
13 level. I did see a comment about possible noise  
14 permits, if applicable.

15 But I would ask you to consider either  
16 conditioning acceptance, being the accepting  
17 authority, on there being either a preliminary  
18 report -- noise report before entertaining whether  
19 to accept. But if that's going to delay things  
20 unnecessarily, which it might, you could also  
21 consider as a condition of the acceptance that there  
22 be a full and complete study -- noise study.

23 I suspect that they're anticipating that  
24 already because the only testimony I've heard about  
25 this project has been concerns about noise levels.

1 So I would ask you to consider that. But other than  
2 that, I believe the Planning Department has no  
3 opposition to the -- to you folks taking control of  
4 the EIS. Thank you.

5 CHAIR LEE: Thank you, Madam Deputy --  
6 Madam Corp. Counsel.

7 Commissioners, do you have any questions  
8 for Maui County? Okay. Oh, yes, go ahead,  
9 Petitioner.

10 MR. UEOKA: Oh, thank -- Jeff Ueoka. Just  
11 when we sent out our first EISPN, we did get a  
12 comment letter from Hawai'i Department of  
13 Transportation Airports. So that was indicative.  
14 They told us about the noise levels and everything.  
15 We subsequently hired a noise consultant and they  
16 gave us some recommendations on building materials  
17 to get under those noise levels.

18 I believe we are not in the 65 dB or  
19 higher area -- noise contour. But we will comply  
20 with and design and keep working with our  
21 professional consultants as we move forward. And it  
22 will be part of the FEIS. So we hope you can agree  
23 to be the accepting authority today.

24 But thank you very much, Ms. Desjardins,  
25 for bringing that up. Appreciate it.

1 CHAIR LEE: Thank you, Mr. Ueoka.

2 Ms. Desjardins, do you have any follow-up  
3 questions or comments?

4 MS. DESJARDINS: Thank you, Chair. No,  
5 but I think we've all done enough of these to know  
6 that if it's not done as absolutely thorough as the  
7 public is going to require for this project to get  
8 any kind of approval, may as well do it upfront if  
9 you want to save time. Thank you.

10 CHAIR LEE: Thank you. Okay. And I see  
11 the petitioner nodding, so --

12 MR. UEOKA: Yeah, we just hope you guys  
13 can be the -- get through this accepting authority  
14 process and we will do that as -- before the  
15 acceptance, of course. Thank you.

16 CHAIR LEE: Okay. Thank you.

17 Commissioners, any final questions for  
18 Maui County? Okay. Anything online? Seeing none.  
19 All right then, we're going to go to the Office of  
20 Planning and Sustainable Development to present your  
21 comments.

22 MS. KATO: Alison Kato, for the Office of  
23 Planning and Sustainable Development. The OPSD has  
24 no objection to this motion. It appears appropriate  
25 for LUC to be accepting authority. It's clear that

1 an EIS is likely required, and we have no other  
2 comments to add to that. Thank you.

3 CHAIR LEE: Thank you, Ms. Kato.

4 Commissioners, any questions for OPSD?  
5 Okay. I see none. Okay. We're now going to go,  
6 once again, to public testimony. Is there any  
7 member of the public who wishes to provide new or  
8 additional testimony on this matter, Ms. Kwan?

9 MS. KWAN: Seeing none in the Q&A feature,  
10 Chair.

11 CHAIR LEE: Okay. And I don't see anyone  
12 here present in the room. So we'll now conduct  
13 formal deliberations. We will note for the parties  
14 --

15 MS. KWAN: Chair?

16 CHAIR LEE: Yes.

17 MS. KWAN: Dick Mayer has indicated he  
18 would like to give testimony.

19 CHAIR LEE: Okay.

20 MS. KWAN: I just need to re-promote him.

21 CHAIR LEE: Okay. Professor Mayer,  
22 please, once again, state your name and zip code,  
23 and -- and remember you are under oath, and you have  
24 two minutes.

25 MR. MAYER: Thank you. Will I be able to

1 share a -- a screen?

2 CHAIR LEE: Let me ask the clerk.

3 MS. KWAN: No, we would ask you to submit  
4 it via email and then we could post it as testimony  
5 after this meeting.

6 MR. MAYER: Okay. I was going to show  
7 what I -- what I had mentioned earlier about this  
8 particular project. The applicant just mentioned  
9 that within the 65 number -- this area was indicated  
10 being within the 65 back in 1992 when the studies  
11 were -- were done -- noise studies. And so it is --  
12 it is something that is -- was -- was already 32  
13 years ago.

