

LEEWARD PLANNING COMMISSION
COUNTY OF HAWAI'I

HEARING TRANSCRIPT
AUGUST 28, 2009

A regularly advertised hearing on the applications of **KONA COUNTRY CLUB, INC. (REZ 09-98/SMA 09-34)** was called to order at 9:45 a.m. in the King Kamehameha's Kona Beach Hotel, Ballroom I, 75-5660 Palani Road, Kailua-Kona, Hawai'i with Chairman Rodney Watanabe presiding.

PRESENT: Rodney Watanabe
Brandi Beaudet
Lani Bowman
Frederic Housel
Wayne Iokepa

ABSENT & EXCUSED: Geraldine Giffin

Brandon Gonzalez, Deputy Corporation Counsel
BJ Leithead Todd, Planning Director
Norman Hayashi, Planning Program Manager
Phyllis Fujimoto, Staff Planner
Jeff Darrow, Staff Planner
Maija Cottle, Staff Planner
Kiran Emler, Engineering Division, Department of Public Works

And approximately ten people from the public in attendance

APPLICANT: KONA COUNTRY CLUB, INC. (REZ 09-98/SMA 09-34)

- a. Change of Zone from Agricultural 5-acre (A-5a) to Multiple-Family Residential 30,000 square feet (RM-30) for 51.1 acres of land.
- b. Special Management Area Use Permit to allow the development of 60 residential units, which may include a mix of multiple-family and single-family residential units, and related improvements.

The area involved is located mauka of the Māmalahoa Bypass Highway, between the Highway and the Kona Country Club mauka golf course, Keauhou Resort, Keauhou, North Kona, Hawai'i, TMK: 7-8-10:101.

WATANABE: We can begin with Agenda Item No. 1 that would be Kona Country Club, Inc. This is a change of zone request, REZ 09-98, and included in that we also have SMA 09-34. So with that, I'll turn it over to you, Mr. Darrow.

DARROW: Thank you, Mr. Chairman. Good morning, Mr. Chairman and Members of the Planning Commission. If I could direct your attention to the presentation on the wall. Our first applicant this morning is Kona Country Club, Inc. They are requesting a change of zone and a Special Management Area Use Permit. The location of this application is within the North Kona District of Hawai'i. More specifically, we are looking in the Keauhou area. Just for reference, we have Ali'i Drive and the beginning of the Māmalahoa Bypass Road running in a

north-south direction on the left side of the map. Running parallel with that road is Kuakini Highway. You may be familiar with the Keauhou Resort and Spa complex, which is located in this particular area. The actual location of this project is just a portion of the property that's identified; the property has been recently subdivided and our GIS program has not been updated to reflect the actual subdivision.

We do have an aerial to kind of give you a bird's eye view of the project area. Again, we have Ali'i Drive and the Māmalahoa Bypass Road. We have the particular project site located in this area and the Kona Country Club Golf Course located just mauka from this site. And again, we have the Keauhou Resort complex located in this particular area.

This is the subdivision map that shows the subdivision of that particular property. The area that we are looking at for this project is identified as Lot 2 in this particular configuration. This is the area that the current golf course is located at. And again, we have the road located on the makai side of the project.

The applicant is requesting a change of zone from Agricultural 5 acres to Multiple-Family Residential 30,000 square feet, RM-30, for approximately 51.1 acres of land, as well as a Special Management Area Use Permit to allow the development of 60 residential units, which may include a mix of multiple-family and single-family residential units, and related improvements. The reason for the request is to be able to develop marketable residential units on an available and suitable site in the resort community of Keauhou. The site is ideally suited for residential homes to benefit from the panoramic ocean views of the Kona Coast and its proximity to resort amenities.

This is a proposed development concept plan. Again, we have Ali'i Drive and the beginning of the Māmalahoa Bypass Road running on the bottom portion of the map. The project site is located in this area. They are going to be accessing the project site just off the beginning of the Māmalahoa Bypass Road which is to the right side of the project. And again, this would include approximately six to 14 structures that would have residential units located within, as well as related improvements.

The Planning Director is recommending that the Planning Commission forward a favorable recommendation for the change of zone and approval of the Special Management Area Use Permit. Are there any questions?

WATANABE: Well, fellow Commissioners, are there any questions of staff? Seeing none, then I guess I'll call up Mr. Fuke. Is Glen also going to be in the -? No? Okay. Okay then, may I swear you in, Mr. Fuke? Would you raise your right hand? Do you swear or affirm to tell the truth now before the Planning Commission?

