

**LANA'I PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 21, 2018**

**A. CALL TO ORDER**

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Ms. Kelli Gima, Chair, at approximately 5:00 p.m., Wednesday, February 21, 2018, in the Lanai Senior Center, Lanai City, Hawaii.

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

Ms. Kelli Gima: Good everyone. It is now 5:00 p.m. It is Wednesday, February 21<sup>st</sup> of the Lanai Planning Commission meeting. Let the record show that there is quorum. We're going to go ahead and get started and move on to Item B, which I'm assuming Clayton will present. And this is a resolution thanking former commissioner Marlene Baltero.

**B. RESOLUTION THANKING FORMER COMMISSIONER MARLENE BALTERO**

Mr. Clayton Yoshida: Good afternoon, Madame Chair and members of the Lanai Planning Commission, Clayton Yoshida with the Planning Department. We have a bunch of people here tonight from the County of Maui. We have our regulars, your commission secretary, Leilani Ramoran-Quemado, your Deputy Corporation Counsel Richelle Thomson. We have our Deputy Planning Director, Michele Chouteau McLean. We have our Administrative Planning Officer with the Plan Implementation Division, Kathleen Ross Aoki. We have our Cultural Resources Specialist, Annalise Kehler. And we have our GIS Analyst, Peter Graves.

With that we'd like to offer thanks, a resolution of the Lanai Planning Commission, thanking Marlene Baltero for her service on this Commission since May 2015 until January 22<sup>nd</sup>, 2018, so almost three years. Commending her for dedication and untiring public service to the people of Lanai. And that the Commission expresses their sincere appreciation for Ms. Baltero's services, extends their best wishes in her future endeavors, and that copies of this resolution be transmitted to the Honorable Alan Arakawa, Mayor of the County of Maui, and the Honorable Mike White, Council Chair of the Maui County Council. So if the members could sign the resolution then once we get all the signatures we will transmit it to the appropriate parties.

**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.**

Ms. Gima: Alright, well, we'll go ahead and pass that around, and, and move along with our agenda, on to Item C, which public testimony. I have the public testimony sign-up sheet and if you haven't signed up, I'll give you the opportunity to also provide public testimony. And again we'll open public testimony after the various agenda items. So first on the list we have Lynn McCrory. Would you like to come up now, wait? Okay. Stan Ruidas, you want to provide public testimony now or wait till the agenda item?

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

**1. MR. WILLIAM SPENCE, Planning Director, transmitting proposed amendments to the Lanai Special Management Area (SMA) Map. (K. Aoki)**

The map showing the proposed amendments is available at <https://www.mauicounty.gov/121/Planning-Department> (Under Hot Topics, Proposed Lanai Special Management Area Boundary Amendment).

Ms. Gima: Okay. Alright, anyone else at this time wishing to give public testimony? Alright, then I'm going to go ahead and close public testimony and move on to Item D, which is public hearings, starting with Item No. 1 . . . (*Chair Kelli Gima read the above project description into the record.*) . . . and that will be Ms. Aoki.

Ms. Kathleen Ross Aoki: Good afternoon members. So I am back again, and hopefully we're going to get this adopted. I've been here now -- this is either the sixth or seventh time. We're talking about amending comprehensively the SMA boundaries for Lanai. We've provided everybody with the map book at the last meeting that shows where the boundary is being proposed to be moved. And I have Peter here today and he's going to display them up there on the wall. When I was here last it appeared that all over you concurred with the proposals that were being made after all of the reviews and everything and the methodology explanation on how the proposal was being made. So the last step was to ask the State Office of Planning if they concurred or had any concerns. And I passed out a copy of our letter to them and their response. And essentially the most important part of it is on the last, second page of their letter on the back. They have no problems with the proposal and actually agree that it furthers the objectives and policies set forth in HRS Chapter 205A, so that was good news. And I didn't have any real concerns that they were going to have concerns because we're, we're increasing the boundary quite a bit in different areas and we're following the objectives of 205A so.

I believe there was a question by Commissioner Green about Manele, so Peter if you could bring up, I think, it's -- yeah, bring up Manele. What was proposed in that area was to move the boundary where that green line is to include the entire Kapihaa Reserve. So that is what is being proposed.

Ms. Caron Green: I see now. The green line --

Ms. Aoki: Yes.

Ms. Green: -- matches the green of the golf course, so I didn't really see it initially because the other areas you'd kind of put the striped lines through.

Ms. Aoki: Yeah.

Ms. Green: So it would make it easier to tell that . . . (inaudible) . . .

Ms. Aoki: My apologies, I just noticed that too. It's very hard to see, but that's -- it does. That's what you would be adopting is include that entire reserve. Do the Commissioners have any questions on anything else I can provide to you? Because I know, like Roxanne, I think you had a couple of questions last time because you were new. I don't know if you have any more or if there was --. Also last time, we put on, there was questions about the elevations. Not the elevations, but the distances. Two different things. So in the maps, we have all the elevations and I know a member of the public, Stanley, had some questions about that so we were going through and showing what the distances were. So some of them are kind of significant. They're over a 1,000 feet, so.

Ms. Gima: Commissioners, any questions for Kathleen? Kathleen, I just want to say thank you for taking the time over the past six or seven times that you've come and really listened to us, went back. We really, really appreciate.

Ms. Aoki: Thank you.

Ms. Gima: To give some background to our new Commissioners or people in the audience. This was -- this subject was brought up by our previous Chair, John Ornellas, to relook at the SMA boundaries, so we're very, very appreciative.

Ms. Aoki: And if you don't mind me interjecting, it was actually brought up, too, a long time ago by member Ruidas when he was on this Planning Commission when I used to come over, so, you know, kudos to him because he's still here, and he's still advocating for it. So, I'd actually like to recognize him.

Ms. Gima: So Commissioners if there isn't any questions or discussions I will open up public testimony. So I'm assuming, Stan, you're on the list to testify for this item? Okay. Come on up.

Mr. Stanley Ruidas: Hello Commissioners. My name is Stan Ruidas, Lanai resident. Yeah, this looks real great. You know, coming from many, many, many moons ago. But,

yeah, thanks to Kathleen and the Planning Department to put this together, and Peter. But, I looked at it, and it looks great. Now you guys have something to look at and a guideline to follow for your SMA which in the previous times it wasn't defined. So now it is defined so now you can know what you're going to manage. Yeah, looks good. Thank you very much.

Ms. Gima: Thanks Stan. Anyone else wishing to provide public testimony on this agenda item? Alright, I'll go ahead and close public testimony. So Richelle, you were going to come up and say a few things.

Ms. Richelle Thomson: Thank you Chair. I just wanted to read, briefly, from -- it's the Lanai Planning Commission's rules -- just so that when you, if you get to phrasing a motion on it, it would just be to include some of this language. So this is from Lanai Planning Commission rule 12-402-22(e):

*"The Commission may amend the Special Management Area boundaries only upon finding that the amendments will further the objectives and policies of Chapter 205A, HRS, and will be consistent with the General Plan and other applicable ordinances of the County of Maui."*

It goes on to say:

*"Upon review of the Office of Planning," -- which you have in your possession -- "the Commission shall render a final decision and issue a written order and may direct the Director, Planning Director, to issue" -- hang on -- "to issue a written and final map within 60 calendar days after the final vote of the Commission."*

So then procedurally if you vote to adopt the maps, they'll be sent to the Planning Director, and then he'll follow up and they will be the new official maps.

