

Approved 6-12-02

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-Petitioners 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.

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.