FUKE: I do.

WATANABE: Thank you. And of course you know the drill – name and address for the record.

FUKE: Thank you very much, Mr. Chairman, Members of the Commission. My name is Sidney Fuke. I'm a planning consultant, and I've been retained by the owner of Kona Country Club, Inc. to assist with the preparation and processing of this application. I would also like to at this time acknowledge the presence of Mr. Glen Koyama of Belt Collins Hawaii, who is here to be able to answer any technical questions that, if I'm unable to. Also we have Mr. Mike Yukon who is the owner's representative and currently the general manager of Kona Country Club. I would also like to acknowledge the presence of two individuals who have been very instrumental in providing cultural guidance to this project as, you know, as we conceived the project and as hopefully the project has developed subject to approvals that we might need over the next few months; and these are Lily Kong and her daughter who also happens to be Lily as well.

Your staff's background report is very adequate and comprehensive. I'd like to just kind of point out several things just for the Commissioners' information. Really like out of deference to the area's topography, the terrain, the historical aspects of this area, and a lot of it was gleaned as a result of the discussions that we directly and indirectly have had with people, area kūpuna, particularly like, with Lily Kong. The vision that she had shared as well as the vision of the owner are pretty much like parallel; what they don't want to see is a project that's totally leveled like how we have seen some of the projects that have been developed along the North Kona and South Kohala Coast where you basically strip it down and you rebuild the total environment. The vision that the owner has for this project is really like to have a lot of the units sculptured within the existing environment to retain as much of the natural landscape as possible. And this is not only out of deference to the area's topography and the terrain but there is a lot of, Keauhou has a lot of history meaning you have, it's the birthplace of Kamehameha III, we have the famous Kuamo'o battle and then, of course, the Lekeleke burial area. The hōlua slide is featured on my far left – let's see – this is the hōlua slide. And there are also like a number of significant archaeological features that are on this site. There are actually four sites that have been recommended for preservation and these are like, this is a burial with a cave, and there is also another one over here that is a burial and a platform, and there are actually two significant habitation sites – one is over here and the other one is over here. There is also like a stepping stone, remnants of the stepping stone trail that purportedly served, you know, from the mauka area going all the way down to Keauhou that generally kind of like runs along in this direction, that the owner also intends to preserve.

We have, in the discussions with Lily and others, recognized a need to retain as much of the existing vegetation in the area, particularly the monkeypod trees; and so what the owner intends to do is not only retain but they would like to introduce additional monkeypod and other plant species into this area that would be very low-water tolerant and not to create like a, you know, like a new landscape environment that's totally out, that does not fit this natural environment. So, true to that sense of commitment, what the owner has already represented to Lily and others is that prior to submittal of the more detailed plans, you know, to the Planning Department for Plan Approval review, it would consult with these individuals, and then submit a report together with the plans to the Planning Department for the review. So at least representations that we are making today can be collaborated in the subsequent permitting phase of this project.

Hopefully, the applicant would like to begin construction sometime, at least for the major infrastructure, by the ending part of next year and have it completed maybe two or three years thereafter.

I'd like to, one other point I forgot to mention was that when this land here was originally considered, well, the owner had purchased this property a number of years ago, but you know, it was subject to a number of conditions and, you know, these conditions were finally fulfilled. And after these conditions were fulfilled, then the application was filed. But the original configuration of this site actually had an access coming down from, along, I'm sorry, along this section over here, which would be the extension of Kaleopapa Road, and Kaleopapa Road, of course, is the one that leads down to the Sheraton Keauhou. But this scheme was abandoned for a couple of reasons: One is that there are major archaeological features in this particular area, and secondly if you travel along Kaleopapa Road heading mauka, you know, you would notice that if you have a new road coming into this area, it becomes a very challenging task to construct; but more than that it will have a lot of scarifying in the particular area. So as a result, and given the construction of the Hōkūli'a Bypass and the permitted access over here, it was felt after discussions with Kamehameha Investment Corporation who owns the balance of the property here, it was decided that this would be a much more prudent access rather than coming down on this way. And so when the land was finally subdivided, this is the newly created lot.

Kamehameha Investment has long-term plans to develop the balance of this property here, so what you see is like a proposed roadway that will eventually extend north to either, I think Kamehameha III Road or possibly like Kaluna Road. But definitely there will be a north-south connection, you know, through this section here.