*(Commissioner Mililani Martin attends the meeting at approximately 5:10 p.m.)*

The objectives and policies of this State, State Statute 205A, and these are the objectives and policies of the Coastal Zone Management Act. So there's 10 of them, and I'll just read them into the record so we have them:

*"Provide coastal recreational opportunities accessible to the public. Protect, preserve, and restore natural and manmade Hawaiian, American and Cultural, Cultural and Historical Resources. Protect, preserve and restore coastal views, open space and scenery. Minimize adverse impacts and protect coastal ecosystems. Provide and collocate coastal development*

*facilities while minimizing negative impacts. Reduce risk to new structures and enhance public safety. Streamline the permitting process, communication, and public participation and management of coastal resources and hazards. Stimulate public awareness, education and participation. Enhance public beach access and minimize beach loss due to erosion and site hardening. And preserve aquatic natural resources for sustainable development.”*

So in adopting these new maps, you would make the finding as a Commission that the amendments further the objectives and policies of 205A, in essence. And as you've heard from staff, the maps are consistent with the General Plan and other ordinances of the County of Maui. So, there you go, that's my two cents. Thank you.

Ms. Gima: Thank you for that. Alright, Commissioners, so I'm assuming right now we will take a --. Well, someone needs to make a motion so that we can adopt these proposed amendments.

Ms. Green: You make me nervous now because I have to do this all. But can I simply say, I move that we adopt the SMA amendments to the maps as presented, period, or do I need to go ahead and say, as they further the objectives and the policies of, etcetera, etcetera?

Ms. Thomson: I think that it would be good to include, you know, that the Commission finds that -- well, you really just said it, actually -- you know, the Commission finds that the amended maps follow the objectives and policies of 205A.

Ms. Green: So you want me to resay it?

Ms. Thomson: Yeah. If that's included in your motion, that how we can do it.

Ms. Green: Yes. What I had omitted was saying of 205A. I move that the Commission adopt the SMA amendments to the maps as presented as they further the objectives and policies of 205A.

Ms. Gima: Do I hear a second?

Mr. John Delacruz: I'll second.

Ms. Gima: Okay, so it's been moved by Caron, second by John, that we adopt the maps, the SMA maps as presented. Any discussion Commissioners? Okay, all in favor of the motion, raise your hand? All opposed? None. Okay, so that motion passed. Thanks again Kathleen and the Planning Department with your assistance with this.

**It was moved by Ms. Caron Green, seconded by Mr. John Delacruz, then**

**VOTED: to adopt the SMA amendments to the maps as presented as they further the objectives and policies of Chapter 205A, HRS.**

*(Assenting: R. Catiel, J. Delacruz, K. Gima, C. Green, M. Martin, B. Oshiro)*  
*(Excused: S. Samonte)*

Ms. Aoki: And if I could just add, you just made history because I truly believe you are the first ones to have amended your maps comprehensively in the State, so that's awesome.

**2. MR. WILLIAM SPENCE, Planning Director, transmitting the Lanai City Country Town Business District Design Guidelines and Standards, 2011. (A. Kehler)**

Ms. Gima: Okay, so let's move on, and that would be No. 2, of Item D, which is . . . *(Chair Kelli Gima read the above project description into the record.)* . . .

Ms. Annalise Kehler: Good evening members, I'm Annalise. I'm the Cultural Resources Planner for the County and I'll be talking to you tonight about the design guidelines for the Country Town District in Lanai City. Peter has the power point up. There you go. Yeah, so, okay, so before we jump into reviewing the proposed design guidelines I just want to give you a brief overview of what we'll be talking about.

So first I'll talk a little bit about the Country Town District here in Lanai City. I'll show you where the boundaries are and explain why the district was created. I'll also explain the purpose of the design guidelines and how they're meant to be used. Then I'll give you some background on the proposed design guidelines. I'll also go over the Department's recommendations for updating the design guidelines. And I'll share some of the comments that we received last week at the community meeting here in Lanai City. And finally, we'll open it up to questions and discussion.

So up on the power point there is a map showing the boundaries of the Country Town District. It's kind of hard to see; it's outlined in yellow. I should note that there is an error on this map. The Police Station and the jail are actually inside of the Country Town District now. Before they weren't, but they were been recently rezoned so now they're part of the district. So the document that we're reviewing today it applies only to properties inside these boundaries. And I also want to clarify that today's discussion isn't a proposal to create a Country Town District. We got feedback last week that maybe there was some confusion about what the Country Town District is. So the Country Town District in Lanai has existed for a number of years, and we're not proposing any changes to the district. We're just proposing changes to the design guidelines that apply to the properties in the district. And then based on what I heard last week as well -- okay, perfect -- there may be some confusion in the community

about between the Country Town District and a proposal from a few years ago to create a larger historic district. And I just want to make sure that everyone's clear that that proposal isn't on the table anymore and it's not a part of today's discussion. Peter? Okay.

So, the Country Town District was created through an ordinance, and the purpose of this zoning category is to preserve the unique character of Lanai City's historic business area. So Chapter 19.15 of the Maui County Code regulates the uses in the Country Town District. This Chapter allows for business related uses like general stores, grocery stores, public buildings, and religious buildings. Chapter 19.15 also establishes design standards for the district and requires construction proposals to comply with the district's design guidelines. So again, the purpose of the zoning category is to preserve the unique character of Lanai City's historic business area.

So design guidelines are a tool to help preserve the district's unique characters. They're meant to guide property and business owners when making exterior changes to their buildings. They also establish standards that the Planning Department uses to review construction proposals. In the case of the document before you today, they also, it also creates street and drainage standards, and those would be implemented by the Department of Public Works.

I want to give you some background on the document we're discussing today. It's intended to replace or update the current design guidelines which were adopted in 1997. It was introduced -- so the document that we're talking about today -- it was introduced by County Council Resolution back in 2011. And in 2012, it was reviewed by the Cultural Resources Commission, the Urban Design Review Board, the Lanai Planning Commission, as well as the citizens of Lanai. In 2013, the Planning Department recommended that Council hold off on adopting the new design guidelines. We got lots of feedback during that 2012 review, and we felt the Lanai Community Plan needed to be updated first. So in 2016, the County Council adopted the new Community Plan, and so that's why we're here, now, with the 2012 or 2011 document, to bring it back to you folks for review.

So in your staff report, the Department provided you with some recommendations. Many of these recommendations are simple housekeeping items, however, I do want to highlight the two most important recommendations. The first is changing the parking requirements for properties in the district. We recommend exempting all country town properties from complying with the County's parking ordinance. Based on feedback we got during the 2012 review period, it's been difficult for businesses in the area to comply with the County's parking requirements. We also want to highlight this because it accomplishes Implementing Action 10.04 of the 2016 Community Plan, and so --. At last week's community meeting, several folks expressed concern about there not being enough employee parking for the health center. There was an understanding that their employees would be walking and not driving to work, but we heard some employees are parking around Dole Park, and in front of the Senior Center which is taking up spaces that should be reserved for kupuna. So at that community meeting Lynn said she would take the issue back for advisement. However our

recommendation to exempt the country town properties from the parking requirements remain the same. You know, if it continues to be a problem, then we may need to reevaluate the parking situation at a later date.

