

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Niihau Room
Sheraton Waikiki Hotel
2255 Kalakaua Avenue
Honolulu, Hawaii

Approved
6/15/84

July 26, 1984 - 5:00 p.m.

COMMISSIONERS PRESENT: William Yuen, Chairman
Teofilo Tacbian, Vice Chairman
Richard Choy
Lawrence Chun
Everett Cuskaden
Toru Suzuki
Winona Rubin
Robert Tamaye
Frederick Whittemore

COMMISSIONERS ABSENT: None

STAFF PRESENT: Gordan Furutani, Executive Officer
Raymond Young, Staff Planner
Benjamin Matsubara, Legal Counsel

ACTION

Chairman Yuen announced that there were several items on the agenda beginning with the determination to accept A. R. Nylen and Raymond H. Nylen's Environmental Impact Statement to reclassify Conservation Districted lands in the Kahaluu district of Oahu into the Urban District and the adoption of final Decisions and Orders for LUC Docket Nos. A83-551 - Oceanic Properties, Inc., and A83-560 - Lear Siegler, Inc. and Lear Siegler Properties, Inc.

A83-550 - A. R. NYLEN AND RAYMOND H. NYLEN

Petitioner A. R. Nylen and Raymond H. Nylen was represented by Mr. Eric Maehara, Esq. and Wilbert Chee, consultant for the Environmental Impact Statement.

Commissioner Cuskaden raised a question on the response of Will Chee-Planning to Mr. Kent Keith's letter of June 25, 1984 regarding the proposed project's compliance with Regulation 4 of the Department of Land and Natural Resources.

Mr. Chee responded that the Petitioner is seeking a change to his property's Conservation designation to an Urban designation and as such, DLNR's Regulation 4 would not apply.

Commissioner Cuskaden also questioned the adequacy of the EIS in response to concerns over soil slopes and possible hazards.

Mr. Chee responded that the Petitioner will address this concern in a detailed engineering study when county level permits for development are processed.

Commissioner Cuskaden also noted that water supply to the proposed project has not been adequately addressed.

Mr. Chee responded that the water commitment from the Board of Water Supply cannot be obtained at this time. The other alternative would be to extend a nearby existing water line at the Petitioner's expense.

Commissioner Cuskaden stated that the impact on water recharge by sewage percolation have not been adequately addressed.

Mr. Chee responded that neighbors have been operating cesspools since the 1930's or 1940's and did not assess the impact on water recharge.

Chairman Yuen suggested that these questions can be addressed at the hearing.

Mr. Chee also added that water absorbed by the Petitioner's property does not percolate to the groundwater lens because of the substrata composition.

Commissioner Choy moved that the EIS be accepted, which was seconded by Commissioner Whittemore.

Commissioner Rubin stated that questions raised today be addressed in detail during the hearing.

Commissioner Cuskaden felt that these questions should have been answered in the EIS or today's meeting.

The motion carried with eight "ayes" and one "no."

Adoption of Decisions and Orders for A83-551 - OCEANIC PROPERTIES, INC. and A83-560 - LEAR SIEGLER, INC. AND LEAR SIEGLER PROPERTIES, INC. DBA "HPD DEVELOPMENT"

Commissioner Choy moved to adopt the Decision and Order for A83-551 - Oceanic Properties, Inc. which was seconded. The motion was carried unanimously.

Commissioner Choy also moved to adopt the Decision and Order for A83-560 - Lear Siegler Inc. and Lear Siegler Properties, Inc. dba "HPD Development," which was seconded. The motion was also carried unanimously.

The meeting was closed at 5:25 p.m.