

LANA'I PLANNING COMMISSION

PURSUANT TO CHAPTER 92, PART I, OF THE HAWAII REVISED STATUTES AS AMENDED; NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE LANA'I PLANNING COMMISSION

AGENDA

DATE: April 20, 2016
TIME: 5:00 P.M.
PLACE: Lana'i Senior Center
309 Seventh Street
Lana'i City, Lana'i, Hawaii 96763

Members: Medigale Badillo, Marlene Baltero, Jarrod Barfield, Stephen Ferguson, Kelli Gima, Stuart Marlowe, Stacie Lee Koanui Nefalar, Bradford Oshiro, Beverly Zigmond

- A. CALL TO ORDER
- B. INTRODUCTION OF NEW MEMBER - MEDIGALE BADILLO
- C. 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.
- D. ELECTION OF OFFICERS FOR 2016-2017 COMMISSION YEAR - CHAIR and VICE-CHAIR
- E. RESOLUTION THANKING OUTGOING COMMISSIONER JOELLE AOKI
- F. APPROVAL OF THE MINUTES OF THE FEBRUARY 17, 2016 MEETING
- G. PUBLIC HEARING (Action to be taken after public hearing.)
 - 1. MR. KURT MATSUMOTO, Chief Operating Officer of LANAI RESORTS, LLC (dba PULAMA LANAI) requesting a Community Plan Amendment from Business/ Commercial to Single Family Residential and a Change in Zoning from B-CT Country Town Business District to R-1 Residential District for the Lanai Avenue Residential Homes project, the reconstruction of three (3) single family homes and three (3) detached carports at 605, 615, and 623 Lanai Avenue, TMK: 4-9-006: 050, Lanai City, Island of Lanai. (CPA 2015/0005) (CIZ 2015/0006) (K. Wollenhaupt)
 - 2. MR. KURT MATSUMOTO, Chief Operating Officer of LANAI RESORTS, LLC (dba PULAMA LANAI) requesting a State Land Use Commission Special Use Permit and a Conditional Permit for the Two Proposed Private Helistop Pads on

Lana'i Project, the construction of two (2) helistop landing pads and associated improvements on sites located on vacant agricultural land in the vicinity of Koele and the existing containerized plant nursery at Manele at TMK: 4-9-002: 001(por.), Island of Lana'i. (SUP2 2015/0014) (CP 2015/0010) (K. Wollenhaupt)

3. MR. WILLIAM SPENCE, Planning Director, transmitting Council Resolution No. 15-139 referring to the Lana'i, Maui, and Molokai Planning Commissions a proposed bill relating to transient vacation rentals in planned developments. (J. Alueta)
- _____ 4. MR. WILLIAM SPENCE transmitting Council Resolution No. 16-1 referring to the Lana'i, Maui, and Molokai Planning Commissions a Proposed Bill amending Title 19, Maui County Code relating to composting in the County Agriculture District. (J. Alueta)
- _____ 5. MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 16-9 referring to the Lana'i, Maui, and Molokai Planning Commissions a Proposed Bill to Regulate Agricultural Tourism Activities in the Agricultural District. (J. Alueta)

H. ORIENTATION WORKSHOP NO. 1 (Conducted by the Department of the Corporation Counsel representative)

1. The Sunshine Law (Chapter 92, Hawaii Revised Statutes)
2. Ethics
3. Contested Cases
4. Property Rights
5. Rational Nexus and Rough Proportionality

I. DIRECTOR'S REPORT

1. Open Lana'i Applications Report as distributed by the Planning Department with the April 20, 2016 agenda
2. Agenda Items for the May 18, 2016 Lana'i Planning Commission meeting

J. NEXT REGULAR MEETING DATE: MAY 18, 2016

K. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(a)(4), HRS.

DOCUMENTS ARE ON FILE WITH THE DEPARTMENT OF PLANNING. THE ADDRESS OF THE

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COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 619, WAILUKU, MAUI, HAWAII 96793.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O the DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date was on April 20 2016 was on April 6, 2016.

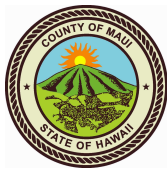
ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE.

