

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Resolution Room  
Kona Hilton Hotel  
Kailua-Kona, Hawaii

August 6, 1985 - 10:00 a.m.

Approved  
10/17/85

COMMISSIONERS PRESENT: Teofilo Tacbian, Chairman  
Frederick Whittemore, Vice Chairman  
Richard Choy  
Everett Cuskaden  
Winona Rubin  
Toru Suzuki  
Robert Tamaye

COMMISSIONERS ABSENT: Lawrence Chun  
William Yuen

STAFF PRESENT: Esther Ueda, Executive Officer  
Raymond Young, Planner  
Teri Oki, Temporary Chief Clerk  
Benjamin Matsubara, Special Counsel  
  
Barbara McLean, Court Reporter

ACTION

Chairman Tacbian called the meeting to order.

A84-575 - COUNTY OF HAWAII PLANNING DEPARTMENT

In the matter of the petition by County of Hawaii Planning Department to reclassify approximately 1,407 acres of land from the Agricultural and Conservation Districts into the Urban District at Waiakahiula, Puna, Hawaii, for residential and urban uses, hearings had been conducted by Hearing Officer Benjamin Matsubara on February 5 and June 5, 1985.

Mr. Matsubara reported on his findings which had been presented at the hearing, and recommended that the petition be approved.

Commissioner Whittemore moved to approve A84-575, consisting of approximately 1,407 acres of land situated at Waiakahiula, Puna, Hawaii, from the Agricultural and Conservation District into the Urban District. It was seconded by Commissioner Choy and carried by voice vote.

HEARING

A85-592 - DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Pursuant to a notice published in the Hawaii Tribune-Herald and the Honolulu Advertiser on June 28, 1985 and notices sent to all parties, a hearing was called by the Land Use Commission on the matter of the petition by the Department of Planning and Economic Development, Docket No. A85-592, to reclassify approximately 547 acres of land from the Conservation District into the Urban District at Keahole, North Kona, Hawaii for research and a high-technology park.

Appearances

Everett Kaneshige - Deputy Attorney General) representing  
Abe Mitsuda - Planner ) DPED

Albert Lono Lyman - Planning Director) representing County  
Norman Hayashi - Planner ) of Hawaii

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

Public Witnesses

Chairman Tacbian noted that there were two untimely witnesses and two witnesses that were present who wanted to testify. It was moved by Commissioner Cuskaden and seconded by Vice Chairman Whittemore that the four untimely requests be approved for testimony. The motion was unanimously carried.

Sherwood Greenwell - President and Chairman of the Board of  
Directors of Hawaii Leeward Planning Conf.

Oral testimony-----24 to 25

Clinton Taylor - Executive Director, Hawaii Island Economic  
Development Board

Oral testimony-----25 to 28

Putman Clark - President, Kona Board of Realtors

Oral testimony-----28 to 30

Peter Young - Chairman, Community Organization for Educational  
Development

Oral testimony-----30 to 31

Virginia Isbell - Representative, Kona District

Oral testimony-----32 to 34

Cross examination by Mr. Lyman-----34

Examination by Commissioner Cuskaden-----35 to 36

Gary Okamoto - Planner with Wilson, Okamoto & Associates on behalf of TSA International, Limited

Oral testimony-----37 to 39

Examination by Commissioner Cuskaden-----40 to 44

Examination by Commissioner Rubin-----44 to 45

Examination by Vice Chairman Whittemore-----45 to 47

Examination by Commissioner Choy-----47

Chairman Tacbian announced that two written statements that were received from the Chairman of the House Committee on Ocean and Marine Resources, Peter Apo, and also a statement from the Chairman of the Senate Energy Committee, Senator Richard Matsuura will be placed in the record.

Exhibits

Petitioner's Exhibits 1-30 were admitted into evidence.

County's Exhibit 1 was moved into evidence.

The Staff oriented the Commission to the area being requested for reclassification on the USGS and tax maps, and pointed out various surrounding landmarks.

PETITIONER

Linda Rosehill - Deputy Director, DPED

Direct examination by Mr. Kaneshige-----51 to 55

Examination by Commissioner Cuskaden-----55 to 57

Examination by Commissioner Rubin-----57

Examination by Commissioner Choy-----57 to 59

George Lockwood - partner, Hawaiian Abalone Farms

Direct examination-----61 to 64

Cross examination by Mr. Lyman-----65 to 67

Examination by Vice Chairman Whittemore-----67 to 68

Examination by Commissioner Cuskaden-----68

Examination by Commissioner Rubin-----68 to 69

Examination by Commissioner Choy-----69 to 71

Reexamination by Commissioner Cuskaden-----71 to 72

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

- 1:40 p.m. -

PUBLIC WITNESS

Alika Kahilianu Cooper - Alika Cooper & Sons, Inc.

Oral testimony-----73 to 76

PETITIONER

Paul Yuen - member, High Technology Development Corporation

Direct examination by Mr. Kaneshige-----77 to 81

Cross examination by Mr. Lyman-----81 to 82

William Bass - Executive Director, HTDC

Direct examination by Mr. Kaneshige-----83 to 103

Cross examination by Mr. Lyman-----104 to 110

Examination by Vice Chairman Whittemore-----110 to 111

Examination by Commissioner Cuskaden-----112 to 116

Examination by Commissioner Rubin-----117 to 118

Examination by Commissioner Choy-----119 to 121

The hearing adjourned at 2:37 p.m. to be resumed tomorrow at 8:30 a.m. A field trip was taken to the Natural Energy Laboratory of Hawaii.