

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

October 5, 1973 - 2:00 p.m.

Queen Liliuokalani Building
Honolulu, Hawaii

COMMISSIONERS PRESENT: Eddie Tangen, Vice Chairman
Stanley Sakahashi
James Carras
Sunao Kido
Shelley M. Mark
Alexander J. Napier
Mitsuo Oura
Tanji Yamamura

Adopted
NOV 28 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
E. John McConnell, Dep. Attorney General
Dora Horikawa, Clerk Reporter

ADOPTION OF MINUTES:

The minutes of the ^{August}~~October~~ 3, 1973 meeting were approved as circulated.

ACTION

PETITION BY MILILANI TOWN, INC. (A73-364) TO RECLASSIFY 556 ACRES FROM AGRICULTURAL TO URBAN AT WAIPIO, EWA, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, requested the Vice Chairman's permission to file the staff memo in its entirety for the record and to dispense with the presentation of the first portion of the report; however, allowing sufficient time for the Commissioners and audience to look through this portion of the report. Thereafter, Mr. Fujimoto offered a detailed description of the 306 acres proposed for residential development and the 250 acres proposed for the industrial site, including the location of the H-2 and Kam Highways, other existing developments, school sites, development schedule of

existing urban lands, etc. Following this, Mr. Fujimoto continued with the presentation of the staff's analysis and recommendations relative to the subject petition (see copy of report on file).

Vice Chairman Tangen called on Mr. Wendell Brooks, Vice President of Mililani Town, Inc., to report on the status and the future of the potato farm operation in Mililani. Mr. Brooks advised that there were 1½ to 2 years remaining on the lease to the potato farmer. Discussions between Mr. Erskine of the Department of Agriculture and the petitioner have proven fruitful in assisting them to see the other's point of view in terms of housing needs and agriculture. From these discussions, two thoughts have evolved:

1. Contrary to the staff report, it was the petitioner's feeling that there was clear evidence of need for the industrial park in Central Oahu. However, upon re-examination of the total area by their professional planner, it was found that at least another alternative site existed for this purpose. Perhaps, petitioner could come back before the Land Use Commission at some future date to consider an alternative site for the industrial and employment center in the best interest of the State and the people of Hawaii.
2. The petitioner will work with the Department of Agriculture, perhaps upon termination of the present lease to make lands available for the potato farmer to continue with his operation. Mr. Brooks felt this addressed the interests of both the petitioner to provide needed residential property in Mililani Town, and the continuance of the potato farm operation in a fair way.

At Vice Chairman Tangen's request for comments, Mr. Fred Erskine, Chairman of the Board of Agriculture, reiterated his previous testimony concerning the need for additional lands in Central Oahu for the rotation of potato with forage or other crops. It was also pointed out that approximately 500 additional acres were required to take care of dairy and hog farmers who are being displaced. In their discussions with the petitioner, approximately 800 acres have been identified in the Mililani area that will be available for diversified agricultural use--300 acres that will be available in 1973, 120 acres in 1974 in an area makai of Mililani Town between the 2 gulches and up on the Waianae side, and another 250 acres for the

expansion of the potato farm. Mr. Erskine concluded that their immediate problems on Oahu have been resolved with Oceanic Properties.

Mr. Brooks agreed that they were prepared to make the above commitment, as reported by Mr. Erskine.

Commissioner Mark referred to a statement by the petitioner regarding the implementation of a new plan to control speculation on future increments of low and moderate housing units. In response, Mr. Brooks offered the following information:

1. At the time of the General Plan Amendment at the County level, it had been agreed that 15% or so of their housing development would be earmarked for low or moderate housing--750 units at \$30,000, 150 moderate units at \$35,000, for a total of 900 units in the 742-acre area.
2. With this commitment to the City, petitioner has worked with both the HRA and HHA and processed a zoning application. They have agreed to make 50% of the 232-unit apartment complex available to the HRA to be designated as \$30,000 2-bedroom 1-bath apartments. Financing will be arranged by the petitioner with a buy-back provision. It was pointed out that the HHA has a buy-back provision, within 10 years, allowed by statute which was tied in with some reasonable index. Should this occur, petitioner will resell it at their re-acquisition cost, although Mr. Brooks expressed a preference for one of the housing agencies to step in to administer this.
3. Petitioner was presently working on the second project of 120-unit patio, single-story, attached housing under a PUD which will also sell at an average price of \$30,000. 50% of this has also been designated to be sold through the HRA.
4. Under Mililani Town's sales policy, prospective purchasers were screened by means of an application form which included information about financial capability, whether it would be owner-occupied or purchased for investment. Preference will be given to the owner-occupants over the investors. Some luxury units by the golf course will be sold to investors.

