

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Meeting Room  
Maui Electric Co.  
210 Kam Avenue  
Kahului, Maui

Approved  
5/11/85

January 30, 1985 - 9:00 a.m.

COMMISSIONERS PRESENT: Teofilo Tacbian, Vice Chairman  
Richard Choy  
Toru Suzuki  
Robert Tamaye  
Frederick Whittemore

COMMISSIONERS ABSENT: William Yuen, Chairman  
Lawrence Chun  
Everett Cuskaden  
Winona Rubin

STAFF PRESENT: Benjamin Matsubara, Special Deputy  
Attorney General  
Dora Horikawa, Chief Clerk  
Terry Andreasen, Court Reporter

HEARING

A84-585 - MAUI ECONOMIC DEVELOPMENT BOARD, INC.

Pursuant to a notice published in the Maui News and the Honolulu Advertiser on December 28, 1984 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Maui Economic Development Board to reclassify approximately 300 acres of land currently in the Agricultural District into the Urban District at Kihei, Maui for a research and technology park.

Appearances

Martin Luna - Attorney representing the petitioner  
Fred Rohlfing - Deputy Corporation Council, Maui County  
John Min - Planner, representing the Maui Planning Dept.

Tatsuo Fujimoto, Head, Land Use Division) - representing the  
Esther Ueda, Planner, Land Use Division ) Dept. of Planning  
& Economic Develop-  
ment

All of the persons who appeared today, having been duly sworn in, testified and were examined as set forth in the transcript.

Mayor Hannibal Tavares was taken out of turn and testified in behalf of the County of Maui.

COUNTY OF MAUI

Hannibal Tavares - Mayor

Oral testimony-----6 to 8

PETITIONER

Colin Cameron - Chairman of the Board, Maui Economic Development Board

Direct examination by Mr. Luna-----9 to 18

Cross examination by Ms. Ueda-----18 to 22

Examination by Commissioner Choy-----22 to 25

Examination by Vice Chairman Tacbian-----26 to 29

Public Witnesses

George Kauwe - Maui resident

Oral testimony-----30 to 32

Cross examination by Mr. Luna-----33 to 34

Cross examination by Mr. Rohlring-----34 to 36

Cross examination by Ms. Ueda-----36 to 38

Examination by Commissioner Whittemore-----38 to 39

Examination by Commissioner Choy-----39 to 41

Examination by Commissioner Suzuki-----41 to 42

Wayne Hedani - President, Maui Chamber of Commerce

Oral testimony-----43 to 44

Wayne Hedani (cont.)

Cross examination by Mr. Rohlfiing-----	45 to 47
Cross examination by Ms. Ueda-----	47 to 49
Examination by Commissioner Whittemore-----	49 to 50
Examination by Vice Chairman Tacbian-----	50 to 51

PETITIONER (cont.)

Donald Malcolm - President, MED.

Direct examination by Mr. Luna-----	52 to 65
Cross examination by Mr. Rohlfiing-----	65 to 69
Cross examination by Ms. Ueda-----	69 to 74
Examination by Commissioner Whittemore-----	74 to 77
Examination by Commissioner Choy-----	77 to 79

James Bell, President, Belt Collins & Associates

Direct examination by Mr. Luna-----	80 to 81
Cross examination by Mr. Rohlfiing-----	81 to 82
Cross examination by Ms. Ueda-----	82 to 86
Examination by Commissioner Choy-----	86 to 87
Examination by Commissioner Whittemore-----	87 to 88
Examination by Vice Chairman Tacbian-----	88 to 89

Warren Unemori - Engineer

Direct examination by Mr. Luna-----	90 to 94
Cross examination by Mr. Rohlfiing-----	94 to 96
Cross examination by Ms. Ueda-----	96 to 105
Examination by Commissioner Whittemore-----	105 to 106

Joe Smolen - President, Arroyo Development Corp.

Direct examination by Mr. Luna-----	106 to 114
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Joe Smolen (cont.)

Cross examination by Mr. Rohlfig-----115 to 118

Cross examination by Ms. Ueda-----118 to 121

Examination by Commissioner Choy-----121 to 122

Redirect examination by Mr. Luna-----122 to 123

A luncheon recess was called from 12:45 p.m. to 2:00 p.m.

2:00 p.m.

The following witnesses were taken out of turn since there were no objections from any of the parties:

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Kent Keith - Director, DPED

Direct examination by Ms. Ueda-----124 to 128

State's exhibits 1 and 2 were introduced into evidence.

MAUI PLANNING DEPARTMENT

Tosh Ishikawa - Director MPD

Direct examination by Mr. Rohlfig-----129 to 131

Cross examination by Mr. Luna-----132 to 133

Cross examination by Ms. Ueda-----133 to 134

Examination by Commissioner Choy-----134 to 135

Examination by Commissioner Whittemore-----135 to 137

Examination by Vice Chairman Tacbian-----137 to 138

PETITIONER (cont.)

Jerrold W. Sullivan - Vice President, Arroyo Development Corp.

Direct examination by Mr. Luna-----139 to 150

Cross examination by Ms. Ueda-----150 to 152

John Brennan - Vice President, Finance & Marketing, Arroyo Development Corp.

Direct examination by Mr. Luna-----152 to 154

Cross examination by Mr. Rohlfing-----154 to 156

Cross examination by Ms. Ueda-----156 to 157

Dennis Bates - Vice President, Operations Strategy and Environmental Planning, Arroyo Dev. Corp.

Direct examination by Mr. Luna-----157 to 160

Cross examination by Mr. Rohlfing-----161 to 163

Cross examination by Ms. Ueda-----163 to 164

Examination by Vice Chairman Tacbian-----165 to 166

Exhibits

Petitioner's exhibits 1 through 37 were received into evidence.

County's exhibits 1 through 5 were admitted into the record.

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT (cont.)

William Bass - Executive Director, High Technology Development, DPED

Direct examination by Ms. Ueda-----168 to 171

Cross examination by Mr. Rohlfing-----172 to 174

Examination by Commissioner Choy-----174 to 175

Examination by Vice Chairman Tacbian-----175 to 179

At the conclusion of the hearing, Vice Chairman Tacbian announced post hearing procedures and requirements.

The meeting was adjourned at 4:28 p.m.