MEETING OF THE PLANNING COMMISSION
Minutes
Wednesday, December 7, 2016

The Planning Commission held a meeting on
Wednesday, December 7, 2016, at 1:30 p.m., at the Mission
Memorial Conference Room, Mission Memorial Building, 550
South King Street, Honolulu, Hawaii. Chair Dean Hazama
presided.

COMMISSIONERS PRESENT:
Dean I. Hazama, Chair
Cord D. Anderson, Vice Chair
Kaiulani K. Sodaro
Daniel S. M. Young
Steven S. C. Lim
Ken K. Hayashida
Wilfred A. Chang, Jr.

COMMISSIONERS EXCUSED:
Arthur B. Tolentino
Theresa C. McMurdo

COMMISSION STAFF:
Gloria Takara,
Secretary-Hearings Reporter

DEPUTY CORPORATION COUNSEL:
Jennifer D. Waihee-Polk
(Advisory to the Commission)

Chairman: Okay. Good afternoon, everyone. At
this time I call meeting to order [bangs gavel] for the
Planning Commission, Wednesday, December 7th, 2016.
First item on agenda is approval of minutes from
our October 12th regular and executive sessions and also
revised minutes for August 3rd, 2016, as previously
circulated, to be approved by the Commission.
At this time, members Lim and Sodaro are excused
from voting. Are there any corrections or revisions to the
12 minutes as stated? [no response]
Okay. Seeing none, any objections to adopting the
14 minutes. Seeing no objections, any abstentions? [no
response] Okay. Seeing none, the minutes have been approved
for October 12th and as revised for August 3rd, 2016.
Moving on to the public hearing session of the
18 meeting, Item No. 1, Koolau Polo zone change request,
2016/2-5, Ohana Pacific Management Company Offices. At this
time, would the Department please come up.
Mr. Blair: Good afternoon, Chair Hazama, members
of the Planning Commission. My name is Thomas Blair, and
I'm a staff planner with the Department of Planning and
Permitting. The Department is currently processing
a zone change from Ohana Pacific Management Company for
their property in Kaneohe. The proposal in front of you is
to rezone a piece of property that's approximately 6,069
square feet. It's located about quarter mile south of
Windward Mall. The map is on the board over there and you
also have maps in your report. The property is currently
split zoned. The eastern half is zoned B-2 and the western
half is currently zoned R-7.5. The proposal would be to
rezone both of those portions for the entire lot to be into
B-1 Neighborhood Business District. The primary purpose of
the rezoning proposal is to consolidate the offices into one
location through the allowing of the construction of
two-story office and to demolish the existing residential
use. The properties are currently used as a dwelling and
office and the zone change would allow greater office
density then currently exists at this time.
The property is located off of Pahia Road. It's
one property inland from Kamehameha Highway. The back
portion of the site is abutting a stream, Kuaahaina Stream.
Nearby uses include a strip mall along Kamehameha Highway.
There's a parcel that's adjacent to Kamehameha Highway that
is vacant or has a derelict building at the moment.
To the west side is apartments and there's single
family residents still there.
On July 28th, the Department sent notification and
copies of the application to City and State agencies for
1 review and comment. The Department received no statements of opposition. Comments were received from the Department of Transportation Services, Honolulu Police Department and Department of Facility Maintenance. Those should be in your report as attachment. Most of them were concerns over construction traffic which will be handled as part of the building permit. Applicant also presented to the Neighborhood Board, No. 30, Kaneohe. At the Neighborhood Board some concerns were raised over the crosswalk along Kamehameha Highway, which is close to the property. Those are existing but some concerns were raised that with the increased density what would happen to the pedestrian (inaudible). Upon the Department's review of the facts contained in this application, requests for comments and responses and the existing conditions observed by a staff visit on August 11th, 2016. And upon review of applicable codes and standards contained in the general plan, the Koolau Po ko Sustainable Communities Plan. The recommendation of the Director, the Department of Planning and Permitting is to approve the requested zone change from B-2 and R-7.5 to B-1. The proposed zone change is not anticipated to have any significant adverse social, economic or environmental impacts, therefore, no conditions of approval were recommended at this time.

Now, if you have any questions for the Department of Planning, the applicant and his representatives are also here to answer your questions. Thank you.

Chair: Okay. Thank you. Any questions?

Member Sodaro: Thank you, staff. Just for the map that you have up, so the blue demarcation that's also the parcel boundary?

Mr. Blair: Correct.

Member Sodaro: You use the word demolish, a residential, are there improvements?

Mr. Blair: Yes. So, with the moving to the B-1 district they have a wider lot setbacks. So, the dwelling is currently in the R-7.5, so they will be demolishing that to widen the yard setback on that side.

Member Sodaro: Are there any parcel stating the zoning boundary between the two?

Mr. Blair: No. So, there's no--

Member Sodaro: There's no--There's no improvement that's on two zoning categories?

Mr. Blair: I'm not sure. All that I know it's currently dwelling and office. So I don't know if it's--

Member Sodaro: If it's nonconforming to the zoning. Okay. Thanks. I had one other question. The DTS comment, they talk about the right-of-way being improved. So, is that during building permit that they would go in and put in a sidewalk? Into where I'm going with this is, right. So, Kaneohe has a patch work of improved right-of-ways and non-improved right-of-ways and the basis for the City to make or require improved right-of-ways like sidewalks. Is it not in the change zone process? I though it could be in the zone change process.

Mr. Blair: It can be. There's no sidewalk along the apartment adjacent to that or in the derelict part.

So--

Member Sodaro: But that's dependent on when those parcels were developed. So, this parcel is coming in.

Mr. Blair: Yeah. It's a small right-of-way already. I'm not saying it can't be done, but there's only a handful of lots inland of that. This would be the time, I think that this would be done during a zone change.

Member Sodaro: Okay. Not at building permit?

Mr. Blair: Correct.

Member Sodaro: Okay. Thanks.

Mr. Blair: But, yeah, we're not proposing anything like that.

Chair: Any other questions?
1 which is why we purchased this property. Initially we were
2 thinking about building an office in our Kaneohe facility
3 but we didn’t do that in a residential. So, the property
4 that we purchased was marketed, what we understood as, a
5 residential or commercial—And come to find out it was
6 residential and commercial, so which is why we’re going
7 through this process right now.
8
9 We’re asking, you know, for it to be rezoned as
10 B-1 instead of B-2. Again, just offices. So there won’t be
11 any customer traffic coming in and out into that area.
12 By having everybody—Right now, you know, everybody is kind
13 of interspersed at the different locations for having
14 everybody in one location it would—we feel like we can
15 better serve the kupuna of our company. So, we than you for
16 your consideration today.
17
18 Chair: Thank you.
19
20 Ms. Imata: Hi, I just like to introduce myself.
21 My name is Lisa Imata, I’m the agent for the applicant, and
22 I just wanted to add that—I just wanted to clarify that in
23 the beginning we were going to apply for a B-2 zoning,
24 because half of it is already B-2. So, we thought okay,
25 we’ll just apply for a B-2 for the other half. It looked
26 consistent with the other B-2 zoning, and we thought that was
27 the way to go. But after we talked to DPP, they advised us
28 to go with B-1 zoning, which is less intensive. And it went

1 Department of Transportation Services.
2
3 Member Sodaro: Yeah. Chair asked for the staff
4 maybe to clarify how DTS comments gets incorporated.
5
6 Chair: Okay. Sure.
7
8 Member Sodaro: Thanks.
9
10 Ms. Imata: For this property, three parking
11 stalls are being proposed. So—
12
13 Chair: Okay. Commissioners, any other
14 questions for the applicant at this time? [no response]
15
16 Okay. Thank you.
17
18 Ms. Imata: Thank you.
19
20 Chair: Can I ask Department to back up,
21 please. Okay. Commissioners.
22
23 Member Sodaro: Well, maybe it’s just to DTS
24 comment since it’s not a condition of the Department’s
25 recommendation.
26
27 Mr. Blair: Yeah. Mostly we had some conditions
28 initially but we struck them out when we talked to our
29 traffic division due to the scale of the project and the
30 topography of the site is that it is steeper on the
31 roadside, so any kind of construction of a sidewalk or any
32 other improvement would significantly alter that topography.
33 Right now that’s that landscaped portion that’s controlling
34 some of the storm water run-off. So—
35
36 Member Sodaro: Thank you.

