

**LANA'I PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 21, 2015**

**APPROVED 07-15-15**

**A. CALL TO ORDER**

The regular meeting of the Lana'i Planning Commission (Commission) was called to order by Chair John Ornellas at approximately 5:31 p.m., Wednesday, January 21, 2015, in the Lana'i Senior Center, Lana'i City, Hawaii.

A quorum of the Commission was present (See Record of Attendance).

Mr. John Ornellas: Bring this Lanai Planning Commission meeting to order of January 21, 2015. It's about 5:30 p.m., 5:31 p.m. and we're at the Lanai Senior Center. Okay, so I guess I see everybody's here except Joelle who is excused. And everybody else is here.

So I just want to let everybody know that please turn off your cells phones or whatever and put it to vibrate. So for first, first up what we're going to do is we're going to have public testimony. No, I take that back. We -- we're going to make that change? Go ahead Bev. Then we'll go to testimony.

Ms. Beverly Zigmond: Mr. Chair, with all due respect to the plethora of people who are here to testify today I would like take five minutes and rearrange the agenda because we would like to do the Decision and Order which will take no more than five minutes for us to approve. So I'm going to make that motion.

Mr. Ornellas: And then we'll move the public hearing -- I'm sorry, the SMA, Item B to -- I'm sorry, Item D1 to E1. Any objections members? Okay...Mr. Oshiro seconds. Anymore discussion? All in favor raise your hand. Okay, so be it.

**It was moved by Commissioner Beverly Zigmond, seconded by  
Commissioner Bradford Oshiro, then unanimously**

**VOTED: to amend the order of the agenda and take up Item E,  
Adoption of the Decision and Order prior to Item D, Public  
Hearing.**

**Assenting: S. Barfield, S. Ferguson, K. Gima, S. Koanui Nefalar,  
S. Marlowe, B. Oshiro, B. Zigmond**

**Excused: J. Aoki**

**B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.**

Mr. Ornellas: So what we're going to do first is number B and that's public testimony. This is for -- we will allow you to talk on any of these items on, on this agenda which is the D&O, the Decision and Order, and also for the public hearing. These are for the people, seniors that need to go home and go sleep early. So we give you an opportunity to talk, but let me say that if you can wait, wait because I want to get out of here between 8:30 p.m. and 9:00 p.m., and with this many people here want to talk, and we've already started our third list of people wanting to talk, we want to get most of this stuff done tonight. Yeah, three minutes each for everybody, so somebody want to be the time keeper? You'll be the time keeper, three minutes? Okay, great. Alright so let's first start off. I mean, Randy, if you want to, if you want to talk now or save it for later. Okay, please come forward and say who you are and where you're at and there's a wireless mic there. Just no go home with it, yeah.

Mr. Randolph Fernandez: Mahalo Lanai Commission, members. My name is Randy Fernandez and I'm here today to voice my support for the Manele project down at Manele Bay Hotel. Thank you.

Mr. Ornellas: Is that it? Alright, thank you. Okay, then next up would be Keala Kadoka? Kadooka. I'm really lousy with names, so bear with me.

Ms. Keala Kadooka: Thank you. Aloha. I would like to voice my support in the SMA only because as I think about what we are as a, as a people on Lanai. It's about being the very best that we can be. And without the approval of this SMA to go through, we cannot bring in the level of guests that we want to finally make these hotels as profitable as can be. So I support this completely and if you need me to come back I will. Mahalo.

Mr. Ornellas: Thank you very much. Questions, members? Next up is Rex Calderon.

Mr. Rex Calderon: Aloha. I'm a proud, born and raised resident here from Lanai, and I just want to say I support this project. This hotel here helped me build my success and hopefully it's gonna do the same for my kids. Thank you.

Mr. Ornellas: Thanks Rex. Next up is Rodney Ribucan.

Mr. Rodney Ribucan: Aloha. My name Rodney Ribucan and I'm in support for the Manele Bay project. Thank you.

Mr. Ornellas: Thank you very much. Thank you for coming. Next up is Randa Lao. Did I say that right?

Ms. Randa Lao: Aloha team, my name is Randa Lao. I'm the assistant director of engineer. I'm in support for this project because it's a great help for Lanai for the, for our team in the hotel. And it's a, I think, it will be a very good future for the island.

Mr. Ornellas: Thank you. Next up is Tom Roelens. You'll wait. Okay. Gina Enzweiler. Leilani,

Leilani can you just raise? Okay. And Kepa, can you hear me now? Okay. You gotta hold the mic up. There. Okay, go ahead.

Ms. Gina Enzweiler: Thank you. Okay. Hi. Thanks. Pardon my crazy little voice, but I've got a sore throat. I wanted to testify in support of the proposed SMA Permit for Manele. I believe it brings a strong potential for the economic development of Lanai. And as a resident of Maui County for over 30 years, I, I strongly support this permit and humbly ask for your vote and support as well. Thank you.

Mr. Ornellas: Thank you Gina. Stephen West.

Mr. Stephen West: Aloha Commissioners, my name is Stephen West. I'm from the International Longshore Warehouse Union. I'm here as a representative of our local, and I just want to keep it real simple for you today because we have a very long night I'm sure. So what I'd like to ask is that everyone that's here in support of the SMA please stand up. And you guys that are out there, if you're in support, raise your hand. So that's it. Thank you very much.

Mr. Ornellas: Thank you Stephen. Everybody can sit down now. Next up is Brad Bunn.

Mr. Brad Bunn: Commissioners...first of all, thank you for your service and for your time and your efforts on behalf of Lanai. I'm speaking tonight on behalf of the Chamber of Commerce. The Board of Directors of the Lanai Chamber of Commerce met earlier this week, and unanimously passed the resolution in support of this permit and the renovations at Manele. And we urge your support and your vote in the affirmative. Thank you.

Mr. Ornellas: Thank you Brad.

Ms. Zigmond: Mr. Chair?

Mr. Ornellas: Yes Bev.

Ms. Zigmond: I have a question for Brad please.

Mr. Ornellas: Go ahead. You have a question for Brad?

Ms. Zigmond: I do.

Mr. Ornellas: Okay.

Ms. Zigmond: Hello.

Mr. Ornellas: Please come back Brad.

Ms. Zigmond: So you are the chair of the board of directors. This resolution that you just passed said that, quote, that any small business that is directly impacted by the loss of hotel

guests will receive a lease rent holiday for the period of the resort closure to mitigate potential impact, end of quote. So could you please tell me where the source of that came from?

Mr. Bunn: If you would look at the entire section the -- that's quoted from the project assessment report.

Ms. Zigmond: I know. It's section 14, but I mean, did someone from the company actually guarantee that?

Mr. Bunn: That is copied from the report. You'll have the opportunity tonight to ask the company direct questions, then I would urge you to do so.

Ms. Zigmond: Oh, I definitely will, but I thought since you passed this out then -- and it was part of your statement that maybe you had some more information on that, but I can wait. Thank you.

Mr. Ornellas: Brad, does the...does the Chamber have all the businesses in town as members?

Mr. Bunn: The Chamber has over 80 members.

Mr. Ornellas: 80 members.

Mr. Bunn: Correct.

Mr. Ornellas: Okay. Alright. Thank you.

Mr. Bunn: You're welcome.

Mr. Ornellas: So number 12, Sally Clemens please. You'll wait? Alright, thank you. Number 13, that's Abe Garallio.

Mr. Alex Garallio: I'm Alexander Garallio. I've been working over 25 years, landscaping. I'd just like to support the landscaping guys. Heavy duty.

Mr. Ornellas: Thank you Alex. Next up is Gerry Rabaino. Is he here? He's too quiet.

Mr. Gerald Rabaino: Hi, I'm Gerald Rabaino, Lanai resident. I've been here for more than 30 years. My concern is there's some stuff that needs to be questioned. Okay, number one, I support the hotels to have their improvements. Number two, I hope you guys with all the information that you have in front of you, gives you the clarification of how much use of the water they going do for their pool, and the time frame that they going be billing it for any delays. Because with all these shut downs everybody's concerned. So whatever you have in your packet, you need to ask the right questions, okay. I've been there in that seat with you folks before. My concern is how much water will they use, will be reused, recycled. Number two, the landscaping. All the plants that's coming in is coming with species that we didn't have on Lanai

before. So you as a planning commissioners gotta really look at, really look outside the box besides what you have in that packet. We didn't have these coqui frogs over here, frogs, so you guys really need to question those areas. As far as shipping things to Lanai, any delays the hotel should inform you folks. How much delays it would be to continue their project.

Okay, Lanai has moved into the tourism industry. We're the last island to join that. Because right now economically we depend on that. But all of you sitting on that board, remember, all the workers on Lanai, we're a catch 22. We have mortgages to pay, family to feed. Those who rent have to pay. We need a paycheck. So in solidarity you should be looking at this carefully to provide, number one, the jobs that we currently are here, that are employed by both sides irregardless of management, staffing, union or non-union, county or state. Whatever you guys are approve it benefits this community, and that way everybody don't have to be fearful of their jobs, unemployment. Look at it carefully because there's other stuff that are here in this community they are concerned of. With this project going forward make sure Four Seasons answers to what they plan to do in a timely fashion. Okay, so I'm in support, but carefully, look at your packets. Thank you.

Mr. Ornellas: Thank you Gerry. Any questions for Gerry? No? Next up...next up Jim Clemens.

Mr. Jim Clemens: Here we go. Well, I am in total support of this project for the following reasons. It will bring the property up to a standard unlike any other hotel in Hawaii. The upgrade will bring financial stability and support, and bring sustained employment to the island. We know the previous owner stopped putting money into the property. As a result of this, guests did not return because of outdated and tired room, a very outdated pool area along with all the public spaces. We have been on Lanai residents for 20 years. Since Mr. Ellison purchased Lanai there is a new and revived spirit along with the community feeling that their future is more secured than ever. And on top of that his generosity to pay all the employees while this hotel is shut down is just unbelievable. And we should all thank him for that. That's where your paychecks are going to still come from.

Once the project was proposed, the only complaints from the few folks have been the amount of water the new pools will use. The fact is the engineers have stated -- have started the project and will not use more water. And this is backed up and based on 20 years of actual data. Pulama Lanai has been very transparent and has produced an answer, answers of all the questions that have been raised. We see no good reason not to approve this project. Everyone that lives and works on Lanai should be proud to be part of what will become one of the most beautiful and successful hotels in the country, and we should be all very proud of it. Thank you.

Mr. Ornellas: Next up Claro Romero.

Ms. Claro Romero: Hello Mr. Ornellas. This is the first time that I have seen you. I've been in Lanai too many times, and this is the first time that I met Ornellas. Anyway, thank you. I am here to support the SMA. I work for the ILWU. I work as a business agent so please do support this project. It's not only the workers, but their families, their friends, and relatives. So please do support this commissioners. Thank you.

Mr. Ornellas: Thank you. Next up is Caron Green, followed by Glory Malaqui. Yeah, you can come up later. Then it's...Glory?

Ms. Richelle Thomson: Chair, excuse me?

Mr. Ornellas: Yes, ma'am.

Ms. Thomson: Can you please be sure that all of the testifiers identify them self in their voice when they're testifying? Thanks.

Mr. Ornellas: Alright. So you're not going to come up to the mic?

Ms. Glory Malaqui: . . . (inaudible) . . .

Mr. Ornellas: You have to, you have to say something on the mic. Otherwise, they're not going to -- we're not going to remember your, your words.

Ms. Malaqui: Okay, I'm Glory Malaqui. I support the housekeeping for the improvements of the hotel. Thank you.

Mr. Ornellas: Thank you. Perfect. We've got too many doctors on this island. I can't read their prescriptions. Yeah, it starts with a T -- Salabit? Sallet? P. O. Box 247. That I can read. Nobody? Alright. Up next is David Gardner talking on behalf for Michael Schocket.

Mr. David Gardner: I'm pleased to share with you a letter from Michael Schocket, a long time resident of Lanai. And my wife and I have been here for 14 years -- four month, five months of each year. And Mike regrets he cannot be here tonight, but asked me to read the following statement:

"As a resident of Lanai I am in full support of the SMA request submitted to the Lanai Planning Commission for approval by Pulama Lanai. The improvements being made to the resort provide the foundation of the economy on Lanai, and employment with a significant majority of the island population. I believe the Lanai Planning Commission has a duty to the entire community. And as such, should support the request fully and provide approval without delay, in which my wife and I wholly accord."

Mr. Ornellas: Thank you. Alright, Jarrod Barfield. Jarrod. There's, there's a wireless mic right in front of you. No. Yeah. Tell us who you are and --

Mr. Jarrod Barfield: Good evening Chair Ornellas, members of the Planning Commission. My name is Jarrod Barfield. I'm a long time Lanai resident and also a...employee at the Four Seasons Resorts. So will spare everyone from the long testimony that have written out for me, and I'll read down a pared down version so I can move along. I also have in support about 640 petitions that we are continuing to get signed so I'd like to submit those as well. And I also have

a copy of my testimony for each one of the planning commissioner.

As I've said my name is Jarrod Barfield, and I work as guest service attendant at the Manele Bay Hotel. I have been working in the hotel for the past five years at Four Seasons, but about 17 years with Castle Cooke in different, different versions and different jobs. I enjoy my job, the guests, and my coworkers. What the company is proposing should make the Manele Bay Hotel a lot more attractive to the luxury visitor. Those who can spend money, I think, that is good for Lanai. What other industry do we have here on the island? I speak for myself in this testimony to support the company's proposals. But I have with me, as I mentioned, the stack of petitions from my coworkers and other island residents. The company's proposals will not hurt anyone on Lanai. But rejecting the application could mean lower occupancy and less work opportunities for those of us who work at the Manele Bay Hotel, and that will affect the economy of the entire island. I strongly ask you and the Planning Commission to approve the SMA Permit to allow the Lanai Resort to go forward with the plans to enhance the hotel. Thank you for considering my testimony and support.

Mr. Ornellas: Thank you Jarrod. Mike or Caroll. Mike Caroll or Kathy Caroll. Is one of the Caroll going to say something? Oh, they're both going to say something. Alright, so what, you've got, what, six minutes. Is that what you're looking for?

Mr. Mike Caroll: Mr. Ornellas and the members of the planning commission. We're Mike and Kathy Caroll, co-owners of the Mike Caroll Gallery just up the street here. We are in strong support of the proposed changes...in this SMA PD2 permit application for the Four Seasons Resort Lanai at Manele Bay. Many of Lanai's families and small businesses depend upon visitors for their livelihoods. For their sakes, we want to see this permit approved, and Pulama Lanai to go forward with the improvements. We have attended the community informational meetings that Pulama Lanai has given over the last five months to learn about the proposed improvements, and we thank you. We ask that you support the proposed permit as submitted. Thank you.

Mr. Ornellas: Thank you. Next up is Butch Gima. Okay, and then followed by Joseph Felipe. You here? Yeah, you want to wait or weigh in now? You want to go home and watch...go home eat dinner and then go sleep?

Mr. Joseph Felipe: Mr. Chairman, members of the Planning Commission, my name is Joe Felipe. I am an old time resident of Lanai. I came here in 1955 summer. I worked for the pineapple plantation for 33 years. Then I worked two years during the period of the change over from pineapple to resorts. Please don't look at my legs. I'm shaking. Lanai has experienced many changes. Then after the construction days, I worked for Koele Lodge 24 years. I am happily retired as of August 2014, so now I'm a senior citizen. I've enjoyed Lanai and Lanai lifestyle, and I hope it will continue in the future that we have this lifestyle. And the only way we can ensure that is that we have an economy that will support our community. We need changes. We have seen all through the years. Look in the mirror, you see changes everyday. And change is not only in our personality. Changes in our personality also warrants changes in our relationships, in our working relationships, in our family relationship, in our

community relationship. And Lanai is a very, very special place.

