

MEETING OF THE PLANNING COMMISSION
MINUTES SUMMARY
Wednesday, June 23, 2021

[\(HYPERLINK TO WEBEX AUDIOVISUAL RECORDING OF MEETING\)](#)

The Planning Commission held a meeting on Wednesday, June 23, 2021, 1:34 p.m., remote and at Mission Memorial Auditorium, 550 South King Street, Honolulu, Hawaii. Chair Lee presided.

Pursuant to HRS 92-3.5 and Proclamations issued by Governor David Ige relating to the COVID-19 Pandemic, Commission members may be participating in the meeting by interactive technology from remote locations.

COMMISSIONERS PRESENT: Brian Lee, Chair
Ken K. Hayashida, Vice Chair
Gifford K. F. Chang, Member
Ryan Kamo, Member
Nathaniel Kinney, Member

COMMISSIONERS EXCUSED: Steve S. C. Lim
Aki Marceau [recused; prior notice given]
Arthur B. Tolentino
9th seat vacant

DEPUTY CORPORATION COUNSEL: Rozelle Agag
(Advisory to the Commission)

COMMISSION STAFF: Gloria Takara
Secretary-Hearings Reporter

DIT STAFF: Gregory Cieless, WebEx Management

DPP REPRESENTATIVE: Franz Kraintz, Staff Planner

[43:47]

I CALL TO ORDER [bangs gavel]

[44:14]

II. ROLL CALL

[47:48]

III. APPROVAL OF MINUTES: The minutes of the May 12, 2021 meeting, as previously circulated, to be approved by the Commission.

[deferred to the next available meeting; lack of quorum]

IV. PUBLIC HEARING

Public hearing notice published in the Honolulu Star-Advertiser on Monday, May 24, 2021. The Commission will take action on each agenda item after public hearing is closed.

EWA DISTRICT – STATE SPECIAL USE PERMIT (SUP) – 2020/SUP-7 (FK)
MAHI SOLAR, LLC

Applicant: Mahi Solar, LLC
Landowner: Monsanto Technology, LLC; Hartung Brothers Hawaii, LLC; Fat Law's Farm Inc.
Location: Various parcels on the mauka or Waianae side of Kunia Road beginning approximately 10,000 feet north-northwest of the intersection of Kunia Road and the H-1 Freeway, Honouliuli, Ewa
Tax Map Key: 9-2-001: 020 portion, 9-2-004: 003 portion, 9-2-004: 006 portion, 9-2-004: 010 portion, and 9-2-004: 012 portion
Existing Use: Diversified crops, cultivation of seed corn, fallow fields, open space
Existing Zoning: AG-1 Restricted Agricultural District
Area of SUP: Approximately 620.0 acres
Request: To construct a 120-megawatt (MW) solar energy generation facility (SEF), a 480-megawatt-hour (MWh) battery energy storage (BESS) facility to address peak energy demand, and accessory support infrastructure and uses.

[50:11 – 1:13:25] Presentation
Franz Kraintz, DPP Staff Planner

[1:13:34 – 1:15:07] Applicants
Randall Sakumoto, Esq. Also present Brett Tobin, Esq.
Court Reporter Mary Kunihiro

[1:15:18 – 1:25:27]
Wren Wescoatt, Director of Development

[1:25:34 – 1:35:35]

Tracy Cumuso, G70

[1:35:48 – 1:41:35]

Deron Lawrence, Ecologist

[1:42:07] Questioning by Commissioner Hayashida to Applicant (Wren Wescoatt)

[1:44:44] Questioning by Commissioner Kamo

[1:44:50] Deron Lawrence, Ecologist

[1:47:04] Questioning by Commissioner Chang

[1:47:36] Wren Wescoatt, Applicant

[1:50:19] Questioning by Commissioner Hayashida

[1:51:41] Public Testimony

[1:52:05] Roll Call

[1:52:59 – 2:01:14] Earl Yamamoto [remote], Planner, Hawaii Dept. of Agriculture

[2:01:23] Questioning by Commissioner Chang to Earl Yamamoto

[2:06:30] Wren Wescoatt, Applicant [respond to comments]

[2:07:28] Questioning by Commissioner Chang to Wren Wescoatt

[2:11:31] Questioning by Commissioner Hayashida to Wren Wescoatt

[2:13:37] Questioning by Commissioner Chang to Wren Wescoatt

[2:14:15] Deron Lawrence, Ecologist

[2:15:32] Franz Krintz, DPP Staff Planner

[2:16:38] Questioning by Chair Lee to Wren Wescoatt

[2:17:30 – 2:22:14] Cameron Black [remote], Renewable Energy

[2:22:51]

[It was moved by Hayashida and seconded by Kamo to close the public testimony portion of the public hearing. Motion was unanimously carried, 5:0.]

[2:23:49]

[It was moved by Hayashida and seconded by Kamo to approve the Ewa District State Special Use Permit, File No. 2020/SUP-7, Mahi Solar, LLC, as recommended by the DPP Director. Motion was unanimously carried, 5:0.]

[2:24:12] No discussion

[2:24:34] Chair Lee directed the Applicants/Petitioner prepare the Planning Commission's Proposed Findings of Fact, Conclusions of Law, Decision and Order, and Applicants concur.

[2:24:55] No announcements from DPP or the Commissioners.

V. ADJOURNMENT

[2:25:00]

[It was moved by Hayashida and seconded by Kamo that the Planning Commission's June 23, 2021 meeting be adjourned. Motion was unanimously carried, 5:0.]

There being no further business before the Planning Commission, the meeting was adjourned by the Chair lee at approximately 3:14 p.m.

I certify that the foregoing is a true and correct summary of the proceedings, prepared to the best of my ability, of the meeting held on Wednesday, June 23, 2021.

Gloria Takara
Secretary-Hearings Reporter
Planning Commission

Approved on July 29, 2021