The other recommendation is to provide more detailed instruction on rehabilitation additions and new construction. We suggest incorporating some of the language from Attachment-6 of your staff report. This recommendation accomplishes Implementing Action 10.02 of the Lanai Community Plan. In addition to the Department's recommendations I also wanted to share some of the comments we heard last week at the community meeting, and you may want to consider incorporating these comments into your recommendations.

So comments that we heard about the design guidelines included consider adding guidance on the placement of solar panels. Remove the prohibition of ground signs on page 39. Remove the 20-foot setback requirement for signs on page 39; just say sign should be setback from the sidewalk. And consider placing time limits on parking in front of businesses surrounding Dole Park.

Other general comments included concerns that these design guidelines don't apply to the community center in Dole Park. If a new community center is built, it should be relocated away from the district so that noise from the night time events doesn't impact residents, and there is sufficient space for parking. The other comment we heard was be sure to clarify that the design guidelines only apply to exterior changes.

So to conclude, we're asking you to provide comments and recommendations on the proposed design guidelines. You have a couple of options moving forward. You can recommend accepting the changes provided by the Department, the Cultural Resources Commission, the Urban Design Review Board, and the citizens of Lanai. Or you can recommend accepting these changes with amendments. You can also develop your own set of recommendations. Or, you can defer a decision to gather more information. You should know that the County Council is the final actor in this process, and we will gather your comments along with all other comments we've received and send them to the Council for consideration. Council will adopt the final document by Resolution. And that pretty much concludes the discussion, if there's any questions.

Ms. Green: I actually have a number of questions and comments. One of the general question as I read through this, if there are changes made and a permit is applied for changes to any of the buildings here in the business country town the approval goes through the Planning Commission. We are not involved as the Lanai Planning Commission, it goes to the Maui Planning Commission? That's what I took out of this.

Ms. Kehler: It goes to the Urban --. So if someone --. You're asking --.

Ms. Green: Like any permit requested, it says in here it goes to Maui Planning Department. It doesn't say anything about it coming to the Lanai Planning Commission. Is that true? Then

in other words, once we set these down, it's all in Maui, the final decision is made on any permitting.

Ms. Michele McLean: Thank you Chair, Committee Members. I'm Michele McLean, Deputy Planning Director. If a building permit comes in, it would be reviewed for compliance with the design guidelines. So if it is compliant, it would just be approved administratively by the building plans reviewers, so there wouldn't be a reason for it to go --. It certainly wouldn't go to the Maui Planning Commission. They would have no role on this, at all. But it would be the Planning Department would ensure that a building permit is consistent with the design guidelines, and the staff would check with Annalise who's our resident expert.

Ms. Green: So it's really important that we button this up. Okay, I have a couple --. Well, on your list here, No. 4, on Department recommendations, it say inventory of characteristic buildings in Lanai City, and you just told me that you put the old Lanai Police Station and jail into the Business Country Town District, and yet this recommendation saying is that these buildings do not have CTB zoning so you need to decide one way or the other there.

Ms. Kehler: Yes, that's an error on my part. The zoning for the jail and the police station, it's changed and it now is part of the Country Town, so thank you for bringing that point up.

Ms. Green: So we're going to take that out.

Ms. Kehler: Yes.

Ms. Green: Okay. Most of your recommendations I'm in favor of. On number C, the parking one, I just have a technical little problem because as I read it, it kind of messed me up a little. Ending with including additional outside dining areas kind of was out there floating, so I thought maybe it needs to go all -- let's see -- all permitted uses within --. Pardon?

Ms. Gima: What number are you on?

Ms. Green: I'm sorry. This is the parking department, the parking thing on C, the recommendations on 5C, okay. All permitted uses within Lanai City Country Town Business District including additional outside eating areas shall be exempted from parking requirements established in etcetera, etcetera. I just thought it would flow better and kind of makes more sense that way.

Ms. Kehler: Okay. That's fair.

Ms. Green: Okay. Let's see. On the roofing which is 6B, amend the roof section noting that these corrugated or standing seamed metal roofing is encouraged but not required. I noticed there's only one building on the square that has tile roof. Not tile, shingled roofed. Do we want to specify, you know, if it's not corrugated that shingle is permitted because otherwise it's kind of open?

Ms. Kehler: If it, if it pleases the Commission to say that, absolutely. Yeah.

Ms. Green: And I -- I don't know, I went through this, but I did notice when you go through the architectural feature characteristic of Lanai City, and you show the various -- it's not here. Sorry, inventory of characteristic buildings which is on page 20, 21, etcetera, that has not been updated. You have This and That which is now the Hula Hut. And...there was another one. The ice cream shop, yeah, is not that anymore, on page 22, thank you, so I would recommend that maybe you update that. Okay. I also am glad that people were talking about the signage because as I drove through town I noticed a lot of the signage is pulled forward especially because of the landscaping that's taken place. There was also one place where you were stipulating grass and I noticed that Richards just went through a big renovation and they have put patio area out front there. So I think maybe -- and I know that there's kind of patio area out in front of 565 and on the side of...Pele's, so perhaps that area should not, should maybe include patio areas or I don't know how you want to word that. I totally agree also with the changes to the parking area. I'll let somebody else say something if you want.

Mr. Bradford Oshiro: Country Town Business District, on Twelfth Street and Fraser, why is that parcel squared off?

Ms. Kehler: Is that the jail?

Mr. Oshiro: Twelfth Street and Fraser.

Ms. Gima: Is that Central?

Mr. Oshiro: . . . (Inaudible. Did not speak into a microphone.) . . .

Ms. Kehler: So I do want to emphasize that this document has maps that are old so what you're looking at may not necessarily be accurate. And one of -- actually one of the department's recommendations is to update all of the maps and the documents so that they're reflecting current conditions.

Mr. Oshiro: So you have no idea why that was sectioned off?

Ms. Kehler: I don't.

Mr. Oshiro: Just, just give me a yes or no answer.

Ms. Kehler: I don't. I'm sorry.

Mr. Oshiro: Can you find out?

Ms. Kehler: I can do --. I mean, I'm sure I can look at the legislative history. There probably

was some reason, either a property owner opted not to be in it or it was residential.

Mr. Oshiro: It belongs to Pulama.

Ms. Kehler: Okay.

Ms. Gima: So Brad, just to clarify what Annalise was saying, I mean, we're not talking -- correct me if I'm wrong -- talking about anything about the district and looking at what's in the district and what's before us is specifically the design guidelines.

Mr. Oshiro: I understand that part, but if they going put stuff like this on the map, they need to have a reason why.

Ms. Gima: Sure, but I don't think today's the time to discuss that.

Mr. Oshiro: I know, but she needs to go back and research that for me.

Ms. Gima: Okay, you can make that request to the Planning Department to have that. Okay.

Mr. Oshiro: Thanks.

Ms. Gima: You can go on the microphone please.

Mr. Delacruz: How many page?

Ms. Gima: Any other questions or discussion regarding --

Ms. Shelly Preza: Yeah, so I agree with what has been brought up about updating not only the maps that are potentially out of date, but also the businesses because as many of you mentioned some of them have changed. And then the police station and Sacred Hearts Church is still included in this even though, I believe, it is being recommended to be taken out of the zoning, right? That's what we're talking about as well. Oh, yeah, so on No. 4, it's the following buildings do not have CTB zoning, right, so they shouldn't be on the design guidelines.