I want to share you this story when I first came to Lanai. I hope I'll be given extra one minute because of my senior. When I first came to Lanai to work, I worked as a pineapple picker. After one week picking pineapple I said how did I get to this god forsaken place. And the only place that I could go was Tanigawa. Okay. And -- thank you -- when I went there, there was many seasonal life myself. And there was an old man sitting there with a t-shirt. He was Mr. Tanigawa. Okay. He was talking to several workers, and then he called his daughter. He said, okay, tell the boys to sign the paper. And the first name he called was Joe, and I was not even on that payroll. So I went up and said, you call me? He said, your name Joe? Yeah. Sign this paper. I said, what's this paper? Aren't you applying for banco? You know, to be able to charge \$20 worth of goods? I said, can I do that? Yeah. Oh, oh, sign your name. So this was after the first week of work. And all I had in my pocket something like less than ten bucks to live on until payday which would be about two weeks from that. So I had to figure how I could live on \$7. But this old man at the table said okay sign the paper, you have \$20 of credit for each week.

Mr. Ornellas: Joe? Joe?

Mr. Felipe: Yes?

Mr. Ornellas: Please.

Mr. Felipe: Okay, I'll, I'll rush on. I'll rush on. We, we have such a wonderful lifestyle. People care for each other. In the old days we had parties. How did I survive the first year? Every weekend there was a party. You stick your head in the door, come on in, have something to eat. And that's Lanai. So we gotta preserve Lanai and work with each other. We need the jobs. We need to continue to support the resort. But I ask Pulama that do not just improve the facilities, the buildings, help improve the people. Have a plan that we will be able to give better service with better facilities, and a better hotel. Thank you.

Mr. Ornellas: Thank you Joe. Next up is Delia Antonio.

Ms. Delia Antonio: Hi. I'm Delia Antonio. I support the project on Manele. Thank you.

Mr. Ornellas: Alright, thank you very much. Is there anybody else that wanna say something now? Come up and sign in and have your three minutes. Three minutes. Alright Joe. Seeing none, then --. Oh, please come forward.

Ms. Gail Allen: My name is Gail Allen, and I'm the owner of the former This and That Shop. I just took over that store. And I also own the Island Treasures. And I did use to own the Lanai Beach Walk. I've been here for 15 years as a Lanai resident, and I want to support the improvements at the hotel. And I also want to ask the board members tonight to pass this in a timely manner because I have to tell you our stores here in town, including --. I mean, I've talked to all people in the Chamber of Commerce. I am a member of the Chamber. The stores



now are doing less than \$75 a day. I employ eight girls. I pay their medical. I'm supporting them and their families, and they really do need this money. We basically are doing so poorly now that the hotels are closed. The one hotel is closed. And when the Manele Bay closes in June it's going to be even worse. I've made a commitment to Pulama to keep my stores open for this year, until festive, to try to get through this time period of closure. But if this lasts more than one year, I can guarantee you this town will be a ghost town. I will no longer be able to employ eight people and their families. I have -- I can hold on this year because I have other stores on other islands. Some of the merchants in town don't have that opportunity. Our stores are not doing well. We're thankful for Neil Rabaca to bring people into town. But today I had three customers walk in my door. So I'm asking the board for a timely vote tonight. We have to clear this tonight. All these people are asking you to clear it. It's also got to be timely. And I really appreciate your hard work. Thank you.

Mr. Ornellas: Gail? Gail...what's your P. O. Box number? Just the last three. Alright.

Mr. Bill Kamai: Aloha, Chair Ornellas and Planning Commission members. My name is Bill Kamai. I am a service representative for Hawaii Regional Council of Carpenters. I would like to ask for your favorable voting for this permit. Aside from the obvious, the jobs, the employment opportunities that would be afforded for those of us in the construction industry. Most of our membership here on Lanai have wives, friends, family members who work at the hotel. I think the hotel renovation is long overdue. Historically, a 20 year renovation process is the norm. It's been over 25 years since the hotel was renovated. We look forward to the employment opportunities that's granted with the approval of this permit, so I ask that you vote favorably in favor of it. Thank you.

Mr. Ornellas: Thank you Bill. Anybody else? Anybody else? Yes, sir, please come forward. Oh, gees. Yeah, you came out of the darkness. You're on the dark side.

Ms. Albert deJetley: Good evening commissioners. Thank you for having us all here tonight. I'm representing my newspaper which is *Lanai Today*. In *Lanai Today*, we have approximately 65 advertisers every month. All of my advertisers are all basically Lanai based businesses. We really need this project to be moved forward in a timely manner, as Gail Allen has already told you. We need to build a stronger base of small businesses on Lanai for us to become sustainable in the future. And this project at Manele will help to make us develop a stronger base. So please give it your utmost consideration and pass this in a timely manner. Thank you.

Mr. Ornellas: Thank you Alberta.

Ms. Pat Drennin: Thank you for hearing me this evening. My name is Pat. My name is Pat Drennin, and I'm involved with the shipping here on the island, and I have been for the past year. I didn't realize I had anything to say except that I'm in support. However, when I heard the concerns about the shipping I just wanted to...share with you how it has been handled for the past year.

All -- anyone -- any perishables, any resident, no one has ever been left behind because of our

projects. It has always been handled properly, residence first, construction second. And, so anyway, if there's any concerns about it, that, that just has not happened, so I just wanted to share that with you.

Mr. Ornellas: Anybody else? Please come -- please come forward. Bruno...you're still in the same --

Mr. Bruno Amby: Thank you. My name is Bruno Amby and I grew up here on the island. Can you hear me outside there? Yeah, I graduated in Lanai High School back in '76. I work for pineapple since I was 15 years old, you know, then worked for the hotel...and it's great... although I miss pineapple. But we cannot really go back. We have to look forward. So Lanai -- the hotel is really going, going for it. I work in Manele Bay Hotel, taking care of the birds right now. But you know, my family, we love it here. Not only my family that loves it here, I bet everyone of you guys love to live here in Lanai. That's why you folks are here. I met a lot of guests in the hotel. . . . (inaudible) . . . just by being on the island, they love it. All they do is relax. This is a great place to stay...to live here. You're lucky. They tell me I'm very fortunate. And you know what I tell them? I thank you, that's why I'm here. Because if I don't like this place, I would have gone. But, you know what, I would like to ask you, commission, to please, please approve on this, the whole resort is asking for. So I'm going to thank you so much, and thank you commission members.

Mr. Ornellas: Bruno? Bruno, what's your, what's your last three P. O. Box number?

Mr. Amby: . . . (inaudible) . . .

Mr. Ornellas: Anybody else? Okay, please come forward.

Ms. Lisa Grove: Hi. I'm Lisa Grove. I'm a resident of Lanai. I've been here for six years. I came to the Four Seasons, spent three nights here on American Express points, and stayed forever and it captured my heart. The thing that I just want to say is please support what, what is going on here because I don't see plan B. And one of the things we talk about is we've got all these great ideas in front of us and I'm not sure what happens if it doesn't go through. And when I think about what could happen if it doesn't go through, I get scared. I get scared as a resident of this community. I get scared as a mom who's raising a kid here. I get scared for my friends who work at the Four Seasons. And I get scared for the fabric of Lanai that brought me here in the first place. And so when we think about moving forward we have a great plan in front of us, and it is our plan. It is our plan and it's our future of our island. So I urge you strongly to support this. Thank you.

Mr. Ornellas: Alright. Thank you Lisa. Anybody else? Hey, Winnie, come forward here. Winnie, three minutes.

Ms. Winifred Basques: I'll try.

Mr. Ornellas: I know you will. I know you will.

Ms. Basques: Okay, Winnie Basques, living on the island of Lanai over 51 years. I have seen the changes. I've seen what goes on in the community. People have been very, very...confused about the project going on. He's choking Lanai. Think about it. He is choking. The reason why I say choking is that where are he going bring the people in? Who going take care of those people? Is he going take care of 450-something contractors, and of course, the 1,000's of workers and visitors that coming in? Can I ask a question?

Mr. Ornellas: You want to ask me a question?

Ms. Basques: Yes.

Mr. Ornellas: Go ahead. It's eggs in the morning, and bacon, for breakfast. That's usually what I have.

Ms. Basques: Not really. Not really, John. I'm sorry I just came back. I am so tired.

Mr. Ornellas: Okay, you want to ask me a question, ask me a question, and then I'll see if I can pass it on.

Ms. Basques: On the newspaper about a month ago, it was saying to do with the desalination water...and as well as the Lanai Planning Commission to get together and see what's going on with the water. So I've been going to the meetings, monthly, to talk about Manele renovations. First of all they had one pool. Now they want three pools. Okay, now, think about it, where we going get our water from? Who is gonna take care of the keiki and the adults if we have enough life guards, 24/7? Now I guess they have to be all certified to be, like you say, CPR, which I know how to do that. And of course, I had worked for Lanai Community Hospital for 22 years as a paramedic. You know, as long time. But the thing is that, John, if everything goes okay, then it's on your hands. The voting is going to be on your folks hand. Okay?

One more question. Two weeks ago, I went to the store, Richard's Store. I went Monday morning. Fine, I pick up my paper. I went back afternoon time, it was short. And Tuesday it was short to as well. Why? Because they was doing inventory. Now when you talk about the pies coming in, when I went to . . . (inaudible) . . . store, there was only one tray hamburger. That was it. So the thing is that – I know, I almost pau. I almost pau, Lei. You know when I love to talk. But the thing is that the barge doesn't come in. Suppose to come in today. But due to the fact of the weather, the water, 40, 50 feet high, the barge ain't going to come, come inside bring all of our goods, our food. You cannot go Maui because the water is high, so we stuck on this island. Now how are we gonna survive if we are sustainability? Thank you very much.

Mr. Ornellas: Thank you Winnie. I appreciate your comments. I will get back to you on the desal plant.

Ms. Basques: Thank you.

Mr. Ornellas: And I'll also get back to you on Richard's, but I'm pretty sure that's exactly what happened. They were doing their year end closing for inventory. Every business in the world does that...well, in the United States. Thank you. Hey, what is your P. O. Box?

Ms. Basques: . . . (inaudible) . . .

Mr. Ornellas: Thank you. Thank you. Tell us who you are.

Ms. Edith Mirafuentes: Good evening everyone. My name is Edith Mirafuentes. I work for the Four Seasons Hotel. I'm here tonight to support the SMA, you know, request for, not just for myself, but it is for the entire people of Lanai. I grew up here. I used to be in one of you guys seating in this area as well. And growing up here, there was nothing to do, so I would go out and see what I can do for the community. I've done a lot of programs for Lanai, and tonight, in front of these people, I ask that you support the hotel. Thank you.

Mr. Ornellas: Thank you Edith. P. O. Box? Anybody change their mind? Alright, alright please come forward.

Mr. Paul Mammaud: Hi. My name is Paul Mammaud. Box is 1582. Is that right Bradford? 1582? Originally, I'm from Molokai, and right across the pond. I've been here for 10 years. I've worked resort some 30 something years on Molokai. 10 years here. And on Molokai I've seen resorts dive. You know, we all know about what's going on on Molokai. But over here I've seen Mr. Murdock try his best, you know, and it just couldn't work out things. But I see Mr. Ellison is willing to take on the task and, and try his best also here. And I, I ask that you would support the proposal and so we can continue to move forward, you know, in our life and, you know, better the economy on Lanai. Thank you.

Mr. Ornellas: Thank you Paul. Somebody's going to raise their hand, wanna come, wanna come forward and talk? Yeah, last call for outside. Alright. Now seeing nobody, then we'll close public testimony for this part. And then later on we'll go -- when we get to the individual items like the D&O we'll have -- we'll do something and open it up for that, and then also open it up for when we get to the SMA. So, you'll have more than enough time to...to...to weigh in on the subject. We are going to close at the end of this tonight. I don't want to go pass 8:30 p.m., 9:00 o'clock. So what we'll do is we'll, we'll close public testimony. If we're still going at that time, then we'll reschedule for another -- for next month for them to come back and then we'll go, we'll go back to our deliberations then since public testimony will be closed. Alright? So that's how it's gonna go tonight.

So...the department will -- we're gonna go into the -- we'll do the approval of the December 17<sup>th</sup> meeting minutes. Any objections? Any changes?

### **C. APPROVAL OF THE MINUTES OF DECEMBER 17, 2014 MEETING**

Ms. Zigmond: Mr. Chair, I, I move that we approve the minutes of the December 17<sup>th</sup>, 2014

meeting.

Mr. Ornellas: Do I hear a second? Second by Kelli. Any discussion, changes, or...nothing? All those in favor raise your hand. It's unanimous. Joelle's absent...excused.

**It was moved by Commissioner Beverly Zigmond, seconded by Commissioner Kelli Gima, then unanimously**

**VOTED: To approve the December 17, 2014 minutes.**

**Assenting: S. Barfield, S. Ferguson, K. Gima, S. Koanui Nefalar,  
S. Marlowe, B. Oshiro, B. Zigmond**

**Excused: J. Aoki**

**E. ADOPTION OF WRITTEN DECISION AND ORDER**

- 1. Revised Proposed Findings of Fact, Conclusions of Law and Decision and Order approving the State Land Use Commission Special Use Permit and a Project District Phase II applications from PULAMA LANAI for the Reverse Osmosis Desalination Facility and Distribution System including the development of reverse osmosis desalination plant facility, administration building, water generation facility, and related improvements within the Manele Project District at TMK: 4-9-002: 001 (por.), 4-9-017: 009 (por.) and 010 (por.), Manele, Island of Lana'i. (SUP2 2013/0028) (PH2 2013/0001) (B. Sticka) (Action on applications taken at the June 18, 2014 meeting.)**

**The Commission took action to modify the proposed written Decision and Order presented for the December 17, 2014 meeting.**

**The Commission may take action to adopt, adopt with modifications, or take some other action on the revised proposed Findings of Fact, Conclusions of Law, and Decision and Order reflecting the changes made by the Lana'i Planning Commission at its December 17, 2014 meeting.**

Mr. Ornellas: Alright, so then we go on to the, to Item E, the adoption of the written and Decision and Order for the Special Use Permit for the Desal Plant down at Manele. County, do you want to guide us through this, how you want us to go through this so we can sign the papers and go move on to the next subject?

Ms. Thomson: Well, if you've all had a chance to review this revised version and if you have no further changes you could vote to adopt it and, and just move on from there.

Mr. Ornellas: Thank you. Can I have a motion to adopt the Special Use Permit, the Decision and Order?

Ms. Zigmond: Mr. Chair, I move that we adopt the Decision and Order on the desal plant.

Mr. Ornellas: Do I hear a second? Kelli. Alright, thank you. Any, any discussion members? I'll say not hearing any, all those in favor of, of adopting the D&O raise your hand. Okay, so we have Bev, Mr. Oshiro, Stacie, Fergie, Kelli as yay, and myself as a yay. And Shelly...Shelly and Stu, nay? Okay, so that's two. So we adopt it. So, members, I think they want us to sign it now. Okay, so you guys are gonna pass it around and sign it?

**It was moved by Commissioner Beverly Zigmond, seconded by Commissioner Kelli Gima, then unanimously**

**VOTED: To adopt the Decision & Order as presented.**

**Assenting: K. Gima, S. Koanui Nefalar, J. Ornellas, B. Oshiro, B. Zigmond**

**Dissenting: S. Barfield, S. Marlowe**

**Recused: S. Ferguson**

**Excused: J. Aoki**

Ms. Thomson: So just a, just a note, only those who voted in favor of the decision. You'll see a line for your signatures. Those who did not vote in favor of it don't sign.

Mr. Ornellas: For those -- I think that was Mary Lou in the back yelling what we're signing for? Okay. This is --. We had a Special Use Permit come before us a few months ago for the desal plant, and we approved it, but we only gave --. They were asking -- the company was asking for 30 years, we gave them 15, and there was one condition that they weren't, they weren't happy about neither. And so the Decision and Order came out which shows us that we approved the measure with these, with these conditions, and then the County will then make, turn this into an ordinance or --? No? Go ahead, give it to us.

