

STATE OF HAWAII
LAND USE COMMISSION

MINUTES OF MEETING

Senate Conference Room 214
2nd. Floor, State Capitol
Honolulu, Hawaii

June 29, 1989

*approved
8/11/89*

COMMISSIONERS PRESENT: Renton L.K. Nip, Chairman
Lawrence Chun, Vice-Chairman
Frederick P. Whittemore
Sharon R. Himeno
Allen Y. Kajioka
Teofilo Phil Tacbian
Robert Tamaye
Toru Suzuki

COMMISSIONERS ABSENT: Allen K. Hoe

STAFF PRESENT: Esther Ueda, Executive Officer
Russell A. Suzuki, Deputy Attorney
General
Raymond Young, Staff Planner
Darlene Kinoshita, Chief Clerk
Holly Hackett, Court Reporter

Chairman Nip called the meeting to order.

ACTION

A88-631 / HEMMETER-VMS KAUAI COMPANY V (Kauai)

Chairman Nip announced that the Commission would take action in the matter of the petition by Hemmeter-VMS Kauai Co. V to reclassify approximately 91.479 acres of land currently in the Agricultural into the Urban District at Kalapaki-Hanamaulu, Lihue, Kauai, Hawaii for golf course, golf academy, and related support facilities.

Commissioner Himeno did not participate in this proceeding due to a previously declared conflict of interest.

Appearances

James T. Funaki, Esq., Attorney For Petitioner

Robert Uemura, Petitioner

Warren Perry, Esq., Deputy County Attorney, County of
Kauai

Michael Laureta, Planning Department, County of Kauai

John Anderson, Esq., Deputy Attorney General, Office
of State Planning

Abe Mitsuda, Land Use Division, Office of State
Planning

David Hulse, Land Use Division, Office of State
Planning

Arguments were heard from Mr. Funaki, Mr. Perry, and
Mr. Anderson. After hearing arguments, questions were asked by
the Commissioners.

It was determined by Chairman Nip that all of the
Commissioners present were eligible to participate in the
action on the petition.

Commissioner Tacbian moved to adopt the findings of
fact stipulated by the Petitioner and Office of State
Planning. Commissioner Tacbian also moved to grant the
petition by Hemmeter-VMS Kauai Company V to reclassify
approximately 91.479 acres of land currently in the
Agricultural District into the Urban District at
Kalapaki-Hanamaulu, Lihue, Kauai, Hawaii for golf course, golf
academy, and related support facilities subject to fourteen
conditions. The motion was seconded by Commissioner Whittemore
and unanimously carried by the following voice votes:

Ayes: Commissioner Tacbian, Tamaye, Suzuki,
Whittemore, Chun, Kajioka, and Chairman Nip.

Commissioner Himeno joined the proceeding at this time.

A88-638 / DEPARTMENT OF GENERAL PLANNING, CITY AND COUNTY OF
HONOLULU (Oahu)

Chairman Nip announced that the Commission would take action in the matter of the petition by the City and County of Honolulu, Department of General Planning to reclassify approximately 269.454 acres of land currently in the Agricultural District into the Urban District at Waipio, Ewa, Oahu, Hawaii for a planned community primarily for affordable housing.

Appearances

David Laxson, Esq., Deputy Corporation Counsel, City and County of Honolulu

Betsy Marcinkus, Department of General Planning, City and County of Honolulu

Randy Wong, Department of General Planning, City and County of Honolulu

John Anderson, Esq., Deputy Attorney General, Office of State Planning

Abe Mitsuda, Land Use Division, Office of State Planning

Jean Nishida, Land Use Division, Office of State Planning

EXHIBITS

1. Letters from Governor John Waihee, Councilmember Neil Abercrombie, E. Chun, Magdalena Cabras, and Christine Rosania were admitted into evidence by the Land Use Commission.

John Anderson, Esq., Deputy Attorney General, Office of State Planning withdrew the motion to deny petition filed by the Office of State Planning at this time.

Arguments were heard from Mr. Laxson and Mr. Anderson. After hearing arguments, questions were asked by the Commissioners.

It was determined by Chairman Nip that all of the Commissioners present were eligible to participate in the action on the petition.

Commissioner Chun moved to adopt various findings of fact. The motion was seconded by Commissioner Himeno and polled as follows:

Ayes: Commissioner Chun, Himeno, Whittemore, Suzuki, Kajioka, Tacbian, and Chairman Nip.

Nays: Commissioner Tamaye

Commissioner Chun moved to approve the petition by the City and County of Honolulu, Department of General Planning, to reclassify approximately 269.454 acres of land currently in the Agricultural District into the Urban District at Waipio, Ewa, Oahu, Hawaii, for a planned community primarily for affordable housing subject to twenty-one conditions. The motion was seconded by Commissioner Himeno.

Commissioner Kajioka moved to amend condition number 6 substituting qualified instead of certified golf course manager. There were no objections by the Commissioners. Commissioner Kajioka also amended condition number twelve to read, "Prior to occupancy of any residential units, (a) the Paiwa Interchange shall be completed; (b) the Waipio Interchange shall be completed; (c) the widening of Kamehameha Highway to a four-lane divided highway with turning lanes fronting Kamehameha Highway shall be completed. Prior to occupancy of any residential units, (a) the Petitioner shall widen Kamehameha Highway to a four-lane divided highway with turning lanes along the entire length of the project fronting Kamehameha Highway; (b) the petitioner shall coordinate its reports with the Department of Transportation, and if the Paiwa Interchange is determined to be inadequate, contribute to expanding the capacity of the Paiwa Interchange and ramps to accommodate the increased traffic volumes generated by the project; (c) The Paiwa Street access will be constructed in coordination with Amfac/JMB'S Waikele project and shall be operational. The Petitioner shall fund and construct any other necessary improvements as determined by the State Department of Transportation to mitigate impacts from the subject project. These improvements shall be implemented on a schedule acceptable to and approved by the Department of Transportation." The motion was seconded by Commissioner Tacbian and unanimously carried by voice votes.

MINUTES - June 29, 1989
Page 5

The motion to approve the petition subject to twenty-one conditions was polled as follows:

Ayes: Commissioner Chun, Himeno, Whittemore, Suzuki, Kajioka, Tacbian, and Chairman Nip.

Nays: Commissioner Tamaye

The meeting was adjourned at 12:17 p.m.