Since we're just making comments about the guidelines -- sorry I seem to have lost my place. Actually, sorry, I'm going to take a second to find the page I was at. Oh, on page 37, under Landscaping and Planting, it seems like this is an area where they were -- the -- they were saying what should be or what is recommended to be there. But on No. 3, I thought it was a little strange that they're just typical plants found include and then listed a bunch of plants as opposed to just the -- I think the important part of this section is that planting of native Hawaiian and Polynesian introduced species is strongly encouraged and there's a reference list. And I think the typical, that big chunk about all these different things that are potentially found there is a little bit unnecessary.

Let's see, I had one more suggestion was since this --. I'm not super familiar with who put together the document and everything, but since we're talking about the appearances and the designs, if there was, if anyone had --. I, I'm thinking that it could be interesting to put some kind of suggestion that if they're updating signage to include the proper spelling of Lana'i. I don't know if that's, that should be something that's included in here, but I figure since they're talking about, you know, plants and, you know, wording is very important, and especially the name of our island is really important, the proper spelling, pronunciation of it, to change it from --. I, I know a lot businesses here do have Lana'i, some just have Lanai, and in this document, it's a little bit -- it goes back and forth between Lanai and Lana'i with an apostrophe, sometimes there's an okina, so I just wanted to bring that up and see if you folks had any thoughts.

Ms. Gima: I think that's a great suggestion. Is that something that could be applied here as a suggestion here to the guidelines...in reference to signage?

Ms. Preza: My thought is just that, since we're talking about the preserving the historical integrity, it's also important to preserve the cultural integrity of our town square.

Ms. Gima: Okay, so that could be --

Ms. Kehler: Yeah, we can. Yes.

Ms. Gima: Okay. Okay. Shelly, anything else? No? Okay. Any other Commissioners? Caron.

Ms. McLean: Chair, if I may, back to Commissioner Oshiro's question. That parcel is zoned BCT as indicated on the maps. We would have to go back and see when it was zoned and how that was proposed. We don't know that, but it is depicted correctly on the maps as being zoned BCT and subject to the design guidelines.

Mr. Oshiro: The reason, the reason I asked this question is because if anybody grew up during that time they know that, that parcel there was the emulsion plant. That's where they made the fertilizers, DDT, and so I just wondering why it's that -- it's in that, the Business Town District. I mean, it doesn't make sense.

Ms. McLean: We would have to look and see when it was zoned, so a zoning would have been approved by the Council, but that could have been some time ago. But we can look it up and get back to the Commission on that. Thank you Chair.

Mr. Delacruz: I have a comment on that Brad and Annalise. Annalise was here on the 12<sup>th</sup> of February and we discussed this, and that same question was asked at that time. And a couple of us there did mention that it was the place where all the chemicals were mixed...that very spot.

Ms. Green: Okay, if I could go back to a couple of things. When we talked about the grass, on page 37, it says 50% of the front and side yards setback areas in the commercial district shall be grassed and landscaped. That obviously is not happening exactly so if we can find a way of, you know, rewording that to allow for, for, you know, outdoor eating areas, you know, something like that, you know. It's on 37...37-2.

Okay, and if I could go backwards, on page 3, you have Goals and Objectives, and you have a number here, and you have No. 9, utilize strategically placed and designed neighborhood parks as a key element to preserving the unique design character of Lanai. What the heck does that have to do with this?

Ms. Kehler: I think that came -- is language that was pulled from the '98 Community Plan and so the recommendations -- one of our recommendation is to remove all references to the '98 plan and update that information with the 2016, the relevant sections of the 2016 plan. And one of your attachments is the relevant chapter from the, from the new plan.

Ms. Green: So I'm assuming that will be removed.

Ms. Kehler: Yes.

Ms. Green: Okay. And on No. 4, it says encourage the use of wood construction or acceptable construction materials for commercial projects. Again, the words acceptable, construction, materials is kind of vague. I would like to have it be ones that at least give an appearance of wood or I believe some of the buildings have corrugated metal sidings and try to maybe keep it...within those guidelines.

Ms. Kehler: Okay.

Ms. Green: Okay. Let's see, I'm just going to do one aside, and this is on No. 8, promote appropriate use of street lighting to ensure public safety and to preserve rural ambiance of Lanai. Leaving here after dark is treacherous. There is no good lighting outside of the Senior Center, so just -- since this is Maui County property, I would just think it would be nice if we had some good lighting here.

Mr. Oshiro: I've got something to add to that. The reason why we don't have good lighting here in Lanai, back when I first came to Lanai I was sitting on the Commission, they were against having too many lights glaring up into the sky, and then ruin the night sky. Also, the night birds that come in. And that's the reason why whenever if you look at any of the documents, it says something about the lighting down at Manele, they didn't want it to be glaring up in the sky. They want more to be shined down to the ground. That's the reason for not having all these extra lights.

Ms. Green: So I live down in Manele, and we're in the process of changing a lot of the lighting

down there, and it's all down lighting for the exact reasons that he says. But, I mean, I think we could specify that you could have street lighting in Lanai City if it was appropriately down lit for safety because actually I think it's dangerous in spots.

I have just a little technical thing on page 10. You're referring to Figure 5, not 4, in your Street thing where it says, the second paragraph, at the end, it say see Figure 4, Street Cross Section, and that is actually Figure 5. It's just a stupid little correction.

Oh, you could update the photo of Lanai Playhouse too, and maybe give it the, the new name. And Rainbow Pharmacy.

Ms. Gima: So, I mean, I'm hearing, yeah, a lot of the questions about what can be updated in this document, and so what I was hearing from you, and I just want to clarify, is that you're in the process of making updates to reflect, No. 1, the 2016 Community Plan, right? So this isn't something that we're trying to change or make recommendations on, correct?

Ms. Kehler: On, on the Community Plan?

Ms. Gima: No, I mean, on this entire document.

Ms. Kehler: Oh, no. This is for you folks --

Ms. Gima: Oh, okay.

Ms. Kehler: Yeah. So, yeah --

Ms. Gima: Okay. So if we feel that anything needs to be changed. Okay.

Ms. Preza: Sorry, going back to signage, and this is just minimal, but since we're just talking about the wording of the document while we're discussing it. On page 39, you're talking about, on No. 8, all signs shall be painted and the dimensions of signs shall be modest and low-key. I feel like modest and low-key is a little, it's vague. I don't know if we want to try to -- if the Planning Department wants to give actual dimension for the signs because that seems to be a bit vague.

Ms. Green: I have just a couple of more, I guess. On page 38, where they talk about windows, true divided windows are required, I think in today's, with some of the materials out there, like, I think here at the Senior Center, are these true divided windows? I don't think they are, but yet they look like true divided windows. So I think I would not go to the mat on that. And also, sometimes, you know, they have vinyl windows out now that looks really good and it says utilize wood for frame, slash, etcetera. Just because up in the climate, wood doesn't last very well, it rots, and we have problems with termites and things. So I might personally -- I don't know how others feel -- not necessary require that you have to use wood for those. I think that's the end of my comments.

Ms. Gima: Commissioners, any other comments or questions? Go ahead.

Ms. Preza: Sorry, I just -- I made notes earlier and this is all just really minimal but since we're talking about, on page 39, about colors, I feel like No. 1 on that is kind of unnecessary saying that roof, siding and trim may be painted contrasting colors. I just think it's kind of unnecessary, and I think the second point illustrates that, you know, they should be selected carefully with the general intent to be compatible. I think that kind of expresses what this, these standards should be expressing, and I don't think the first point is needed.