Ms. Thomson: No. It's...it's provided to the applicant and, and that's it.

Mr. Ornellas: Alright.

Ms. Zigmond: Mr. Chair, can I ask Corp Counsel a question please?

Mr. Ornellas: Sure, go ahead.

Ms. Zigmond: Richelle, when does the 15 year clock start ticking?

Ms. Thomson: Let me see here. Condition number one says that the Special Use Permit is valid until June 17<sup>th</sup>, 2029.

Mr. Ornellas: Alright, so -- so we're -- you would --? Staff, you consider that -- we're done with that forever, until 2029? Okay, alright, good. So now we go to the next item which is the public hearing for...for the SMA project. So, the Company is going to give their presentation first? Is that...is that the way you want to go Clayton?

**D. PUBLIC HEARING (Action to be taken after public hearing)**

- 1. MR. KURT MATSUMOTO, Chief Operating Officer of Lanai Resorts, LLC, a Hawaii Limited Company doing business as PULAMA LANAI requesting a Special Management Area Use Permit and a Project District Phase II Approval for the Four Seasons Resort Lana'i at Manele Bay Proposed Improvements at TMK: 4-9-017:001 (por.), Manele, Island of Lana'i. (SM1 2014/0009) (PH2 2014/0003) (B. Sticka)**

**The proposed project involves renovation that will consolidate twelve (12) existing guestrooms to create the Alii Suite, replacing the existing Main Lobby pool with a new pool complex, enhancements to the Main Lobby Building, landscaping and related improvements.**

Mr. Clayton Yoshida: Good evening Mr. Chairman, members of the Lanai Planning Commission. We would just state that various procedural matters were followed by the Planning Department and the applicant regarding notification, and that prior to tonight's meeting we received over a 100 letters in support of the application as well as a petition in support of the application. With that we'd like the applicant to present their project overview and then we can summarize our analysis, and then you can continue with the public hearing.

Mr. Ornellas: Alright, so who's going to lead off with Company here? You are? Alright, good. Tell us who you are and let her rip.

Ms. Karlynn Fukuda: Testing. Good evening Chair Ornellas and members of the Lanai Planning Commission. My name is Karlynn Fukuda of Munekiyo & Hiraga, Inc. We are before you tonight to present the proposed Four Seasons Resort at Lanai Manele Bay improvements project. I don't know if this is – maybe I should stand over here so you guys can see. Joining me tonight on behalf on the applicant, we have Kurt Matsumoto, Lynn McCrory and Linda Lileikis. Our landscape architecture team we have from Jozu, Bruce Meeks and Stephen Sampson, and also Michael Garris from Belt Collins Hawaii. Our architectural team is HKS and Pacific Asia Design Group. From HKS we have Tom Harry joining us tonight, and from A -- sorry -- Pacific Asia Design Group we have Ann Matsunami. Our interior designer is TAL Studio. We have Todd-Avery Lenahan joining us tonight. Our civil engineer is R. M. Towill and we have Kevin Mendes joining us tonight. And also joining me tonight, from the planning team, is Cheryl Okuma.

The purpose of the meeting tonight is to request the Lanai Planning Commission review and approval of the Special Management Area Use Permit and Project District Phase II application for the proposed Four Seasons Resort Lanai at Manele Bay Proposed Improvements. This location map is to provide you with some orientation, although I'm sure all of you are familiar with the location of our project tonight. We note that it is a portion of tax map key: 4-9-17 parcel 1, and this is the approximate improvement area. Manele Road is here, Manele Small Boat

Harbor is here.

There are three main components of the project that we'll be sharing with you tonight. The first will be the main pool improvements that we have. Secondly, we have the Alii Suite Improvements which are located in the building here. And last but not least, we have improvements to the main lobby building.

At this time I'd like to turn the presentation over to Kurt Matsumoto from Pulama Lanai.

Mr. Kurt Matsumoto: Thank you. Kurt Matsumoto, COO for Pulama Lanai. Good evening Mr. Chair, members of the Planning Commission. Before I start, I just want to do something a little out of protocol. Because we don't normally get a crowd like this, I just wanted to recognize two of the members here tonight for their service. Their service isn't over tonight, but their term is almost up, and I just wanted to recognize them -- Shelly Barfield and Chair Ornellas. So if you all want to just give them...a hand. It's a...it's a lot of time, it's a lot of sacrifice for them to serve like this, so we appreciate their, their work.

So tonight, commissioners, I have the privilege of leading this team that's going to present this information here to you tonight. I was here when the finishing touches were being put on the hotel more than 24 years ago, and I had the privilege of also running the hotel for a few years, so I feel very...very privileged to be here tonight. In the time that I had the responsibility I can tell you that I had a lot of sleepless nights trying to think about ways to get the hotel to be profitable, to get people to come here and stay at the hotel. I'd be doing sales calls and hearing the things that they liked about the island and project, and the things that they thought needed to be improved. And tonight you're going to be hearing about a lot of the things that I used to hear more than 20 years ago, and we're finally going to be able to address a lot of these issues.

The Manele Bay Hotel as you all know is really important to the island. We are in the hospitality economy now, and of the two hotels that we have, the Manele Bay Hotel is the most important one. It's the one that is the engine that drives all of the economy here on the island. It touches pretty much everybody here...and a lot of people who are not. Whether you're directly involved, it's going to affect you. The things that we're asking to have done are important because what's been missing. We have a lot of good elements here. The island. It starts with the island. We finally have the right brand, the Four Seasons. Some of you know that we've gone through several iterations of management companies, but we finally have the right brand that can market, that has the reach around the world, and it can attract the kind of clientele that we need to fill the hotel. We also have the right people, the staff, the service that is provided now. It's well documented. The editorials back that up. And so the thing that's been missing though is the facility. And tonight you're going to see some of the changes that can occur that will help us reach and create this alignment between those three elements. Now you've all be kind enough to allow to proceed already with the previous SMA. You see some of the work that's been started already. And this is phase two and basically the -- something that would be considered like the icing on the cake in order to help us reach that level of profitability. So I thank you again for your time and your patience tonight, and I'm going to turn this over to our lead on the project, Project Director Linda Lileikis.



Ms. Linda Lileikis: Good evening Lanai Planning Commission. My name is Linda Lileikis. As Kurt mentioned this project and proposed improvements that we're presenting tonight really support the resort's objective to establishing themselves in a position to be the premiere resort in the Pacific Rim. As Kurt mentioned it's not just about improvements, but we're really creating experience. We have the people here in Lanai. We have a really special place here on this island, and really taking that next step to create that sense of place, and building upon that.

So as Karlynn had mentioned we do have three components to this particular SMA project -- the pool here in the middle...right here; our Alii Suite in the Plumeria building which is on the makai most end of the west wing; and our front door lobby building. One of the main components that we do have here is an existing archaeological site that we will be protecting. We have had surveyed by Cultural Surveys Hawaii and we've also worked with Kepa's team and the Lanai Archaeological Committee. We did present our proposed pool improvements and they are in support of what we are doing. We are also going to be working with Lanai Archaeological Committee. They will have numerous representatives or kupuna that will be working with us on a daily basis throughout the construction. As well as Cultural Surveys Hawaii will have a presence onsite every single day during the duration of the construction. And that is really to ensure that we are protecting that archaeological site. So we have developed some ideas working with them that we're basically going to wrap the features so that they are protected throughout the entire construction duration. We've also established a minimum 30-foot buffer around each of the archaeological features. Construction access as you know is extremely tight, so we will be using the existing dirt path that comes -- excuse me -- comes across the makai side of the archaeological site and across a bridge over to the expansion area.

Our first component of SMA project that we're going to be talking about is our main pool amenity. And really to sort of recap that, we're basically going to be demolishing all of the existing structures and the associated trellises that are currently down there plus the existing pool. We'll be enhancing that experience with three experience pools that provide different areas for different audiences. Also establishing kind of really a garden like landscape. Kind of bringing up the natural landscape from the Fisherman's Trail all the way up into the resort. So really kind of getting rid of that formal feeling, and bringing in the real natural feeling in there. So we will have three new pools like I said. We'll have a bunch cabanas, sunning area terrace, tiki torches. We'll also going to be improving the accessible pathway down to the beach, as well as introducing two new food and beverage structures.

I would like to invite now at this time Bruce Meeks from Jozu, and he'll come up here and give you a little more information about the pool experiences.

Mr. Bruce Meeks: Good evening. As we re-imagined this experience -- as we re-imagine this experience we need only to look to the surrounding landscape adjacent to the existing pool area, the beautiful ocean, the lava rock outcroppings that make up the coast, the dramatic cliffs, Lanai earth. I haven't seen anything like it any where else in the world. So what we've done, being inspired by the natural beauty of, of Lanai, we've incorporated three --. We're adding three natural free flowing pools to this area, surrounded by natural stones that picks up the color of the lava, the earth, the surround terrain. All being tied together by a beautiful landscape

garden, old Hawaii garden, that will feature plant material that we collect from all over Hawaii -- Canoe plants -- and will be tied together with specimens and selected native plant material.

To be a little bit more specific about the three pools. We, we have the family pool at the top. We have a family pool at the top that is designed to cater to the younger family with children. It has a beach area for the kids to play, as well as a grotto water experience for the kids to play in also. For larger group of the guests that stay at the hotel, we have the central pool with several areas for them to gather. We have lap lanes, Jacuzzis. For those that want to get away, we've created what we call a serenity pool, a smaller venue where we're able to relax and overlook the beautiful Hulopoe Bay. We've been very sensitive to...blend the pools, the landscape into the existing natural topography...creating a beautiful soft landscape that is unique to the guest experience and to the resort. And as it was inspired by the beautiful surrounding landscape, it also blends back into the landscape and is there for all of us to enjoy. Thank you.

Ms. Lileikis: The next project that we'd like to introduce is our Alii Suite which is located in our Plumeria building on the west wing. And here to talk about that is Tom Harry from HKS Architects.

Mr. Tom Harry: Good evening everybody. Tom Harry, HKS Architects. The Alii Suite is an important missing component of what the hotel currently has now. Most Four Seasons Hotels around the world have Presidential Suite and that can be divided up into a number of ways, and the Manele Bay Hotel does not have that. So...excuse me...the Alii Suite is located in this area down in the corner of the Plumeria wing. This wing is currently just being finished in its renovation process, and the Alii Suite will fit into that current renovation. This will happen by converting 12 standard guestrooms into a two-story, five-bedroom suite with a stair case and an elevator to service both floors. The suite can be divided up into a number of ways. As one single unit for a -- that a large family, grandfathers, everybody would come to, or in five separate rooms.

And these photos show the area of the existing renovation, and it's at this corner here with good views out over the ocean. These are the original...the original architecture but we'll show you some pictures later in the presentation about how some of this renovation is being turned -- is turned out. And the new Alii Suite replaces the balconies, the arch configuration and other elements.

So here's a straight on elevation of the Alii Suite, and one of the interesting parts of this process was when we went to the Urban Design Review Board in December. And they reviewed this proposal, and had some concerns because at that time we were proposing to have a third story element here that interrupted this existing roof. And they felt at that time that was just too much of a large mass and so we took that into consideration and we removed it from the project. The other component that was under consideration is pool and terrace area here where because of the proximity of the existing building to the property line, we were building within 30 foot rear yard easement. And rather than -- when it became apparent to us that we would have to do a variance process, we removed those components from the project, so that we won't be building

within that 30 foot rear yard easement. So that's the Alii Suite.

Ms. Lileikis: Thank you Tom. And the last component of this SMA, PD2 package is our lobby building enhancements, and for this, once again, our lobby building -- oops, back -- our lobby building is right here, front and center of our two wings. And at this time I would like to invite up Todd-Avery Lenahan and Tom Roelens and also Ann Matsunami.

Mr. Todd-Avery Lenahan: Thank you for this amazing audience. This is -- it's very humbling to be here. We've been working on this project for quite some time, behind the scenes. And some of what we're going to show you tonight on the main building is technical. A lot of what I'm responsible for is not necessarily things that fall within the, the things you're reviewing for permit purposes. But they're very much about emotion and experience which is critical to what we're doing here to kind of continue the legacy of this amazing place.

On the screen you'll see some bullet points of what we have planned. The high notes here are the conversion of 13 guestrooms and suites on the third floor into spa suites, and then converting the existing pool level into offices and space for mechanical equipment that we need to upgrade the building's infrastructure. We have some beautiful enhancements to the porte cochere which is the front arrival experience, the first part of the building that people see when they arrive at the resort. And we'll also be incorporating concealed shutters to protect the building during storm events, things that currently don't exist in the building for both safety and building protection. We're also going to renovate and upgrade all of the restrooms and elements in the lobby including the bar, reception area. Again, the new arrival experience. And then we're also going to be enhancing all of the interiors from the front door all the way down to the pool. And then along with that upgrading a number of mechanical systems, HVAC air-conditioning, those types of things.

A lot of what you've seen before we came up to stand in front of you were proposals and drawings of what will be. But what we thought we'd like to do is show you some of the things that we already have done, that we've completed within the last permit. We thought this was meaningful because a lot of times drawings of what's going to happen in the future are theoretical and promises, and you want to know how we're going to fulfill those. So we wanted to take a minute to show you what the building looked like before we started the work that completed this past winter, in November. And if any of you have been out there, we're really excited to see the reactions that everybody's had to the before and after experience.

So the general corridor area as you remember this aesthetic that's been in place for about 20 years now presents themselves like this. This is what we've completed in November. And I'm gonna go back to this because I'd like to just tell you a quick little story. When we started this project, as I mentioned, we take a very humble approach to how we design a resort in a very special location like this. And this hotel was designed over 25 years ago with a point of view that was very Western, European and formal in, in its state of mind. That was the fashion of a lot of resort design that was happening in North America and in Hawaii, and we took this opportunity with this upgrade and the renovation to actually re-imagine a resort that felt much more respectful and that really honored the beautiful people and beautiful place. This resort

in the past, as you remember it, is a large stucco building that again had a European architectural influence with interiors that were heavily ornamental with Chinese influence, and it really didn't connect to this place. And as the Hawaiian resort market has become more competitive and beautiful properties have built on other islands, it really took the polish off of this property and it lost a lot of its attention. So when we looked at what this can be, we very much wanted to respect this place and the people, and let people to come here for the first time feel like that they have touched the heart and soul of Lanai.

When we show you these beautiful spaces, this what the corridor looked like before, and this is what it now looks like. This isn't just about beautiful materials and great architecture. As a designer for a resort, we look at the hotel design as a picture frame around an incredible hospitality experience. And what I mean by that is that all of the team that has worked with this property some of them for decades, many of which are here tonight, we, we want to create an environment where they can deliver the best version of themselves, and what, for many of them is a home away from home. It's their second home. Many of them spend more time here in a day than they do in their own home. And when guests come to a resort any where in the world and they feel like they are seeing the people of a place, a specific cultural, wrapped in an environment that really honors them, and they feel like they've touched the soul of the place, that's what endears them and engages them to a destination like Lanai, and wants them to keep coming back. And the old aesthetic after 25 years really was not doing that. And it's wonderful to hear what people around the world have been saying about the property since they've come back. These again were the before pictures of the guestrooms, and this is what it is now.

I'm going to let Tom talk in a second. But I wanted to just mention that before any people came back in November and started seeing this new product, the team, the hotel staff were the first people to see this new product. And it was really heartwarming for us to have people that have been in this resort for 20 years or more walk into these rooms and these corridors and say even though -- some of them with tears in their eyes actually -- even though this is a new product, it's the first time they felt like it was home to them, and it really felt like it honored their history and their life on this island. And I think whether it's a bellman or a housekeeper or somebody that's in room service, when they're in these environments now, interacting with guest, guests see them and feel the soul of this place in a way that they've never have.

There's an incredible focus on craftsmanship and artisanship that didn't exist in the hotel before. And if you have a chance to visit the property and see what's done, we've really taken the great history of all the art and the craft of Hawaii and brought it back to this hotel in a way that people have not experienced previously. I'm going to let Tom talk a little bit about some of the guest reaction.