I think I've pretty much covered most of the salient points. But if there are any others, then I will be more than happy to respond.

WATANABE: Well, fellow Commissioners, do we have any questions for Mr. Fuke?
Mr. Housel.

HOUSEL: Yes. I was reading in the application in the background history in the description of the infrastructure, that it calls up you are asking for a gated entry -

FUKE: Correct.

HOUSEL: Which is not consistent with the Kona Community Development Plan. Do you still intend for the gate there?

FUKE: Well, at this point in time, you know, this road will be built to County dedicable standards and the road leading into the project will also be built to dedicable standards. One thing that the owner would like to avoid, and eventually may ask for a variance, is that, to minimize the visual impact of this area, is to not have a roadway that would be fully graded; you know, the current County standards right now call for the entire right-of-way to be graded. So what the owner would want to do is just to put in the, you know, keeping this road private and making it a 20-foot wide paved section with landscaping and, you know, natural conditions on the balance of the right-of-way to minimize scarifying this area. Relative to keeping the road, so

that's the objective; the idea is not to have it dedicated, this road would not be dedicated to the County. As far as, if there is a restriction against having it gated, then, you know, so be it. But at this point in time the owner intends to not have this section dedicated to the County.

HOUSEL: I see. Now, also the report from the Chief of Police suggested that you look at a second egress. Are you doing that?

FUKE: Well, unfortunately, as I mentioned earlier, the only other alternative would be to come down on Kaleopapa Road. But then, you know, it becomes a very difficult, it's a very difficult thing to achieve; that would be the ideal, but I don't think that would be possible. You know, you are looking at essentially a very low density project which is only 60 units. The alternative of, excuse me, the north-south connection, as I mentioned earlier, would really be from this section and eventually along that section as well. So regrettably I would have to conceive that aside from this entrance here there really would not be any feasible access way, because you have the golf course over here and the rest over here is, you know, basically all cliff.

HOUSEL: Okay. Now, the entrance or the connection with the Māmalahoa Bypass, eventually that will, you know, be opened for traffic.

FUKE: Correct.

HOUSEL: Do you have any plans for entrance and exit lanes to your road there?

FUKE: At some point in time when Kamehameha Investment, or the owner of this large property in the back, goes in for their requested entitlements, then this issue will have to be addressed. This area is all within the State Land Use Urban District, so it's only a question of time that the landowner would come in before this Commission for both an SMA Permit as well as a County rezoning at which time that this entrance would have to be addressed.

HOUSEL: Okay, thank you.

FUKE: Thank you.

WATANABE: Okay. Yes?

LEITHEAD TODD: I have a couple of comments in regards to the plantings. Although monkeypod is a lovely tree and I would want you to, you know, not cut what's already there, if you are going to introduce additional planting, my preference is native plants particularly looking at things like wiliwili and lama, 'ohemakai, which, you know, traditionally are dry land forest and I think it would be appropriate in this area, and some of which are considered not exactly endangered but you know they are not in a great supply. And they would work well in a drier area. So my preference would be to try and use native plants and put that into the plantings because at one time that's what would have been here.

And I've also, you know, on the record I'm not a fan of gated communities and it's also inconsistent with the Kona CDP. I'm not as concerned about this particular subdivision as I am subdivisions that lead to forest areas and to the shoreline areas where I think gates really impede

public access and really stand in the way of not only gathering for native Hawaiians but for people like me who like to go to the ocean and, you know -. I grew up being able to go to the ocean to get limu kohu, limu 'ele'ele, to go up into the mountains to pick my foliage, my maile, my 'ohelo. And so I'm not as concerned about this cause it doesn't really lead to that type of a resource, but generally because of police and fire access I really don't want to see more in a way of gated communities occurring on the island.

WATANABE: Mr. Fuke?

FUKE: Thank you very much. Yeah, we will communicate that to the owner. And as far as the landscaping portion, very definitely, you know, if you wish to have a condition to mandate the use of native Hawaiian type of species, the applicant would have no objection to that, particularly since that is consistent with his plan. And I just informally consulted with our consultant and it's okay.

WATANABE: Okay, thank you. But as a follow-up, Madam Director, you don't feel as though we need to actually add any. You already have a condition for landscaping, Rule 17 -.

