

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Dining Room  
Kauai Community College  
3-1901 Kaunualii Highway  
Lihue, Kauai

June 18, 1985 - 9:00 a.m.

Approved  
8/21/85

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

COMMISSIONERS ABSENT: Everett Cuskaden  
Winona Rubin  
William Yuen

STAFF PRESENT: Esther Ueda, Executive Officer  
Raymond Young, Planner  
Dora Horikawa, Chief Clerk  
Teri Oki, Clerk-Stenographer  
  
Jean McManus, Court Reporter

ACTION

A84-583 - MAUNA LANI RESORT, INC.

Vice Chairman Tacbian announced that the Commission will act to consider Mauna Lani's request to allow a seven day extension to the acceptance period for the Environmental Impact Statement on its petition to reclassify approximately 654 acres of land currently in the Agricultural and Conservation District into the Urban District at South Kohala, Hawaii.

Vice Chairman Tacbian mentioned that the reason for this extension is to place it on the July 23rd meeting of the Land Use Commission. Mr. Ben Kudo, Attorney, was the representative from Mauna Lani, Resort, Inc.

Commissioner Whittemore moved to approve the request to extend the EIS acceptance for a period of seven days. It was seconded by Commissioner Chun and unanimously carried by voice vote.

HEARING

A85-589 - A & B PROPERTIES, INC.

Pursuant to a notice published in The Garden Island and The Honolulu Advertiser on May 3, 1985 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by A & B Properties, Inc., Docket No. A85-589, to reclassify approximately 218.5 acres of land currently in the Agricultural District into the Urban District at Koloa, Kauai, for residential, recreational, and commercial use.

Appearances

Paul Mancini - Attorney representing the petitioner

Kathleen Watanabe, County Attorney's Office) - representing the  
Max Graham, County Attorney's Office ) Kauai Planning  
Bryan Mamaclay, Planner ) Department

Everett Kaneshige - Deputy Attorney General) - representing  
Abe Mitsuda - Planner, Land Use Division ) DPED

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

Public Witnesses

Paul Sandifur, Jr. - representing Metropolitan Mortgage and Security Company

Oral testimony----- 7 to 10  
Cross examination by Ms. Watanabe----- 11 to 12  
Cross examination by Mr. Kaneshige----- 12  
Cross examination by Mr. Mitsuda----- 13 to 15  
Examination by Commissioner Choy----- 15 to 16  
Examination by Commissioner Chun----- 16 to 18  
Examination by Vice Chairman Tacbian----- 19 to 20

Executive Officer Esther Ueda oriented the Commission to the area being requested for reclassification on the USGS and tax maps, and pointed out various surrounding landmarks.

Public Witnesses

Raymond Aki - Kauai resident

Oral testimony----- 22 to 24

Cross examination by Mr. Mancini----- 24

Cross examination by Ms. Watanabe----- 24

Cross examination by Mr. Mitsuda----- 25 to 26

Examination by Commissioner Whittemore----- 26 to 27

Examination by Commissioner Chun----- 27 to 28

Examination by Commissioner Choy----- 28 to 29

Examination by Vice Chairman Tacbian----- 29

Exhibits

Petitioner's Exhibits 1-14 were received into evidence.

County's Exhibits 1-5 was accepted into evidence.

DPED's exhibit 1 was also moved into evidence.

PETITIONER

William Campbell - Vice President of A & B Properties, Inc.

Direct examination by Mr. Mancini----- 33 to 59

Cross examination by Ms. Watanabe----- 59 to 66

Cross examination by Mr. Kaneshige----- 67 to 71

Examination by Commissioner Whittemore----- 71 to 72

Examination by Commissioner Chun----- 72 to 73

Examination by Commissioner Choy----- 73 to 74

Examination by Vice Chairman Tacbian----- 74 to 77

Richard Moore - Landscape Architect & Planner

Direct examination by Mr. Mancini----- 78 to 89  
 Cross examination by Mr. Graham----- 89 to 97  
 Cross examination by Mr. Kaneshige----- 97 to 98  
 Cross examination by Mr. Mitsuda----- 98 to 102  
 Examination by Commissioner Choy-----102 to 103  
 Examination by Vice Chairman Tacbian-----103 to 104  
 A lunch recess was called from 12:15 p.m. to 1:30 p.m.

1:30 p.m.

Karen Char - Executive Vice President of John Child & Co.

Direct examination by Mr. Mancini-----105 to 117  
 Cross examination by Mr. Graham-----118 to 124  
 Cross examination by Mr. Mitsuda-----124 to 129  
 Examination by Commissioner Whittemore-----129 to 130  
 Examination by Commissioner Chun-----130 to 133  
 Examination by Commissioner Choy-----133  
 Examination by Vice Chairman Tacbian-----133 to 134  
 Examination by Commissioner Choy-----134 to 135  
 Redirect examination by Mr. Mancini-----135

Carl Muroda - President of Muroda & Associates, Inc.

Direct examination by Mr. Mancini-----136 to 170

The hearing was adjourned at 4:30 p.m. to be continued tomorrow morning at 9:00 a.m.

MISCELLANEOUS

Adoption of Minutes

The minutes of March 5 and 6, 1985, March 19, 1985 and April 2, 1985 were approved as circulated.

Adoption of Decisions and Orders

The following Commission's Decisions and Orders were adopted:

A84-577 - Hawaiian Airlines, Inc.

A84-585 - Maui Economic Development Board

A84-576 - Haleakala Greens Corp.