Mr. Tom Roelens: Thank you very much Todd. I have a separate public testimony which I would like to, to give later on. But as, as the General Manager of Four Seasons for really seven years at this point, this is a crucial, crucial time for us. The feedback that we have received literally in the last month, month and a half, since the new product of the guestrooms and the suites has become available has been nothing less than phenomenal. And the product is above anything we have at Four Seasons as a company today. We have 93 hotels in operation

around the world, and this is truly becoming very quickly a flagship of our company. And I'm very proud to see this happen. And whilst for the last -- at least I can speak for the last seven years -- the, the employees, as we see the before and after pictures, were just doing their absolutely, utmost to provide fantastic service. But it's hard when the tiles are broken and chipped away, and when it rains your pool deck is literally disintegrating, and the room product is no longer there, and so forth. So today, we truly have a world class product that allows us to...to play amongst the field where we need to play which is the luxury hotel segment in Hawaii, and the room product, the suites, the lower lobby, the Nobu Restaurant, the retail products that have been added. All of the components that have already been completed and launched are truly the best of what Hawaii has to offer today. And the, the feedback the guests, from the press who starts to come and visit now is nothing less than absolutely stunning, phenomenal and the best product. Many of them who have traveled many, many places, the best product they have ever experienced. It's comfortable. It's what -- it very much represents Hawaii. It's very much creating that sense of place here in Lanai. And with...with the feedback that we are getting from return guests who, yes, are a little bit challenged where with the price point going up, but there's not a day that goes by that we do not get a letter of compliments. And we finally have all of the efforts of our entire team, every day, being complimented by world class product and we -- the application of the additional components tonight is crucial to launch us to success and to launch these island to success, and thank you. Todd.

Mr. Lenahan: So we have a few more things we'd like to show you on the main building specifically, but thank you for giving us a few minutes to talk about the rooms and the corridors because we know a lot of what we're proposing to you tonight is about commitment and follow through. And we thought by showing you what we've done under the last permit that it gave you a wind to into our dedication and our commitment to this vision.

The existing porte cochere obviously is the first thing that people see when they arrive at this property. And when we see it everyday it's imprinted on us and it has felt good for some for quite some time. But as you can see as evidence in this photo, the building really is quite distressed because of the things that it has gone through in the last couple of years before the amount of care we're putting into now has been reinvested. Again, the architectural vocabulary, this western grand aesthetic that you see in a lot of other resort destinations really is not sympathetic to the larger vision to make this building merge with the site and be much more cohesive in the way it fits on this hillside and rolls down to the ocean.

So the porte cochere is going to be respected in terms of its structure and its configuration. But it will be refinished and brought into the same character as the images that we just showed you for the guestrooms and the corridor areas. We'll be introducing a much higher degree of craftsmanship and authenticity -- authenticity and artistry in the way things are made and detailed, much warmer and a much greater focus on people instead of just the building. The old building was quite grand and always made people look very small because the spaces range from 17 feet tall to as much as 25 feet tall. So a lot of what we're doing is creating intimacy and are focused on people, and just a much more elevated ambient quality throughout the property.

Again the arrival right now you're familiar with borrows a lot of influence from these European arch architectural elements. And what we're proposing now is actually to clad a lot of that and redress it in architecture that is much more in, in respect to post and beam construction that you would have seen in Hawaii in the past. What we tried to do -- and I think we've done that successfully in the rooms -- is although the building will be state of the art, it actually, for the first time, references history and culture from the past in the way that the property never has. So part of the effort have been reaching forward to make it state of the art, part of the effort has actually been honoring the history of the past, and if you've walked through the building you may have noticed for the first time. I was happy to hear some of the pineapple stories tonight because we, we were telling that story in the resort in a way it's never been told before. And they're all about little discoveries for guests.

This is the existing lobby and then a image of what we'll be doing with it. So very dramatic moves and, again, a beautiful focus on craft and artistry, and something that's timeless and that will endure, and it becomes a great part of the legacy of this island. But as I mentioned, most importantly, is a beautiful picture frame around the extraordinary hospitality experience and the team that is so dedicated to this property.

So at this point I'm going to turn this back over to Steve.

Mr. Stephen Sampson: Thank you very much Todd and thank you very much for the time to speak to you about this today. So we talked about three major projects and really what was a key thing in all of them is really connecting the resort back to the landscape and the natural environment of Lanai. It's so special, it's one of the greatest assets that the island has, and so we're really wanting to open up the resort from a landscape standpoint to this wonderful environment. So kind of the connective areas through the resort is with this sunset terraces on, on the west side, we want to create and reduce an area that was really an unused lawn area and transform it using native plants and taking advantage of one of the best views and sunsets in all of Lanai and create another fantastic guest environment and experience.

So these five sunset terraces are crafted with meticulous details, you know, that are multiple -- or flexible use space so that guests can, in the evenings and during the day time, take in fantastic sunsets and enjoy the views that the island has to offer. And a key component of that is taking advantage of the wonderful palette of native plants that Lanai offers and Hawaii as a whole. So using rustic building materials and native plants, we're looking to reduce the amount of water the area uses overall, which leads me to our next segment here where we talk about water. Water is a huge...a huge topic of concern here on this island, and we've spent a lot of time being as thoughtful and considerate and figuring out the best way to make use of such scarce resources.

So we've actually taken, you can see in dark green, those are all the existing lawn areas, and we wanted to reduce that as much as we can with native plants. They require substantially less amount of water -- and transform it -- you can see here in yellow, those are all the areas that are now going to be low water use. So it's almost going to cut the water in half in terms of what will be applied versus a lawn area.

Into our next slide, speaking about water, we're going to use -- talk about the pool here.

Mr. Ornellas: Excuse me, can you step back so –

Mr. Sampson: My apologizes.

Mr. Ornellas: We're going to be voting on it.

Mr. Sampson: Of course.

Mr. Ornellas: But if you're standing in the way –

Mr. Sampson: No, no, let me get out of the way please. So speaking about the existing pool, well, we understand that while the existing pool is smaller in size than what we proposed, Michael here from our technical team from Belt Collins Hawaii will speak a little bit more about what went into the calculations and what it really means in our water use calculations. So Michael?

Mr. Michael Garris: Thank you Stephen. With, without trying to get too technical, I need to walk you through a little bit the other part of the analysis of water usage. What Stephen was talking about was the landscape. Converting the thirstiest plant material you can grasp into a native drought tolerant type species, and that will involve several things, but that's the direction.

The other key part of this is what we're looking at here is the existing pool and what we're tracking. And if you can refer to your packet, it's not on the screen. But what you have in your packet is a table in the lower right hand that talks about the surface area of the pool. The next slide is going to be the proposed pool. So what you're going to do is look at that data in the lower right hand and look at the surface area of the pool. And then we also started to track parts of the analysis that involved splash out, seepage, evacuation -- or evaporation, sorry -- so that we get a true picture of what the water demand is or the water usage is. Now, of course, everyone can see that the existing pool, compared with this, this is three times the amount of pool. I'm going to now turn it over to our engineer who will sort of paint or tell the whole story. This is just one aspect of the water usage plan or the proposal, but a very important one. Obviously it's been a sore point or an interesting point. And I'll bring up our civil engineer, right behind me, to tell the rest of the story. Thank you.

Mr. Kevin Mendes: Hi. I'm Kevin Mendes with R. M. Towill Corporation, and I want to talk about water. Just to continue with what Michael is saying, the pools do cause an increase in water demand. The believe the numbers are small. Probably less than 2,000 gallons per day. But compared with the replacement of turf and incorporation of drought tolerant planting that we seen earlier which actually dwarfs that increase in water demand. In addition to the reduction of the room counts, there's actually a net savings in daily water usage of about 12,000 gallons per day, which is about 4.6 million gallons annually. In addition to that, the recent removal of the Aii Suites pool which is not reflected in these numbers will actually create a little bit more savings than what's shown here. So that's water.

With respect to drainage, you know, we're very sensitive to where we are where the main pool is located with respect to the ocean. I just want to point out that the main pool drainage tributary area is independent of the two regional drainage gulches which surround the hotel, both the west and east sides. So what we intend to do is maintain the existing drainage patterns in this new project. We intend to satisfy all County requirements for storm water quality, storm water quantity. What we intend to do for storm water quality is to depress all of the landscaped planter areas around the pool drains to actually collect and contain all of the storm water runoff as well as the washed down water, and allow it to infiltrate down into the ground. Any excess runoff actually will get picked up by -- if you can see it -- there's a proposed storm drainage system which is intended to tie into the existing storm water system. And I understand the water that's collected in the system is actually reused for irrigation.

So, so that being said, any water that runs off from this site will actually get filtered through either those two filtration systems or get directed through some sort of landscaping before it actually reaches the ocean. And, and that's drainage. I'll turn it over to Linda.

Ms. Lileikis: Thanks Kevin. So as we had mentioned we have been meeting with the community for about the last five months to just talk about these three projects that we've just covered tonight. And in our November meeting we had over 200 people show up, our December meeting over 150 people show up, and our January meeting close to 100 people. A lot of support for this project. And I think as we've shown you tonight this really is the phase to for us to bring our amenities now up to the same fit and finish as we have done with our guestrooms.

So our request tonight is that the Lanai Planning Commission approve this SMA Special Use Permit and our Project District Phase Two application for the Four Seasons Resort Lanai at Manele Bay, our proposed improvements. At this time I'd like to say mahalo.

Mr. Ornellas: Thank you. So, so Clayton, we're gonna -- can we take a short break and then we'll come back and...will you guys give your --? Will we come back and do public testimony?

Mr. Yoshida: I guess we'll give a brief overview of our analysis and then we can have public testimony.

Mr. Ornellas: After, after the break. So we'll break now until 7:15 p.m.

*(The Lanai Planning Commission recessed at 7:05 p.m. and reconvened at 7:15 p.m.)*

Mr. Ornellas: We want to get started again so please have a seat. Alright...Clayton, you want to start it off?

Mr. Yoshida: Thank you Mr. Chair. The subject application was sent to -- starting on page 9 of the Department's Report -- the subject application was sent to various public agencies for their



review and comments, and their comments and the applicant's responses to substantive public agency comments are attached. Now the Department did an analysis relative to the, of the project, relative to the Hawaii State Plan, the Countywide Policy Plan, the existing Lanai Community Plan, the Manele Project District Standards as found in Title 19, the objectives and policies of the Coastal Zone Management Act as found in Chapter 205A, Hawaii Revised Statutes, and numerous areas of, infrastructural areas of concerns.

On page 31, the Department concludes relative to social economic impacts, in the short-term the proposed project may provide construction, construction related revenue and employment, and accordingly the project will have a beneficial impact on the local economy during the construction phase. And then in the long-term the proposed project may have a positive impact on the economy to an increase in employment created. As far as environmental impacts, there may be construction related impacts relative to noise and dust, but through the use of appropriate mitigation measures including best management practices, these impacts can be minimized. That the archaeological site makai of the main lobby building and proposed main pool complex will be implemented. And upon the approval of the preservation plan by the State Historic Preservation Division for the archaeological site, the applicant will implement the interim and long-term preservation action of the site. The proposed project is not anticipated to create any significant long-term adverse environmental effects. And as related earlier the revised design plans were recommended for approval by the Maui County Urban Design Review Board earlier this month.

The Department is available for any questions after the public testimony, and we can present our recommendation at the appropriate time.

Mr. Ornellas: Okay, thank you. So we're gonna... we'll, at this time, we'll open up the floor to, for public testimony. So let's go back to the list and then I'll ask for other people afterwards. Okay, so the first one was Tom Roelens. You wanna come forward?

Mr. Roelens: Aloha everyone. My name is Tom Roelens, the General Manager of the Four Seasons Resort here on Lanai. And my statement is really about Four Seasons as a brand and what we are trying to accomplish here on the island of Lanai. Four Seasons Hotels and Resorts is a global luxury brand which since opening its first hotel in 1961 is renowned for continual innovation, remarkable expansion of the company, and a single minded dedication to the highest of standards only. We have for over 50 years transformed the hospitality industry by combining friendliness and efficiency with the finest traditions of international hotel keeping. In the process Four Seasons has redefined luxury for the modern traveler.

Guests of Four Seasons properties around the world are affluent, they're passionate, they're desirable consumers. The average age of a Four Seasons customer is in the mid-forties, an average network of about four million dollars. Our guests spend an approximate 51 nights in a hotel every year, split between leisure and business. The majority fly first or business class for trips, and the interests are wide ranging from spa, golf, culinary, local culture, arts, music, shopping, family travel.

The multi-million dollar transformation underway at Four Seasons Manele Bay is paving the way for Resort to offer the highest standards of hospitality known today. Highly personalize service by our team and innovative enhancements to guests who appreciate only the very best. The luxury travel segment today is extremely competitive, and for us to capture that luxury traveler who values unique experience as well as luxurious facilities, the resort needs to provide an exceptional product that matches the utmost in hospitality excellence. The proposed signature pool project will afford travelers an experience commensurate with or better than well frequented high end resorts all over the globe.

Our proposed new oasis will offer three distinct areas. One, dedicated to families and children, a second one for main guest use and laps, and a third one for adults only, particularly important for guests seeking more privacy and relaxation and time alone with their partner. The single pool option that we have had available at the hotel till today -- and I think Kurt has referred to that earlier tonight -- the single pool option is simply unacceptable in today's luxury resort portfolio, and has a major cause over the years of reduced occupancies and rates in the past.

Additionally, the permit is requesting the construction of a two-story suite and a lanai area for the guest use. This suite will allow for additional guest options, and it is crucial...and it is crucial to provide multiple guestroom suite options. The continued investments will position the property as a premiere resort in Hawaii, and without the additional improvements described in the permit application, we cannot be successful going forward. I ask the Commission that you vote in favor tonight so that we can get the construction completed and start welcoming guests again. Everyday that goes by is a day lost in the future of Lanai. Mahalo.

Mr. Ornellas: Thank you. Alright, Kelli, go ahead.

Ms. Kelli Gima: Tom, I'm just curious with revamping the hotel to make it way more luxurious, would this include employee pay raises, bringing in outside employees who are, you know, well versed in different Four Seasons properties?

Mr. Roelens: We have existing agreements with the union in to place to answer questions about the, about the pay raises, and we have been very fortunate with, you know, the phenomenal experience that our Lanai employees can provide everyday. And as Four Seasons we have, we place an enormous, an enormous focus on training our staff, setting our team up for success, and we will continue to do that.

Mr. Ornellas: Is that it Kelli? Alright, thank you Tom.

Mr. Roelens: Mahalo.

Mr. Ornellas: Next up, Sally Clemens.

Ms. Clemens: Sally Clemens. Box 28. And we fought for that. I begin by saying I'm in strong support of the proposed changes for the SMA Permit. Manele Bay Hotel is over 20 years old. We all know that in the hospitality industry, hotels and their public spaces and guestrooms need

refurbishment and some remodeling such as Manele to keep current with the trend of the day. We heard a lot about that tonight. I'd like to make the following statements. Lanai is dependent on tourism and we should all remember that. Water -- since the residents of Lanai are concerned about the water, we are happy to learn that very reputable engineers have taken 20 years of actual data to show the water usage will not be a concern, as well as a room count being reduced saving additional water. Island ownership -- I am thrilled that Larry Ellison purchased Lanai from Mr. Murdock. We all know Mr. Murdock had lost interest in the island, and it was only a matter of time before it was sold. From what we learned of other prospective purchasers, we are very lucky to have Mr. Ellison and also the Pulama Lanai team. Vision -- this community is grateful to Mr. Ellison for his vision and wanting to bring Lanai along into a more sustainable environment. Transparency -- I have attended numerous community meetings put on by Pulama Lanai. The community has had the opportunity for five months now to know every step of the process and exactly what Pulama Lanai is proposing. There really has been no surprises. Optimism -- I have lived on Lanai for 20 years. During the later days of Mr. Murdock, there was a feeling of doom and gloom throughout the community. Now the spirit is revitalized and a feeling of optimism has returned. I strongly urge the Planning Lanai -- the Lanai Planning Commission to support the proposed changes.