LEITHEAD TODD: When they come in for landscaping, I will require within the Department native plants. It's my preference. It's what I'm going to require when anybody comes in with any type of landscaping plan. Mainly because I think that in particular areas given the arid conditions trying to use plants that traditionally thrived in those areas makes much more sense; it's much more consistent with conserving water, reducing the amount of landscaping and it serves the dual purpose of trying to preserve those native species which have been endangered in the past through cattle, through goats and sheep and pigs. And so, you know, that's the direction that I see this Department going in; it's what I would require when people come in. I do it, you know, I look at it even in urban areas in Hilo. I prefer native plants where possible.

And the only thing is up to the Commission to look at the Kona CDP and look for consistency with the CDP in terms of whether putting a restriction on a gated community is consistent with what's required in the CDP. So the Commission may want to look at adding that as a condition.

WATANABE: Okay. Mr. Fuke, aside from the gated community issue, I assume you've had a chance to review the Department's recommendations, as well as conditions and the revised conditions – I believe the new conditions are Condition L, Condition M and Condition N. So are those satisfactory to you?

FUKE: Correct. Yeah, the applicant has had a chance to review the initial recommendations as well as the amendments, and found them to be totally acceptable and very reasonable.

WATANABE: Okay, thank you. Then maybe what we should do is, if there are no further questions for the applicant's representative, maybe what we should do is deliberate and discuss the gated issue.

HOUSEL: Mr. Chair?

WATANABE: Mr. House.

HOUSEL: I have a question for the Planning Director on these conditions. I want to clarify that on the new Conditions L and M, that they replace the conditions that were in the original conditional approval?

WATANABE: Yes.

HOUSEL: Now, I understand that, that's correct. Now, Condition N is substantially different than the N in the original approval. Does that mean it replaces that, or is that in addition to?

WATANABE: Oh, good catch. No, it says "re-alphabetize," I'm sorry, right below that.

HOUSEL: Right.

WATANABE: No, no, on the new revisions, it says "re-alphabetize." So I take that to mean that it's a new Condition N, and the current Condition N, which is a standard condition, will then be O, and we would proceed that way with all of the rest -.

HOUSEL: I see. Okay.

WATANABE: So all of the rest remain. The only ones that are replaced are L and M, and you have a brand new Condition N. Is that correct?

HAYASHI: That's correct.

HOUSEL: Okay, okay. That's what I wanted to know. Thank you.

WATANABE: Okay. Do we have any further questions for Mr. Fuke? Yes, Brandi.

BEAUDET: This is just a question in general. The restriction on gated communities is primarily to encourage access to valued land areas, or is it more of a security and safety issue?

WATANABE: I would, I wasn't a part of any of those CDP Steering Committees or anything like that, but I would venture to guess that the Planning Director summarized it quite well; it's more to retain access to shoreline as well as native gathering rights kind of things. So it's, in my mind it's more related to PASH -.

BEAUDET: Okay, so -.

WATANABE: Public Access Shoreline Hawai'i -.

HOUSEL: Mr. Chair?

WATANABE: Yes.

HOUSEL: That is part of it. Also in the Kona CDP it's also applicable for connectivity between neighborhoods, so that neighborhoods don't become islands.

WATANABE: Yeah, well, that's correct. As the Director stated, though, there is really no place to go to from there cause it's surrounded by an existing golf course, yeah, not to mention I think you also have the slide and some other cultural things that are right there. So I'm not sure if it's currently applicable for us. However, if someone so desires, then now is the time to speak up.

HOUSEL: Okay.

WATANABE: Mr. Housel.

HOUSEL: I think my interpretation of the Kona CDP is that it specifically says that all new roads, or gated new roads are prohibited. And so I would certainly like to continue that, follow with the Kona CDP.

WATANABE: Any further comments? Anyone, any other ones have any strong feelings? Lani, any strong feelings on this?

BOWMAN: All new roads, all new roads, I guess we need to clarify – all new roads leading somewhere besides into a division, subdivision. I mean I can understand if it was, like you said, a new road that would eventually connect to a neighborhood.

WATANABE: Yeah, I guess from my point of view, and I'd like to remind people that everything in the CDP is not a hard-and-fast law; like in my mind the General Plan really rules and the CDP helps to implement the General Plan.

BOWMAN: Well, and the end of it says, okay, "gates will be prohibited across new roadways identified to serve the local transportation network." And I think that is the key – "to serve the local transportation network."

WATANABE: Yeah -.

BOWMAN: And I feel that this road would not serve the local transportation network, at least in my opinion, because it's not leading out of the subdivision.

