

Approved

STATE OF HAWAII
LAND USE COMMISSION

MAR 15 1983

Minutes of Meeting

Civil Defense Agency Conference Room
200 South High Street
Wailuku, Maui

November 4, 1982 - 9:00 a.m.

COMMISSIONERS PRESENT: William Yuen, Chairman
Richard Choy, Vice Chairman
Shinsei Miyasato
Winona Rubin
Robert Tamaye
Frederick Whittemore
Teofilo Tacbian
COMMISSIONERS ABSENT: Lawrence Chun
Everett Cuskaden
STAFF PRESENT: Gordan Furutani, Executive Officer
Joseph Chu, Planner
Carolee Aoki, Deputy Attorney General
Dora Horikawa, Chief Clerk
Jean McManus, Court Reporter

CONTINUED HEARING

A82-535 - A & B PROPERTIES, INC.

Acting Chairman Tacbian announced that the hearing being held today was a continuation of the hearings which were held on October 6 and 7, 1982 on the subject petition.

The Commission deferred until later in the day, a request by Mr. Isaac Hall, intervenor's counsel, to subpoena James Dannemiller who was under contract with the County of Maui to prepare a study of the County's housing needs.

Appearances

Paul Mancini, Attorney representing the petitioner
Guy Archer, Deputy Corporation Counsel, representing the Maui Planning Department
Tatsuo Fujimoto, Head, Land Use Division)
Daniel Yasui, Planner, Land Use Division) - representing the Department of Planning & Economic Development
Isaac Hall, Legal Aid Society, representing intervenors

Exhibits

Petitioner's exhibit 14 was received into evidence.

Intervenor's exhibits 4B through 25 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.

PETITIONER (cont.)

Hideo Kawahara - Civil Engineer, A & B Properties, Inc.

Direct examination by Mr. Mancini-----15 to 38
 Cross examination by Mr. Archer-----38 to 46
 Cross examination by Mr. Yasui-----46 to 49
 Cross examination by Mr. Hall-----50 to 56
 Redirect examination by Mr. Mancini-----57
 Examination by Commissioner Rubin-----57 to 58
 Examination by Chairman Tacbian-----58

The following Intervenor's witness was taken out of turn at this time:

INTERVENOR

Dennis Ichikawa - Real Estate Appraiser, County of Maui

Direct examination by Mr. Hall-----59 to 61
 Cross examination by Mr. Mancini-----61 to 66
 Cross examination by Mr. Archer-----66 to 67
 Cross examination by Mr. Fujimoto-----67 to 68
 Examination by Commissioner Rubin-----68

PETITIONER (Cont.)

Tatsumi Imada - Assistant Manager, Norman Saito Engineering

- Direct examination by Mr. Mancini-----70 to 77
- Cross examination by Mr. Archer-----77 to 79
- Cross examination by Mr. Fujimoto-----79 to 81
- Cross examination by Mr. Hall-----81 to 90
- Examination by Commissioner Whittemore-----90 to 91

The Commission was in recess from 12:05 p.m. to 1:45 p.m.

1:45 p.m.

ACTION

At this time, the meeting was turned over to Chairman Yuen to conduct this portion of the proceedings.

SP82-356 - DEPARTMENT OF PARKS AND RECREATION, COUNTY OF HAWAII

Staff planner reported on the background and offered pertinent data relative to the subject special permit request. He also responded to questions which were raised by Commission members regarding the costs involved in making water available to the site, the number of cyclists who will be accommodated on this 90-acre site, etc.

Commissioner Tamaye moved to approve SP82-356, Department of Parks and Recreation, County of Hawaii, subject to the 8 conditions recommended by the Hawaii Planning Commission. It was seconded by Commissioner Tacbian and unanimously carried.

CONTINUED HEARING

A82-535 - A & B PROPERTIES, INC.

Chairman Yuen turned the Chair over to Commissioner Tacbian.

Mr. Hall advised that he had been joined by co-counsel Thomas Matsuda, who will conduct some of the examination of the witnesses.

PETITIONER (cont.)

Thomas Nance - Civil Engineer, Belt Collins & Associates

Direct examination by Mr. Mancini-----106 to 129
Cross examination by Mr. Archer-----129 to 133
Cross examination by Mr. Yasui-----133 to 135
Cross examination by Mr. Hall-----135 to 138
Examination by Commissioner Rubin-----138 to 139

COUNTY OF MAUI

John Min - Staff Planner, Maui Planning Department

Direct examination by Mr. Archer-----140 to 147
Cross examination by Mr. Mancini-----148 to 151
Cross examination by Mr. Hall-----151 to 162
Redirect examination by Mr. Archer-----162 to 163
Recross examination by Mr. Mancini-----164

Ralph Hayashi - Director of Public Works, County of Maui

Direct examination by Mr. Archer-----164 to 170
Cross examination by Mr. Yasui-----170
Cross examination by Mr. Matsuda-----170 to 173
Examination by Chairman Tacbian-----173 to 174

Vice Chairman Choy excused himself from the meeting at this time.

Edwin Okubo - Housing Coordinator, County of Maui

Direct examination by Mr. Archer-----175 to 183
Cross examination by Mr. Mancini-----183 to 187

Chairman Tacbian announced that the hearing will be continued tomorrow, November 5, 1982, at 8:00 a.m.

ADOPTION OF MINUTES

The minutes of March 17, 1982, April 20, 1982, May 25, 1982 and Septebmer 9, 1982 were approved as circulated.

The meeting was recessed at 4:30 p.m.