Mr. Ornellas: Thank you. Caron Green?

Ms. Caron Green: Thank you. My name is Caron Green and I have been a full-time resident of Lanai for the last eight years. Planning Commission members as you go forward with this decision making process, I would like you to think back just a few years on what it was like on Lanai because this is about jobs, and it is also about the sustainability of the island. Three years ago the population of Lanai was in decline because of lack of jobs. The community pool was closed and appeals to our Senator and our County were to no avail. The theater was closed and there was no hope of it ever reopening. There was no hospice on the island so the elderly had to leave the island for end of life care. Company owned buildings were generally in a state of neglect. And the community was deeply divided over Murdock's plans to build windmills on the island to help make the island economically sustainable.

In short, without a viable economic source, Lanai is not self sustainable. This has been proven over and over again. Today, thanks to Larry Ellison and Pulama Lanai, the community pool has been reopened and it is better than ever, the theater has just reopened and it is a state of the art theater. The town center has been revitalized. Hospice is now operating on the island. And in a matter of weeks, we will have a full fledged pharmacy. The island is also experiencing full time employment, and the support from the company for the school has already paying dividends and increased college admissions and scholarships. Ellison even tried to give us a desal plant to help alleviate pressure on our aquifer and provide more water for agriculture. With all these changes we've forgotten how bad it was, but it could get that bad again or worse. Why? Because while the owner has stated that he doesn't want to make money off of Lanai, he has also stated that he wants it to become economically self sustainable. In other words, he doesn't want to lose money indefinitely. And he believes that the Manele Bay Hotel is the key to making the island self sustainable.

You approved the room renovations at the Manele Bay Hotel, but that is only part of the changes that need to be made in order for it to compete with top hotels in Hawaii and beyond. I know there have been some growing pains along the way, and not everything is done as planned, and I'm sure that there will be more stresses on the community during the next phase. But on the whole, Pulama Lanai has been very sensitive to the community and our needs. We need to be sensitive to the owner's needs as well, and approve this SMA as submitted without conditions and delays so that they can move forward in a timely manner. In closing, I would also like you to remember that you represent the entire community, not just one group or one segment of the community. Thank you very much for hearing my testimony.

Mr. Ornellas: Thank you. Okay, Butch Gima.

Mr. Reynold "Butch" Gima: Good evening. My name is Butch Gima. P. O. Box 630400. I've been asked by the Lanai Water Advisory Committee (LWAC) to provide some input from our meeting on Friday, January 16<sup>th</sup>. At our discussion on the 16<sup>th</sup> we discussed the December 20<sup>th</sup> and December 30<sup>th</sup> correspondence from Lynn McCrory to Clayton Yoshida. We spent a lot of time on page 4 of that correspondence trying to understand it. After much discussion, the committee came to a better understanding. I'm not sure if you guys have had that opportunity. We also quest -- it was also questioned the basis of the representations made by Pulama in those letters regarding the Water Use and Development Plan. And lastly, we got assurances from John Stubbart to make corrections on page 4 of the letter. Hopefully you have received a corrected version of page 4. Additionally we discussed the...incomplete data that Pulama failed to provide in an update since they removed the Alii pool from their plans. I was very disappointed in the presentation by R. M. Towill that they did not provide that, and they had more than enough time to make those revisions.

The committee did recognize that there is a net reduction in the use of water from this project, but there's a caveat to that because we still don't have the complete numbers because they removed the Alii pool. So there was no consensus. That's how we operate in the committee. There was no consensus on...on this application. Our -- your responsibility is this application. But you also have the responsibility of looking at the overall water picture. And the Lanai Water Advisory Committee takes that very seriously. We've been doing that for a couple of decades now. So it's -- although it may seem that there is a net reduction in the use of water based on this project, the -- our water committee has to look at whether it -- if there's a reduction in the entire hotel use and the entire Manele Project District. Now it's the responsibility of both the applicant and the County to provide that information to you to determine whether or not this application is in compliance with the Water Use and Development Plan or out of compliance. And if it's out of compliance, then they have to either provide you some recommendations or conditions. I believe both parties failed to do that.

It's easy...to take water for granted if you unaware of the issues or not responsible for it. The Lanai Water Advisory Committee has taken the lead all these years to take responsibility for the water on this island. The big picture, not just only the project specific water allocations. Thank you.

Mr. Ornellas: Butch, can you -- everybody hears the term LWAC and this is what that water committee is. Who are the members of LWAC?

Mr. Gima: John Stubbart and Kim Miyazawa-Frank represent Pulama Lanai. You represent the Planning Commission. Ed, Ed Oyama is the...at large representative. We have Ron McOmbler and myself for Lanaians for Sensible Growth. We have --

Mr. Ornellas: Is that -- so there is company present -- representation on LWAC? So this is not -- LWAC is not a...a group of LSG members that are trying to do things, but the company has a say on what goes into the Water Use and Development Plan and permits like this.

Mr. Gima: Oh, yes. Pulama and its predecessors, Castle & Cooke, were integral members. I mean, without, without their presence we wouldn't have a committee, we wouldn't have these discussions. I mean, everything tonight is based on trust. I mean, if you individually or collectively do not trust me no matter how good my information is, how accurate information is, it's not going to mean anything. For our committee, we have put a lot of trust in John Stubbart. Throughout the years that he's been on the committee, he's been very transparent. He's been able to take the criticism, but he's always stepped up and brought back the information, and that's been real critical for this committee to do its job.

Mr. Ornellas: Okay, thank you. Go ahead Kelli.

Ms. Gima: I'm a little confused because you're referring to page 4. I'm assuming it's...this chart.

Mr. Gima: Yes.

Ms. Gima: So, it was discussed at the LWAC meeting that there were some discrepancy here and there should have been an updated chart to this?

Mr. Gima: Yes because in the, in the first column under overall hotel where it say Lanai WUDP allows, the way the Water Use and Development Plan was developed is we had to make projections, five year projections, all the way to 2030. So to make this accurate, you have to state what the 150,000, the 179,000 and the 329,000, from what period of the allocation table that came from. And a lot of the gallons per day numbers...they need to tell you that's an average because it depends, again, on the occupancy rate that day and what other water uses they have in the project district. Again, so, on, on face value this can be very confusing. That's why we spent a lot of time on Friday about it. And we had assurances that they were going to make the...adjustments for the meeting.

In addition to that, I was really disappointed that we had to wait until five days before this meeting to discuss these numbers. I had asked Lynn back in December to attend the December meeting. That would have given us a lot more time to flush out these numbers and make the corrections so that you guys can have accurate information so that you guys can make an informed decision. I don't think you guys can make a totally informed decision because you guys don't have the total numbers on here.

Mr. Ornellas: Okay, any more questions for Butch?

Ms. Zigmond: Mr. Chair, I have a quick question. So, I have a lot of questions on this chart and a lot of other questions on water. And I'm assuming I'm just going to wait until the applicant -- to ask the applicant that. So you're saying that this chart, however, had been revised and you have a copy of it? No. Okay, okay. Alright...alright.

Mr. Gima: One last thing. I mean, the whole idea behind the Water Use and Development Plan and the Lanai Water Advisory Committee was that water is very difficult to, to understand, and so the Lanai Water Advisory Committee has taken, has made the commitment to understand it and meet every month. And I think the Planning Commission relies somewhat on the Lanai Water Advisory Committee for their input and recommendations. Ideally the way it's suppose to work out is if an application comes before the Planning Department, both the Planning Department and the applicant will let the Water Advisory Committee know so we can discuss it way before it comes before the Planning Commission. And part of what the Planning Department and the applicant must do is use the Water Use and Development Plan and say this project is in compliance. And if it's not in compliance, then they have a responsibility to say, okay, we're going to mitigate this non compliance by doing this, this and that. Ideally, that's what's suppose to happen so that when it comes before you, everything's all, already discussed.

Mr. Ornellas: And the, the...what was the...did we come up with a -- I'm going to hear it from you -- but did we...we felt based on the numbers what we asked for and what we were going to get we're still feel that this is a good project?

Mr. Gima: Generally the committee had no objections to the SMA based specifically on water issues. We didn't discuss social economic issues. We didn't discuss drainage issues.

Mr. Ornellas: We'll get to that.

Mr. Gima: Right. But just based on water issues, generally, we had no objections, but there's that caveat because we were waiting for Pulama to provide the updated numbers.

Mr. Ornellas: Okay. Alright, thank you. Any more questions for Butch? Okay, thank you. Next up is --? Anybody else? Anybody out there wants to come to the mic? Mr. Baltero come to the mic. What's your P. O. box number?

Mr. Jeffrey Baltero: My name is Jeffrey Baltero, and I've been a residence here since 1996. It's about 19 years. And I used to work at the gas station for 10 years, nine years, and transferred to Castle & Cooke, then to Pulama, so about 10 years now. And I'm here to testify...I strongly support the SMA Permit at Manele Bay. And I stand before you in support of this project and approval of the SMA. I think it's obvious that 99% of our community supports this project, so I humbly ask the audience that in favor I stand up and say aye so we can end testimony now and this commission can start deliberating now. Mahalo.

Mr. Ornellas: Thank you Jeff. Gerry, you've already testified.

Mr. Rabaino: . . . (inaudible) . . .

Mr. Ornellas: You want to what?

Mr. Rabaino: Regarding the water issue.

Mr. Ornellas: Okay, make it -- keep it to three please.

Mr. Rabaino: Okay, this is regarding the water issue that I was mentioning earlier in my first speech. I kept it short. According to the water guy over there that they said they'd be saving water. My question for that is for him to answer to you folks. Around the heiau he said would be catch basin and that water be reused. When the heavy rain like Iniki comes or hurricane Iva comes, and down there when the drainage go down, how much of that water is going to be held back before it reaches the ocean? That's the only question I have.

Mr. Ornellas: David, you wanna come up and say something? Please.

Mr. Green: Dave Green, Lanai resident. Full-time resident for the last eight years. I have a couple of points to make. I'd like to remind the Planning Commission in about six years ago, Castle & Cooke submitted an application to add a pool, a second pool down at Manele. That application went to the Lanai Water Use -- excuse me, to LWAC and was approved, and it came to the Lanai Planning Commission and was also approved. I want to also mention that at that time the pool, the second pool was proven to show a reduction in water due to the reduction of grass and changing in the landscaping. So this isn't anything new.

This follows on to my second point. I know this is an important issue and I know you have huge binders, but you've had those binders for a long time. Butch has given you a reason not to...approve this tonight, but I want to go back and say what Butch said in the...in his testimony that in reality LWAC feels that this is generally positive. And I'd like to ask for you to display the trust that Butch talked about and how important it is in the community. I'd like to ask that you make a decision tonight. And I think it's very important for all the people that took their time to come here and watch this, I think it's very important that you stay here and get it done and make a decision tonight. And I'd like all those people -- I'm going to borrow what I thought was a great idea -- I'd like all the people that think that Planning Commission should make a decision tonight to stand up, please.

Mr. Ornellas: Okay, you guys can sit down. Anybody else wanna come up and say something? Three minutes testimony? Michelle, come forward, there's a mic up there. Take your time.

Ms. Michelle Yoshikawa: My name is Michelle Yoshikawa, born and raised here on Lanai. I am --. This is geared, questions I have, is geared more towards Four Seasons because I personally do support the changes that we need at the hotel. But my daughter had to leave and she wanted to know why her hours were cut. This is when she is a full-time worker. At the

Pulama meeting, Pulama said they would be paid 40 hours, but -- it's hard for me -- but many of the employees at Koele have been cut. There's only a few people with 40 hours a week. Many have been cut to even to 22, 23 hours. And they've been working for the company, some of them for 20 years, and that's no way to show appreciation to your workers. The residents of Lanai are assets to running the resort. They are your biggest assets...for Four Seasons. But this is not the way to treat your employees. Many of them have mortgages, they have children to feed, to put through college. And I'm just asking why these hours -- why their hours are cut so drastically, so many. I mean, this is towards Four Seasons.

Mr. Ornellas: We're -- they're not going to answer the question tonight, so, but thank you for giving --

Ms. Yoshikawa: And I am not with the union, I am not with Pulama, I am not -- I'm just...I'm just a stay at home mom, I'm grandma. I'm just asking because of my concerns because they have been to the union, they've been --. I personally even asked Four Seasons and nothing, but --

Mr. Ornellas: Okay, Michelle, thank you.

Ms. Yoshikawa: But I do support the changes.

Mr. Ornellas: Alright. Thank you. What's your P. O. box number? Thank you Michelle. Anybody else want to come up? Yes, sir, Jason.

Mr. Jason Allen: Jason Allen, 905. I'm aware with a lot of Maui County rules that have to do with development. Often times when, when you do a development you're asked to make certain concessions such as certain housing districts requires certain spaces for parks and such and...but there's really nothing geared towards when you start asking for permission to get in the SMA zone. But often times we still feel like we should see what we can get out of it. What I'm...what I'm thinking here is we're getting out of it, what these pools will provide with this hotel. I trust Tom Roelens. I trust Four Seasons. They've been doing this hotel business. I, I, myself...I'm not familiar with how this all works, but I trust what their vision is, and I think that Mr. Larry Ellison also believes in it and he does pretty good.

Mr. Ornellas: Thank you Jason. John Stubbart?

Mr. Stubbart: Commissioners. John Stubbart. Testing one. Get it right up here. Thank you. John Stubbart, Director of Utilities, Island Lanai, and P. O. Box 1707. My perspective of the meeting on Friday with the Lanai Water Group is very different than what you just heard. We reviewed the information and we had hoped to get some information and we will ask the Commission to query the engineer that helped to put this together. But I'll speak to a few of the items.

First of all we have a consensus. When we voted -- John was there, Mr. Ornellas, and Butch Gima. Sally Kaye was there. John Ornellas, Ron McOmber. Kim was there from our staff that was mentioned, myself and Ed Oyama. We all voted and this committee is just a lose



committee. It's not a formal committee called by the County. So we meet as a group and talk about the importance of our water. And there was a consensus. We all voted yes...in support. And we had one abstention which was Sally Kaye...John...and so that to me is we have an abstention -- I'm sorry -- an abstaining voter that is meaning that the vote is unanimous. And so we had a consensus.

On the sheet here, the chart you have, I -- you know, it does reflect 350 gallons per room. That's the standard for the County for resorts. We had submitted some other numbers in hope and of what the company had felt at the time, under Castle & Cooke, of 600 gallons per room. That's for all of the services around the room. And so these numbers all use, 400 rooms for the resort, 350 gallons per room. There was a number at the bottom that has a 4,000 gallons per day -- 4,000 gallons per day difference, and that was due to the periods of the report that were varied. So the PWR, and the period that the engineers used, and there was only a 4,000 gallon difference per day for the whole resort...portable water for the rooms. So three minutes. And the other thing is pool on your chart is 200 gallons. You can see it over there. It's 202 gallons, so that's the difference. And that's what he, Mr. Butch Gima, was mentioning. That's 200. You can see it on your chart. Cross it off. Thank you very much commissioners.

Mr. Ornellas: Bev, you have a question for John?

Ms. Zigmond: I do. I have no bloody idea what chart you are looking at because we don't have it. The one that I'm seeing says average daily water demanded in guest rooms is 600 per day with this footnote that even though County of Maui typical room demand is 350, you have 600. So I don't know what you're talking about.

Mr. Stubbart: 86. This is your packet, I guess. I'm looking at Exhibit 86. There's an amended letter that was provided to the Commissioners, and this is the one that looks like that. And so this gives you the 150 allowed in the Water Use and Development Plan. And that's not 600 gallons per day. That's based on 350 gallons per day for 400 rooms.