14 And I mentioned all of the factors that  
15 have increased the potential for noise in that area.  
16 There's one on the other side, some of the planes  
17 that now fly are quieter than they were back then.  
18 So the question will be whether the Airports  
19 Division can certify that this area is an area that  
20 potentially could have housing.

21 One of the FAA requirements is that there  
22 not be residential areas in an area that has these  
23 sound levels. So the question is, how high are the  
24 sound levels, and whether it would be appropriate to  
25 put 1,608 housing units in that area. The -- the --

1 the graphic I wanted to show -- I don't -- I can't  
2 quite do that quickly -- to you would show exactly  
3 the map that was done back then that would show  
4 that.

5 But I -- I will forward that map to you  
6 and then you'll see and have that map after I finish  
7 my oral testimony. Thank you very much. I  
8 appreciate the county picking up on that issue and  
9 -- and mention it as well as a concern because the  
10 slideshow that was presented by the applicant made  
11 no mention of the airport at all. Thank you.

12 CHAIR LEE: Thank you, Professor Mayer.  
13 Appreciate your testimony, and we look forward to  
14 your submittals. All right. Are there any  
15 questions from the commissioners for Professor  
16 Mayer? Okay. Seeing none. Thank you very much.  
17 So --

18 MR. MAYER: Thank you.

19 CHAIR LEE: -- the Commission will now  
20 conduct formal deliberations. We will note for the  
21 parties and the public that during the Commission's  
22 deliberations, we will not entertain additional  
23 input from the parties or the public unless those  
24 individuals or entities are specifically requested  
25 to do so by the chair.



1           If called upon, we will ask that any  
2 comments be limited to the question at hand. So,  
3 for now, Commissioners, let me confirm that each of  
4 you has reviewed the record and is prepared to  
5 deliberate on this matter. And after I call your  
6 name, will you please signify with either an "aye"  
7 or a "nay" that you're prepared to deliberate on  
8 this matter.

9           Commissioner Hayashida?

10           COMMISSIONER HAYASHIDA: Aye.

11           CHAIR LEE: Commissioner Kamakea-'Ohelo?

12           COMMISSIONER KAMAKEA-'OHELO: Aye.

13           CHAIR LEE: Commissioner Yamane?

14           COMMISSIONER YAMANE: Aye.

15           CHAIR LEE: Commissioner Giovanni?

16           COMMISSIONER GIOVANNI: Aye.

17           CHAIR LEE: Commissioner Miyasato?

18           COMMISSIONER MIYASATO: Aye.

19           CHAIR LEE: And Commissioner Carr-Smith?

20           COMMISSIONER CARR-SMITH: Aye.

21           CHAIR LEE: And I am also prepared, Brian

22 Lee, to deliberate on this matter. So,

23 Commissioners, we will now entertain a motion that

24 the Land Use Commission accepts or rejects the

25 petitioner's motion to designate the LUC as

1 accepting authority for the EIS and for authority to  
2 prepare an EIS preparation notice. So -- and the  
3 motion should also state the reasons for acceptance  
4 or non-acceptance.

5 And also the motion includes determining  
6 that an EIS is likely to be required as well as  
7 allowing the chair or presiding officer to sign the  
8 order for the Commission. Is there such a motion?

9 COMMISSIONER CARR-SMITH: So moved, Chair.

10 CHAIR LEE: It's been moved by  
11 Commissioner Carr-Smith. Is there a second?

12 COMMISSIONER HAYASHIDA: Commissioner  
13 Hayashida, second.

14 CHAIR LEE: Commissioner Hayashida seconds  
15 the motion. Is there any discussion on this motion?

16 Okay. If there is no discussion, Mr.  
17 Orodener, can you please conduct a roll call vote  
18 of the commissioners.

19 MR. ORODENKER: Thank you, Mr. Chair. The  
20 motion is to grant the petitioner's request for an  
21 order to designate the Commission as the accepting  
22 authority for the EIS, and that an EIS is likely to  
23 be required, and to authorize the petitioner to  
24 prepare an EISPN and allow the chair to sign the  
25 order granting the motion.