1 with what was being proposed anyway. We wanted to keep the
2 character. There’s an existing building on the property. It
3 looks like a single family dwelling. They’re keeping most of
4 it, and as the planner mentioned, they’re going to demolish
5 just about 230 square feet on one of the boundaries just so
6 that it can be in conformance with the setback that’s
7 required. Because as it is it wouldn’t be conforming. And,
8 so instead of applying for the B-2 zoning for half of the
9 property, it’s B-1 for the entire. So, it’s changing. It’s
10 down zoning the B-1 to B-2 in a way but upzoning the R-7.5
11 to B-1. And, I guess, I would like to add its compliant
12 with the General Plan and also with the Koolau Poko
13 Sustainable Communities Plan.
14
15 Chairman: Okay. Thank you. Commissioners, any
16 questions? How about the right-a-way?
17
18 Member Sodaro: Well, maybe I’ll take the
19 opportunity to ask the agent or applicant directly, do you
20 have any thoughts in comment shared to the staff earlier
21 about requiring the right-of-way, improvement is part of the
22 change of zoning.
23
24 Ms. Imata: It was my understanding that, because
25 this site wouldn’t b changed and the most of the structure
26 would be intact. Most of the structure would be intact,
27 changes to the right-of-way, the driveway into the property
28 would not need to be changed. But we will work with

1 Chairman: Okay. Any other questions of the
2 Department at this time? [no response] No. Thank you very
3 much. Okay. Commissioners, could I have a motion on the
4 proposed zone change.
5
6 Member Anderson: I’ll make a motion to accept
7 Koolau Poko zone change request, 2016/2-5 as presented.
8
9 Chairman: Okay. Moved.
10
11 Member Lim: Second.
12
13 Chairman: Moved and seconded. Okay. Any further
14 discussion on the zone change. Commissioners. Okay. Seeing
15 none, I will take a vote. All those in favor, say aye.
16
17 All Commissioners: Aye.
18
20 abstentions? [no response] Okay. So the zone change
21 2016/2-5 has been approved by the Commission. Thank you.
22
23 Moving on to agenda Item No. 2, Primary Urban Center, zone
24 change request 2016/2-6, Island Family Christian Church.
25
26 Mr. Hata: Good afternoon, Chair Hamas and members
27 of the Planning Commission. My name is Tim Hata. I’m a
28 planner with Department of Planning and Permitting.
29 This item here before you is to rezone approximately 1.39
30 acres of land currently occupied by Island Family
31 Christian Church from the F-1 district to the R-5 district
32 in order to continue the church use. As the report says, the
33 Navy had sold some land that belonged to them to small
1 churches in this area. And, under the F-1 zoning district
2 after the military released its jurisdiction, it is
3 regulated under P-2 preservation standard district by the
4 City and County and churches and meeting facilities are not
5 allowed. Essentially, the applicant is coming in for this
6 rezoning to R-5 to simply to continue the use at this time.
7 They're not proposing any renovations or additions
8 at this time, however, in the future if the landowner should
9 say, make renovations to the site at buildings, etc., they
10 would either need an existing use permit or a conditional
11 use permit minor. I'll just briefly described the site or
12 I'll just grab this mic to the left.
13 Okay. So, the site here is along Salt Lake
14 Boulevard. This gray area on the south side is all m
15 military housing the Navy Marine Golf Course is all Federal
16 property. This is the Aliamanu Elementary and Middle School
17 property here. The Salt Lake public library right, here,
18 the Salt Lake Shopping Center and the community of Salt Lake
19 to the north. So, access right now is granted from a road
20 here and into the property. There is much precedent for
21 this zone change because earlier this Department processed
22 three other zone changes. This Holy Family Catholic Academy,
23 2016/2-3, Trinity Mission Baptist Church, 2016/2-2 and the
24 Church of Christ at Pearl Harbor, 2016/2-4. And also, I
25 think, a couple of years ago, we also processed a zone

1 change for the Asset School, which was also F-1.
2 So, the applicant did present the project to the
3 Neighborhood Board, however, there is no Neighborhood Board
4 for this particular site. So, the closest one is the Airport
5 Neighborhood Board, No. 18, and they did approve the
6 applicant's submission to come in for a zone change. The
7 agency said we had sent notices to, did not have significant
8 comments. So, infrastructure is adequate to handle the zone
9 change at this time. The zone change is consistent with the
10 General Plan and Primary Urban Center Development Plan. So,
11 the Department recommends approval with a few conditions.
12 Essentially, would be standard affordable housing condition
13 since this zone change is going to R-5. So, in the future
14 should housing be built the developer will be required to
15 submit a affordable housing plan acceptable to the DPP. The
16 second condition that we are recommending is a notification
17 regarding aircraft noise and that's because the DOT
18 Airport's Division has commented that the site is within one
19 of their noise contours. However, when I contacted the
20 applicant, they didn't say that they had any complaints by
21 their members about aircraft noise. It really was never an
22 issue for them. So, we had proposed a kind of compromise
23 that's basically a disclosure the potential for aircraft
24 noise, fumes, odors and vibrations may be caused by
25 occasional aircraft that do fly close to the site.

1 And then the third condition that we're proposing
2 is an elevation agreement that was recommended by the Board
3 of Supply and that's simply because where the site sits
4 about 100 feet above mean sea level that's slightly above
5 the Board of Water Supply service line. I think they said
6 about 90 feet that they said.
7 So, this site, they're claiming experiences less
8 then normal water pressure. Although the applicant never
9 said when I asked him about that. It was never a problem.
10 So, it's just a simple fact of filing the agreement with the
11 Board of Water Supply, and it would be recorded at the
12 Bureau of Conveyances. So, those are basically the three
13 conditions that we're proposing at this time. So, this
14 concludes my presentation. Thank you very much.
15 Chairman: Okay. Commissioners, any questions of
16 the Department at this time? [no response] Just want to
17 confirm two things. This you mentioned the prior zone
18 changes that we've already been through. This one has a deed
19 restriction like the others
20 Mr. Hata: Yes.
21 Chairman: I think the only difference in this one,
22 they have City and Wastewater and Water. The others were
23 dependent on Federal government, I believe for their
24 services.
25 Mr. Hata: Yes. I did read the deed restriction. As

