

Copy of March 2, 1973 minutes  
forwarded to Ethics Commission.

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

March 2, 1973

Board Room  
Queen Liliuokalani Building  
Honolulu, Hawaii

10:30 a.m.

COMMISSIONERS PRESENT: Goro Inaba, Chairman  
Eddie Tangen, Vice Chairman  
Alexander Napier  
Leslie Wung  
Tanji Yamamura  
Stanley Sakahashi

COMMISSIONERS ABSENT: Shelley M. Mark  
Sunao Kido

*Approved*  
AUG 3 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
Gordan Furutani, Planner  
Dora Horikawa, Clerk Reporter

HEARING

PETITION BY MOKULEIA PROPERTIES, LTD. (A72-355) TO RECLASSIFY 144  
ACRES FROM AGRICULTURAL TO URBAN AT MOKULEIA, WAIALUA, OAHU  
AND  
PETITION BY E. E. BLACK, LTD. (A72-356) TO RECLASSIFY 220 ACRES  
FROM AGRICULTURAL TO URBAN AT WAIANAE VALLEY, WAIANAE, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, read into the record  
two letters which had been received in the Land Use Commission  
office relative to the above subject petitions, as follows:

1. Letter dated March 1, 1973, signed by V. Esposito,  
representing Mokuleia Properties, Ltd., withdrawing  
application (see copy of letter on file).
2. Letter dated February 26, 1973 from S. K. Apiki, Vice  
President of E. E. Black, Ltd., withdrawing petition  
(see copy of letter on file).

TENTATIVE SCHEDULE

Mr. Fujimoto announced that the next meeting of the Land Use Commission will be held on March 30, 1973 in Hilo, Hawaii.

ADJOURNMENT

Chairman Inaba advised that the hearing portion of today's proceedings was closed, and that the meeting will reconvene at 2:30 p.m. as noted on the agenda.

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2:30 p.m.

COMMISSIONERS PRESENT: Goro Inaba, Chairman  
Eddie Tangen, Vice Chairman  
Alexander Napier  
Shelley M. Mark  
Sunao Kido  
Leslie Wung  
Tanji Yamamura  
Stanley Sakahashi

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
Gordan Furutani, Planner  
Benjamin Matsubara, Deputy Attorney General  
Dora Horikawa, Clerk Reporter

Persons testifying during the following proceedings were duly sworn in by Chairman Inaba.

Mr. Fujimoto, Executive Officer, briefly explained the reason for the rearrangement of the items on the agenda.

PETITION BY THE TRUSTEES OF B. P. BISHOP ESTATE (A71-283) TO RECLASSIFY 620 ACRES FROM AGRICULTURAL TO URBAN AT WAIAWA, EWA, OAHU

Mr. Fujimoto, Executive Officer, presented the staff memorandum relative to this petition, recommending that the request be denied based on staff's analysis and testimonies received during the public hearing (see copy of memorandum on file).

Prior to making his motion, Vice Chairman Tangen offered a few remarks regarding the subject petition. He observed that this was one of the most comprehensive petitions to come before the

Land Use Commission in terms of petitioner's intent and proposal to accomplish certain things. He submitted he was not entirely in agreement with some of the views that were expressed in the consultant's report nor was he convinced of the figures contained therein regarding the availability of lands for housing needs.

However, in view of the attention that has been focused by both the Central Oahu Planning Study and Hawaii Open Space Plan by Overview Corporation and the State Legislature regarding land uses in the subject area and the need for housing, it was Vice Chairman Tangen's opinion that the reclassification request appeared to be inappropriate for this area at this time. Moreover, it was incumbent on the Land Use Commission to leave options open on this very important real estate due to the ramifications of the reclassification request.

Therefore, Vice Chairman Tangen moved to concur with the staff's recommendation to disapprove the petition. The motion was seconded by Commissioner Mark and the Commissioners were polled as follows:

Ayes: Commissioners Mark, Wung, Vice Chairman Tangen,  
Commissioners Sakahashi, Yamamura, Kido,  
Chairman Inaba

Abstain: Commissioner Napier

The motion to deny the petition was carried.