Ms. Gima: Alright. Commissioners, anything else? I'm going to go ahead and open up public testimony at this time. We have Lynn McCrory who signed up before the meeting, so come on up Lynn.

Ms. Lynn McCrory: Lynn McCrory, Pulama Lanai. I submitted written testimony for you on a variety of points, but in simple terms our testimony is in support of these for both the recommendations that the Planning Department came to bring tonight and also the original design guidelines. There were a number of suggested changes that Annalise also discussed from the February 12<sup>th</sup> meeting that we also support all of those. And then two zoning changes that occurred in 2014 and 2017, so included now in the business town country district is the old Lanai Police Station and Courthouse. That was changed. And removed from the business country town are the three houses that we're going to renovate on Lanai Avenue, so that gets removed. And you'll find...as the last page of my testimony, I've done some hash marks to show you which corners go away. So that matches everything we've done in terms of the County Council for changes to zoning.

We do want to offer comments on one of the points and suggestions that came out of Urban Design Review Committee, and that was on No. 2 that suggested we have no overhead wires or poles in Lanai, in the business country town. I think that might be just a stretch because that really is a MECo and Hawaiian Tel decision, and I would just suggest that that one could probably be ignored because at some point it could --. It is allowed in the current design guidelines and taking it out makes it -- I don't know when in the world the design guidelines would match with what's going to be done here. And so you go through the little joy of, oh my goodness, somebody's business come in and then you don't have wires overhead for them, and then how does it get to them, and I don't think we ever want to go through all of those.

So those are my recommendations that I added. I don't have any issues with any of the additional ones that you've mentioned tonight. I think they're all good. The only suggestion I might make is on the colors. If, if you leave them with the generality of No. 2 then anybody can come up with what they want. So kind of one of the pretty parts about all of this is all the colors and having three different colors even if they're compatible will at least give you a difference versus someone's idea of compatible maybe purple, orange, and lime green, and you know, then we're back to the Planning Department making the decision to whether that

really is general. So I might leave No. 1 in to at least give you the distinction on that. And that is mine, and any questions I can answer, I will answer.

Ms. Green: When I look at this picture you said that it included the courthouse. I know --. She that is included the jail and the police station, so does it include all three or just the jail or the police station?

Ms. McCrory: It includes all three.

Ms. Green: Okay.

Ms. McCrory: Police station, old police station and courthouse is one building, and it actually includes the entire lot which has a storage building in the back.

Ms. Green: Okay.

Ms. McCrory: So that's why I'm showing you the lot because it was the lot that was rezoned.

Ms. Green: Okay. And on the utilities, I just reread that section, it says, overhead wires are typical etcetera, etcetera, overhead utility lines shall be allowed. It says any new addition of transformers shall not be located on poles, but rather incorporated underground so I think you're okay on that.

Ms. McCrory: I am except for the Urban Design Review Board making the comment in No. 4, and it's the --. Their comment 4, in item 2 in which they said, oh no just put everything underground sort of speak, simply stated.

Ms. Gima: Thank you Lynn. Is anyone else wishing to provide testimony at this time on this agenda item? Okay, come on up.

Ms. Winifred Basques: Good afternoon. My name is Winifred Basques. I live on the island of Lanai 55 years coming February 28, 2018, okay. I have about three of --. The word Lanai is not a veranda, okay. The word is Lana'i. You have to put in okina, i, then you call it Lana'i. Same like Maui, Kahoolawe. All that kind stuff because it has to be corrected, the right way, the pronunciation, okay.

The second one is about the signs. Do we know how high the signs goes up to, to put a sign? It goes seven feet. From the top of the dirt to the top of the sign, the ending of the sign, seven feet. Because why? I used to do that. I used to work with my husband on the State highway to put up signs and whatever else, okay.

And then the next one is...Brad brought up the subject about the emulsion plant. That's where they used to get all the...chemicals, and the truck used to go out was called the water ringo. It used to fill it up, and take it out and spray the pineapple fields. All they had to do was that.

That is why it is called emulsion plant. That's where the chemicals come. They do it with the water and take it out to the fields to be sprayed, the chemicals because of the pineapple bugs. You know the pineapple bugs used come, the small little thing that used to go all in your hair, the food, whatever. Okay, that is what it was all about. But the thing is that when you think about it, I go back from the 60's. I been here from '63.

Ms. Gima: So aunty if you're going to give a history lesson about that area maybe that can be outside of the meeting if someone wants to come and talk to you because I think you have some important information. But is there anything pertaining to that in regards to design guidelines that you wanted to testify on?

Ms. Basques: No, the --. Okay, the other one is the police station.

Ms. Gima: Okay.

Ms. Basques: The police station is one building with the courthouse. Okay, I can tell you who was the policeman before, who was the judicial --

Ms. Gima: Okay, again, that can be talked stories outside, later, after public. Is there anything else that you want to provide for public testimony, aunty?

Ms. Basques: No. Not as of now.

Ms. Gima: Okay, thank you so much.

Ms. Basques: You're welcome.

Ms. Gima: Okay, Commissioners, any questions for her at all? No? Thank you.

Ms. Basques: You're welcome.

Ms. Gima: Anyone else wanting to provide public testimony, please? Okay, come on up.

Mr. Myles Saruwatari: Myles Saruwatari. Thank you Commission. I just want to make a comment. I know there was like a brief thing brought up about the parking from the, you know, the health center taking up all of the parking around here. My understanding is that the Baptist Church has offered the health center employees to be able to park in their parking lot behind the church. But for some reason they don't like to use it. I don't know why. It's closer. You know, it's a little more convenient. I don't know but they --. Yeah, I know the seniors are complaining about the fact that, you know, it's hard for them to park, and a lot of them are like, you know, my mom, 90 years old. I mean, why they drive, I don't know, but they want to drive. Okay, so, I mean, they have enough trouble parking in this, you know, angled parking. So if Maui County could actually like they have that little stripe zoned there, just reserve it for the center because there's not that many people that drive to the center. You know, maybe

like seven, six. You know, just maybe reserve a few spots for the center that should alleviate the problem, I think. Thank you.

Ms. Gima: Thank you Myles. Commissioners, any comments or questions for him? No? Anyone else wishing to provide public testimony at this time? Okay, we'll go ahead and close public testimony. Annalise, I had a question. I wanted to know regarding the February 12<sup>th</sup> community meeting, the turnout, I'm assuming was a good turnout of community members.

Ms. Kehler: We had a sign in sheet. There was nine people that signed in. My supervisor counted 12 at one time.

Ms. Gima: Okay. Was it majority of business, businesses...in that area or is it just general community members?

Ms. Kehler: I have a list. If you want to see it, I can share the list with you.

Ms. Gima: I was just curious and kind of what the different perspectives were.

Ms. Kehler: I know one woman, she was the gallery, yeah. And then Warren Osako. Couple of, I think, generally community members, yeah.

Ms. Gima: Okay, okay. Alright. So basically -- I mean, Commissioners, are there any other questions for Annalise?

Mr. Delacruz: Just a comment.

Ms. Gima: Go ahead.

Mr. Delacruz: Comment on the parking. The discussion on parking stated as one business owner saying more or less that people parking on -- is this Eighth Street? Yeah, this Eight Street. No, this is Seventh Street. People parking on Seventh Street was, you know, taking up spaces from the business. For example if you go to the movie theater, they'd be blocking the business, and they'd be blocking the pharmacy. And I don't really know if I spoke up at that time about this, but my feeling is the theater is a business. And people coming to the downtown area, if you go to Blue Ginger, that's a business, and...really parking is not that big of a problem. Anyway, that's what I said. Thank you.