1 fair as I can see they have access to sewer and they're
2 hooked up county water since early 60s.
3 Chairman: Yes. So the other ones, I think were
4 not. They're dependent on Federal.
5 Mr. Hata: Yeah.
6 Chairman: Yeah. Okay.
7 Member Lim: [inaudible noted that from the
8 wastewater age [inaudible] connected to the City's
9 wastewater systems. [inaudible].
10 Mr. Hata: Yeah. I don't know how that got in
11 there. Because I did check with our wastewater branch.
12 Member Lim: So, it is a City sewer?
13 Mr. Hata: Yes. So, maybe it was meant to say
14 that it got City sewer, so no condition is needed. Thank you
15 for catching that.
16 Chairman: Okay. Any other questions of the
17 Department. Okay. Tim, thank you. Is applicant here?
18 Please come on up.
19 Mr. Eng: Good afternoon, Mr. Chairman. My name is
20 Henry Eng. I'm the agent for the Island Family Christian
21 Church which has applied for the subject zone change to
22 rectify a non-conformity which was created several years ago
23 when the property was transferred from the Navy to the
24 Church. The existing church was established in the 1950s.
25 They've been providing a variety of services to the Salt
1 Lake civilian and military community since then. The church
2 does not have any plans to renovate or modify the site and
3 seeks merely to secure the zone change from P-2 to R-5 to
4 bring the use closer to conformity and to allow the
5 implementation of needed minor repairs from time to time.
6 The P-2 is a default zone which the DPP applies to all
7 military lands that are transferred to civilian ownership.
8 The church earnestly seeks condition support and its zone
9 change request. The request is similar as the DPP staff
10 person indicated to several other similar requests recently
11 for similar zone changes. The church does intend to file a
12 unilateral agreement in the DPP to related to affordable
13 housing, flight operations disclosure, and elevation
14 agreement. We think that DPP has done a very thorough
15 report. We do appreciate the time and consideration that
16 you will give to this modest request. Seated to
17 my right is Kent Humphrey, a pastor to the church, would
18 like to just give you a very brief run down of the
19 activities that the church gets involved with. At this
20 time, do you have any questions for me?
21 Chairman: Yes. Commissioners, any questions at
22 this time
23 Member Sodaro: No. Just acknowledgement to always
24 have former Director Eng's presence. Thank you.
25 Mr. Eng: Thank you.

1 Chairman: Okay. Go ahead.
2 Mr. Humphrey: Good afternoon. Here's a printed
3 copy of the summary of activities. It's on the front and
4 back of the page as you receive it. So, the activities of
5 course, it's going to reflect the activities of church is
6 involved in, in the community. And as you can see here, the
7 summary starts out that we're involved with both the
8 military and the local community mixture of people. As a
9 matter of fact, that's part of our purpose that we do tend
10 to mix those two different culture groups together. So, the
11 military can have a better understanding of what Hawaiian
12 lifestyle is like and what our culture is like.
13 The mixture of these two groups together in our
14 congregation involves things like personal enrichment
15 events, classes to benefit the attendees be there. We
16 even do things like luaus and women teams, men's bar-b-q,
17 etc., etc. The typical things that you would definitely
18 find in a church organization. Programs that we have are
19 focused on children, adults, men and women separately and
20 family. And, so involvement with those groups of people
21 brings us to the point that we are also involved in some of
22 their problems that they would have.
23 So, we do have counseling services that are
24 offered to those who are in need and, of course, we refer
25 them to other resources that would better fit their

1 particular situation if it's not something that we would
2 handle.
3 In a broader sense, in our community outreach, we
4 are involved in activities of monthly feeding of houseless
5 families down at Kakaako Shelter, and we have funds for
6 people who are in need. We have a food pantry there on
7 campus that we give out food to families that need to have
8 food right away. And then our facilities are available for
9 many different community events and fundraisers. We have a
10 weekly usage of our facilities by the Samoan language school
11 that meets there. Zumba fitness classes meet there. Women's
12 fitness boot camp meet there. We have children activities.
13 We have a learning center. Winter break, we're going to
14 have a robotics camp this year and summer break we have
15 sports camps and things like that. So, reaching into the
16 community in a lot different ways.
17 Our mission statement as church, simply as this,
18 loving Christ, loving the body of Christ and loving the
19 world whom Christ died. And, so we have two worship
20 services, every Sunday. Time to time we have special
21 services as they're needed, like Thanksgiving, Christmas
22 Eve, Ash Wednesday, Good Friday and things like that.
23 We also have weekly Bible studies for various groups that
24 take place on the campus there. We have mentoring and life
25 skilled classes. We have discipleship classes. And these

1 include other programs such as celebrate recovery, pure
2 desire programs and things like that. And, of course, we
3 have children's programs. Our regular Sunday program that we
4 call Kingdom Kids and then during the week our ohana program
5 that makes people more aware of what the Bible actually
6 says.
7 We even have another group that uses our facility
8 for worship as well. Third weekly worship is sponsored by
9 the First Filipino American Christian Church that meets
10 there on our facility, and a lot of our people are involved
11 in that worship as well. So, this is not an all inclusive
12 list obviously things that we do. But we've been there for
13 over 60+ plus years functioning as a church, but this will
14 give you a little bit of flavor for some of the things we
15 do.
16 Chairman: Okay. Thank you.
17 Mr. Humphrey: Thank you.
18 Chairman: Commissioners, any questions for
20 Thank you.
21 Mr. Humphrey: Thank you.
22 Chairman: Okay. Commissioners, entertain a a
23 motion.
24 Member Lim: One question for staff.
25 Chairman: Oh, okay. Can I ask staff to come back
Mr. Hata: What's the reason why I bring it up is (inaudible) (inaudible).

Mr. Hata: Yeah. Well, that may be true, but what we looked at is the fact is that area is a very well established area. It's been there for decades, and it has been heavily urbanized. I did do a large project in Ewa by Gentry, makai, and at that project there's I think there's over a thousand homes. DOT did request an avigation easement because of the noise and all that. And those homes do lie under the flight path. So, we did recommend an avigation easement and soundproofing or sound attenuation of buildings, and it was approved that way. But, there was, I think more justifications because of the geographical area in Ewa that lies under the flight plan here. They didn't say lie directly under a flight path, but I think they were just being a little cautious that they may be didn't want any complaints from the community. But it was not an issue with the church when I asked them. But in the future I would think, whoever developed, or whatever is developed there, they just need to meet whatever the code is at that time.

Chairman: Okay.

Mr. Hata: I'm not sure. Those are how the plans are routed. The flight operation disclosure which is (inaudible) discloses the (inaudible).

Chairman: Well, I think they would have to also get the federal guys to drop the deed restriction. Because, I think the way the deed restriction is written it would probably, sounds like it prevents them from actually building houses.

Mr. Hata: Yes, that is correct. It's for social and recreational purposes and religious purposes.

Chairman: I think we're handling these all the same where the deed restriction exist, is that the federal government have to agree in relaxing that restriction in order for them to build something other then church there or a community center.

Okay. Any other questions, Commissioners? [no response] Okay. Thank you. Okay. Commissioners, do we want to entertain a motion regarding the zone change.

Member Anderson: I'll make a motion. Approve the primary urban center zone change request 2016/2-6, as presented, subject to the conditions included in the Department's report.

Chairman: Okay. Move. Do we have a second.

