

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Approved
October 13, 1977

Senate Conference Room No. 6
2nd Floor, State Capitol
Honolulu, Hawaii

June 14, 1977 - 9:30 a.m.

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
Charles Duke
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

James Carras (seated in the audience)

COMMISSIONER ABSENT: Colette Machado

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Michael Marsh, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Court Reporters: Cassie Uyekubo - Morning Session
Billie Lee Weisman - Afternoon and
Evening Sessions

ACTION

A76-421 - WEST BEACH DEVELOPMENT CORPORATION (cont.)

The meeting was called to order to continue with the deliberation on the subject petition which had begun on June 13, 1977.

The Commission's continued discussion of the documents filed by all of the parties relative to the findings and conclusions included the following areas of concerns and subject matter:

1. Number of housing units planned for development in the near future in the Ewa District
2. Base for calculating average number of persons per household
3. Availability of vacant urban land for housing
4. Need for additional units in Ewa-Makakilo and Waianae Districts

5. General Plan projections for the Ewa-Makakilo area
6. Petitioner's expertise and financial capability in developing projects and the qualitative aspects of the project
7. The feasibility and desirability of West Beach as a visitor destination area in comparison with other potential Oahu sites; competitive advantages over other proposed off-Waikiki Oahu resorts
8. The withdrawal of sugar cane acreage; the productivity and quality of subject lands for sugar cane; the economic feasibility of subject lands for cane production
9. Environmental Base Line Study by Environmental Communications, Inc., and OEQC's differing conclusions
10. Evaluation of facts on record to determine whether there will be a significant effect on the scenic, historic, environmental, recreational and other resources of the area
 - a. Effect on flora and fauna, archaeological resources
 - b. Effect of the construction of the break waters and lagoon
 - c. Air pollution
 - d. noise evaluation
11. Navy's concern over noise and accident potential attributable to flight operations at Naval Air Station, BARPT; the findings of the AICUZ study.
12. Preservation of the 35-acre Kamokila Campbell property for a public park
13. Public access to the lagoons and beach area
14. Storm run-off discharged into the ocean
15. Incompatibility of industrial and resort uses

At the conclusion of the discussion, Commissioner Duke announced that he was recommending a proposal and called the Commission's attention to the schematic map posted on the wall. He elaborated on the modifications he was proposing in order to make this a truly viable project, which called for properly landscaped buffer zones to separate the resort destination area from the non-compatible industrial areas; retention of the marina; elimination of the residential area outlined in the checkered area. He further explained the proposed modification in terms

of total reduction in acreage for residential use, commercial area, roads, drainage, etc., which reduction will appreciably reduce traffic impact, sewer requirements, impact on water, air pollution.

A question was posed to Mr. Kim, petitioner's representative, by Chairman Tangen as to whether petitioner would be agreeable to the modification as outlined on the map which was elaborated on by Commissioner Duke and to the imposition of the condition that petitioner abide by all the representations that have been made throughout the proceedings.

Mr. Kim agreed that petitioner would abide by all the representations that had been made before the Commission. However, he requested clarification regarding petitioner's prerogative to petition for additional lands for housing sometimes in the future.

Chairman Tangen reiterated the view which had been expressed earlier by Mr. Lee, representing DPED, that if the Commission decides to accept the total project in concept, that it reclassify only those lands that can be developed within 5 years from the date of approval. Chairman Tangen added that if the petitioner performs satisfactorily within the Urban area, the petitioner could file another petition before the Commission when the need arises.

To preclude any misunderstanding of his representations, Mr. Lee stated for the record that DPED still opposes the petition as submitted by the petitioner, including the qualifications and conditions recommended by Commissioner Duke.

Mr. Meller protested that the boundaries proposed on the schematic map were not defensible boundaries and looked like a corkscrew.

Chairman Tangen assured Miss Radius that the matter of jobs for the people in the Leeward Coast, as represented by the petitioner, will be imposed as a condition.

A short recess was called by the Chairman.

Commissioner Duke moved that the application be approved as shown on the map, subject to the conditions as outlined earlier and with the input as calculated on the attached sheets and to all representations made by the petitioner. The motion was seconded by Vice Chairman Sakahashi and the Commissioners were polled as follows:

Ayes: Commissioners Oura, Duke, Miyasato, Sakahashi, Yanai, Chairman Tangen

Nay: Commissioner Whitesell

The motion was carried.

ADOPTION OF MINUTES

The minutes of February 9 and 10, 1977 were adopted as circulated.

The meeting was adjourned at 12:15 a.m. (June 15, 1977).