

## 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

### UNOFFICIAL AGENDA - HYPERLINKS TO MEETING MATERIALS ADDED FOR INFORMATIONAL PURPOSES ONLY

**DATE:** NOVEMBER 15, 2017  
**TIME:** 5:00 P.M.  
**PLACE:** Lana'i Senior Center  
309 Seventh Street  
Lana'i City, Lana'i, Hawaii 96763

Members: Kelli Gima (Chair), Caron Green (Vice-Chair), Marlene Baltero, Roxanne Catiel, John Delacruz, Mililani Martin, Bradford Oshiro, Shelly Preza, Shirley Samonte

- A. CALL TO ORDER
- B. INTRODUCTION OF NEW MEMBER – SHELLY PREZA
- 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.  
[Mike and Kathy Carroll Written Testimony](#)
- D. COMMUNICATIONS
  - 1. MR. KURT MATSUMOTO, Chief Operating Officer of LANAI RESORTS, LLC, a Hawaii limited liability company doing business as PULAMA LANAI requesting a Special Management Area Use Permit and a Phase II Project District Approval 10-year time extension on the period to complete construction of the Manele Residential and Multi-Family Development at TMK: 4-9-017: 014-018, 024, 025, 033, and 4-9-023: 006-011, Manele, Island of Lanai. (95/SM1-015) (95/PH2-001) (K. Scott) *(Commissioners, the application booklet was previously mailed to you. Please bring your copy to the meeting.)* [Report and Recommendations Application](#) [Condition 24](#) [Condition 14](#) [Power Point Presentation](#)  
The Commission may take action on this request.
- E. ORIENTATION WORKSHOP NO. 2
  - 1. Lanai Planning Commission's Roles and Responsibilities
  - 2. [The Sunshine Law](#) (Chapter 92, Hawaii Revised Statutes)
  - 3. Ethics

4. Contested Cases
5. Property Rights
6. Rational Nexus and Rough Proportionality
7. [Bed and Breakfast Homes and Short-Term Rental Homes](#) (uncompleted portion from the April 19, 2017 meeting.)

F. COMMUNICATIONS

1. Vice-Chair Caron Green requesting that Pulama Lanai report on any subsequent meeting with the group referred to as the Lanai Water Advisory Committee (LWAC) regarding the [new water tables and water usage projections](#) for the Lodge at Koele Wellness Center project.
2. Commissioner Roxanne Catiel asking for more specific information as to what projects satisfied the [affordable housing](#) requirements for the Koele development.

G. DIRECTOR'S REPORT

1. Native Hawaiian Law Training – December 9, 2017
2. Open Lanai Applications Report as distributed by the Planning Department with the agenda.
3. Agenda Items for the December 20, 2017 and January 17, 2018 Lanai Planning Commission meetings.

H. NEXT REGULAR MEETING DATE: DECEMBER 20, 2017

I. 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 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

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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 November 15, 2017 was on October 31, 2017.

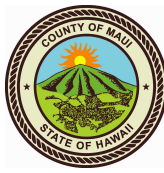
ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE.

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\Leilani\LPC\Agenda\2017\111517age.doc)



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

# Open PD - Projects by TMK Report

11/07/2017

Entry Date: 11/07/2015 - 11/07/2017

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>
2490071680000	LANAI GUEST HOUSE	STRH\LANAI	STLA - T20170007	CHRISTOPHER C. PENN	06/22/2017		OPEN	WOLLENHAUPT
2490150110000	782 AKAHI PLACE	STRH\LANAI	STLA - 20170009	CHARLES P. BOOTH	05/09/2017		OPEN	WOLLENHAUPT
2490170020000	HULOPO'E BEACH PARK	FDPT\LANA'I	FDP - T20170089	KURT MATSUMOTO, CHIEF OPERATING OFFICER	11/01/2017		OPEN	CABAIS
	HULOPOE BEACH PARK	SAFETY & NEW SIGNAGE\LANAI	SMX - 20170292	LANAI RESORTS LLC	08/28/2017		OPEN	SCOTT
2490170080000	MANELE GOLF COURSE	REPAIR/REPLACMT IRRIGATION\LANAI CITY	EAE - 20170029	LANAI RESORTS LLC	05/17/2017		CLSD	THACKERSON
	MANELE GOLF COURSE	REPAIR/REPLACMT IRRIGATION\LANAI CITY	SM7 - 20170001	LANAI RESORTS LLC	05/17/2017		OPEN	THACKERSON
	MANELE GOLF COURSE	REPAIR/REPLACMT IRRIGATION\LANAI CITY	SMX - 20160505	LANAI RESORTS LLC	11/21/2016		OPEN	THACKERSON
	MANELE GOLF COURSE	REPAIR/REPLACMT IRRIGATION\LANAI CITY	SSA - 20170026	LANAI RESORTS LLC	05/17/2017		OPEN	THACKERSON
2490180010000	FOUR SEASONS RESORT	KOELE IMPROVEMENTS	PH3 - 20170008	PULAMA LANAI	10/17/2017		OPEN	WOLLENHAUPT
	FOUR SEASONS KOELE	SITE IMPROVEMENTS- SPA&FITNESS\LANAI	RFC - 20170034	MUNEKIYO HIRAGA	03/13/2017		OPEN	WOLLENHAUPT
2490190060000	HALE O LANAI	SHORT TERM RENTAL HOME\LANAI	STLA - 20170008	BRANDON MIRANDA	05/01/2017		OPEN	WOLLENHAUPT

**Grand Total:** 11

PERMIT CODES:

CTB = COUNTRY TOWN BUSINESS  
 EAE=ENVIRONMENTAL ASSESSMENT EXEMPTION  
 FDP = FLOOD DEVELOPMENT PERMIT  
 PH2 = PROJECT DISTRICT PHASE 2  
 PH3 = PROJECT DISTRICT PHASE 3  
 RFC = REQUEST FOR COMMENT  
 SM7 = SMA MINOR, LANAI  
 SMX = SMA ASSESSMENT  
 SSA = SHORELINE SETBACK APPROVAL  
 STLA = SHORT-TERM RENTAL LANAI



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11/07/2017

## Planning Department - Completed Projects by TMK Report

Completion Date: 08/07/2017 - 11/07/2017

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>
2490020410000	LANAI AIRPORT RUNWAY	PROPOSED LANAI AIRPORT RUNWAY IMPROVEMENTS	RFC - 20170089	DEPT OF TRANSPORTATION-AIRPORTS DIVISION	08/23/2017	09/05/2017	DONE	WOLLENHAUPT
2490040320000	HALE LOKAHI	HALE LOKAHI SHORT TERM RENTAL HOME	STLA - 20170010	SHANNON CARRIER	06/22/2017	10/10/2017	OPEN	WOLLENHAUPT
2490060210000	LANAI FOOD MARKET	INT'L CLOTHING & FOOD MARKET RENOVATION	CTB - 20160006	LANAI RESORTS, LLC	11/21/2016	09/28/2017	DONE	AAKO
2490110010000	HOTEL LANAI	HOTEL LANAI	RFC - 20170009	SYNERGY HAWAII	01/13/2017	10/19/2017	DONE	AAKO
2490180010000	FOUR SEASONS RESORT	FOUR SEASONS RESORTS, KOELE/LANA'I	PH2 - 20170001	LANAI RESORTS, LLC (DBA PULAMA LANAI)	04/26/2017	09/20/2017	DONE	WOLLENHAUPT

**Grand Total: 5**