

LAND USE COMMISSION
MINUTES OF MEETING

October 8, 2004

Mokuola Ballroom
Hilo Hawaiian Hotel
71 Banyan Drive
Hilo, Hawaii

COMMISSIONERS PRESENT: P. Roy Catalani
Michael Formby
Kyong-su Im
Lisa Judge
Steve Montgomery

COMMISSIONERS ABSENT: Randall Sakumoto
Peter Yukimura
Pravin Desai
Isaac Fiesta

STAFF PRESENT: Anthony Ching, Executive Officer
Bert Saruwatari, Staff Planner
Maxwell Rogers, Staff Planner
Holly Hackett, Court Reporter
Walter Mensching, Audio Technician

Chair Catalani called the meeting to order at 8:34

ADOPTION OF MINUTES

Commissioner Judge moved to adopt the Land Use Commission Meeting minutes of September 16, 2004 and September 17, 2004. Commissioner Montgomery seconded the motion. Said motion was unanimously approved by voice votes.

A04-747 KAMEHAMEHA INVESTMENT CORPORATION

Chair Catalani stated that this was a continued hearing.

APPEARANCES:

R. Ben Tsukazaki, Esq. represented Petitioner

Norman Hayashi, County of Hawaii Planning Department

Bobbie Jean Leithead-Todd, Esq., represented County of Hawaii Planning Department

John Chang, Esq., represented State Office of Planning

Abe Mitsuda, State Office of Planning

Lorene Maki, State Office of Planning

Admission of Exhibits by the Parties

Mr. Tsukazaki submitted a new list of exhibits. There were no objections by the County and the State. Said exhibits were admitted into the record.

Commissioner Im had questions and concerns relative to the TMK and its future plans of the area, golf course and residential uses, and the railroad right of way.

Mr. Tsukazaki discussed issues of the railroad right of way, the petition area, historical and preservation areas, and the DLNR comprehensive trail system.

Vice Chair Montgomery's questions were related to a protection measure from lava flows.

PETITIONER'S WITNESS

1. Francis Kauhane

Mr. Kauhane stated that the timing of the development for educational and cultural programs is based on the timing of the entitlements. Mr. Kauhane discussed issues of prep work for an EIS, coordination with government agencies for affordable housing developments, a center for Hawaiian elders, traffic impacts, and the DOE fair share assessment.

A recess break was taken at 9:44 a.m. The meeting reconvened at 10:00 a.m.

Vice Chair Montgomery had questions and concerns regarding coordination of affordable housing with government agencies, preservation of the middle class in Kona, and an artist cultural academy.

Commissioner Im's questions were in reference to bringing the native Hawaiians in to the master planned area.

Commissioner Judge's questions sought to clarify the layout of lots in the master plan, as there appeared to be only 100 lots depicted in the conceptual plan.

Commissioner Formby had questions regarding the cultural goals, preservation plan, and how it relates to the master plan for the Keauhou region.

Chair Catalani's questions and concerns were relative to the Petitioner's affordable housing strategy, generalized conditions, and their commitment to culture and education for Hawaiians.

A recess break was taken at 9:40 a.m. and the meeting reconvened at 9:47 a.m.

2. Steve Kelly

Mr. Kelly stated that his written testimony was previously submitted. Mr. Kelly discussed issues of the golf course, access points to the project, development and the number of units.

Commissioner Formby's questions were related to the status of land negotiations with the other property owners.

Commissioner Im had questions and concerns regarding the golf course access, the master plan, community center, and cumulative impacts of traffic.

Chair Catalani had questions relative to the scale and size of the areas and facilities for which they will contain the educational and cultural aspects of the plan.

3. John Kirkpatrick

Mr. Kirkpatrick stated that he conducted the market study for residential areas, and the economic impact statement for the Project.

After a brief discussion, Chair Catalani adjourned the meeting at 11:31 a.m.

(Please refer to LUC Transcript of October 8, 2004 for more details on this matter.)