Member Lim: Second.

Chairman: Moved and seconded.

Any further discussion, Commissioners, on the motion. [no response] Seeing none, we'll take a vote. All those in favor, say aye.

All Commissioners: Aye.


Okay. Moving on to the next item on our agenda, Gill Ewa, Oahu State Special Use Permit, 2016/SUP-1.

Gill Ewa, Oahu State Special Use Permit, 2016/SUP-1.

Mr. Young: Thank you, Mr. Chairman.
1 with the new permit and because the application is below 15 acres, although there is an expansion from 9.4 to 14.8 that the Commission has the full jurisdiction over this and it does not need to go the Land Use Commission. So, our recommendation to kind of blow it up would be all under your pervers. Now, the reason why the applicant is coming in. They acquired this back in 2007. For 20 years prior to this past year, I guess, the Kamaaina Kids was operating the camp, but found out that it's no longer sustainable. They were apparently losing money, and they no longer renewed the operating agreement with the new land owners. And, in order for the current petitioner to make a viable goal at this facility, they partnered with Malama Learning Center, and have come in to ask for an expansion of the approved area, and also add new facilities and uses. Now, the new facilities include a number of new cabins and learning centers and that sort of stuff is not going to occur immediately. They're looking down the line, quite a bit from now. The current plan now is to get these additional uses approved and come back in and do some minor repairs and improvements to kind of modernize the camp. So, we're okay with that. However, the mix of uses that they're proposing we have some concerns about it. So, we are not recommending all the uses be approved as applied for as by petitioner. So, essentially they were asking for things

1 So, we have some conditions relating to traffic management plan. We have a condition relating to soil erosion in our site visit. We noticed that were some bare areas that needed conservation soil, soil erosion control plans and that sort of stuff. And, again, as this was a permit that were issued some 50 years ago, we have some standard conditions that are indicated to replace the current condition that was passed by the Land Use Commission, and those have to do with annual reports, lighting or site plan and that sort. And we felt in reviewing this application, it meets the five test required by the Planning Commission rules and Chapter 205. So without saying too much further, let me point out where the property is. If you have some difficulty seeing it.

Okay. So, this is the site right over there, the petition area, 14.84 acres. Colored on the map, the green areas is the state agricultural district. The reddish areas are all the urban district and above here, which is uncovered well, we have the area folded in the background is a conservation district.

Now, access is off of this road here, which connects to the residential district at the top of Makakilo. It's called the Palehua Road. And it kind of snakes around this distance just above the Makaiwa Hills project, means it's undeveloped at this point, and from a driveway off of

1 like personal services as our zoning code would define them. For example, like celebrations which could be weddings, parties and that sort of stuff. So, we rather not see that site become like another tourist destination, but more of a true camp so that their clientele can experience the openness, the rural character of the area, and also participate in their conservation programs, which is ongoing now, and that's not a problem with the agricultural district.

Okay. So, the Neighborhood Board was notified. They didn't have any objections. In fact, they were going to write us a letter supporting the applicant. Although we haven't received it yet. We sent the application to various government agencies, and there were no objections. There were some comments from Office of Planning and the standard comments from the Department of Health.

In my research we found that--Of course, the site is unsewered. There is no sewer pipe going up the facility so, they have septic system there. The applicant's records only show that there was a one system, but apparently it's not big enough to handle the 300 guest that the applicant is proposing to limit to ease. So, one of our conditions had to do with confirming with the Department of Health, they that they have adequate facilities to handle the maximum load that they're proposing.

1 Palehua Road, it goes in another about a mile off to the site. The site elevation is roughly about 1,500 feet and a little higher up in the northern sections. Now, the agriculture lands, the qualities is not too good. It's a combination of D & E for the landscaped review and much of the lands in the surrounding areas is a passage use by a ranch company.

So, there some homes up above them, a handful of homes that are formerly plantation homes back in the day when we had a lot of sugarcane and they are on short-term leases with the landowner. Now, the petitioner owns a lot of the lands all around here, which is all being basically used for ranch and open space uses.

And down below is the HECO power-plant here and Waimanalo Gulch Sanitary Landfill. Of course, down here is the H-1 Freeway, Koolina and below that is the Kapolei Town. That concludes my presentation. Now, I'm open to questions.

Chairman: Okay. Commissioners, any questions for the Department at this time?

So, what is the total size of the property that the landowner currently owns?

Mr. Young: It's over a thousand acres. It consists of several parcels around in this area. The petition actually encompasses about four parcels, portions of them.
Member Young: If this was to be approved by the Commission, is there any more or less liability, you say, all use, ages. I mean, is it going to be—you have to spell it out on liability to the State or the City?
Mr. Young: Liability in terms of fire protection?
Member Young: Anything.
Mr. Young: Anything.
Member Young: You're talking about youth. They can be 2 years old, and they can be 17.5.
Mr. Young: Yeah. We're removing that age limit.
you're right. It could be all kinds of clientele of all ages there.
Member Young: Wouldn't something be put in here that their liability has to increase, decrease, specify? There's nothing in here that say about chaperoning, I mean--
Mr. Young: I think that's an operational matter that would be under the preview of the applicant, and I'm sure the applicant has insurance to cover those things.
But if you would like to, you know, you can always recommend that the petitioner indemnify the City and the Planning Commission of feature liability as it relates to those kind of issues. We haven't seen that happen before. I think we have seen the Land Use Commission do something like that to protect their Commission and employees and

Member Sodaro: Staff from the petitioners operation of their projects. But this would be the first if we were to do that.
Member Young: Should there be an increase in liability in the rules? Concern the State or the City? Something should be (inaudible).
Mr. Young: I don't have a position on that.
Kathy?
Chairman: Okay.
Member Sodaro: Maybe I will, Raymond, do you know where the 300 person count came from? Is that at the request of the Applicant or is there some other point of reference as to where the 300 came from?
Mr. Young: Probably historically, it did come from the petitioner, but historically, there may be up to 15 that many clientele there. I'm sure Mr. Gill would be able to elaborate on that.
Member Sodaro: Okay.
Chairman: In your report, the current SUP that was approved, it was mentioned that the prior landowner or the applicant actually was using—had some uses that weren't allowed by the SUP?
Mr. Young: That's correct.
Chairman: What were those uses?
Mr. Young: The wedding activities that were going on there were not allowed. Let me check here. Well, I'll tell what was allowed. Swimming lessons taught by the Red Cross, safety instructor, horse-riding lessons, art lessons, archery, tennis, physical fitness, and accessory uses limited to community and religious organizations that promote the camp's primary clientele.
Chairman: For youth children.
Mr. Young: Yes. Those are the uses permitted.
Chairman: So, they're in violation of the SUP at that time?
Mr. Young: We weren't aware of it; yes.
Chairman: Okay.
Member Sodaro: Could the Commission receive the SUP on file?
Mr. Young: You're talking about the prior one or this one?
Member Sodaro: The prior one.
Mr. Young: Yes. In fact, their records were given to us, and I believe it's also on-line at their web page.
Member Sodaro: So, if I want a copy, I got to go on-line.
Mr. Young: Or I can make you one.
Member Sodaro: Or—Well, I just asking—Because we don't have the rationale. I'm not saying that thought shouldn't be revisited from 1974, but it would interesting to my fellow Commissioner's point about the mixing of ages. To understand what it is that we're being asked to modernized, because we didn't have the original SUP because it was before the Land Use Commission. So, that's something, Chair, for our consideration to ask.
Chairman: I'm also going to assume that the 7 statutes have changed since '64—
Mr. Young: That's correct.
Chairman: That allows the Planning Commission the latitude 15 acres or less.
Mr. Young: That's correct. That was in the '70s where the 15-acre rule—
Member Sodaro: For us to reference. Because you had your question because we don't have the current SUP.
Chairman: Correct, correct.
Mr. Young: But I can understand your point, Commissioner. You're worried that there be an adult population there and also a minor population and that there may be some mix in inappropriate activities going on or—
Member Young: My question was on the operation side. Before it gets into the operational side, to approve something like this, shouldn't there be some guidelines. I'm only thinking about the liability the City. I don't know if—Seven to 14 is great. I don't 4 years old and 17.5 and beer bottles.
Mr. Young: Yeah. I would defer that to the applicant to deal with those operational issues.