Ms. Zigmond: It would be helpful if it was shown how that calculation was made. There's just a number of 150,000, and it says that the Lanai Water Use and Development allows that, but I don't think that's an actual allotment. And another question is why is the landscaping 29... 29,000-some gallons per day more than domestic use. And where -- what is this little down here? Where did this one come from?

Mr. Stubbart: Those are the exact questions that we were asking and I'll let --

Mr. Ornellas: Nah, you know what let's kind of wait till they get their, their presentation because they gotta --. You know, we're gonna --. Okay, go ahead and go then.

Ms. Lynn McCrory: Okay, on the page --

Mr. Ornellas: Who are you?

Ms. McCrory: Oh, yeah, Lynn McCrory, Pulama Lanai. On the page following the chart you will see two pages that show the Water Use and Development Plan. And you will see highlighted in yellow, it says Manele Hotel in 2006, 2009, both have 150,000 gallons per day. You'll see Manele Hotel irrigation says 179,000 gallons per day. If you go to the next page, from Water Use and Development Plan, highlighted in yellow, Manele Hotel, again, five years and 10 years, 150,000. The hotel irrigation, a 179,000. To go back to the 195,000, you know those big graphs -- John, do you have that big graph? -- the charts that we give you some ever six months on water? What I did was I took the total from 2009, the first quarter, and totaled it through 2014 for the fourth quarter, and gave you an average. So this is actual water used. So I made sure that they tied to information you already have.

Ms. Zigmond: I'm going to respect John's request not to discuss this now and let public testimony continue because there's still a lot of discrepancy in the numbers and we can get back to that later. Thank you.

Mr. Ornellas: Okay. So anybody else wanna come up and testify for three minutes? Okay, so we're gonna close public testimony. Okay, move back to the County. You're gonna --

Mr. Yoshida: Just if there's any questions from the Commissioners for either the staff or for the applicant?

Mr. Ornellas: Okay, so --

Ms. Thomson: Chair?

Mr. Ornellas: Go ahead Bev.

Ms. Thomson: Excuse me Chair if I could just offer some brief thoughts on what your analysis is -- should to be based on tonight. So as I provided you an e-mail, the two things you're doing tonight are considering a Project District Two approval and you analyze whether or not the preliminary site plan complies with the Project District ordinance. The second thing you're looking at is the SMA Permit. So the uses that are proposed in the application are allowed uses in the Project District. The SMA Permit review is an additional layer of review for projects that are in the coastal zone, so you look at the project and its effects on the coastal zone. Excuse me. And then your conditions, if you impose them, needs to have a connection. This is called an essential nexus, so it needs to connect the law to the condition. You're trying to mitigate adverse effects on a coastal zone, and the conditions need to be roughly, roughly proportional so they need to address and mitigate the adverse effects but not exceed those. You're not trying to condition beyond the adverse effect. Thank you.

Mr. Ornellas: Okay. Bev, you want to go, you want to a question go ahead?

Ms. Zigmond: A couple of questions for the Planning Department. And I want to preface this because I have many sets of eyes right now glaring at me, and I just want to say up front that I'm really not opposed to this project, I don't have to pay for it, so I'm good with it. But I feel as

a commissioner that it is all of our responsibility up here to ask questions and get answers in discrepancies in numbers, especially with regard to our precious resources like water. So with that preface, I would like to ask the Planning Department, Exhibit 60 in your Department Report which was the Department of Environmental Management, it states that the municipal landfill cannot accept waste...from the construction due to capacity limitations. And I didn't see any response from the company on that so -- and maybe this is a question for the company, but nonetheless, I'd like to know what is the plan for disposing of all of the construction waste.

Ms. McCrory: Lynn McCrory, Pulama Lanai. We have already responded to that. We are in discussions with the Environmental Management group. Part of their issue is looking for an additional landfill area. A fairly large amount of the construction debris will be going off island. Not differently than it has with the room renovation. The metal, any of the wood areas are then chipped and go in to compost areas. There is some debris that we would like to take to the landfill. But should that not be worked out with Environmental Management, then we will ship it off island.

Ms. Zigmond: And then on Exhibit 77 in the same report, it states the consistency of this project with the 2011 Lanai Island Water Use and Development Plan should be discussed, and I don't see any discussion of that. In fact there was a letter later on...that wasn't part of our packet, but it's from the Commission on Water Resource Management that states again that it does not consult the Water Use and Development Plan. So, any thoughts on that please?

Ms. McCrory: Lynn McCrory, Pulama Lanai. That is what this letter was to all of the Commissioners...was the discussion of the Water Use and Development Plan. It was an explanation that said this first...it was an explanation to say here's a corrected page to the R. M. Towill report that dealt with the 12,800 gallons per day decrease. And then the chart that then laid out what's in the Water Use and Development Plan, what was existing in terms of R. M. Towill to propose for the overall site, and then the current project was the next level down, and what that 12,800 would do. And then the subsequent two pages after that which we just discussed that said here's the pages in the Water Use and Development Plan that allow how many gallons per day that we have available. And then we gave you after that both the existing pools and the various cubic feet of area and surface area that are consid – that are looked at and then developed into the gallons per day number for existing pool, the new pools. We had the Alii pool in there because at that point the Alii pool was still considered. And then also we gave you the same information in regards to the irrigation so that you could see that these were developed for that. So these are in consistent with the Water Use and Development Plan. And this was sent further to CWRM and Bill Tam.

Ms. Zigmond: Castle & Cooke comparison on that table. It's figure 4-71. It's after your very confusing chart. It says comparison of 2006 and 2009 Castle & Cooke proposals demand. So you're using Castle & Cooke projections?

Ms. McCrory: Lynn McCrory, Pulama Lanai. No, these are pages from the Maui County Water Use and Development Plan for Lanai.

Ms. Zigmond: But that's what I'm reading what's on that page. This is your handout.

Ms. McCrory: Right.

Ms. Zigmond: It says compare -- it's says Castle & Cooke proposals.

Mr. Matsumoto: Kurt Matsumoto, Pulama Lanai. Yeah, it says that because it's taken from the Water Use and Development Plan which was developed with Castle & Cooke. It was before the purchase occurred so we were not participating when the Water Use and Development Plan was approved. So that's why the information there and the table's there...are from Castle & Cooke. They're the ones who contributed to developing that plan.

Ms. Zigmond: Something doesn't sit right there, but I'll maybe get back to that. So let me ask you one more question on this. On the very last –

Mr. Matsumoto: So what -- what exactly doesn't sit well? I mean, it's a fact. We weren't here when the Water Use and Development Plan was created or approved.

Ms. Zigmond: I'm not saying that. I'm not saying that.

Mr. Matsumoto: And we didn't participate in the approval.

Ms. Zigmond: Okay. Great. But on the last page it says there's an asterisk and it says presently all irrigation is from potable sources, and I'm just wondering if -- why just potable sources and is there any...plans to use non potable water for irrigation?

Mr. Matsumoto: Kurt Matsumoto. So it refers to potable sources because that's what the entitlements allow for the hotel to use potable water for irrigation. So that's what it's referencing. And, no, we don't have any current plans to convert that to another source.

Mr. Ornellas: Anyone else? Kelli?

Ms. Gima: I had a question for Clayton and the County. I had noticed that the Department of Water Supply didn't respond. Any thoughts on that? Why they didn't respond especially maybe in terms of the Water Use and Development Plan? I'm just, I'm just curious.

Mr. William Spence: Since all the water resources –

Mr. Ornellas: And who are you?

Mr. Spence: I'm Will Spence. I'm the Planning Director. Thank you Mr. Ornellas...Chairman Ornellas. The, the Department of Water Supply does not have any authority over private water systems. All of the water resources on the island of Lanai are privately owned, and of course, they don't weigh on these matters. And pardon me, they actually did on 66. I have to recant. No, what he said the project site is served by Manele Water System. It's owned and operated

by Lanai Water Company. The Department of Water Supply does not own and operate a water system on Lanai. The Department of Water Supply acknowledges the proposed landscaping plans which will utilize non invasive, drought resistance plants to minimize water use, which is what the proposal is before you.

Mr. Ornellas: Bev?

Ms. Zigmond: Okay, I have one more on the Planning Department's report. Page 25...those first couple of sentences, they, they don't make any sense to me. Could somebody explain that?

Ms. Gima: Yeah, I noticed...I noticed that too and I'm wondering if it's a, if it's a typo.

Mr. Spence: And which part does not make any sense?

Ms. Zigmond: Okay, I'm not sure where the existing irrigation demand is 5,130, where that came from.

Mr. Spence: Okay. Okay, on that very first line, the 5,130 is a typo. It should be 51,500. 51,500.

Ms. Zigmond: Okay, it makes sense. Will we be getting the updated water usage with the absent of the Alii pool and the corresponding new landscaping?

Mr. Matsumoto: So the chart that you have states that the Alii pool would have consumed an additional 202 gallons of water, and you can assume that the replacement of that is zero. So taking the pool out means that you have a net zero on the increase of the water there. Now your question might be then, what's going to replace that? It's hard to discern from that presentation, but there's going to be landscaped area, hardscape, and so it's all part of the lower irrigation consumption. And Kevin -- and Kevin can help answer the question a little bit further.

Mr. Mendes: Hi Kevin Mendes, R. M. Towill. I don't really want to speak to the landscape consumption numbers, but we understand that landscaping the turf areas that are presently there now are going to be replaced with more drought tolerant type, native type planting. So our, our assumption is the irrigation demand will go down. We just don't know that, that number now.

Mr. Matsumoto: So even if you left the 202 gallons number in the calculations that you have in front of you today, you will see that the total consumption still is well below what it is presently today.

Ms. Zigmond: Okay, so...since we're speaking on water, I have a question of where the water is going to go when the current pool is drained.

Mr. Matsumoto: So the...the water that's currently in the pool, before it's being demolished, it will be treated so it can be de-chlorinated and then it can be accepted up at the waste water treatment plant and then recycled and reused as irrigation water.

Mr. Ornellas: Any more Bev? Kelli?

Ms. Gima: I have a question for the County and this is just to put on the record. You know, there's many new people here tonight at this Planning Commission that aren't normally here on a monthly basis, and just to get clarification, we as Commissioners are allowed to ask questions, correct? From the applicant, and from the County as well. We're not just pulling all of these questions out just to aggravate people. We go through, as you can see, all of this material. And you know what, we're humans, things get confusing, we need to have things clarified. It is our duty to ask questions, so the idea that we'll hear public testimony and just deliberate right away, that's not always how it works. I mean, we are allowed to ask questions to the applicant and to the County, and I just need to put that on record because maybe, you know, most of you who don't normally come to these meetings, don't understand that.

Mr. Spence: Mr. Chairman? What...what Kelli Gima, Commissioner Gima is saying is true. Part of the, part of the deliberative process is we provide the commission with the best available information through the application and through the agency comments, and then we, we provide the commission with an analysis. The analysis is always complete to our understanding, but the commissioners may often have questions. They need...they need to have their questions answered in order to make a full, you know, well informed decision. So it, it's not just normal, we appreciate that the commission asks so many questions. They should be clear in their minds when they go to vote on things, so...and that's what we're here for is to do all that.

Mr. Ornellas: Anything else Kelli? Go ahead.

Ms. Gima: Pretty much every time an application comes before us, I always speak upon social economic impact, social impacts and that's because I'm a social worker that works here in the community. So I'd like to think that I have a little expertise there and so, you know, I have, I guess, a couple of questions for the applicant and, you know, as part of their application has to show that there won't be, you know, any impacts, social impacts. So there was a statement made that there weren't going to be any, any sort of impacts on, on social services or increase social issues, and I just wanted to know how that was determined. And also have you guys considered indirect impacts as well?

Mr. Matsumoto: Yeah, you know, Commissioner Gima. Sorry, Kurt Matsumoto. Yes, we have tried to consider all of the impacts to the island. And I think one of the best representations of that is the commitment made to keep people employed even though in an ordinary basis, these would be conditions where people be laid off. And it's because of understanding the dynamics here on Lanai. So I think we have done a lot of thinking about how to address or best address this understanding that it is a huge impact to the island. We see it as a temporary impact, and we see it as the needed step to take in order to have a better result here on the island. And it is painful...in many ways, but we've tried our best to mitigate that experience here on the island.

So we, we've done our best. I think that we have responded as promised. We have taken action as we have promised, and we will continue to do that.

Ms. Gima: Thank you Kurt, and I, I definitely hear what you're saying, and in terms of insuring that employees aren't laid, obviously is, was the number one concern. And to have that addressed and been transparent to the community and more importantly to the employees, that's awesome. For me, I look at what could be other types of social impacts, not just in terms of jobs. And so, you know, what I would suggest and I've talked with Lynn about this before is there are a pool of us here who have the knowledge of how social change, any type of change can affect someone's overall mental health and bring upon social issues. And I encourage you -- I can't make this as a condition because there's no nexus -- I encourage you to utilize the resources and the people that you have here, working everyday in the community, seeing all of the issues. Majority of you guys spoke tonight about how great everything is on the island, and how positive it is. And sure, it is, compared to where we were a couple of years ago. But let me tell you we have very, very unique social issues here. And I would love to offer me and others that I work with as a resource to Pulama Lanai to -- if indirect issues do come up that we can assist with that. Or that we can provide you what we're seeing with families that we're working with, whether children or adults. So, I'm putting that on the record. I'm saying that I don't think that you can say there will be no impacts at all. I understand what you've guys done to mitigate and I appreciate that, and I'm offering assistance as well.

Mr. Matsumoto: Kurt Matsumoto. And so, you know, I think -- first of all, to your point about asking questions. I think it is your job to ask questions. And I also want to remind everybody here tonight no matter what the outcome tonight, we're all still neighbors here on Lanai and we need to respect each other accordingly. But to answer your question, first of all, yes, we're happy to sit down with whatever social service providers are, if, if anything constructive can come of that, we will do our best to act upon it. I do think though we have tried. We attend meetings on a regular basis. We have people here who live full-time, and they are attending various groups that are intended to support the community in social services, and we have tried to respond. Now can we solve every single problem? No. Is every single problem related to the SMA? No. Did some of the things that go on Lanai happened even before the purchase happened? Yes. So...I think that, you know, it's, it's a definite yes, in terms of, you know, having a meeting, listening, doing whatever we can. But I also think that we have done a lot, and we have responded to the...the request. We responded to the complaints and we have taken action.

Ms. Gima: Thank you, and, like, I don't want to take up any more time on this. And this is something obviously that I am very passionate about and will speak upon every single time we have an application come before us. So, I would, you know, love to sit down and talk to you kind about some of the more stuff I see on a daily basis that actually is kind of associated to this SMA. And I do agree with you, Kurt, there were issues here way before Pulama came on board. Can we correlate the SMA into these changes to all the problems? No. But, we can't rule it out either. So I look forward to having those conversations with Pulama Lanai and being able to work together on this.

Ms. Zigmond: And Kelli, if I can just follow up with what you're saying. Kurt, we, Kelli and I have been talking and, and we were hoping that maybe somebody from your executive team could meet with us, social service providers, because to our knowledge that hasn't been done as a group. Maybe on a quarterly basis or something. If nothing else, just to keep that dialogue open because that's really important. But, as, as I get off of the social services, another sector that many people tonight have talked about is the impact on the small businesses, so I will go back to what I prematurely asked Brad before. In section 14 of your application it says -- it talks about a rent holiday for small businesses, and I guess my question is, is this across the board for all small businesses? And, and how will that whole process work? Because to my knowledge having done just the short survey, only two or three people are even aware of that. So can you explain how that's going to work?

Mr. Matsumoto: So before I address that I just to want to kind of add to some of the social services discussion because I just think we don't give enough credit. You know, the employment levels that have been maintained and how that helps the community, the taxes that we pay to support these services here on the island, and I think that, that just doesn't get recognized enough. Now, as to your question, is it across the board to all small businesses on Lanai? No, it is not. It is specific to the ones that have told us that they feel that there's going to be a significant impact to their business because of the suspension of occupancy at the hotel. And we have...we have reached some accommodations with some specific businesses here on the island already.

