

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Approved 3/20/85

Resolution Room
Kona Hilton Hotel
Kailua, Kona, Hawaii

November 1, 1984 - 10:00 a.m.

COMMISSIONERS PRESENT: William Yuen, Chairman
Teofilo Tacbian, Vice Chairman
Lawrence Chun
Winona Rubin
Robert Tamaye
Frederick Whittemore

COMMISSIONERS ABSENT: Everett Cuskaden
Richard Choy
Toru Suzuki

STAFF PRESENT: Gordan Furutani, Executive Officer
Dora Horikawa, Chief Clerk
Connie Shankel-Simmons, Court Reporter

HEARING

A84-573 - OCEANIC PROPERTIES, INC.

Pursuant to a notice published in the Honolulu Advertiser and the Hawaii Tribune Herald on September 26, 1984 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Oceanic Properties, Inc. to reclassify approximately 74 acres of land currently in the Agricultural District into the Urban District at Ainakea, North Kohala, Hawaii for a residential subdivision.

Appearances

James Funaki, Attorney, representing the petitioner

Duane Kahuha, Deputy Planning Director, representing the Hawaii Planning Department

Annette Chock, Deputy Attorney General, representing the Department of Planning & Economic Development

A description of the property under petition was offered by the Executive Officer.

Exhibits

Petitioner's exhibits 1 through 6 were received into evidence.

County's exhibits 1 through 3 were moved into evidence.

DPED's exhibit 1 was admitted into evidence.

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

Public Witnesses

Naves Santiago - Kohala Resident

Oral testimony-----10 to 12
 Cross examination by Mr. Funaki-----12 to 14
 Cross examination by Ms. Chock-----15 to 16
 Examination by Chairman Yuen-----16

Philip Hooton - Kohala Resident

Oral testimony-----16 to 19
 Cross examination by Mr. Funaki-----19 to 21
 Examination by Chairman Yuen-----21 to 22

Henry Ross - Kohala Resident and Chairman of the Planning and Land Use Committee of the Kohala Community Association

Oral testimony-----24 to 51
 Cross examination by Mr. Funaki-----51 to 65
 Cross examination by Mr. Kanuha-----65 to 68
 Cross examination by Ms. Chock-----68
 Examination by Commissioner Rubin-----68 to 72
 Examination by Commissioner Whittemore-----72 to 74
 Examination by Commissioner Chun-----75 to 78
 Examination by Commissioner Tamaye-----78 to 79

Henry Ross (cont.)

Examination by Chairman Yuen-----79

Intervenor Ross's exhibits 1 through 10 were marked for identification and moved into evidence.

The Commission was in recess from 12:28 to 1:30 p.m.

1:30 p.m.

PETITIONER

Randolph G. Moore - President of Oceanic Properties, Inc.

Direct examination by Mr. Funaki-----80 to 91

Cross examination by Ms. Chock-----91 to 96

Examination by Chairman Yuen-----96 to 100

James Bell - President of Belt Collins and Associates

Direct examination by Mr. Funaki-----100 to 118

Cross examination by Mr. Kanuha-----118 to 120

Cross examination by Ms. Chock-----121 to 123

Examination by Commissioner Tamaye-----123 to 124

Examination by Commissioner Rubin-----124 to 125

Examination by Chairman Yuen-----125 to 126

Ikuo Hisaoka - Kohala Resident, Former Council Member

Direct examination by Mr. Funaki-----127 to 135

Cross examination by Mr. Kanuha-----135

Examination by Commissioner Whittemore-----136 to 138

Marilyn Edwards - Real Estate Broker

Direct examination by Mr. Funaki-----138 to 141

Examination by Commissioner Chun-----142

Rodney Kawamura - Civil Engineer and Land Surveyor

Direct examination by Mr. Funaki-----142 to 147
Cross examination by Ms. Chock-----147 to 148
Examination by Commissioner Rubin-----148 to 149
Examination by Commissioner Chun-----150 to 151

Kimo Steinwascher - Project Manager for Kohala, Oceanic Properties, Inc.

Direct examination by Mr. Funaki-----151 to 171
Cross examination by Mr. Kanuha-----171 to 175
Cross examination by Mr. Mitsuda-----175 to 178

HAWAII PLANNING DEPARTMENT

Norman Hayashi - Planning Division Chief, HPD

Direct examination by Mr. Kanuha-----179 to 182
Cross examination by Mr. Funaki-----182 to 183
Cross examination by Ms. Chock-----183 to 186
Examination by Commissioner Chun-----186 to 187

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Abe Mitsuda - Planner, Land Use Division

Direct examination by Ms. Chock-----187 to 190
Cross examination by Mr. Funaki-----190 to 192
Cross examination by Mr. Kanuha-----192 to 194
Examination by Commissioner Chun-----194 to 195
Examination by Commissioner Rubin-----196 to 197

It was noted for the record that Mr. Henry Ross had requested permission to cross examine the witnesses, but that he was not present at this time.

Chairman Yuen instructed all parties of the post-hearing procedures relative to the foregoing proceedings.

ADOPTION OF MINUTES

The minutes of July 19, 1984 and August 1, 1984 were approved as circulated.

The meeting was adjourned at 5:32 p.m.