Ms. Green: I have one last question. On the part where they talk about design guidelines and standards for Lanai City Country Town Business District where it's about demolitions really and buildings in neglect. I don't know the state of Canoe's is. There's a building down here that's not occupied at the moment, but I understand that it has some major problems. If it was to be demolition, it doesn't seem to me that the wording in here is strong enough that what would be -- it would be replaced with would be consistent with what has historically has been in that spot. For example, what was done to the three houses on Lanai Avenue where

they --. I'm sorry, this is on their recommendations. It's recommendation No. 5A, okay. Down further, it says, however it is recognized that there could be circumstances beyond the control of the owner or situations involving public, health, safety and welfare, which may result in the necessary demolition of a building within Lanai City's BCT District, though demolition by neglect is unacceptable. Buildings on existing standard lots may be reconstructed on the established building footprint in accordance with the design guidelines. Okay, that, that --. Okay, so you've got the footprint, but what goes on up above, I would like to see that they would follow either, you know, historical pictures and things or what was taken down that you, you could do modern construction, but it would look like what was taken down.

Ms. Kehler: Sure. Thank you for your comment. Attachment 6, it provides some model language that instructs property owners, construction folks, how to do new construction. I don't know if, if that -- if you think that that language is, is helpful enough or if you have --. If you've taken a look at it and you have some stronger language that you would like to add to that attachment.

Ms. Green: Yeah, I did look at that, and I do have a note here, it says, what about tear downs because they talk about rehabilitation.

Ms. Kehler: Sure.

Ms. Green: And they talk about additions, but --. And they talk about --. Well, they talk about new construction, but, but, it -- talking about, you know, that they used the materials, and that it --. Okay, new construction should be similar in height, shape and materials to the historic structures in its vicinity. Where changes and size must occur, the visual impact that the new construction should be minimized by stepping back the new construction from the historic buildings. But it isn't --. That's not really specific enough to me about the fact that these buildings should be...you know, what you build, where you've torn down, you should put something that looks like something that was there before. It just says that it has to be more or less in keeping. I mean, I think it's excellent what Pulama Lanai did with the three buildings on Lanai Avenue in that it's all new buildings, but they look exactly like what was there before. So for example, if Canoe's was to come down, I would want to have something put that's historically correct on that site.

Ms. Gima: So Annalise, I mean moving forward now. We've heard public testimony, Commissioners, we were able to make comments and ask questions, so now our next steps are coming up with suggestions. And these suggestions would have to be...agreed upon by the Commissioners, and then, it's like if we agreed to accept recommendations with additional suggestions.

Ms. Kehler: Uh-huh.

Ms. Gima: Okay. So I mean we threw a lot of, a lot of things out there. We've asked our questions. If there's no objections, let's take like a 15 minute break. Commissioners, gather

kind of like your thoughts and the suggestions that you want to bring up for us to vote on to approve, and then we can move forward. Are there any objections? Annalise, is that okay? Okay, so we'll take a 15 minute break and be back at 6:20 p.m., so this is something for everyone to think about during the break.

*(The Lanai Planning Commission recessed at 6:05 p.m. and reconvened at 6:20 p.m.)*

Ms. Gima: Resume the meeting. It's now 6:20 p.m. So Commissioners, again, you know now is our time to make our own recommendations and suggestions, and I know many of you have. So maybe a way for us to do this, I mean, we could either, one, go through every suggestion and vote, or everyone say their suggestions and then we vote on that at the end. Richelle?

Ms. Thomson: And also I just wanted to kind of remind you that one of your options is for us to, you know, go through the minutes, take as, you know, as clear notes as we can, but if you have a lot of changes and you want to see this document again, we can bring it back.

Ms. Gima: Okay. Okay.

Mr. Oshiro: I've got one question, Kelli.

Ms. Gima: Sure, go ahead.

Mr. Oshiro: The Lanai Community Plan was based on Pulama building a desal plant down at Manele. So since they not building the desal plant, a lot of the things that was on that Lanai Community Plan is out the door. So is this based on that plan?

Ms. Kehler: No. This document pertains to a district that exists already. So the reference to the Community Plan is just to make sure that we're incorporating what was said in regards to the Urban Design chapter. There wasn't any discussion about the desal plant or any future plans in the Urban Design Review chapter. It was more about what Lanai values as far as what their town looks like and what their streets look like, so things related to urban design.

Mr. Oshiro: Thank you.

Ms. Gima: So let's go ahead and start with Roxanne, and we'll work our way down in terms of suggestions that we would like to make sure it passes on to County Council. Roxanne, do you have any suggestions?

Ms. Roxanne Catiel: Yeah, I agreed with Corp Counsel because there's a lot to take in. I mean, a whole lot, so I agree with just she said to look at the minutes and then it comes back to us where we can actually see it on black and white.

Ms. Gima: So are you saying Richelle that not voting today, putting our suggestions on the

record, and then it comes back next month and then we vote?

Ms. Thomson: I'm suggesting if, if it's a little too overwhelming, if there are too many changes that you don't feel comfortable taking action on it tonight, you don't have to.

Ms. Gima: Okay, so we could just put on the record the suggestions that we want, defer, have that document come back, we can clearly look over it, and then vote at that time. Okay. Okay, but is there any --

Ms. Catiel: One more.

Ms. Gima: Sure.

Ms. Catiel: I don't know about that concrete around Dole Park because it's no longer around the Dole Park area, for parking.

Ms. Gima: Those stops

Ms. Catiel: The concrete blocks. Yeah because it's no longer out there.

Ms. Gima: Okay. So you're suggesting that that verbiage be removed?

Ms. Catiel: Yeah, that verbiage is going to be removed or are they going to put it back in.

Ms. Gima: Okay.

Ms. Catiel: I don't know what Pulama has in the future.

Ms. Gima: Because it's not currently or hasn't been there that the document should reflect that that those concrete stops aren't there.

Ms. Catiel: Right. Yeah, and sorry, pine trees around Dole Park, the life span of it. Because I remember seeing on a windy day a pine tree actually hit a car so I don't know for Pulama for, you know, liability purpose, I don't know, if that's going to say the life span of the trees, or cut the trees or replant, you know, Hawaiian.

Ms. Gima: So you're suggesting having the pine trees around the --

Ms. Catiel: Dole Park.

Ms. Gima: -- the district, Dole Park, to have those life span accessed?

Ms. Catiel: Yes.

Ms. Gima: Lynn, do you want to key --? Yeah, come on up, please.

Ms. McCrory: Lynn McCrory, Pulama Lanai. We actually have an arborist that comes over once a year, and he inspects all the trees, tells us what to cut, tells us what to cut down. They have a tool that they can bore into the tree and they know, you know, like if it's four inches is good, but there's 10 inches of a hole in the middle, and four inches on the other side, then it's time to take your tree down. And we take comments from landowners that are around that don't think that their tree is okay, and then the arborist will go look at that and make those recommendations. So we're already doing that.

Ms. Gima: Okay, so that's being addressed. Lynn, Caron has a question for you.

Ms. Green: So do you have any plans to replace any of these dying pine trees?

Ms. McCrory: Yes. As you look at the trees along the highway -- Lynn McCrory, Pulama Lanai -- you can see they're the smaller size. Those are the starters. They go in. We plant new ones along the highway.

