

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Resolution Room
Kona Hilton Hotel
Kailua-Kona, Hawaii

Approved
11/7/86

October 7, 1986 - 11:25 a.m.

COMMISSIONERS PRESENT:

Teofilo Phil Tacbian, Chairman
Frederick Whittemore, Vice Chairman
William Yuen
Toru Suzuki
Lawrence Chun

STAFF PRESENT:

Esther Ueda, Executive Officer
Raymond Young, Staff Planner
Teri Oki, Clerk Steno
Annette Chock, Deputy Attorney General
Jean Marie McManus, Court Reporter

HEARING

A86-603 - HUEHUE RANCH

Pursuant to a notice published in the Hawaii Tribune Herald and the Honolulu Advertiser on August 27, 1986 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Huehue Ranch to reclassify approximately 675 acres of land currently in the Conservation District into the Urban District at Kukio, North Kona, Hawaii for resort, residential, commercial and recreational use. The hearing was conducted by Commissioner Frederick Whittemore, who acted as Hearing Officer.

Appearances

Jan Sullivan, Esq., Roy Takeyama, Esq., attorneys
representing the petitioner.

Albert Lono Lyman, Virginia Goldstein, Norman Hayashi,
representing the County of Hawaii, Planning Department

Everett Kaneshige, Esq., Deputy Attorney General
representing the Department of Planning and Economic Development.

Jean Nishida, Land Use Division, Department of Planning and Economic Development.

EXHIBITS

Petitioner's Exhibits 1 through 28 were admitted into evidence.

State's Exhibit 1 and County's Exhibit 1 were also received into evidence.

Raymond Young, Planner, oriented the hearing officer to the subject area on the USGS and tax maps.

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

PUBLIC WITNESS

1. Dennis Haserot, resident of Kona
2. Gerry Rott, resident on behalf of the Kona-Kohala Chamber of Commerce
3. Jim Higgins, resident of Kona

PETITIONER'S WITNESS

1. Frank Brandt, President, Phillips, Brandt, Reddick and Associates.

A lunch recess was taken at 12:30 p.m. to reconvene at 1:30 p.m.

1:45 p.m.

PETITIONER'S WITNESS

2. Carl Carlson, General Manager, Huehue Ranch
 3. Bowen H. McCoy, Managing Director of Morgan Stanley
- (The hearing was continued until after the action meeting.)

ACTION

Chairman Tacbian called the meeting to order.

A86-599 - KONA BEACH DEVELOPMENT

Chairman Tacbian announced that the Commission will act to consider acceptance of the petitioner's Environmental Impact Statement which was prepared for the petition to reclassify approximately 470.13 acres of land from the Conservation District into the Urban District at Kohanaiki, North Kona, Hawaii.

Commissioner Yuen moved to accept the Environmental Impact Statement prepared on behalf of Kona Beach Development. It was seconded by Vice Chairman Whittemore and unanimously carried by voice votes.

HEARING (continued)

A86-603/Huehue Ranch - PETITIONER'S WITNESS

4. Karen Char, Executive Vice President, John Child and Company
5. William Hee, President, Engineers Surveyors Hawaii, Inc.

Commissioner/Hearing Officer Whittemore continued the hearing until October 8, 1986 at 9:00 a.m. The hearing was adjourned at 3:50 p.m.

MISCELLANEOUS

Albert Lono Lyman, Director, Hawaii County Planning Department, gave a presentation to the Commissioners on the proposed County General Plan Amendment process.