Ms. Zigmond: Just to clarify then so if -- I'll pick on Fergie here -- so if Canoe's goes up to you and says that the closure of the hotel is having a significant impact on his business, then he would be able to get the rent holiday?

Mr. Matsumoto: So, yeah. So in the discussion we would go through his reports, what kind of revenue is being generated. And, you know, we can take a look because we can see what the impact has been over the last year with the suspension of occupancy at Manele for half of the hotel. And we can see clearly some businesses have been affected. Many have not. And I think, you know, it is obvious some businesses are more geared towards catering to the local community and that ties directly to the continued employment that we are supporting even though the hotels are suspending operation.

Mr. Ornellas: I have a few. Alright, go ahead.

Ms. Stacie Koanui Nefalar: Back to the mom that gave her testimony about her daughter losing hours and several more workers losing hours that, that can have an economic impact on employees. And it's a wonderful thing that Pulama is actually paying them and placing them in different areas around the community. But, it could also be very stressful on them if they're expecting their 40 hours and they're not. How are they suppose to adjust to those and are they notified in advance that they're getting less hours?

Mr. Matsumoto: So, you know, this is an issue that has to do with...several different name players -- us, the Four Seasons, the ILWU. We have been meeting together and we have been



addressing the issue. And the ILWU has met with their membership. We had to go through and explain how the hours would be calculated and it was all done in concert with all three parties together. And then it had been -- the plan had been adopted by the membership. Now if there is and there could very well be a discrepancy for individual workers. Their process is the same as it always has been when the hotel was functioning. They would go to Human Resources, present the issue. They can go to their union representative also and present their issue. Now, as far as presenting, you know, the facts, it's easy for the employees because they can go back and present their pay check stubs. So it would be hard to dispute whether you worked 40 hours and now we only want to pay you 30, and we're not gonna do that. There's no...you know, there's no advantage for us to do something like that anyway. So if there is a discrepancy with the employee that was mentioned tonight, you know, there are people here who can address that with them personally. And that goes for anybody else who has some kind of a question, or feel that they have been not dealt with properly in terms of their compensation.

Ms. Koanui Nefalar: And then with Manele closing, how many employees do you anticipate having to find positions in the community also?

Mr. Matsumoto: So, you know, in total, there's going to be a couple of different ways that people are going to continue to be employed. One is here on the island, and another one is the Four Seasons has this ongoing...I don't want to call it a program. I think it's better than a program. But they call it Task Force. And people can actually go to another Four Seasons Hotel and, and work. So not only do they continue to get employment, they get expanded experiences and training, and they bring that back home to Lanai. And, I think the number that I saw was, like, close to 100.

Mr. Roelens: Tom Roelens, General Manager. We, we have a number of projects already today into place in community service, you know, different opportunities here on the island. And when the employees or the leaders that are employed with us also put up their hand and say I'm interested to learn more and to grow more with the company. We also offer task force opportunities. We have over the course of three months, right now, about 15 employees that may go for a month to three months to our hotel in Jackson, Wyoming. We have staff right now in Philadelphia. We have staff all over the world. There's people in the audience today that have been to our other of our hotels and that have had phenomenal experiences and come back and learned a lot. And earlier on there was a question around, you know, what are we doing, you know, in terms of do we need to bring people in and so forth, and the reality is is that we have a phenomenal work force here on the island and wonderful people. And here's an opportunity to go an learn in any of our other hotels around the world and come back stronger. And the community can only be stronger for it.

Mr. Matsumoto: And then -- so getting back to your question. So at Manele, by the time we reach that point if we receive the SMA approval tonight, we expect to have to continue to have employment for close to 500 people. So we have already been working on plans on how we're going to manage all of that.

Ms. Koanui Nefalar: Another testifier said -- asked, had a question -- how much of the water will be held back before it hits the ocean? I think he was talking about landscaping how the water is going to get the runoff. Yeah. And it was suppose to seep back into the ground. So how much of that if we have a heavy rain be anticipated running off in to the ocean?

Mr. Mendes: Hi. Kevin Mendes, R. M. Towill. You know, the County standards actually dictate how much of that runoff needs to get back into the ground. The truth is all of the runoff does not. I mean, it's impossible. So in a large enough storm, runoff does leave the site. It does it on every site. So what we're required to do by the County is to capture and treat a certain amount, and I don't know those numbers off the top of my head. But, yes, during large enough storms, runoff will leave the site.

Mr. Ornellas: But you have to have some mitigating circumstances. Because if you've got a 50 year, or a 100 year -- because there's homeowners here that survived the flood about eight to 10 years ago, and Murdock was one of them. But, you know, those floods are devastating for those people. I mean, the whole house is . . . (inaudible) . . . you know, so we don't want to go through that. So if you're saying that the County's got these numbers, well, it didn't work. If they had those numbers, those same numbers back then and it didn't help. Well, I just want to make sure that, that, that water or the runoff doesn't go through the lobby of the hotel like it once did and it doesn't go through the houses down at Manele.

Ms. Shelly Barfield: Remember the big holes in the ground? That's the R. M. Towill drainage plan that they implemented? Those little, those culverts, as you drive by to Manele, they have the drainage? That's what's going to capture the water.

Mr. Ornellas: That's -- those were in place when that rainfall that we had.

Ms. Barfield: That came after. That came after.

Mr. Ornellas: That went into, went into the lobby.

Ms. Barfield: That came after. That was the drainage plan that was proposed after the flood. That came after.

Mr. Ornellas: You know what, I'm not responding to you right now so just sit there and be quiet and listen. Alright.

Mr. Spence: Mr. Chairman?

Mr. Ornellas: Go ahead.

Mr. Spence: Will Spence, Planning Director. My understanding of the Public Works standards for drainage control is for a 50 year event. That's a big storm. The...but I also, as I commented some of the Planning Department's staff who are very compassionate about drainage issues, there's always a bigger storm that you can plan for. There always is. There always will be.

You can put all of the mitigating factors in place. You know, a hurricane comes by and dumps 10 inches of rain in, you know, I don't know...you know, in five hours, you know, there's no drainage basin created that is going to contain that kind of runoff. It's going to reach the ocean no matter what you do. So you take the best standards that the engineers developed over time and that's going through. You know, I mean, these guys have degrees that, you know, I've never wanted to get into. They, they know the numbers, they know how these things works. The -- Public Works adopts the standards as compared to the national standards. And even then, the standards are pretty strict. These guys have to meet those standards in order to carry this forth. So before they break ground, they have submit, you know, grading plans and all that stuff. It has to be gone over in great scrutiny by the Public Works engineers, and they will approve, or tell them to modify it, or whatever. It's not an easy process. There's a lot of calculations that goes into it. It's, it's a very exacting process.

Ms. Koanui Nefalar: And I have just a couple more. How do you plan to remove and dispose of the concrete from the current pool?

Ms. Lileikis: Linda Lileikis, Pulama Lanai. We actually will be pulling up all of the concrete, topping slabs, removing any sort of rebar, separating that out, and then we do have a portable crusher, down at Manele, that we will go ahead and crush that and make aggregate. We'll also get that analyzed by structural engineers to see if we can use any of that for structural fill or for any sort of trenching backfill.

Ms. Koanui Nefalar: Will there be an archaeological monitor onsite?

Mr. Matsumoto: Yes, there will be. And there are as I think it's in your packet. It shows that the archaeological plan went through the Lanai Archaeological Committee.

Ms. Koanui Nefalar: So some person will be there everyday the whole time the construction is going on?

Mr. Matsumoto: Yes, so there's actually going to be two different representatives there. One will be someone trained professional that, that's their life's work. And then there will be someone here, from Lanai, that is...has several, several decades of ancestry here on the island. Not decades, several generations of ancestry here on the island.

Ms. Koanui Nefalar: Do you have -- are you able to give us the names or the company that you're using?

Mr. Matsumoto: Yeah, I'll ask Kepa to identify the people that we're proposing.

Mr. Kepa Maly: Aloha. Kepa Maly, Pulama Lanai, Cultural Historic Preservation. The archaeological firm that's actually worked on Lanai since the late 80's is Cultural Surveys Hawaii, and Tanya Lee Craig who is also Kukahiko genealogy who tied to Lanai ohana will be overseeing sort of the work from the professional standard. We are, through the Lanai Archaeological Committee, and just our own sort of commitment to ensuring that we have

people are generationally connected to the land. And the term is generational, not decades. That we have people whose genealogy connects them by generations to this place. So our lead under the department that I'm a part of is Kaulana Kahoohalahala. We also have...Zeth Kippy, Benjamin Offstrander who, you know, went to school here, wasn't born here, but, you know, was raised here, graduated from high school here. I've had several of the crew members - Kekoa. . . (inaudible) . . . , Zeth Kippy, Kaulana, Kalei Rocca. Several of the members have worked with us in archaeological programs actually in the pass through, through Heritage Stewardship Programs and we've just sort of been able to carry them on and get them into the field.

The primary thing is to ensure that we're out there watching and, you know, it's so easy. Any of you've been involved with a project with us, you know, how rumors get started yeah? Something happened here. Did you know that they found that? We've said, we're just going to kind of nip that in bud. We're going have ohana on the land. They're the guys who are connected to the place and are going to be able to watch and tell us the truth of what's going on.

If I may, there was a brief discussion about the preservation plan. Is there some interest about that and about what the LAC discussed. Our typical preservation plan, we'll go through an archaeological firm, consultation within the community, and be reviewed by the State Historic Preservation Division. Our plan has gone through that whole process and have been approved. But about four months ago, we began thinking about, you know, it's kind of tough if you've got equipment going on, if you've got activity occurring, it's kind of tough to say, you know, we're going to monitor a site if there's any impacts. Because if you're seeing rocks dislodged or moved from their place where they exist now, it's kind of too late, yeah? So we were thinking about what could we do to ensure the integrity of those sites. And while the sites may look like little pile of stones, you know, stuff to some people, there's integrity there, there are stories that have been told, and we're able to tell them. We actually know in some instances the people who lived there as late as the 1880's, and that's really significant because we can connect people to place. So what we said, let's take -- and I'm sorry, Ed, what is that road material they put down under asphalt, the fiber? A road fabric. You know sometimes see that black fabric that they put down under roads. I forget what the exact term is but it's a nice, sort of thick road felt. And I thought, you know, if we could take this a step further and we've actually worked with SHPD and they thought it was a great idea and we're going through just an amendment to the preservation plan. We're actually going to go in there and very carefully cut those into sort of four foot width and basically wrap these sites and weigh it down so that all of those stones on some of the features that are like this kind of height actually stay in place, carefully wrapped. And when it's pau, it's going to be taken off. But we're going too have -- we've got photographs, we've got plain table mapping, so we know where everything is right now. And it not have been where it was when the kupuna lived there. But, you know, we've got the chance to at least care for that it is as we see it today. And so this wrapping is actually kind of a cool tool. And Lanai in this case is sort of precedence setting and that we're going to do this. And we're going to prove that we have a way to do a better job of caring for resources.

Ms. Koanui Nefalar: Yeah, and my concern was only because I noticed the archae – where the

archaeological site is now, they plan to do the serenity pool on the side, so that's why I was asking if somebody was going to be watching.

Mr. Maly: Sure. They will be watching . . . (inaudible) . . . serenity pool and all of the buffers. The buffers were set. One thing occurred and you can see it on a figure I think that you probably have in your packet about where the proposed pools are and where the preservation areas are. The preservation plan for the original construction came in after some of the development occurred. All buffers, 30 foot beyond sort of the perimeter of the sites, all of those buffers are being protected and there are no intrusions into it. We're going to be carefully monitoring. We're going to be speaking with all of the contractors, with the managers, the overseers of the project so they understand the importance of making the integrity of the site, keeping any equipment away from them, and so actually there will be no impacts even with the serenity pool which is all basically, if I recall, pretty much in the same location. The one that was approved around 2009, or went through discussion and some approval in 2009.

Ms. Koanui Nefalar: Thank you.

Mr. Maly: Mahalo.

Mr. Ornellas: The -- these, these -- Kepa, the sur -- the around the exterior of the wall, it's pretty close to the chaise lounges. Can you guys put the pools up again, please? Alright, yeah. So you see down --. Okay, so you see right around in this area here, it's pretty -- these chaise lounges are pretty close to that, to the wall. Are you confident that the, that you can keep people from using those as cup holders and trays and --

Mr. Maly: Sure. Yes. A couple of points Chair are that those chaise lounges are, in those areas, all of them are beyond the 30 foot buffer. Your comment though a very important one about how do we ensure this because I great fear. And we've actually already developed some brand new interpretative material. It's based on tradition and lore of Lanai rather than the generic stuffs that was being used when they first put it in. You know, we've compiled, you know, probably about 2,500 native language accounts and they're translating those, and historical accounts from Lanai that date back to 1828. That is never available before. And so we've got a good sense of history there. And so we've redone the signage already. And what we're going to do is we are going to create a small natural dry stacked stone wall to buffer along it. And then with the existing sort of plant palette that Stephen and Bruce were talking about earlier. This whole idea about, you know, it's nice to see fufu and the fluff everywhere if you like that stuff. But when we use Pohinahina or Manevaneva, Naupaka, when we use the Ma'o, the native cotton, the Hibiscus, you know, when we bring these trees back in to the landscape they actually set up these really beautiful buffers. I don't know if you've been down there recently, but they finally did something really smart around the site, they planted Pohuehue. And that's suppose to be native Hawaiian beach morning glory, at least the last time I was there, it's growing and it's just beautiful. You know, it, it accentuates. It draws your attention to the site. But it also doesn't now look like a dry dead grass zone. So several things are going into place. A small, low, dry stack stone wall and plant buffers are going to keep people out of it. And then you add the interpretative quality and value. Plus working with Keala Kadooka and the Four

Seasons group, we're doing a whole series of sort of cultural enrichment and awareness programs. And to me, more importantly, we're also working with our students because our students are going to be the employees. They're going to be the guys who, someday, I hope are going to be the managers of these resources. And so we're getting everyone kind of up to speed about, you know, what does it mean to take care and respect the place.

Mr. Ornellas: Alright, thank you. Any more questions for Kepa?

Ms. Zigmond: So did I hear you say that there is no need for a setback?

Mr. Maly: Sorry, the setback exists already and that's what's being worked within, you know, or without of. Yeah. There actually will be also temporary buffer fencing as well. So you're not going to miss it. You know, you've got this orange like. . . (inaudible) . . . going back there, you've got the orange buffer fencing, so this is going to be in place so that no one going to miss it and say I didn't know, yeah.

Mr. Ornellas: Alright. This is, this is a question for staff. Duck your head, Clayton. Duck, duck your head. So, staff, Kepa mentioned the old pool that was approved by the SMA. When Kepa said something about the old pool, that was in this general area, and we -- when we got an SMA approval for that pool. So, evidently this is a new SMA for, but it's still in the general area of the old approved pool. So do, do we ask the company to maybe cancel the old SMA permit?

Mr. Yoshida: Yeah, I guess early on the prior owner had made a request for a time-extension on the SMA and the new owner, Pulama, has decided not to pursue that project so there is no SMA Permit.

Mr. Ornellas: Okay, so the SMA will expire then.

Mr. Yoshida: It has expired.

Mr. Ornellas: It has expired. Okay. And then for Pulama, this area here, is that going to be graded so that you can put -- you shake your head no. What is it -- what is this going -- what are these lounges going to be sitting on?

Mr. Matsumoto: And so the -- that existing experience is going to be basically pretty much the way it is today. It's grass today. And we're going to be changing the material underneath there to improve the experience. So we're not changing the grade.

Mr. Ornellas: You're not changing the grade. So this is, this is what, sand? I mean, it's, it's rock. I, I've walked through there, and it's just lava rock.

Mr. Matsumoto: So what's depicted on there right now is they would change to a sand base.

