

LAND USE COMMISSION
MEETING MINUTES
May 7, 2025 – 9:30 a.m.

Pursuant to Hawai'i Revised Statutes, HRS §92 as amended, the Commission conducted its meeting in hybrid format. Interested persons submitting written testimony were recommended to submit their written Statements 24 hours in advance of the meeting to allow for distribution to the Commission prior to the meeting.

LOCATION: AC Hotel, Alakea Room, 1111 Bishop St, Honolulu, HI 96813

VIRTUAL: <https://us02web.zoom.us/j/87935037081?pwd=SKsSa3WILSrcWT4K6mmmAgMmvlS5r0.1>

YOUTUBE RECORDING: <https://youtu.be/9eGf2UXEagE?feature=shared>

COMMISSIONERS PRESENT:

Dan Giovanni
Michael Yamane
Mel Kahele
Brian Lee
Ken Hayashida
Kū'ike Kamakea-Ōhelo
Myles Miyasato
Nancy Carr Smith (Zoom)
Bruce U'u (Zoom)

STAFF PRESENT:

Daniel Orodanker, Executive Officer
Scott Derrickson, Chief Planner
Ariana Kwan, Chief Clerk
John Dubiel, Esq. Deputy Attorney General

COURT REPORTER:

Naegeli Deposition and Trial
(Via Zoom Recording)

CALL TO ORDER (YouTube: 00:00:00 - 00:03:39)

Chair Giovanni called the meeting to order at 9:36 a.m.

INFORMATIONAL BRIEFING ON DOCKET NO. A87-610 TOM GENTRY AND GENTRY PACIFIC, LTD. – KAMEHAMEHA SCHOOLS REVISED WAIAWA MASTER PLAN AND PROJECTED SCHEDULE (YouTube: 00:03:40 - 02:05:01)

Briefing from Kamehameha Schools ("KS") on their Revised Waiawa Master Plan and Schedule that was submitted to the Land Use Commission on February 10, 2025. Files pertaining to this docket are available at: <https://luc.hawaii.gov/a87-610>, Parcel information: TMK No. 9-4-06: Portion of 26; 9-6-04: Portion of 1 and Portion of 16; and 9-6-05: Portion of 1, Portion of 7 and Portion of 14, approximately 1,395 acres located in Waiawa, 'Ewa, O'ahu, Hawai'i.

Appearances

Petitioner: Kamehameha Schools ("KS")

Jennifer Lim, Esq., Outside Counsel
Walter Thoemmes, Managing Director
Alan Arakawa, Castle & Cooke

Office of Planning and Sustainable Development ("OPSD")

Alison Kato, Esq. Deputy Attorney General
Aaron Setogawa
Ruby Edwards

City and County of Honolulu

Planning Department ("County")

Brad Saito, Esq. Corporation Counsel
Pono Arias, Esq. Corporation Counsel

Disclosures and Conflicts of Interest

Commissioner Miyasato disclosed his child attends KS. Commissioner Hayashida disclosed he is a personal friend of Mr. Thoemmes and that his Company does some work for KS. Both Commissioners stated they believed they could remain impartial and fair. There were no objections to their continued participation.



Presentations

The LUC Planner presented the Staff report that was posted online on May 2, 2025.

Petitioners presented the history of KS Schools and the history of the Waiawa project. They updated the Commission on the revised master plan and development schedule.

Commissioners asked questions regarding clarification on timeline, project location, EIS, Kama'āina housing, residential development, infrastructure, sewage treatment, developers vision, and funding.

The County and OPSD thanked the petitioner for the update and had no comments or questions for the petitioner as this is not a decision-making matter.

Public Testimony

During the first and second opportunity for public testimony, there were no members of the public who wished to provide public testimony.

TENTATIVE MEETING SCHEDULE (YouTube: 02:05:02 - 02:06:47)

Chair Giovanni called for LUC Staff to provide the Tentative Meeting Schedule.