1 Commissioner Carr-Smith?  
2 COMMISSIONER CARR-SMITH: Aye.  
3 MR. ORODENKER: Commissioner Hayashida?  
4 COMMISSIONER HAYASHIDA: Aye.  
5 MR. ORODENKER: Commissioner Miyasato?  
6 COMMISSIONER MIYASATO: Aye.  
7 MR. ORODENKER: Commissioner Kahele is  
8 excused.  
9 Commissioner Kamakea-'Ohelo?  
10 COMMISSIONER KAMAKEA-'OHELO: Aye.  
11 MR. ORODENKER: Commissioner U'u is  
12 excused.  
13 Commissioner Giovanni?  
14 COMMISSIONER GIOVANNI: Aye.  
15 MR. ORODENKER: Commissioner Yamane?  
16 COMMISSIONER YAMANE: Aye.  
17 MR. ORODENKER: Chair Lee?  
18 CHAIR LEE: Aye.  
19 MR. ORODENKER: Thank you, Mr. Chair. The  
20 motion passes unanimously.  
21 CHAIR LEE: Okay. Thank you, Mr.  
22 Orodenker. Thank you, parties. Thank you, County  
23 of Maui and Office of Planning and Sustainable  
24 Development. Appreciate all of your time here.  
25 Okay. The next agenda item is item 3.

1 The next agenda item is a discussion on the status  
2 of amendments to Hawai'i's Administrative Rules,  
3 Title 15, Chapter 15, LUC Rules. We'll now  
4 recognize any written public testimony submitted in  
5 this matter.

6 Ms. Kwan, has there been any written  
7 testimony submitted on this matter?

8 MS. KWAN: No, Mr. Chair.

9 CHAIR LEE: Ms. Kwan, are there any  
10 members of the public that wishes to testify on this  
11 matter?

12 MS. KWAN: Seeing none in the Q&A feature.

13 CHAIR LEE: Thank you, Ms. Kwan.

14 Mr. Orodenger, will you please provide us  
15 your update?

16 MR. ORODENKER: Thank you, Mr. Chair. If  
17 you recall from our previous discussions on this  
18 matter, we had withdrawn the rules pending further  
19 discussion with the Office of Planning and  
20 Sustainable Development. We anticipate -- well,  
21 actually, I believe that Mr. Leo Asuncion started  
22 today as -- yesterday -- as the Land Use Division  
23 Director.

24 And with that appointment, we will begin  
25 to move forward with working with OPSD on whatever

1 rule amendments we think are necessary along with  
2 them. Unfortunately, one of the things that has  
3 occurred in the interim is that the governor's  
4 office has changed its directive with regard to rule  
5 promulgation, and we are prohibited from doing  
6 rulemaking during the legislative session.

7 I don't know exactly what that means,  
8 whether that means we can't talk to anybody about it  
9 or whether we can get all our processes done except  
10 for promulgation. But we will be talking with the  
11 Attorney General about the limitations on our  
12 capabilities. But now that there is a new LUD  
13 director, we feel we are able, even with the  
14 governor's directive, to discuss that because it's  
15 essentially internal.

16 So we'll be -- our next steps will be  
17 working with OPSD to come up with a draft of the  
18 rules.

19 CHAIR LEE: Okay. Thank you, Mr.  
20 Orodenker.

21 Commissioners, do you have any questions  
22 for the executive officer? All right. Seeing none.  
23 Thank you. Once again, we're going to ask if any  
24 members of the public wish to provide any new or  
25 additional testimony on this agenda item.

1           If so, please let the chief clerk know  
2 now. Ms. Kwan, is there any member of the public  
3 who wishes to provide new testimony on this matter?

4           MS. KWAN: Seeing none, Chair.

5           CHAIR LEE: Okay. Thank you. We'll now  
6 move on to agenda item 4. This next agenda item is  
7 the adoption of the October 22nd, 2025, minutes.

8           Ms. Kwan, has there been any written  
9 testimony submitted on these minutes?

10          MS. KWAN: No, Mr. Chair.

11          CHAIR LEE: Are there any members of the  
12 public who signed up to testify on the adoption of  
13 the October 22nd minutes?

14          MS. KWAN: Seeing none in the Q&A feature,  
15 Chair.

16          CHAIR LEE: All right. Commissioners, are  
17 there any corrections or comments on the minutes?

18          Commissioner Giovanni?

19          COMMISSIONER GIOVANNI: Commissioner  
20 Giovanni was absent from the meeting, and I'll  
21 recuse myself from voting on this item.

22          CHAIR LEE: Thank you, Commissioner  
23 Giovanni.

24          COMMISSIONER MIYASATO: Chair?

25          CHAIR LEE: Yes, Commissioner Miyasato.

1                   COMMISSIONER MIYASATO: I was also absent,  
2 so...

3                   CHAIR LEE: Okay. Thank you, Commissioner  
4 Miyasato.

5                   All right. If there is no other comments  
6 from the commissioners, is there a motion now to  
7 adopt the October 22nd minutes?

8                   COMMISSIONER HAYASHIDA: Commissioner  
9 Hayashida, motion to adopt.

10                  CHAIR LEE: Commissioner Hayashida has  
11 moved to adopt the October 22nd minutes. Is there a  
12 second?

