

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMISSION STAFF: Gloria Takara,
Secretary-Hearings Reporter

DEPUTY CORPORATION COUNSEL: Don S. Kitaoka
[Advisory to the Commission]

DPP REPRESENTATIVE: Raymond Young, Staff
Planner, Community Planning
Branch

P R O C E E D I N G S

1
2
3 Chairman: Okay. Good afternoon everyone and at
4 this time I call to order the June 21st, 2017 meeting of the
5 Honolulu Planning Commission. [bangs gavel] This time on
6 our agenda is approval minutes for April 12th meeting as
7 previously circulated. Commissioners, are there any
8 changes, revisions or comments regarding the April 12th,
9 2017 minutes? [no response] Seeing none, any objections to
10 adopting the minutes?

11 Sodaro: None.

12 Chairman: No objections. Any abstentions? [no
13 response] Okay. Seeing none, the minutes have been
14 adopted.

15 [The minutes of the April 12, 2017 meeting, as
16 previously circulated, be approved by the Commission.
17 Motion was unanimously carried, 5:0.] _

18 Chairman: Moving on to our agenda. Before we do
19 that, Commissioner Lim.

20 Lim: Thank you, Mr. Chair. Regarding the agenda
21 item for State Special Use Permit for Waipio PV, LLC,
22 formerly Waiawa PV, LLC. I have a disclosure to make that
23 previously when the project originally came through the
24 Commission and then to the Land Use Commission, my wife
25 Jennifer Lim represented the prior developer. And so we no

1 longer represent--obviously, the prior developer has gone
2 bankrupt. And, so we don't feel that there's any conflict
3 of interest. I will participate in this proceeding but not
4 the next proceeding because I do have a conflict on the next
5 proceeding.

6 Chairman: All right. Moving on to our next item
7 on the agenda, Central Oahu, State Special Use Permit,
8 2014/SUP-3, Waipio PV, LLC, formerly Waiawa PV, LLC. At this
9 time Department.

10 Mr. Young: Good afternoon, Chair--

11 Chairman: Good afternoon.

12 Mr. Young: Members of the Planning Commission,
13 good afternoon. My name is Raymond Young. I'm the staff
14 planner assigned to process this two special permit
15 amendments, but we will begin with your first item which is
16 again the formerly Waiawa, now known as Waipio PV, LLC. I
17 think you have a copy of the Director's report before you.

18 Chairman: The first item on the agenda is the
19 request withdraw.

20 **REQUEST:**

21 CENTRAL OAHU - STATE SPECIAL USE PERMIT -
22 2014/SUP-3 (RY) WAIPIO PV, LLC (FORMERLY WAIAWA
23 PV, LLC)

24 Applicant: Waipio PV, LLC (formerly Waiawa PV, LLC)

25 Owner: NRG Energy LLC

1 Location: East of H-2 Interstate Highway and
2 approximately 1,000 feet north of Mililani
3 Cemetery
4 Tax Map Key: 9-5-003: Portion of Parcel 004
5 Existing Use: Agriculture (pasture)
6 Existing Zoning: AG-1 Restricted Agricultural District
7 Land Area: Approximately 313 acres
8 Request: To withdraw its approval of the extension
9 of time from consideration by the Land Use
10 Commission.

11
12 [Request approved on February 15, 2017]
13

14 Mr. Young: Oh, okay. So, both those items, the
15 amendment and the withdraw is covered in our planning
16 Director's report. So, essentially in order to act on the
17 amendment, the Planning Director is recommending that the
18 Planning Commission withdraw its previous approval granted
19 back earlier part of this year after the Land Use Commission
20 notified the Planning Department that the process that was
21 used to grant that original amendment was incorrect. So,
22 that is why we are back before you going through the whole
23 full blown process to amend the SUP as if it was an original
24 SUP filing, which is what the Planning Commission rules call
25 for. So, of course, we are in agreement with the petitioner