PETITION BY HEADRICK DEVELOPMENT, INC. (A72-344) TO RECLASSIFY  
228 ACRES FROM AGRICULTURAL TO URBAN AT WAIPIO, EWA, OAHU

It was the staff's conclusion that the area under petition was reasonably adaptable for urban type activities and, therefore, recommended that the request be approved (see copy of memorandum on file).

In response to Commissioner Kido's request for details of the petitioner's development time frame, Mr. Fujimoto reviewed the development schedule submitted by the petitioner which had been outlined in the staff report which was presented at the public hearing. Based on this information, Mr. Fujimoto concluded that construction on the project should begin by January of 1974.

Regarding the problem of access to the property which had been discussed at the public hearing, Mr. Fujimoto advised that petitioner had indicated they were negotiating for an access but had no firm commitments at this time. Mr. Headrick added that a meeting was scheduled next Monday to discuss this matter.

Commissioner Napier suggested that the motion include the condition that no construction begin until the additional access is established.

Mr. Benjamin Matsubara, Deputy Attorney General, suggested that the motion be stated to include whatever conditions the Commission wished to impose in order to clarify the intent. He advised that this avenue was open to the Commission as a result of the legislative amendment which was enacted during the previous year.

Commissioner Kido moved that the petition be approved as recommended by staff, with the added condition that access to the property be secured within one year from date of approval, either by fee or easement, and that construction will not occur until the access has been acquired, and that soil erosion containment occur to the satisfaction of the City and County of Honolulu. The motion was seconded by Commissioner Wung.

Commissioner Sakahashi requested a clarification of the status of the reclassification, if the petitioner failed to acquire the necessary access as stated in the motion. Mr. Fujimoto explained that should this occur, the Land Use Commission will take immediate steps to initiate a motion to downzone the lands at the end of the one-year period.

Mr. Headrick acknowledged that he was fully aware of the implications of the above discussion and that he understood that no construction will take place until the matter of the additional access is resolved.

Chairman Inaba called on the Executive Officer to poll the Commissioners on the earlier motion. The motion to approve the petition with the conditions as stipulated was carried with the following votes:

Ayes: Commissioner Napier, Vice Chairman Tangen,  
Commissioners Wung, Sakahashi, Yamamura, Kido  
Chairman Inaba

Absent: Commissioner Mark

PETITION BY THE ESTATE OF JAMES CAMPBELL TO RECLASSIFY 324 ACRES  
FROM AGRICULTURAL TO URBAN AT HONOULIULI, EWA, OAHU

It was recommended in the staff memorandum, presented by Mr. Leong, that the petition be approved (see copy of report on file).

Commissioner Yamamura moved to approve the petition as recommended by staff, which was seconded by Commissioner Sakahashi, and the Commissioners were polled as follows:

Ayes: Commissioners Sakahashi, Yamamura, Vice Chairman Tangen, Commissioner Kido, Chairman Inaba

Nay: Commissioner Wung

Abstain: Commissioner Napier

Absent: Commissioner Mark

The motion was defeated.

Commissioner Wung moved to reconsider the previous motion, which was seconded by Commissioner Yamamura and carried by voice vote.

Commissioner Wung moved to approve the petition as recommended by staff, which was seconded by Commissioner Yamamura and the Commissioners were polled as follows:

Ayes: Commissioner Yamamura, Vice Chairman Tangen, Commissioners Kido, Sakahashi, Wung, Chairman Inaba

Abstain: Commissioner Napier

Absent: Commissioner Mark

The motion was carried.

APPLICATION BY KAHUKU HOSPITAL ASSOCIATION (SP73-143) FOR SPECIAL PERMIT TO EXPAND THE KAHUKU GENERAL HOSPITAL AT KAHUKU, OAHU

Staff concurred with the findings and recommendations of the City Planning Commission and recommended that the special permit be approved (see copy of report on file).

Mr. Leong commented it was the staff's feeling that the area of subject special permit, including the adjacent school site, should be considered for a boundary change into the Urban District during the 5-year review.

Commissioner Napier moved to approve the special permit as recommended by staff, which was seconded by Vice Chairman Tangen, and the votes were recorded as follows:

Ayes: Commissioners Sakahashi, Yamamura, Vice Chairman  
Tangen, Commissioners Napier, Kido, Wung, Chairman Inaba

Absent: Commissioner Mark

The motion to approve the special permit was passed.

Since there was no further business, the meeting was adjourned.