Chairman: Okay. Commissioners, any other questions of the Department?

Member Sodaro: Just because similar applications have come forward that have this quasi residential like dormitory component, does the Department have any issues or concerns about TVU use?

Mr. Young: Well, this is an oversight proposal. So, in respect it's short-term space. So, we don't relate a TVU activity to this kind of facility. We have the benefit of the Planning Commission's oversight and conditions of approval that the Department will monitor closely. So, unlike those TVUs they don't have conditions or discretionary permits to deal with. Either they're permitted by a license or they're illegal. And the illegal ones is an issue with the Department for enforcement.

Member Sodaro: But this Commission has been asked or define group versus a single. So, if one person wanted to come up with and have a function of one versus a grouping defined in having a group function. So, is group use a requirement or does have the Department have a comment on group use versus a single occupant, single evening use because that's delima that the Commission been--We've had to deal with before on AG land.

Mr. Young: We have not come across--

Member Sodaro: Religious groups and dormitory use and stuff like that.

Mr. Young: We haven't come across that problem with respect to camp. So, at this point, unless there's an issue, we don't have a position on that.

Chairman: Okay. Thank you.

Ms. Sokugawa: Kathy Sokugawa, Acting Deputy Director, DPP. The question of liability, I think that's a very good question, but I would say we have to defer to our attorneys on that issue, because by inference it would imply that every decision we make on every project carries some kind of liability on the part of the City. And, to my knowledge, we don't have a standard condition on our zoning permits that do that. So, I don't know if there's an over-arching law that covers that issue, or whether you're asking the question, we should be doing that for every approval that the Planning Commission or the City grants.

In this case, there will be a Conditional Use Permit required, so that can be further discussed down the road as well in that conditional use permit. But, certainly the Planning Commission should make its action based on its best information and analysis.

Chairman: Well, I think the concern was you have an existing, I mean, the existing SUP states a certain condition and the applicant is asking to eliminate that condition basically. So, we have to kind of think about that.

Ms. Sokugawa: Yeah. But I would argue, yes, this is a unique one, because it was limited to a certain particular age group, but all of applications for day-care, preschool, churches, we don't discuss the issue of age. It just happens at this particular one, and I don't know the historical reason why they did that. Has a unique age related condition, but normally we're not that concerned about that. And, again, it would be up the applicant to assume liability in how he manages his project.

Chairman: Okay. Thank you.

Member Sodaro: I had one more question. So, to be responsive, the applicant submitted a follow-up letter with comments to the conditions proposed by the Department. A few of them had to do with just the time lines to produce plans. So, may I just ask are these standard time frames that you give or you open to longer periods of time. So, they had mentioned in specifically some studies cutting it down in 60 days. How do you feel about that?

Mr. Young: Okay. Management at DPP went over some of these conditions that the applicant is proposing, is we either eliminate or revise. Essentially, I'm not opposed to extending the deadline for the sewage confirmation. But, unfortunately, if the existing sewage system is inadequate, we're just allowing the applicant to continue overloading the current system for extended amount of time. Now, if within 60 days he shows us that he doesn't have sufficient capacity and he needs to put in additional facilities, then we're open to amending the condition to allow an extension of that time frame. But, I think time is of the essence to show that they have sufficient capacity to handle the sewage generated there.

Chairman: I guess, the current facilities, can they accommodate the increased number or they cannot?

Mr. Young: Well, I don't think the current--Regarding the 300 personnel limit, it doesn't look like it has enough capacity.

Chairman: So, he would have to come in with a CUP minor or something to do renovation at which time you could then bring up the issue regarding the capacity.

Mr. Young: Well, I think if they're already overloading the capacity, we wouldn't want to wait. We'd like them to confirm that they capacity or put it in if they don't.

Chairman: So, your question to them whether they have capacity to handle their current numbers?

Mr. Young: Yes, yes.

Chairman: Not the expanded numbers?
Mr. Young: But the applicant can confirm with you or not, but, I believe that 300 number is based on occasion that's how much they've gone up to.
Member Sodaro: Does the current SUP have a people count threshold?
Mr. Young: There's a limitation, but there's no-- No, I'm sorry.
The current SUP doesn't have a limitation.
Member Sodaro: Oh, it doesn't limit head count?
Mr. Young: No. It just has a limitation on age.
Member Sodaro: Got it.
Mr. Young: Yeah.
Chairman: Oh, okay.
Mr. Young: Now, with respect to Conditions 2 and 7, I think those should be retained, because if the project should be sold to a new owner, there's no assurance that they will be as good stewards as the current landowner is. And, in some of those objectives, to review the infrastructure, environment concerns and impacts are necessary. And, of course, these conditions we are recommending are not extraordinary, but they are necessary. And, like I said earlier, those conditions will be monitored here by staff here at the Department. And, I believe the CUP which will be required later, does not actively monitor the conditions.

And, then the final one, which they are commending removal is the setting back of the gate. So, essentially that condition is not negotiable. And, then, of course, we think it's the last resort in case we cannot handle the management of the traffic at that gate area. And, the applicant, as I recall, did mention that that was one of the improvements they have on their mind. And, if there's any issues about vandalism or r loitering. Modern electronic surveillance could deal with it, and also that street is patrolled by police and the applicant had mentioned there's many other vehicles that travel up and down that road. And, there's no deadline for that to occur to.

Chairman: Oh, no deadline. Okay. Any other questions? The surrounding areas on the map, do you--I guess, undeveloped, has zoning been approved for those areas already?
Mr. Young: For this area here?
Chairman: Uh-huh.
Mr. Young: Let's check the zoning map. It should be Exhibit 3. Ah, yes, it's been zoned, a combination of high and low density residential, preservation and apartment mixed uses down by the highway.
Chairman: Okay.
Mr. Young: So, I spoke to the landowner for that project and this time they have no plans to move ahead.
Chairman: Okay. Commissioners, any other questions?
Member Hayashida: So, in the nonconforming usage or structures that were put in, they never come for (inaudible)?
Mr. Young: We did mention it briefly, but we thought that we could defer it to the time the CUP is processed. That would be more of an administrative matter. It is confirmed that those structures, some of them have been illegally converted or expanded or established, then the normal thing to do would be required that they get building permits unless they plan to remove them.
Member Hayashida: That would be an added condition?
Mr. Young: That would be a condition at the time the Conditional Use Permit is processed.
Member Hayashida: (inaudible).
Mr. Young: Well, they are doing unauthorized activities there, so we could force the issue by sending an inspector, but we rather not do that. We are more of a complaint driven, and we're not in the business of penalizing applicants.
Chairman: Okay. Any other questions?
Member Sodaro: So, the 300 came from the
whether 300 is too much or too litter. So, we're pretty much
deferring to the applicant, but with the restrictions on the
applicant by the conditions on traffic management, TDM Plan
and that sort of stuff. And, of course, in the future if
there is problems, the Director can always come back with
the approval of the Planning Commission, you know, make
changes, add conditions to deal with any issues that might
come up as this project moves forward.

