

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Resolution Room  
Kona Hilton Hotel  
Kailua, Kona, Hawaii

*Approved*  
AUG 5 1981

March 18, 1981 - 10:00 a.m.

COMMISSIONERS PRESENT: Charles Duke, Chairman  
Shinichi Nakagawa, Vice Chairman  
Richard Choy  
George Pascua  
Carol Whitesell

COMMISSIONERS ABSENT: Mitsuo Oura  
Shinsei Miyasato  
Edward Yanai  
William Yuen

STAFF PRESENT: Gordan Furutani, Executive Officer  
Joseph Chu, Planner  
Allan Kawada, Deputy Attorney General  
Dora Horikawa, Chief Clerk  
  
Ray Russell, Court Reporter

HEARING

A80-498 - HUBERT F. RICHARDS

Pursuant to a notice published in the Honolulu Advertiser and the Hawaii Tribune-Herald on February 11, 1981, and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Hubert F. Richards to amend the land use district boundaries for approximately 165.3 acres of land presently in the Agricultural District into the Urban District at Onouli and Keopuka, Kealakekua, South Kona, Hawaii.

Appearances

James Funaki, Attorney representing petitioner

Duane Kanuha, Deputy Planning Director, Hawaii Planning Department

Annette Chock, Deputy Attorney General, representing the Department of Planning & Economic Development

Public Witness

Elizabeth Ann Stone who had made an untimely request to appear as a witness was not present at today's hearing.

Staff Planner pointed out the location of the subject property on the maps and oriented its location with various surrounding landmarks.

Commissioner Whitesell moved, seconded by Vice Chairman Nakagawa to accept Ms. Stone's written statement for the record and to give it the weight it warrants, and it was unanimously passed. Chairman Duke ruled that Ms. Stone's written testimony will be marked at LUC exhibit 1 and entered into evidence.

Exhibits

Petitioner's exhibits 1 through 14, including 3 and 3A, were admitted into evidence.

County's exhibits 1 through 7 were admitted into evidence.

DPED's exhibits 1 through 7 were admitted into evidence.

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

PETITIONER

Hubert F. Richards - Petitioner

Direct examination by Mr. Funaki-----20 to 28

Cross examination by Mr. Kanuha-----29 to 31

Cross examination by Miss Chock-----31 to 35

Recross examination by Mr. Kanuha-----36

Examination by Commissioner Choy-----37

Examination by Vice Chairman Nakagawa-----37 to 38

Examination by Commissioner Whitesell-----38 to 39

Charles Coupe - Vice President, Land Development & Commercial Operation, Kacor Realty

Direct examination by Mr. Funaki-----39 to 51

Charles Coupe (cont.)

Cross examination by Mr. Kanuha-----52 to 56

The hearing was in recess from 12:02 p.m. to 1:30 p.m.

1:30 p.m.

Cross examination by Miss Chock-----57 to 68

Redirect examination by Mr. Funaki-----68 to 71

Recross examination by Mr. Kanuha-----71 to 72

Recross examination by Miss Chock-----72 to 76

Examination by Vice Chairman Nakagawa-----76

Gary Okamoto - Planner, Wilson Okamoto & Associates

Direct examination by Mr. Funaki-----78 to 105

Cross examination by Mr. Kanuha-----105 to 116

Cross examination by Miss Chock-----116 to 126

Redirect examination by Mr. Funaki-----127 to 130

Examination by Commissioner Whitesell-----131 to 134

Examination by Commissioner Pascua-----134 to 135

Reexamination by Commissioner Whitesell-----135 to 136

Henry Hoshide - Director of Civil Engineering  
Wilson Okamoto & Associates

Direct examination by Mr. Funaki-----137 to 142

The meeting recessed at 4:58 p.m., to be reconvened at  
8:00 a.m. tomorrow.