

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

RESOLUTION ROOM
KONA HILTON HOTEL
Kailua-Kona, Hawaii

Approved
9/8/89

August 10, 1989

COMMISSIONERS PRESENT: Lawrence Chun, Vice-Chairman (Portion
of Proceeding)
Frederick P. Whittemore (Portion of
Proceeding)
James M. Shinno
Sharon R. Himeno
Allen Hoe
Eusebio Lapenia, Jr.
Elton Wada

COMMISSIONERS ABSENT: Renton L.K. Nip, Chairman
Allen Y. Kajioka

STAFF PRESENT: Esther Ueda, Executive Officer
Russell Suzuki, Esq, Deputy Attorney
General
Raymond Young, Staff Planner
Darlene Kinoshita, Chief Clerk
Jean McManus, Court Reporter

Vice-Chairman Chun called the meeting to order.

ACTION

A88-632 - PUALANI DEVELOPMENT COMPANY (Hawaii)

Vice-Chairman Chun announced that the Commission would take action in the matter of the petition by Pualani Development Company to reclassify approximately 99.324 acres of land currently in the Agricultural District into the Urban District at Puapuaaiki and Puapuaanui, North Kona, Hawaii for single family residential use.

Appearances

Steven Lim, Esq., Attorney for Petitioner

Leon Daniels, Petitioner

William Moore, Deputy Director, Planning Department,
County of Hawaii

Connie Kiriu, Planning Department, County of Hawaii

Ann Ogata-Deal, Esq., Deputy Attorney General, Office
of State Planning

William Kaneko, Land Use Division, Office of State
Planning

Raymond Young, Staff Planner, oriented the Commission
to the area being requested for reclassification on the Land
Use District Boundaries and tax maps.

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

Commissioner Hoe moved to approve the petition by
Pualani Development Company to reclassify approximately 99.324
acres of land currently in the Agricultural District into the
Urban District at Puapuaaiki and Puapuaanui, North Kona, Hawaii
for single family residential use subject to fourteen
conditions. The motion was seconded by Commissioner Lapenia.

Commissioner Hoe moved to amend condition number 1 by
deleting or and inserting and to read as follows: "The
Petitioner shall provide housing opportunities for low,
low-moderate, and moderate income Hawaii residents by offering
for sale at least thirty percent (30%) of the units in the
petition area at prices which families with an income range of
up to one hundred twenty percent (120%) of the County of
Hawaii's median income can afford, and thirty percent (30%) of
the units in the petition area at prices which families with an
income range of one hundred twenty to one hundred forty percent
(120-140%) of the County of Hawaii's median income can afford.

This condition may be fulfilled through projects under
such terms as may be mutually agreeable between Petitioner, the
Housing Finance and Development Corporation of the State of
Hawaii and the County including the construction of rental
units to be made available at rents which families in the
specified income ranges can afford.

In addition, Petitioner may obtain the special credit, as may be determined by the Housing Finance and Development Corporation and the County, for the provision of housing affordable to persons with very low incomes (those earning less than fifty percent (50%) of the County of Hawaii's median income) and for the provision of housing for special needs groups, as may be determined by the Housing Finance and Development Corporation and the County.

Insofar as possible, the Petitioner shall implement this affordable housing requirement concurrently with the completion of market priced units for the residential project. The determination of median income, as the term is used in this condition, shall be based on median income published by the United States Department of Housing and Urban Development at the time that construction of such housing units is commenced."

The motion to approve the petition subject to fourteen conditions as amended was unanimously carried by the following voice votes:

Ayes: Commissioner Hoe, Himeno, Lapenia, Shinno, Wada, Whittemore, and Vice-Chairman Chun.

CONTINUED HEARING

A89-637 - ATPAC LAND COMPANY LIMITED PARTNERSHIP, WAIKOLOA DEVELOPMENT COMPANY, AND WAIKOLOA LAND AND CATTLE COMPANY (Hawaii)

Pursuant to a notice published in the Honolulu Advertiser and Hawaii Tribune-Herald on July 3, 1989 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Atpac Land Company Limited Partnership, Waikoloa Development Company, and Waikoloa Land and Cattle Company to reclassify approximately 853.187 acres of land currently in the Agricultural District into the Urban District at Waikoloa, South Kohala, Hawaii for resort, residential, 3 golf courses, and commercial uses.

Appearances

James T. Funaki, Esq., Attorney for Petitioner

Thos Rohr, Petitioner

William Moore, Deputy Director, Planning Department,
County of Hawaii

Norman Hayashi, Planning Department, Planning
Department, County of Hawaii

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

William Kaneko, Land Use Division, Office of State
Planning

Jean Nishida, Land Use Division, Office of State
Planning

Vice-Chairman Chun allowed the untimely public
witnesses to testify.

PUBLIC WITNESSES

1. Mathew Bailey
2. Peter L'Orange
3. Rev. James Sanbei
4. Clyde Imada
5. Rep. Mike O'Kieffe
6. Noelani Whittington
7. Peter Young
8. Neele Schultz
9. Joe Spielman
10. Elaine Flores
11. Robert Hoffman
12. Mike Luce

It was determined by Vice-Chairman Chun that additional testimony from other untimely public witnesses would be accepted by the Land Use Commission.

A lunch recess was taken at 12:54 p.m. to reconvene at 2:15 p.m.

- 2:22 p.m. -

EXHIBITS

1. Petitioner's Exhibit No. 1 through 36, 37a, 37b, 37c, 37d, 38, and 39 were admitted into evidence by the Land Use Commission.

Raymond Young, Planner, oriented the Commission to the area being requested for reclassification on the Land Use District Boundaries and tax maps.

Vice-Chairman Chun was absent from the proceeding at this time.

PETITIONER'S WITNESSES

1. Ken Melrose

Commissioner Whittemore was absent from the proceeding at this time.

2. Thos Rohr

3. James Bell

The meeting was adjourned at 6:16 p.m.