Member Sodaro: Thank you.
Member Lim: Could you make a request in your
Acting Director. We have these application, so we get your
background and recommendations. It would help especially
something like this for us to look at the existing permits
and the major permits and the applicant itself. Because that
was what I had time. When you look at it in description,
can have all kinds of stuff going out there and I don't know
exactly what he was proposing in his application because he
was trying to condense out for us and appreciate it. The
description of the uses doesn't exclude too many things.

Mr. Young: That's correct. Although Chapter 205
has been relaxed over the years since ag and pineapple has
gone out to open up the district to all kinds of different
uses including restaurants, operator by ag producer. You
can know, we have concerns about that.

Member Lim: Define use, but now we're giving

something that helping retrieve, [inaudible] exhibitions and
tours, forestry, outdoor sporting, whether there will be
ziplines or recreational vehicles, on and off site.

Mr. Young: Yeah. We thought about that and,
again, like Chapter 205 it allows a variety of open area
rec. In fact, ziplines is considered by the Department,
open air rec. It doesn't need an SUP. And cultural events,
if they're ag related, it's a permitted use. So, I think the
CUP would be the vehicle to further define exactly what the
petitioner is going to be allowed to do up there. And, of
course, it would not exceed what was permitted under the
SUP.

Member Lim: Okay. That's why I'm concerned about
the project description. It's pretty wide opened.
Mr. Young: Yes, you're right. It is.
Member Young: Whenever you have 300 people,
regardless of age, you gotta some rules. Someplace have the
City and State for the individual (inaudible). 300 is not
somebody (inaudible).

Chairman: Okay.

Ms. Sokugawa: If Commissioner's Lim's request is
what the Planning Commission would like us to do which is to
add the applicant's application itself to the Director's
report we can do that. It's electronically. You know, a
lot of them are really huge.
1 historical resources of the mountain. This is our mission.
2 We're engaged in for restoration that preservation
3 of endangered species. The interpretation, preservation of
4 the historic cultural sites around the area. Education of
5 our youth. Basically we want people to come to the
6 mountain, learn to love the mountain, and live and work to
7 protect the mountain. So, that's what we're doing in that
8 capacity. Camp Palaehua serves that mission. As was stated
9 this camp has been around almost as long as I've been. It's
10 a long time. Youth have been coming to camp since the '60s.
11 Some local schools have been sending their 6th graders
12 forever. Any of you have been to Camp Timberline growing up
13 in Hawaii?
14 So, you know what it's like. It hasn't changed
15 much. It's all we can do to keep it functioning right now.
16 Because the maintenance of it has been very minimal over the
17 years. It currently sleeps about 150 people, and it has been
18 in that capacity for at least the past 20 years. Most of the
19 improvements were done in the 60s under the original SUP.
20 Some of the buildings date back to the 1920s for when it was
21 facility for the mutual phone company. And, I think they did
22 radio telephone communication from Kauai from up here.
23 Gill Ewa Lands ended up with the camp because
24 Kamaaina Kids decided to end their lease and abandon their
25 operation there. It was our intent to continue the operation

1 because generations of young people have been served by the
2 camp and we want to continue and respect that heritage and
3 build it towards the future. It has not been in an economic
4 operation for quite some time. Kamaaina Kids was losing
5 money, typically on it. It's been more and more difficult to
6 attract student groups to come up. If you're familiar with
7 what's happening in education today. It's harder and harder
8 for teachers to get permission to go on field trips. It's
9 very difficult to get an overnight permission. Even the
10 schools that have been coming up since the 1960s used to
11 come up for a week. They come up now for three days, instead
12 of a full week. So, the operation has been very
13 challenging. We have in the past year managed to keep it
14 open. We're very limited staff and a lot of volunteer work.
15 The reality is when I looked at this application, I can't
16 really address why they asked for only ages 7-14, but when
17 Raymond said, there's been violation, sure. If you're a
18 junior in high school and come up, that's a violation. If
19 you're 15, if you're a senior, that's a violation. Nobody
20 really policed that. Nobody really paid attention to it. I
21 think the intention at the beginning was, that was the
22 business model of the camp at the time, 1964. They didn't
23 want to deal with high schools or younger children. That was
24 a sweet spot for what their business operation was. So,
25 that got written into the permit.
1 And the same thing with landscaping. This is an ongoing endeavor. Some of the trees up there are quite mature. The entire mountain side was replanted. When you look up and and you see the green trees in Waianae. Those were planted by the civilian conservation corps in the 1930's. Prior to that, the entire mountain side was grass pasture. The cattle had deluged the entire landscape up there, and there are very few native trees left. There's little patches of them we're fencing and protecting. But the forest you see is an alien species forest primarily Australian eucalyptus and ironwood.

1 So, our intention is to restore the native forest, so that will require the removing over time of the aliens, the banyans, the eucalyptus, the Norfolk pine and what you have, the ironwoods, the silk oak, Christmas berry. Some of those are pretty nasty stuff. There's thorn bushes and things from the pasture as well. So, we will be doing that as time and this equipment volunteer time and money are allowed.

1 Regarding the gate, the gate is commonly managed by the two landowners there. My concern would be should for whatever Gill Eva Lands be ordered to move the gate. It's beyond our individual capacity to do so in conjunction with another landowner. The gate has moved forward towards the public road specifically to address community concerns.

1 If any of you used to be young and would like to drive with your girlfriend or boyfriend to the top of the mountain, this is where you would go and where you would park and the concerns are then generated from the neighborhood. So, we moved the gate closer to the street light to reduce that attractive nuisance. The gate, we're in a project now to electrify the gate, and it'll likely move about 30 feet mauka, giving additional space for staging of vehicle on buses if that's necessary. But, again, where the gate is now, we've never had any complaints. And, it has been managed appropriately, and it's really not that easy to just to move a gate. If somebody were to order me to do that, we're talking about in the hundred of thousands of dollars and this equipment to get video. We've looked into that. We need internet connection. There's all kinds of things attached to that. So, it's not easy thing to do, but it takes seriously.

1 And, then, finally the annual report. If Raymond wants to see my annual report, I will write him a paragraph once a week or once a year. I don't really object to doing that. It's just never been done in the past 50 years. I didn't see the necessity to it. We're always happy to have City or State inspectors come up, if there are complaints, people need to come and see what we're doing. More than happy to address those complaints at that time without creating additional paper work. So, with that, I went on longer than I thought. There's a lot to talk about and a lot of things to answer if you have additional concerns or questions. Thank you, again.

1 Chairman: Thank you. Commissioners, any questions of the applicant at this time?

1 Member Sodaro: I had a question. Regarding Malama Learning Center. So, they sent testimony in support of your application. Are they a user or can you elaborate?