Ms. Gima: Thank you Lynn for some clarification. Roxanne, anything else? Okay, Brad? No, no suggestions? Mili? No? Caron?

Ms. Green: I'm going through a few things here. On page, and I guess we could start like on, well, page 3. So do we need to talk about -- you said there were going to be changes on that like not needing No. 9 on page 3? I'm talking about neighborhood parks, etcetera, do we need to discuss any of that?

Ms. Gima: Annalise, that would be just you guys updating the recent community plan. Okay, yeah.

Ms. Green: But on No. 4, I would like to replace acceptable construction materials with something a little more specific such as things with the appearance of wood, or corrugated metal which is, I guess would be used on a number of the buildings there so.

Ms. Kehler: So just to clarify, this section is going to get removed because it's from the old community plan.

Ms. Green: Okay. Alright, so, forget all that.

Ms. Kehler: Yeah.

Ms. Green: Moving on. You and I discussed all the changes of the buildings in the pictures so that's not necessary here. On page 37, okay, on No. 2 there where you say that the commercial district shall be grassed and landscaped. We're going to include some wording that there can be a patio areas, and I don't know how you want to word that, but we do have

some outdoor areas for seating where they've done other than grass.

Yeah, and I don't know what you called what they did. Lynn, do you know what they call what they did in front of Richards? It's a, it's a cement patio -- yeah, it's cement. Yeah. Hard, hardscape; how there, there's that nice catch all. Hardscape for outdoor dining. Okay, I'm going to write it down since it will fleet away.

On No. 38, on windows, true divided lights are required. I do not feel that's appropriate in this day and age where you can have windows that look true divided but they're not. And the fact that they have to be wood, I think there's some, like in this building, there's some acceptable, other kinds of materials that weather a lot better than wood. Can I go on? Anybody? Does anybody want --? Okay, well I just thought if anybody wants to say yay or nay. We're all okay.

Ms. Kehler: Chair, I just have a question.

Ms. Green: Sure.

Ms. Kehler: So, the wood. Does it matter? Do you, do you want the windows to look like wood?

Ms. Green: Yeah.

Ms. Kehler: Okay.

Ms. Green: Yeah, I mean, I think it would substitute it with something that, that gives us an acceptable appearance.

Ms. Kehler: Okay.

Ms. Green: Yeah. Can I go on to page 39 on signage? Okay, so I think that we're removing No. 5 according to what the community said and what, I know, Shelly has said, etcetera, that ground signs are not permitted. Yes they are; ground signs are permitted. And we don't need to tell, say 20 feet back. We could say, what, off the sidewalks? I mean, how would you say -- how would you word that? But we don't want to do 20 feet.

Ms. Kehler: Just say setback from the edge of street.

Ms. Gima: Or the -- from the edge of the sidewalk. Yeah, because there's sidewalks along there. Yeah, yeah. So on No. 2, it says signage on buildings shall be located on the wall. Okay, so that's all fine because there's both. Shelly, do you have anything else on the signage?

Ms. Preza: The only thing I had about the signage was on No. 8 about the phrasing of modest

and low key. Consider rephrasing it. If you want to -- because it's talking specifically about dimensions so consider revising it to be specific.

Ms. Green: You know Winnie brought up something and that is height. Do we want to put a height restriction on signs? Is there a height restriction?

Ms. Thomson: I can take a look and see if there's --.

Mr. Saruwatari: . . . (Inaudible) . . .

Ms. Gima: Public testimony is closed right, but we will reopen again after we put out all of our suggestions.

Ms. Thomson: So one of the things on, to kind of back track a little bit, on the size. So although it says modest and low key, if you read it kind of in conjunction with No. 3, so it says business ID signs on a structure are a max of 16 square feet if projecting or hanging. And then any signs that are greater than 12 square feet requires a permit.

Ms. Green: But still we may want to have a restriction on height.

Ms. Thomson: You could put in a restriction on height. And we were just talking about that and we think that in the other sign ordinance it's eight feet.

Ms. Green: Eight feet?

Ms. Thomson: Tall. So not, not that they --

Ms. Green: No, no, I mean, if you look around. I don't know what most of them, maybe four or five feet. I mean, three or four feet, yeah. I mean, so maybe we just put in something consistent with existing signage. That would probably be good, yeah. Okay.

Ms. Gima: Well, I think it's vague if you're just saying go according to existing signage. I think what we want is something that can . . . (inaudible) . . . and that can be enforced.

Ms. Thomson: Are you talking about ground signs?

Ms. Green: The ground sign, height from the ground.

Ms. Thomson: So maybe instead of removing No. 5, you can say ground signs are permitted. However, they shall be no higher than four feet or five feet or whatever you feel is appropriate.

Ms. Green: Yeah, I think, yeah. Yeah, right. But we also wanted to stipulate that they can't be really high too, yeah.

Ms. Gima: So Caron make your suggestion on the height restriction that you want, and then again, we'll vote on that next time, so just make that.

Ms. Green: Okay, I think I would say four feet because I'm looking around, I don't think any of them look like they're much more than four feet. Five feet it starts get pretty high. Okay, I have just two others. One is I agree with Lynn McCrory said that we do not want to have -- take that recommendation from the Urban Design Review Board saying that overhead lines have to be buried. I think that's asking a bit much. Okay. And then my final one, it goes in conjunction with 5A of the Department's recommendations and Attachment 6 on page 13, where again, I'm talking if you are talking demolition in the BCT, and that would be on page 10. No, sorry. It's on page 13 of attachment No. 6, which you are apparently going to be using as your guidelines for construction and rehabilitation etcetera. So when you talk about new construction and then you have similar scale new construction, I would like to have that reinforced and say that any building that is taken down needs to be replaced with something that is historically accurate. So whether it's the building that's there before you tear it down or from photographs of one that had been previously been there, I would --. I just don't want something totally different.

Ms. Kehler: So you want it historically accurate or compatible with --? Are you saying that you want an old building reconstructed?

Ms. Green: Yeah, more or less. So if you took down Canoe's, if you --. It's like you took -- they took down the houses along Lanai Avenue, they replaced it, they're replacing it with buildings that look like what they took down. So if you take down Canoe's replace it with something that looks like Canoe's but is new construction. It's not in these guidelines it's not specific like that where it says new construction.

Ms. Gima: There are guidelines, correct? I don't know if that's like historic building guidelines. I mean, there are guidelines already in place, if a buildings come down that they have to follow or meet. I remember we reviewed this when the permit for the three homes were in front of us, they have to meet like 50% of this. I mean, my point is there are guidelines already in place that if you demolish a building that you need to...when you rebuild, you follow. Are those the historic? I'm trying to figure out what those guidelines are, and that could be a suggestion that if homes or buildings are torn down that they follow -- well, it could be follow applicable guidelines for that district or that area. Shelly?

Ms. Preza: So we're just reviewing the things we talked about for suggestion.

Ms. Gima: So anything that you want to put on suggestion to have voted on.

Ms. Preza: Okay. I want to suggest that the plan is updated to represent the correct buildings and -- so update the buildings and update the maps that are included in this. On page 37, I think, under No. 3 we should take out typical plant plan include and that big chunk of what could be down there. I think we should take that out.