In response to Vice Chairman Tangen's inquiry, Mr. Brooks reported that since the Department of Accounting and General Services had indicated its unwillingness to reconsider the school site in the Mililani Kai area, an alternative 10-acre site had been tentatively selected in the Urban District (brown area) which will require a sewer lift station. Petitioner has recommended to the Department of Education that approximately 20 single family dwellings, minus partitions and fixtures, which will be constructed across Kam Highway, be utilized as temporary classrooms under a lease agreement for 3 years beginning August 1, 1974. This will give the DOE until 1977 to provide permanent facilities on the Mililani Uka site and to obtain the necessary State funding. It will also afford the DOE ample time to determine the necessity of a permanent facility in view of the declining enrollment experienced this fall which fell below the forecasts. Mr. Brooks argued that the school situation was not nearly as critical as had been implied by the staff. Mr. Brooks also spoke of the possibility of a private school locating on the original Mililani Kai site.

On the matter of the elementary school site dedication to the State, Mr. Brooks advised that a proposal had been submitted to the DOE reflecting the leasing of the temporary site and the dedication of the proposed Mililani Uka site, with reimbursement of costs already incurred. The school site in the present petitioned area would also be dedicated. These commitments have been submitted to Superintendent Shiro Amioka of the Department of Education.

In view of the petitioner's construction schedule and estimated build-up percentage by the end of November, 1974, Commissioner Kido questioned the lead time projected by the petitioner. Since the boundary review will be completed in 1974, he wondered if the matter could be held in abeyance until then. Mr. Fujimoto agreed that this option was open to the Commission. However, it was staff's feeling that a year's lead time was reasonable to allow petitioner a sufficient period to obtain the necessary zoning, permits, etc., from the City.

Commissioner Yamamura moved to approve the petition as recommended by staff, which was seconded by Commissioner Napier.

Commissioner Mark moved for an amendment to the motion to include "and to institute measures to control speculation on low and moderate cost housing units as verified in documents to be submitted to the appropriate public authorities".

Mr. Brooks requested clarification of the term "appropriate public authorities" to assist them in determining exactly which public agencies are involved. Commissioner Mark cited the HHA and City and County government as examples.

Commissioner Yamamura stated he would have no objections to the amendment to his motion.

Mr. Fujimoto advised that staff was merely recommending that petitioner make every effort to work with the Department of Education to meet the 2 conditions recommended by that agency regarding the school site grading and road access extension, and reimbursement to the State for the cost of the temporary classrooms and support facilities. However, this was not being recommended as a condition for the reclassification of the 306-acre site.

Mr. Brooks submitted that the question of providing monies for the temporary facilities was not applicable now in view of the rejection of the blast zone area as a school site by the DOE. As a result of this turn of events, petitioner proposed to bear the cost of preparing temporary facilities which will eventually be converted to 31 homes. The question of the school site in the petitioned area will be resolved through the process of recommendation from the DOE to the City and County, and petitioner will have to respond appropriately to whatever needs are indicated.

Vice Chairman Tangen noted that the petitioner was committed to making a school site available that will be acceptable to the Department of Education, and in the meantime will provide temporary facilities. He called on the Executive Officer to poll the Commissioners, whose votes are recorded as follows:

Ayes: Commissioners Napier, Sakahashi, Yamamura, Carras, Oura, Mark, Kido, Chairman Tangen

The motion was unanimously carried.

A 5-minute recess was called at the request of Commissioner Yamamura.

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Commissioner Napier moved to nominate Eddie Tangen as Chairman of the Land Use Commission. Commissioner Yamamura

moved to close the nomination. The motion was unanimously carried.

Commissioner Napier moved to nominate Stanley Sakahashi as Vice Chairman of the Land Use Commission, which motion was also unanimously carried.

TENTATIVE SCHEDULE

Mr. Fujimoto announced that the next meeting of the Commission will be held in Hilo on October 17, 1973, followed by the 1973 Hawaii Congress of Planning Officials' Conference on October 17, 18 and 19, 1973 on Maui.

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