1 Mr. Gill: Sure. Malama Learning Center is a 9 non-profit organization. Does play space education throughout Ewa and Waianae with the focus on conservation 11 and sustainability. I think they're at least 10 years old. They have a partnership with Napele Hi School, where they have a shade house for growing native plants and they do a lot of work planting native species and doing education and teacher training throughout the area. We have joined in with them as a partner. We've provided office space, a base of operation to support their work, and they have begun to hold some of their functions and some of their activities at the camp because our mission and their mission are closely related. So, I have a simple way of describing this when we came in to start manage the camp. There's a lot of good things happening in the community that we'd like to support.

1 We're not interested as the landowners or as the camp operators in reinventing the wheel. What I'd like to do is ask everybody who has a wheel, roll it up the mountain and come and do some activities up here. We'd be happy to host you and to bring your students, your teachers, your community up to learn from the mountain and increase 5 improve their education in that way.

1 Chairman: Any other questions?

1 Member Lim: For the Malama students, are their 7 operator of the Camp Pelehua?

1 Mr. Gill: No. They are a non-profit and they simply have an office in one of our buildings. Camp Palehua 10 is operated by Camp Palehua LLC, which is a subsidiary of the landowner, Gill Eva Landes LLC.

1 Member Lim: You have Palehua LLC, but Mr. Gill: Correct, yes.

1 Member Sodaro: Is it your characterization since 14 you want to broaden the uses for the facility that is what 16 is needed to support future school group uses. And, in that thought, is it, do you see future school group use which is what the memory is about, dwindling or do you see there is an up note in bringing back? Are you losing school business 20 because of the inability to maintain facilities or is it just a trend you kind of hinted towards--reduction in 22 interest?

1 Mr. Gill: Thank for that question. It's a tough one. We've only been at it a year. So, I'll tell you my 25 strategy coming in here. The longest using school of the
1 camp has been Punahou. They've been bringing up their 6th
graders since sometime in the early 70s or 1960s. So, I
needed in order camp sustainable provide some facility that
Punahou could keep coming to, even Kamaaina Kids left. And
we were successful in that to the extent that only do they
continue to bring up their 6th graders, but they've decided
to bring up their 4th graders as well. We've been working
really closely with other schools in the area. We've had
9 kids from Lale, Lale Elementary come in. We've boy scouts
group. We've had a variety of the schools, charter schools,
and public schools in the Ewa, Manakuli, Wai'anae district
come up. The feedback has been very positive. So, I feel
comfortable that we're providing a resource that people
appreciate and want to come to, but typically the people who
need to come to he camp most, are the those who can afford
at least. And that makes it a very difficult economic
function.

Regarding a question of liability. This is hugely
liable issue. It's very hard to insurance. The insurance
costs us a hundred thousand dollars a year. Those are a a
lot of 6th graders just to meet the bill to pay for the
insurance. So, there is a reason Kamaaina Kids left, and
it's a reason we're trying to overcome, by reducing our
overhead as much as possible, at the same time making the
needed investments to the camp infrastructure. Last week, a

1 nights and have not had any kind of overflow problem. I
should address where the 300 came from. Because it came
from me, okay. I figured you guys would want to have a
number, so I came up with one. And basically, you know, we
have not had 300 people at camp. It was with the expectation
that camp may grow into the future that would be an upper
limit of how many people could be accommodated. I know that
in similar permits like Kualoa Ranch they have a number of
events they can hold. So, in anticipation of that concern,
I suggested the 300. The camp grounds can certainly
accommodate that number of people. We could not sleep that
many people right now. We can sleep half that number of
people. But before we were to do any additional building up
there that would require an additional building permit or a
hook up to the sanitary we definitely would need to do the
engineering to assure it's adequate to accommodate that
load. So, I'm suggesting--To me that's more of a
conditional use permit process. We're going through both,
right? We have to update the SJP through you folks because
it's less than 15 acres, and then I'm going to be going
through all this again with somebody in Raymond's department
on the conditional use permit, where I have no idea what
other conditions they will be putting on, setbacks, color of
the buildings and who knows what. But, you may realize I
served as Chairman of the City Council and I've served in

1 water line broke again. I mean, it's a 60-year-old
galvanized pipe. Everyday you turn around, it springs a
leak. So, it's all we can do to kind of keep that patched
and functional and fixing the termite damage and making sure
things don't break or fall over. So it's a safe environment.
But obviously have to address the liability question and
that's totally on us. And it's a necessity to keep. If I
can't get insurance, I'm closing the camp. So, it's been a
challenge, but I'm optimistic about we've come in the 10
past year. We're about one-third of the way we need to go to
have a sustainable operation, but that's a long distance
from where we were a year ago.

Member Sadoso: Thank you.
Chairman: The existing, the two wastewater
systems. So far, I guess, you've mentioned there's been
about 150 people out there, but the 300 number, I guess,
came in your application. So, you know, I guess, like with
the City we have capacity questions.

Mr. Gill: Right.

Chairman: If you put twice amount of people in
there, will the two systems adequately handle the increased
number?

Mr. Gill: It's an excellent question. I can't give
you a scientific response to it. I can tell you that we've
had upwards of 150 people staying at camp for multiple

1 state agencies before. And when I took a look at this and
how old and outdated the permits were, I wanted to make sure
that we had everything clean and straight and clear with the
regulating agency, so we didn't have to deal with the
ambiguity. The 1964 application is probably one of the first
6 that the State Land Use Commission ever did, right? And
it's not anything that you would recognize today. It's like
letters signed by--So, it's time to bring it up to snuff, so
if the member is senior class comes up and spends the night,
I don't have to sweat about it, is being a violation of an
anti-quoted condition.

Chairman: The Department mentions some of the
potential uses, I guess, to me don't seem to fit your
mission in regards to parties or events, weddings or
something like that. I guess, do you have any position or
comment regarding--

Mr. Gill: Thanks for that. To the extent that
weddings have been held there. Like 20 years ago, I went to
a wedding at Camp Timberline. In the time that we've been
there, I think we've--I know of one request from the
community to come up and have a wedding. If I were you I'd
be concerned about this whole wedding chapel business.
That's not us. That's not what we're doing. And, we don't
want to do that. This is not a tourist attraction. If
visitors come, you know, tourist come that can come and
1 support us, but we're not turning this into some kind of
2 jungle adventure for the visitor industry. Absolutely not.
3 But the community sees this as a resource. Can't I have my
4 baby party there? My son is turning 10. Can we have a
5 party there? Can we have a birthday party? Use the swimming
6 pool? Put up some jumping, you know, those inflatable
7 jumping castle things? So, we like to as a good neighbor
8 accommodate that demand from the residents, and we wouldn't
9 want to feel like we're in violation of the permit because,
10 you know, junior boy is turning 10 and the family wants to
11 come up. We'd similarly had requests for folks want to come
12 up and spend the night because they want to avoid the smoke
13 from fireworks on New Years Eve. we've had requests fro
14 family reunions. Folks in the community and in the Makahilo
15 community have cousins coming in from the mainland.
16 They need to place to put them nearby. So, these are the
17 kinds of things that we would like to be able to
18 accommodate. I know in other camps, other beach camps out
19 there, they advertise online. You want to bring your family
20 out for a weekend. Come and stay in one of our cabins. So,
21 it's not disallowed, at least it's not enforced against. I
22 don't know what their permit say. But that's a common use
23 to accommodate that kind of community use and demand, and
24 we're hoping to fill that demand as part of being a good
25 neighbor in the community.