Mr. Ornellas: Okay. Is it, is it possible to this spot right here because you're basically -- this is the 30 yard boundary and this is the, and this is the historical site, the cultural site. And these

lounges be put out like Hulopoe Beach Park as needed? And then when there's -- when your hotel is only a quarter full, these lounges don't appear unless --

Mr. Matsumoto: I have to ask, what is the concern?

Mr. Ornellas: I just -- it's -- it's -- I just think it's just close, close to the, to this, but there's really no reason to have these chaise lounges here when, when people, when there's nobody around. It would just be empty lounges. I mean, we do that with Hulopoe Beach Park.

Mr. Matsumoto: Okay, but isn't that more of a question of aesthetics than actually with the permit?

Mr. Ornellas: Yeah.

Mr. Matsumoto: Okay, so --

Mr. Ornellas: So your answer is no.

Mr. Matsumoto: No, the answer is up to the operator how they want to handle that.

Mr. Ornellas: Okay, I guess I can talk to Tom later on. And then also the trucks, the heavy equipment trucks that's going to be demo-ing the pools and all that, are they accessing it from this side, or they're accessing it from this side?

Mr. Matsumoto: They're accessing it from the side towards the, the Hulopoe Bay side. So they're going to come down through -- so remember where the, the . . . (inaudible) . . . area is right now?

Mr. Ornellas: Yeah.

Mr. Matsumoto: So you know where the camp site used to be?

Mr. Ornellas: Yeah. Yeah.

Mr. Matsumoto: Okay, so they come down through that, that route, and then they cross over where the -- currently there's a walking bridge.

Mr. Ornellas: Here?

Mr. Matsumoto: It's -- no -- it's not represented on that picture right now. It's further down.

Mr. Ornellas: But it's coming from this side?

Mr. Matsumoto: It's coming from that direction, so towards the --. You know how you get down to the luau ground?

Mr. Ornellas: Yeah.

Mr. Matsumoto: Yeah, so they're going that direction.

Ms. Lileikis: Linda Lileikis, Pulama Lanai. Chairman Ornellas, I think, what I'm following your question, once they get up onto the site, they will actually come across the makai side of the archaeological site and come up through where the serenity pool is since that spacing between the existing building and the archaeological site is much wider than on the right hand side in between the Dolphin building and the archaeological site.

Mr. Ornellas: So, so...hello. So –

Ms. Lileikis: So the way we're going to start construction of the pools, we're going to start up at the top, at the family pool, and work our way out.

Mr. Ornellas: Okay. Alright.

Ms. Zigmond: Linda, if I can ask you a question please. So when the materials come in on the barge, how are they going to get down to the site?

Ms. Lileikis: We have a construction access road right now that comes down through the back side of Manele.

Ms. Zigmond: And has that been repaired as it was suppose to be a while back?

Ms. Lileikis: We're working on the run away truck ramp right now.

Ms. Zigmond: Okay. And then one other question related to transporting materials. So they're going to come on a barge. Will there be a special barge? How will that impact our food deliveries, our automobiles, etcetera?

Ms. Lileikis: I believe Pat Drennin addressed that -- your question earlier. So basically all of the perishable and resident materials will come over the Wednesday barge. We have also implemented a Sunday barge, and so that brings over predominately all of our construction material. But we do work very closely with Pat Drennin and Honolulu Freight Services and we schedule all of those barges much in advance so that we're not impacting the goods that need to come here first.

Ms. Zigmond: Thank you. I didn't hear that there would be two separate ones, so I'm hearing now, two separate ones. One for you and one for us?

Ms. Lileikis: That's correct.

Ms. Zigmond: Thank you.



Mr. Ornellas: Any more questions members? Yes, go ahead.

Ms. Zigmond: Okay, I guess this would be Kurt or Lynn. Approximately how many construction workers?

Mr. Matsumoto: You want to answer the question Linda?

Ms. Lileikis: Linda Lileikis, Pulama Lanai. Any time we start construction there is a natural ramp up, so we will start off slowly. Like we've just started on the east wing. I think we started off with about 60 to 80 people. Eventually at our peak, we did learn from our west wing renovation that we can probably withstand and support any where between 450 to 500 construction workers at a time. So that's kind of our maximum threshold. So with that we are scheduling the construction work, working very closely with our general contractors and subcontractors to make sure that we do not exceed that number.

Ms. Zigmond: Okay, thank you. And so most of these hopefully will be housed at -- well, no they're not going to be, all be able to be housed at Koele. Just like my neighbor who's building an illegal addition, I'm sure for construction workers, but all the ones who are -- are they going to be fed three meals a day?

Ms. Lileikis: Yes. So we will be feeding them breakfast, lunch and dinner down at Manele. We do have a construction food tent set up.

Ms. Zigmond: So that will impact local businesses then because the construction workers won't be coming to town for probably anything other than beer and cigarettes.

Mr. Matsumoto: There's no impact because it's the same as what we've been doing through the last year, 2014, so there's no change in what we're doing. In addition to housing workers at Koele, when -- if this SMA is approved, when we suspend operations at the hotel, some of the workers will actually be staying at the Manele Bay Hotel as well. Yeah, as well as coming over on a regular basis on the ferry and, and on Island Air.

Mr. Ornellas: Linda? I'll ask you instead of Kurt. When will the ferry system for contractors start up again?

Ms. Lileikis: As soon as we have an impact from the contractors and they request it. We typically we need like about a two to three month notice from them so that we can work with Expeditions.

Mr. Ornellas: Okay. Well, I was just down there today. It's a full boat, 108, people, ten standbys, and dummies didn't make any reservations, but still, it's, it's at max, especially on the 4:30 p.m. boat.

Ms. Lileikis: Yeah, so we can definitely follow up with Expeditions on that.

Mr. Ornellas: Yeah, if you talk to Gabe, he can probably give you better numbers than I can, right?

Ms. Lileikis: Yeah.

Mr. Ornellas: Thank you. Okay members, you guys want to give your recommendation? Unless you want to take a break? Short break? Five minute break? It's not for you guys it's for us. Okay, five minute break.

*(The Lanai Planning Commission recessed at 8:55 p.m. and reconvened at 9:02 p.m.)*

Mr. Ornellas: Call this meeting back to order again. The County has...you're going to state your conditions now?

Mr. Yoshida: Yeah, we'll present our recommendation Mr. Chair. The Department based on the facts presented in its report finds that the proposed action will not have a significant adverse environmental or ecological effect provided that appropriate mitigation measures are incorporated into the project. The proposed action effectively meets the objectives, policies, and guidelines of the SMA Rules of the Lanai Planning Commission. And the proposed action is consistent with Chapter 205A, HRS, the Countywide Policy Plan, the Lanai Community Plan, the Manele Project District provisions and County of Maui's zoning ordinances.

The Manele Development Standard sets the maximum height of two-stories, not to exceed 30 feet, as set forth in Section 19.70.050. The Department is supportive of the height variance request allowing the existing Plumeria Building, the proposed project, to exceed the project district height standard of 30 feet to the maximum of 35 feet in accordance to Section 19.70.050. And the Department approves said request which will be included in the final determination of the project.

Therefore the Department recommends approval of the Phase II Project District application and also furthermore, we recommend approval of the Special Management Area Use Permit subject to the six standard conditions and the seven project specific conditions as lays forth in our recommendation memo. In consideration of the foregoing, the Department recommends that the Lanai Planning Commission adopts the Department's report prepared for the January 21<sup>st</sup>, 2015 meeting, and the Department's Recommendation Report prepared for the same meeting as its Findings of Facts, Conclusion of Law, and Decision and Order, and authorize the Director of Planning to transmit said written Decision and Order on behalf of the Planning Commission.

Mr. Ornellas: You get a gold star tonight. The applicant, do you have any conditions that you want to add to this? No? Okay. Members, do we want to add any conditions? Oh, you know what, County, can you kind of go just over the conditions that you guys have put on here. You don't have to go into detail, but just so at least give the people an understanding of what, what these conditions that you have applied to this, this permit.

Mr. Spence: Mr. Chairman, are you speaking -- Will Spence -- speaking about the project specific conditions?

Mr. Ornellas: Well –

Mr. Spence: All of them.

Mr. Ornellas: Give us --. Yes...yes, okay. I mean, I was looking for, for the conditions...the standard conditions. I mean, you don't have to go into detail on each one, but just, you need a permit for noise, for dirt, that kind of stuff.

Mr. Spence: The...regular standard condition number one for the SMA gives start times, you know, when they're going to start construction, when they need to -- and the second one -- is when they need to finish, within five years. So, if they needed time-extensions or anything like that, which I don't think they're going to need. They're pretty, full, going ahead with it, they would have to come back to the commission. The third one is a standard, you know, they need to provide insurance, naming the Maui County as an additional insured. That's because we're issuing a discretionary permit to them. Number four, that they have to comply, substantially comply with the representations made regarding the SMA Permit. What that means is they've made a presentation to you, they need to do what they said they were going to do. On occasion, they, you know, they need to use different sconces than what showed up in one of the things, or the chairs, you know, won't be arranged exactly the way the illustrations show. So we're going to look at those things and you know -- it needs to be what they presented to you and they can't deviate that very much. They need to provide five copies of a detail compliance report. What they do is they'll name all the conditions and they'll say how they're complying each one of them. And there's certain time frames on, on those things. Number six is the best management practices will be used to implement...to minimize dirt, and water runoff, noise and dust. But then even when -- so those are the six standard conditions. Excuse me, when we get into project specifics, we go into a little more detail about the best management practices about...you know, clean equipment and those kinds of things, avoiding disturbance. There's going to be a lot more scrutiny, you know, as this goes forward.

Eight and nine are related to historic resources. The first one, if, if they do find skeletal remains they need to stop work in that area, and contact DLNR and all kind of other State laws kick in at that point when you find burials on a property. Number nine is to develop the project with compliance to the updated archaeological preservation plans. And I think Kepa went over that pretty, pretty well. The, number nine, to get an NPDS permit. What that is a - it's a pollution prevention permit issued by the State when you start doing a certain amount of grading. That they obtain a noise permit. That's a Department of Health permit. Number 11, that they use drought tolerant plants and native plants which, you know, that part of the representation made to you already that they're going to do that. Number 12, that the drainage plan demonstrates that a revised drainage system shall meet current best management practices for water quality and storm water. That will be submitted to the Department and reviewed probably by Public Works. And then number 13, that the applicant's responsible for all infrastructure and complying with all the department's rules...that's the Public Works Department.

Mr. Ornellas: Okay. Thank you Director.

Mr. Yoshida: I'm sorry, Mr. Chair, I guess there are two number nines, so renumbering, it should be subject to the six standard conditions and eight project specific conditions.

Mr. Ornellas: Okay. We're going to --. Can I, can I --. Are we ready to make a motion? Somebody wants to make a motion? Shelly has a question.

Ms. Barfield: I know in the project, in the summary, somewhere, it said 12 months, estimated 12 months. So is that starting from the time it closes? So this is for Manele, correct, so June till next June. Is that what it is? It says project estimated completion is 12 months.

Mr. Matsumoto: So some portions of the work that we're doing could last 12 months, but our objective is to get the majority of the work done by the end of this year.

Mr. Ornellas: Okay. Any members, anything else? So can I hear a motion to accept, to approve the SMA for Manele?

Mr. Marlowe: So move.

Mr. Ornellas: Okay. Can I get a second?

Ms. Barfield: I second.

Mr. Ornellas: Fergie, Fergie got in before you.

Ms. Thomson: Just to clarify.

Mr Ornellas: Yeah.

Ms. Thomson: Is the motion that you are recommending -- I'm sorry, you're moving to adopt the Planning Department's report as, as your recommend -- I'm sorry, as your recommendation and adopt their Findings of Fact, Conclusions of Law and Decision and Order both as to the Project District II and the SMA? I just want to clarify that.

Mr. Marlowe: Yes.

Mr. Ornellas: Thank you Stu. Other members? I did not ask --. Do we have any conditions that we want to put on to this or we're going to stick with just --

Mr. Marlowe: If you do I'll shoot you.

Mr. Ornellas: Hopefully it's a...hopefully it's bigger than a 22.

Mr. Marlowe: It is.

Mr. Ornellas: Yeah, you're gonna shoot me? Alright, do we have any conditions we want to add to this permit? Because I'm sorry I forgot this, I forgot this part.

Ms. Barfield: I mean, you know, moving on, like, how everybody says we have entrust Pulama. I mean, you know, they're to make it better. So moving forward, you know, we need to stop with the old and start with the new, so with that being said.

Mr. Ornellas: Thank you. Anybody -- anybody else? Any conditions? No. Alright, so we have a motion on the floor to accept both...both petitions for the SMA and the Phase I. Phase I, Phase II? Is that --? Phase II. Okay. Alright, any more discussion? Stu, you? Okay. So all in favor raise your hand. Unanimous. Joelle. Go ahead.

Ms. Thomson: Chair, can you just call for the noes as well for the record?

Mr. Ornellas: There was noes.

Ms. Thomson: I didn't –

Mr. Ornellas: No Bev -- everybody was unanimous.

Ms. Thomson: Oh, they were?

Mr. Ornellas: Yeah, it was unanimous. Only Joelle is missing yeah. Alright so then --. Kepa, do you, do you want to go through your thing tonight or you want to just defer it to next week? Next month, next month. It is? Oh, it was on, it was one on an agenda that I got. Oh, okay, so Kepa's next month. So any objections for calling this meeting, end this meeting? We'll defer everything else, the Director's Reports and all that, we'll defer.

Mr. Spence: Chair, that's fine.

Mr. Ornellas: Sorry, I know you look disappointed. Okay.

**It was moved by Commissioner Stuart Marlowe, seconded by  
Commissioner Stephen Ferguson, then unanimously**

**VOTED: to adopt the Planning Department's report and  
recommendations as presented.**

**Assenting: S. Barfield, S. Ferguson, K. Gima, S. Koanui Nefalar,  
S. Marlowe, B. Oshiro, B. Zigmund**

**Excused: J. Aoki**

**F. DIRECTOR'S REPORT**

1. **Open Lana'i Applications Report as distributed by the Planning Department with the January 21, 2015 agenda**
2. **Agenda Items for the February 18, 2015 Lana'i Planning Commission meeting**
  - a. **KEPĀ MALY and IRMALEE KAMAKAONAONA POMROY MALY requesting a Bed and Breakfast Home Permit in order to operate the Hale Ho'omaha O Lana'i, a one-bedroom bed and breakfast located at 452 Ohī'a Place, TMK: 4-9-001: 033, Lana'i City, Island of Lana'i. (BBLA T2014/0001) (G. Flammer)**
  - b. **Resolution No. 14-114 referred by Councilmember Don Guzman of the Maui County Council to the Maui, Molokai, and Lanai Planning Commissions for an AMENDMENT TO CHAPTER 19.30A - Agricultural District of the Maui County Code, to Allow for the Creation of Agricultural Conservation Lots. (S. Bosco)**

**The proposed amendment is intended to provide flexibility in site planning and design to:**

- 1) **Promote land conservation;**
- 2) **Preserve agricultural land resources; and**
- 3) **Maintain district character consistent with the General Plan.**

**G. NEXT REGULAR MEETING DATE: FEBRUARY 18, 2015**

**H. ADJOURNMENT**

There being no further discussion brought forward to the Commission, the meeting was adjourned at approximately 9:15 p.m.

Respectively submitted by,

LEILANI A. RAMORAN-QUEMADO  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**PRESENT:**

Shelly Barfield  
Stephen Ferguson  
Kelli Gima  
Stacie Koanui Nefalar, Vice-Chair  
Stuart Marlowe  
John Ornellas, Chair  
Bradford Oshiro  
Beverly Zigmond

**EXCUSED:**

Joelle Aoki

**OTHERS:**

William Spence, Planning Director  
Clayton Yoshida, Planning Program Administrator, Current Planning Division  
Richelle Thomson, Deputy Corporation Counsel