WATANABE: I kind of have a similar feeling mostly because Mr. Fuke testified that the intent is to, although create a road that's to County dedicable standards, retain the road and not dedicated to the County; so you are not really talking public access in that sense. And it's almost like saying, well, you have a private land but you can't put a gate there. I'm not certain that it can be -.

HOUSEL: Maybe I can clarify that. If you do put a gate on, where would you put the gate?

FUKE: If there are any gates, it may be over here or down over here.

HOUSEL: Okay. And you intend to keep that road private?

FUKE: The private road would be extended from here all the way to wherever within the project area.

HOUSEL: Right.

FUKE: Yes.

HOUSEL: So there is no intention to dedicate that to the County?

FUKE: No.

HOUSEL: Okay.

FUKE: Relative to the connectivity issue, as Commissioner Bowman had indicated, the connectivity issue is like from this point which services other areas -.

HOUSEL: Right, right.

FUKE: But as it relates to this particular area and connecting to other neighboring subdivisions or whatever, it becomes very difficult to achieve because of the golf course, the terrain and the archaeological features.

HOUSEL: Right. I think you have a very good point that since there is no other way out, it obviously does not, you know, become a public thoroughfare. Thank you.

FUKE: Thank you.

WATANABE: So I take it that you are satisfied that we don't need a new condition?

HOUSEL: Yes, I'm okay with that.

WATANABE: Is everyone satisfied with that? Okay, then I think we've clarified everything, Mr. Fuke, so you may be seated and -.

BOWMAN: I do have one quick question in reference -.

WATANABE: Oh, okay, Ms. Bowman.

BOWMAN: And I can't find it, and I know you brought it up that - maybe I didn't hear it - the Police Chief's concern about another road, like, in case of fire or -.

FUKE: Yeah, it's, it's regrettably like, you know, because of terrain and archaeological constrains and surrounding uses, then it's really like looking at a 60-unit development no different than a condo project right over here, you know, which has much more

higher density. Part of the reason why we are limiting the density over here is precisely because of that issue. We did have a traffic study done and the traffic study essentially pointed out that in terms of the volume of traffic they anticipate no more than 20, you know, exit and entry type of movements during the AM and PM peaks. So definitely it doesn't need to, the project requirements did not necessarily need to comply with the concurrency requirement. But nevertheless, the study was done. So the short answer to your question is that, you know, given the property over here it is very difficult to achieve what the Police Department is saying.

BOWMAN: Thank you.

HOUSEL: I have one more question. The land immediately mauka, excuse me, makai of the project, who owns that land?

FUKE: These, actually two parcels were created. One is this -. Three parcels, that was a three-lot subdivision – this parcel, this parcel and the balance of this area. This large parcel plus this area are owned by Kamehameha Investment Corporation.

HOUSEL: Okay. If they do develop in the future, is there any likelihood of connecting to your project?

FUKE: It would be very unlikely. And I think that if you were to travel there like after this meeting, if you were at any point in time, if you were to see, this area becomes a very tough site to actually develop.

WATANABE: To expand on that I believe that the topography practically prohibits that; the slope is pretty steep. And so if you really wanted a road and then you wanted eight-percent grade, it would be all paved and going sideways.

HOUSEL: Okay. Thank you very much.

FUKE: Thank you.

WATANABE: Okay. Any further questions? None? Okay. Thank you, Mr. Fuke. Mr. Emler, would you care to add? Please come up. And you don't need to identify yourself since you are with the County.

EMLER: I didn't want to get away from this discussion and without, well, the gate discussion interested me because in this application I didn't put in a comment to space the gate away from a County dedicable road, which can be a problem for -.

WATANABE: You're referring to the typical 60 feet setback?

EMLER: Yeah, that type of thing to allow for any kind of storage or stocking without affecting the efficiency of a County dedicated road. We didn't do that because we thought the gate was being located at the turnaround there inside. But since Mr. Fuke pointed out that it could be closer to the 60-foot collector road, perhaps it's something we should put in.

WATANABE: Okay. I don't have the template wording. I know the typical is a 60-foot setback from the public highway, right?

EMLER: Something like that. That would be good enough for us; any vehicular security gate shall be located a minimum of 60 feet from any County dedicable road.

WATANABE: Okay, that sounds good. Mr. Fuke, is that something that is acceptable?

FUKE: We have no objection to it.