1 1 can't tell you we've got this totally down. We've been at it
2 a year trying to get the computer systems working and build
3 the capacity to respond to the demand that comes in over the
4 internet and phone calls, emails and everything else. But
5 that is the day-to-day, knots-and-bolts operating the camp
6 to make sure it's providing a safe and friendly and
7 enjoyable event or function for the guests.
8 Member Lim: How many onsite residents do you have
9 under your staff?
10 Mr. Gill: Our Director lives on site. Our
11 groundskeeper lives on site. We're hoping that our
12 maintenance and facilities manager, when we renovate the
13 place for him that he and his family could also be on site.
14 But it's not a place for people typically to live. That
15 would be in conflict the camping operation.
16 Chairman: Okay. Any other questions of the
17 applicant at this time?
18 Member Lim: One last question. Are you going be
19 conducting activities?
20 Mr. Gill: That's a great question. So, this area
21 is ranch land and this area is conservation land. There are
22 hiking trails. There are a number of venues that we hope to
23 develop in terms of volunteer work. There is conservation
24 work that can take place both on the campus of the camp and
25 off. For example, we have built about a 5-acre enclosure to

1 1 keep the pigs out of the remnant forest up the hill, so we
2 would be encouraging campers to come up and do service work
3 there, pulling the weeds, planting natives, trail buildings,
4 hikes and other kinds of physical activities, potentially
5 mountain biking and things happen off the camp. But in
6 conservation or agricultural land nearby that is owned by
7 Gill Ewa Lands.
8 Chairman: Okay.
9 Mr. Young: I might add those kinds of activities
10 do not require an SUP.
11 Chairman: Okay. Any other questions of the
12 applicant or Department? [no response] No. All right.
13 Thank you very much.
14 Mr. Gill: Thank you for your time.
15 Chairman: Okay. Commissioners, do we have a
16 motion or questions or--
17 Member Sodero: Well, there's no motion, just for
18 discussion, I think I would benefit from reading our
19 application, Mr. Gill, to help fill in--I heard a lot, I
20 think, opposing thoughts and uses, and I think I probably
21 benefit from reading the SUP on file and also receiving the
22 applicant's application, which I think may describe your
23 uses on a better detail. So, I would offer a motion to
24 defer for that information, but I don't necessarily need to
25 make that motion now for further discussion.
Chairman: Okay. Thank you. Clarification. SUP
timeline?
Mr. Young: You met the requirements to open the
hearing, you can extend it as long as you want, but once
it's closed, I think there's 120 days to make a decision.
Chairman: Okay.
Mr. Young: Either 60 or 120 days.
Chairman: Okay. Gloria, do we have anybody signed
up to testify?
Hearings Reporter: No.
Chairman: Okay. Any further discussion? [no
response] So, you can go ahead and make your motion now.
[referring to Member Sodaro]
Member Sodaro: I'd like to offer my fellow
Commissioners a motion to defer third item on the agenda,
the Kapolei, Ewa, Oahu State Special Use Permit, 2016/SUP-1,
Gill Ewa Lands, LLC. So, that's the motion I'd put to put
forward. I'm not sure if we need to close the public
hearing, first.
Chairman: If you close it, you start the clock
that's why.
Member Sodaro: Okay. I have no opinion on that.
But that's the motion I put forward.
Chairman: Okay. Do we have a second.
Member Lim: Second.
nothing else, but I can attempt to do so.
Chairman: Okay. Also, Commissioner wants, I
guess, Department's written position on the applicant's
letter.
Mr. Young: Oh, okay, we can do.
Chairman: Yes. As part of the documents that are
going to be provided to the Commission.
Mr. Young: After the vote, I guess, we can
determine the time frame.
Chairman: All right. Any other questions or
comments or requirements of the applicant or Department not
this time? [no response] Okay. Seeing none. We have a
motion on the floor. All those in favor of deferment of
this issue to a future Commission date, say aye.
All Commissioners: Aye.
Chairman: Any opposed? [no response] Any
abstentions? [no response] Okay. So we defer this for a
future Commission meeting. Once we get the material then
we'll schedule it. It'll give us enough time to review the
document as appropriate. Enough time for the Department to
provide their required documents to us.
Okay. Thank you very much. Any other order of
business on the agenda is the Election of Chair and
Vice-Chair for the Commission
Commissioners, do we have a nomination for Chair?
Chairman: For clarification purposes, the hearing
still open. So, the 120 days doesn't start yet. Oh, 60
days. Okay. We have a motion and seconded. Any further
discussion on the motion to defer?
Member Sodaro: Just a question to the staff.
Just for email as a follow-up of the requested materials.
Ms. Sokugawa: You want it transmitted by email?
Member Sodaro: I'm fine with that, yes.
Mr. Young: It may be limitations on your email as
to the file sizes. So, what I can do is I can upload the
entire record and have you guys download the FTP site.
Member Sodaro: That's fine.
Mr. Young: From the FTP site.
Member Sodaro: Just so that we can move forward in
this matter, that we just have acknowledgement that we get
the information so we can get back on the agenda.
Member Lim: Question to Mr. Gill. Can you check
with your insurance as to any additional cost to you for
adding the City as an additional insured on your policy.
Mr. Gill: The question is can I investigate
whether there will be additional cost to Gill Ewa Lands by
adding the City as an additional insured on our insurance
policy.
Member Lim: My impression is not significant.
Mr. Gill: I think the significant precedent if
Member Anderson: No. I appreciate the nomination. I think my new work schedule, I don't want to take on too much responsibility and not be as diligent as potentially Chair Hazama has been.

Chairman: Any other nomination for Chair? [no response] Any second?

Member Anderson: Second.

Chairman: Okay. All those in favor, say aye.

All Commissioners: Aye.

Chairman: Any oppose besides me? [no response] All right. Thank you. I appreciate it, and I second your thing. Cord has been our good Vice-Chair for how long. He needs to be Chair one day, pretty soon.

Okay. So, we open up for Vice-Chair. Any nominations for Vice-Chair.

Member Sodaro: We'll nominate Theresia.

Chairman: We can. But my only concern is she's not here. So, if she has--

Member Sodaro: It hasn't stopped the Commission.

I recall we did the same with Commissioner Cord.

Chairman: Did we do that to you?

Member Anderson: Yes.

Member Sodaro: Yes, we do. Or other? Just because I think it's important to build experience in all the positions.

Chairman: Okay. I'm going to abstain just in case she gets mad. Okay. We have a nomination for Theresia.

Member Lim: Second.


All those in favor, say aye.

All Commissioners: Aye.

Chairman: Any objections? [no response] I'm going to abstain, though, because she might get mad. I'm going to abstain. Okay. So, Commissioners, that's all the business. I want to wish everybody as well as those out there a very safe and happy holidays. We'll see you back after the New Years. Be safe out there. Do I have a motion to adjourn the meeting?

Member Young: Motion.

Member Anderson: Second.

Chairman: Moved and seconded. Any objections?

[no response] Any abstentions? [no response] This meeting is adjourned. Thank you very much. [bangs gavel]