WRITTEN TESTIMONY AND FAXES SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE COMMISSION. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE REQUESTED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

TESTIFIERS: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST **SIX (6)** BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Department of Planning at least one day prior to the meeting date. Thank you for your cooperation. (S:\ALL\Lelan\LPC\Agenda\2016\042016_age.wpd)



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

Open PD - Projects by TMK Report

04/11/2016

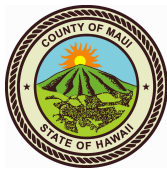
Entry Date: 04/11/2014 - 04/11/2016

Permit Type: %

TMK: 249%

<u>TMK</u>	<u>Project</u>	<u>Permit Name</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2490020010000	LANAI HELISTOP PADS	TWO PRIVATE HELISTOP PADS\LANAI	CP - 20150010	LANAI RESORTS LLC	12/14/2015		OPEN	WOLLENHAUPT
	MANELE BAY - AT&T	FACILITY W/BACKUP GENERATOR\LANAI	CUP - 20160001	AT&T MOBILITY	02/01/2016		OPEN	AAKO
	LANAI HELISTOP PADS	TWO PRIVATE HELISTOP PADS\LANAI	SUP2 - 20150014	LANAI RESORTS LLC	12/14/2015		OPEN	WOLLENHAUPT
	LANAI SPORTING CLAYS	RENOVATION OF FACILITIES\LANAI	SUP2 - 20160002	LANAI RESORTS LLC	03/10/2016		OPEN	WOLLENHAUPT
2490060500000	LANAI AVENUE	CONSTRUCTION OF 3 HOMES/CARPORTS\LANAI	CIZ - 20150006	LANAI RESORTS LLC DBA PULAMA LANAI	08/11/2015		OPEN	WOLLENHAUPT
	LANAI AVENUE	CONSTRUCTION OF 3 HOMES/CARPORTS\LANAI	CPA - 20150005	LANAI RESORTS LLC DBA PULAMA LANAI	08/11/2015		OPEN	WOLLENHAUPT
	LANAI AVENUE	CONSTRUCTION OF 3 HOMES/CARPORTS\LANAI	EA - 20150006	LANAI RESORTS LLC DBA PULAMA LANAI	08/11/2015		OPEN	WOLLENHAUPT
2490130270000	DREAMS COME TRUE	REVIEW OF B&B APPLICATION\LANAI	RFC - 20160018	MICHAEL JOHN HUNTER	01/26/2016		OPEN	WOLLENHAUPT
	DREAMS COME TRUE	STRH APPLICATION\LANAI	STLA - T20160001	MICHAEL JOHN HUNTER	03/11/2016		OPEN	WOLLENHAUPT
2490170020000	RANGER STATION OFFIC	RELOCATION OF TRAILER	SMX - 20150456	BRYAN ESMERALDA	10/21/2015		OPEN	THACKERSON
2490170080000	MANELE GOLF COURSE	MANELE GOLF COURSE\LANAI	CP - 20150005	LANAI RESORTS, LLC	08/17/2015		OPEN	THACKERSON
2490220070000	WATEROUS RESIDENCE	GARAGE/STUDIO ALTERATION: 2ND FLR ADD	SMX - 20150529	NIESS, JIM	12/09/2015		OPEN	HIGA

Grand Total: 12



County of Maui
Kalana O Maui Building
200 South High Street,
Wailuku, HI 96793-2155

04/11/2016

Planning Department - Completed Projects by TMK Report

Completion Date: 01/11/2016 - 04/11/2016

Permit Type: %

TMK: 249%

Does not include permit types: LTR, SPC and S.

<u>TMK</u>	<u>Project</u>	<u>Description</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2490020010000	LANAI WELL NO 2	LANAI WELL NO 2 (WELL NO. 5-4953-001)	RFC - 20160059	DLNR - CWRM	03/03/2016	03/04/2016	DONE	WOLLENHAUPT
2490060030000	LANAI RESORTS, LLC	LANAI RESORTS, LLC - 850 FRASER AVENUE - BUILDING REPAIR	CTB - 20150011	LANA'I RESORTS, LLC DBA PULAMA LANA'I	12/29/2015	01/22/2016	DONE	QUIGLESS
2490060260000	THE LOCAL GENTRY	THE LOCAL GENTRY - PROPOSED BUILDING REPAIRS	CTB - 20150010	LANAI RESORTS LLC	12/18/2015	01/15/2016	DONE	QUIGLESS

Grand Total: 3