Executive Officer, Daniel Orodenker provided the following tentative meeting dates:

May 7, 2025: A87-610 Informational Briefing to the Commission (O'ahu)

June 4, 2025: A92-686 AMFAC Status Report (Maui)

June 18, 2025: A17-804 Hawaiian Memorial Park Status Report (O'ahu)

July 9, 2025: A02-737 U of N Bencorp (Hawai'i)

August 6, 2025: A07-773(a) Emmanuel Lutheran Status Report (Maui)

DISCUSSION AND ACTION: ELECTION OF COMMISSION OFFICERS FOR FISCAL YEAR 2026 (JULY 2025 – JUNE 2026) (YouTube: 02:07:01 - 02:28:55)

Commissioner U'u joined the meeting via zoom at 12:37 pm.

The nominees for Chair were Commissioner Lee, Commissioner Giovanni, and Commissioner U'u. Commissioner Lee accepted the nomination and Commissioner Giovanni and Commissioner U'u declined the nomination. The Commission then voted for the nominee; the motion passed with 7 ayes and 2 nays.

The nominees for First Vice-Chair were Commissioner Carr Smith, Commissioner Miyasato, and Commissioner Hayashida. Commissioner Carr Smith accepted the nomination and Commissioner Miyasato and Hayashida declined the nomination. The Commission then voted for the nominee; the motion passed with 8 ayes and 1 abstain.

The nominees for Second Vice-Chair were Commissioner Yamane and Commissioner Kamakea-Ōhelo. Commissioner Yamane declined the nomination and Commissioner Kamakea-Ōhelo accepted. The Commission then voted for the nominee; the motion passed with 9 ayes.

Public Testimony

During the first and second opportunity for public testimony, there were no members of the public who wished to provide public testimony.

DISCUSSION: PROTOCOL FOR EXECUTIVE OFFICER'S PERFORMANCE EVALUATION FOR FISCAL YEAR 2025 (JULY 2024 – JUNE 2025) (YouTube: 02:29:02 - 02:53:48)

Chair Giovanni summarized the process they did in the previous year. He updated the Commission on communication he had with the Director and Deputy Director of DBEDT with the updated evaluation form to use.

The protocol to handle the Executive Officer's performance evaluation this year is first the Executive Officer will do a self-evaluation and provide it to the Commission by May 15. Second, the Commission will evaluate the Executive Officer by May 21. The Chair will then compile the forms and average the score in each category by June 1 and share it with the Commission prior to our June 4 meeting. On June 4, we will go over all the results and discuss further if necessary.

The Chair will contact the DBEDT Director's Office for clarification on what is budget/allowed for a pay increase for the Executive Officer, so the Commission is aware of the dollar amount if they decide to give an increase in compensation based on his performance.

Commissioner Carr Smith suggested that the LUC Staff evaluate the Executive Officer using the same evaluation form. After some discussion the Deputy Attorney General advised not to ask staff to participate in the evaluation as it might violate sunshine law, employment laws, and the Executive Officer's employment contract.

Commissioner Kahele motioned to not allow the staff to be a part of this evaluation, Commissioner Kamakea-Ōhelo seconded. The motion passed with 9 ayes and 0 nays.

Public Testimony

During the first and second opportunity for public testimony, there were no members of the public who wished to provide public testimony.

APPROVAL OF MINUTES FOR APRIL 23, 2025 (YouTube: 02:53:49-02:55:05)

The next agenda item was the approval of the April 23, 2025, Minutes. There was no written testimony, or members of the public who wished to testify to the approval of the Minutes.

Commissioner U'u moved to adopt the minutes, and Commissioner Miyasato seconded the motion. The minutes were approved with 9 ayes, and 0 nays.

ADJOURNMENT (YouTube: 02:55:06 - 02:55:14)

With no further business to attend to on the agenda, Chair Giovanni adjourned the meeting at 12:17 p.m.