13                  COMMISSIONER CARR-SMITH: I'll second the  
14 motion, Chair.

15                  CHAIR LEE: It's -- the motion has been  
16 seconded by Commissioner Carr-Smith. Are there any  
17 objections to the adoption of the minutes? If not,  
18 we have unanimous consent and the motion to adopt  
19 the minutes is approved. All right. Thank you,  
20 everyone.

21                  The next agenda item is agenda item 5 on  
22 the tentative meeting schedule. Mr. Orodenger, can  
23 you please give us an update?

24                  MR. ORODENKER: Thank you, Mr. Chair.

25                  On December 3rd, we will be in Kona for

1 the University of Nations Kona matter. In January  
2 7th, we will -- tentative, we have scheduled a  
3 updated commissioner training that is still  
4 tentative pending discussion with the chair.

5 On February 12th, we have tentatively  
6 scheduled the Honoipu Hideaway. It's been remanded  
7 back to the LUC, as you are aware. But that is  
8 pending our working out the attendance of the  
9 Attorney General. That -- that date may change.  
10 And that is as far as the calendar goes right now.

11 CHAIR LEE: Okay. Thank you, Mr.  
12 Orodenerker.

13 Commissioners, do you have any questions  
14 on the tentative schedule? Okay. Seeing none. All  
15 right. I'll announce that the next Land Use  
16 Commission meeting is scheduled for December 3rd,  
17 2025, and will be held in Kona.

18 And due to the location of the meeting  
19 facilities and the demanding schedule we're required  
20 to complete LUC business, we would like to request  
21 that meals be provided as a working lunch and as an  
22 integral part of the meeting.

23 So, Mr. Orodenerker, would the LUC staff  
24 please make the necessary arrangements for this  
25 working lunch?



1 MR. ORODENKER: We will be sure to do so,  
2 Mr. Chair.

3 CHAIR LEE: Thank you.

4 MR. ORODENKER: Before we adjourn, I have  
5 a couple of announcements.

6 CHAIR LEE: Oh, yes, please proceed.

7 MR. ORODENKER: We -- our -- one of the --  
8 the functions of the Land Use Commission is to do  
9 boundary interpretations. And the person who was  
10 doing that for the past 30 plus years, a gentleman  
11 by the name of Fred Talon, who you've never seen at  
12 these meetings because he doesn't have any function  
13 with the -- the hearings, is retiring.

14 And we want to thank him for his service,  
15 and we appreciate everything he's done for the  
16 Commission over the past several years. And Fred  
17 has been a, should we say, a -- a -- a welcomed  
18 member of the -- the group and has been a lot of fun  
19 to have around, and we will miss him, and we  
20 appreciate it.

21 The flip side of that is that when Fred  
22 was hired back 40 -- almost 40 years ago, he was  
23 hired as a -- a drafting technician, which back in  
24 those days you were drawing lines on a map with a  
25 pencil and so forth and so on.

1           Everything is moved over to GIS, and as a  
2 result, a significant amount of technical skill is  
3 required now to do boundary interpretation. So we  
4 will be looking at how we can somehow find someone  
5 who has more technical skills to do Fred's job.

6           CHAIR LEE: Okay. Thank you. Are there  
7 any questions?

8           COMMISSIONER GIOVANNI: When's Fred's last  
9 day?

10          MR. ORODENKER: The end of this month.

11          CHAIR LEE: Okay. Thank you. Are there  
12 any other questions -- any final questions for Mr.  
13 Orodenker? Okay. If not, the next agenda, item 6,  
14 is for our adjournment. Now this will conclude our  
15 meeting. Is there any further business to discuss?

16          Okay. Hearing none, this meeting is now  
17 adjourned. Mahalo everyone and safe travels.

18          (WHEREUPON, the Hawai'i Land Use  
19 Commission Meeting adjourned at 10:50 a.m.)

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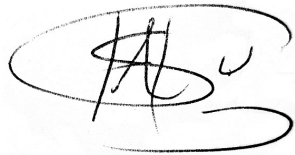
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CERTIFICATE

I, Lorraine Adoyo do hereby certify that the proceeding named herein was professionally transcribed on the date set forth in the certificate herein; that I transcribed all testimony adduced and other oral proceedings had in the foregoing matter; and that the foregoing transcript pages constitute a full, true, and correct record of such testimony adduced and oral proceeding had and of the whole thereof.

IN WITNESS HEREOF, I have hereunto set my hand this 26th day of November, 2025.



Lorraine Adoyo