LAND USE COMMISSION
Minutes of Meeting
Sandal II Room
Hawaii Naniloa Resort
93 Banyan Drive
Hilo, Hawaii 96720

May 3, 2002

COMMISSIONERS PRESENT:  Bruce Coppa
                          Pravin Desai
                          Isaac Fiesta
                          Lawrence Ing
                          M. Casey Jarman
                          Stanley Roehrig

COMMISSIONERS ABSENT:  P. Roy Catalani (excused)
                        Merle Kelai
                        Peter Yukimura

STAFF PRESENT:  Diane Erickson, Esq., Deputy Attorney General
                Anthony J. H. Ching, Executive Officer
                Bert Saruwatari, Staff Planner
                Caroline Lorenzo, Secretary
                Holly Hackett, Court Reporter

Presiding Officer Ing called the meeting to order at 8:35 a.m.

A00-734 – CASTLE & COOKE HOMES HAWAII, INC. AND PACIFIC HEALTH
COMMUNITY, INC. (Oahu)

Presiding Officer Ing announced that this was an action meeting to consider
adoption of the Commission staff’s proposed findings of fact, conclusions of law, and
decision and order for service on the parties regarding the reclassification of
approximately 1,247.983 acres of land currently in the Agricultural District into the
Urban District at Waipio and Waiawa, Oahu, for residential, school, commercial and
medical park complex uses.
APPEARANCES

Dickson Lee, Esq., representing Petitioner
Richard Mirikitani, representing Petitioner
William Yuen, Esq., representing Petitioner
Jane Howell, Esq., Department of Planning and Permitting
Matt Higashida, Department of Planning and Permitting
John Chang, Esq., Land Use Division, Office of Planning
Abe Mitsuda, Land Use Division, Office of Planning
Lorene Maki, Land Use Division, Office of Planning
Richard Poirier, Melemanu/Waipio/Mililani Neighborhood Board No. 25
William Bass, Melemanu/Waipio/Mililani Neighborhood Board No. 25
Jeff Mikulina, Sierra Club Hawaii Chapter

Commissioner Catalani was excused from this proceeding due to a previously declared conflict of interest.

Commissioner Fiesta moved to rescind the Commission’s previous action to add Co-Petitioners’ Motion for Time Extension to the agenda. Commissioner Roehrig seconded the motion and polled as follows:

Ayes: Commissioners Fiesta, Roehrig, Desai, Coppa, Jarman, Ing
Commissioner Fiesta moved to add the Motion for Time Extension to the agenda. Commissioner Roehrig seconded the motion and polled as follows:

Ayes: Commissioners Fiesta, Roehrig, Desai, Coppa, Jarman, Ing

Co-Petitioner, Dickson Lee, indicated that he and Co-Petitioner William Yuen had prior commitments on May 30-31, 2002, and will not be able to attend the hearing as scheduled.

Commissioner Fiesta moved to approve Co-Petitioner’s Motion for Time Extension. Commissioner Roehrig seconded the motion and polled as follows:

Ayes: Commissioners Fiesta, Roehrig, Desai, Coppa, Jarman, Ing

As the Petition Area is divided into three distinct areas, the Executive Officer provided the Commission with an orientation of the various decision-making scenarios offered by the parties to date (i.e., Sierra Club – deny all. C & C of Honolulu – approve Makai and Waiawa, deny Mauka. Co-Petitioner and OP – approve Makai and Waiawa, incremental approval for Mauka, if City Council includes Mauka in the future for urban development). The Executive Officer also displayed a worksheet, which he offered might simplify the Commission’s action on a very complex petition.

Presiding Officer Ing then solicited comments, concerns and perspectives from each Commissioner regarding this docket. Individual comments generally centered on the adequacy of area water resources to support this project; concurrency with respect to the development of public school facilities and transportation infrastructure with the needs of area residents; and the need to preserve important agricultural lands. Some concern was also raised by a commissioner with respect to the economic feasibility of the project should it be burdened with overwhelming conditions of approval. All commissioners spoke to the need balance community concerns, environmental capacities with the need for economic development and activity. All commissioners endorsed the need for careful consideration of the proposal.
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Presiding Officer Ing then directed staff to prepare a proposed decision and order for the Commission, which reflected these concerns for consideration at its next action meeting on the docket.

Following comments from the parties, Commissioner Jarman moved to defer action on this docket. Commissioner Coppa seconded the motion and polled as follows:

Ayes: Commissioner Jarman, Coppa, Roehrig, Desai, Fiesta, Ing

MISCELLANEOUS

1. ADOPTION OF MINUTES

Commissioner Fiesta moved to approve the minutes for the meeting date of April 5, 2002. The motion was seconded by Commissioner Roehrig and unanimously approved by voice votes.

2. DISCUSSION OF PENDING MATTERS

a. Tentative Meeting Schedule

The next commission meetings will be June 6, 2002, and June 20-21, 2002.

The meeting was adjourned at 10:45 a.m.