WATANABE: Okay. With that, then, let's see, where are we going to place this? Which, we are running out of letters, yeah? And we certainly don't want it to be after S, I don't think. Actually that's T now because we renumbered. Shall we say -?

LEITHEAD TODD: Maybe in E.

WATANABE: You want to insert it in E? Okay, so shall we agree that we will insert the standard language for requiring a 60-foot setback, within Condition E, from any County dedicable -? County "dedicated" road, right? Well, if we say "dedicable" and they create to dedicable standards within the private property, then they'll never meet – so County "dedicated."

EMLER: "County dedicated" is fine with me because the condition of accepting a road would then be if they made that gate too close to the road, they'd have to set it back, I would think.

WATANABE: Yeah, yeah.

EMLER: They would have to move it.

WATANABE: Exactly. I think that would be good for you, yeah? Mr. Hayashi, do you have comments?

HAYASHI: Yes. As far as placement of that particular condition, we can label it after Condition E; so that would be a new Condition F, then all the other Conditions will move back down.

WATANABE: Okay, cause, yeah, I know typically we have that as a separate, yeah, the standard language.

HAYASHI: Yes.

WATANABE: Okay, that will be good. And then that would also affect the renumbering of the new N, etc. But I think we've got the gist of it, right? We're all good? Okay. If we are settled then on the conditions, then -. Ms. Bowman?

BOWMAN: Are we taking vote?

WATANABE: Excuse me, excuse me. For the record we have no one who signed up to testify for this. And in response to you, no, let's work with the SMA first because that's a recommendation to the County Council, I mean, not the SMA, excuse me, the rezoning first cause that's a recommendation to the County Council, and then we can address the SMA which we have authority over.

BOWMAN: Okay. I move that we forward a favorable recommendation for the change of zone for Kona Country Club, application REZ 09-98, to the County Council.

HOUSEL: I'll second that.

WATANABE: Thank you. Any further discussion on this? Mr. Darrow?

DARROW: Just for clarification, that includes all the amendments that -.

WATANABE: Exactly.

DARROW: Thank you. This would include, just so I can reiterate, a new Condition F, a replacement of Condition L, a replacement of Condition M and a new Condition N, which would all be re-alphabetized.

WATANABE: That's correct.

HAYASHI: Excuse me, Mr. Chair?

WATANABE: Yes.

HAYASHI: Just for further clarification. The new Conditions L, M and N may be further -.

WATANABE: Further re-alphabetized, so that L will become M and, etc.

HAYASHI: Correct, yes.

WATANABE: And we'll retain the current N.

DARROW: Correct.

WATANABE: Yeah, okay, thank you.

DARROW: Thank you. With that, I'll take the roll. Commissioner Bowman?

BOWMAN: Aye.

DARROW: Commissioner Housel?

HOUSEL: Aye.

DARROW: Commissioner Beaudet?

BEAUDET: Aye.

DARROW: Commissioner Iokepa?

IOKEPA: Aye.

DARROW: And Mr. Chairman?

WATANABE: Aye.

DARROW: The motion passes, five to zero.

WATANABE: Okay, great. So you'll be notified in writing, Mr. Fuke. And good luck with the County Council.

DARROW: Mr. Chairman?

WATANABE: Yes.

DARROW: We could do the SMA.

WATANABE: Oh, you are right. You can't go anywhere yet. Mr. Housel, would you care to make a motion on the SMA?

HOUSEL: I'd like to make a motion to approve the Special Management Area Use Permit for the applicant, Kona Country Club, let's see, this would be SMA 09-34.

WATANABE: Thank you. Any seconds?

IOKEPA: Second.

WATANABE: Thanks, Mr. Iokepa. Do we need any discussion on this? Doesn't seem like it. Mr. Darrow?

DARROW: Thank you, Mr. Chairman. With that, I'll take the roll. Commissioner Housel?

HOUSEL: Aye.

DARROW: Commissioner Iokepa?

IOKEPA: Aye.

DARROW: Commissioner Beaudet?

BEAUDET: Aye.

DARROW: Commissioner Bowman?

BOWMAN: Aye.

DARROW: And Mr. Chairman?

WATANABE: Aye.

DARROW: The motion passes, five to zero.

WATANABE: Okay. And thank you for reminding me of the SMA.

FUKE: Thank you very much.

The discussion ended at 10:23 a.m.

Respectfully submitted,

Noriko Sauer, Secretary
Leeward Planning Commission