And then lastly on correcting -- well actually I guess this kind of has two parts. So I think in the actual document, Lānaʻi should be spelled correctly so L, A with a kahako, and A, okina, I, and to make it consistent throughout the document. I know kahako can be a little tricky sometimes in certain documents so if it's not possible then having some kind of note at the beginning saying that this is the correct spelling, but in this document it's going to be saying it this way. And then I'm not sure if we want to have -- and I think you folks were going to be looking into if there's a way that if people were going to put Lanai on a sign if that's even within our realm of like being able to suggest that it is, they should put Lanai with the correct spelling.

Ms. Thomson: I think one of the things that we were talking about in the short break is including a section, you know, somewhere in the beginning that talks about the correct spelling of Lanai. But as far as requiring businesses, some of their names are going to be trademarks, so you know, you get into those kind of issues but what we could put in if, if you like the suggestion is directional signs or signs that are talking generally about the island or the city should use that kind, the correct spelling.

Ms. Preza: Or, or there could also just be like we recommend using the correct spelling in your -- yeah. Okay, perfect. Thank you.

Ms. Gima: John?

Mr. Delacruz: Mainly comments. Growing up on Lanai I was fine with Lanai City. It's okay if you want to be historic and call the island of Lanai, Lānaʻi. That's fine. But to me Lanai City is fine. Just a comment. I'm almost dead so don't . . . (inaudible) . . . what I say.

Brad's comment on the desal plant, my understanding of what went on before is that the stuff in the CPAC was done on the belief or understanding that the desal plant was going to be built. And the CPAC stuff considers all the zoning and what buildings are going to be placed where, so I think that part is correct. But I think Annalise is also correct when she said at the beginning of this session was that what we're looking here, at here, is the design guidelines for such buildings and such landscaping and such parking and not the zoning kind of stuff, so I just wanted to comment on that.

And one thing on the minutes, I would like to have minutes for the August 2017 meeting. I would also like to have minutes for this meeting significantly --

Ms. Gima: Is this part of our conversations right now in terms of the suggestions that we're making pertaining to specifically the agenda items?

Mr. Delacruz: Yeah, throw it in some place because I've been waiting for minutes since September.

Ms. Gima: Okay, so maybe we could put that discussion on the side because it's not --. We're

trying to go through trying to make sure we get all the suggestions so that they can write that down.

Mr. Delacruz: Okay.

Ms. Gima: Because that's not going to be a suggestion for Annalise to go back and make sure you get the minutes for this agenda item.

Mr. Delacruz: Okay.

Ms. Gima: Thank you.

Mr. Delacruz: I'm done.

Ms. Gima: Thank you. Okay, so Annalise, did you -- I mean, you got all of those suggestions? I'm not making any suggestions. I do -- some were already said. Brad, you have something else?

Mr. Oshiro: Just that Twelfth Street and Fraser, I don't know why that's on the town and country business. I think it belongs somewhere else. But it doesn't belong on this guideline.

Ms. Gima: Kathleen you said you wanted to key in on that?

Ms. Aoki: Hello. Kathleen again. So a few months ago we were here as part of that digital zoning map project so thankfully Peter is here and he brought it up. And what appears to have happened is when the Lanai Community Plan was adopted in 1998 that was one of the recommendations is specifically on that. There's a whole bunch of recommendations on that particular parcel, and I'm sorry Brad I'm just going to read to you what it says. And like we always says, don't shoot the messenger, I'm just delivering the information. But for that particular TMK the previous community plan was heavy industrial. And what they decided to do was change to open space and also business, and so they took three acres of the 15 acre proposal -- as part of that parcel -- three acres into business. And I'm just reading what it says right here -- three acres to move offices, open space 12 acres. So now you follow up with the comprehensive land zoning map that was adopted for Lanai in 2000, and what they did was they comprehensively zoned to match the community plan. So that area, that three acres, got zoned business, BCT. The other part of it got zoned open space. There's also part of this parcel that got zoned public/quasi-public for a new police station. Not zoned, I'm sorry, community plan, and then a zoning followed up on it. So the ordinance for the zoning map - - sorry I'm kind of, I don't have my glasses on -- but it was ordinance 2852 to adopt land zoning maps 2615 and 2616, and it says this action conforms to the Lanai Community Plan as adopted by Maui County Council on December 21<sup>st</sup>, 1998. So that's how that parcel, that area . . . (inaudible) . . .

Ms. Gima: And so right now and what we're doing wouldn't be the appropriate avenue to

address wanting that specific area rezoned or amended in the community plan. So that would be something maybe to bring up as another agenda item for a future meeting.

Ms. Aoki: Yes.

Ms. Gima: Thank you for that clarification.

Ms. Aoki: You're welcome.

Ms. Gima: Brad, did you have any questions for her? Okay. Alright, so moving forward, you got all of our suggestions. Obviously, it's also recorded. Now does someone -- would someone like to make a motion to defer this agenda, or this matter to the next month's meeting?

Ms. Green: Before we do that I have a question. Are we more or less in...agreement to accept the Department's recommendations? We haven't really stated that part of this issue.

Ms. Gima: I think what we're -- after hearing from Richelle, right now it's putting our suggestions out there. It comes back to us amended in the document. We have a chance before the meeting to look over that, and then come back to, to vote if we are going to --. Because our options are to accept the recommendations, Department's recommendations as is, accept Department's recommendations with amendments, and so that's, it seems like that's what we're going to be doing so we won't do that if we decide to defer.

Ms. Thomson: And if you, if you feel comfortable, you know, that we've captured all of the changes and suggestions that you have, you don't have to defer. I just wanted to put it on the table that it is an option. One of the thing that I wrote down from the earlier discussion, the safety lighting, so we can add that into the appropriate section if you, if you wanted.

Ms. Gima: I think it would --. I'm just putting my thought out there, I think it would be, because there was so many suggestions, I think it would be beneficial to be able to have that document come back to us and that we have something to physically look at.

Ms. Green: My point here is that when you sent these recommendations and then I'm going through the document, I'm back and forth, back and forth. If we agree with most of these or all of these recommendations, could they be incorporated in it when we come to look at it again? You know, maybe as you sometimes do with the underlining them as, as the parts that have been added to it, and changed as you suggested it because, you know, I've got areas where this is going to be revised, and then go back here, etcetera. So, just for ease of -- if that is assuming we agree with your recommendations.

Ms. Thomson: Right, and the other thing, so I know that there was one suggestion from Urban Design Review Board that you agree with Pulama, you know, about the overhead lines. Was there anything on the Cultural Resources Commissions, on their recommendations that you

either didn't agree with or if you're okay with their suggestions as well?

Mr. Delacruz: I, I think as a group that was there on February 12<sup>th</sup>, we agreed with everything that the Cultural -- were you here -- the Cultural Resources. Was it --? It came from Bishop Estates was it or --? Annalise, where did it come from?

Ms. Kehler: So I think she's, what she's asking about is the, on your staff report on page 2, if you look at the box for Cultural Resources Commission, the Cultural Resources Commission reviewed this document and they offered those comments that are in that box. And so what Richelle is asking is if you agree with those comments or not.

Mr. Delacruz: Well as of February 12<sup>th</sup> I was okay with it.

Ms. Kehler: Okay.

Ms. Gima: Is there any, any Commissioners that do not agree with the CRC's comments and recommendations? Okay, so that doesn't seem like an issue. And I forgot before we move on to making a motion and voting, to open up public testimony again. If there's anyone wishing to give final public testimony on this matter? Okay, come on up Myles.

Mr. Saruwatari: Myles Saruwatari. Just two quick comments. One, on the issue of replacing buildings. You could have the wording such that the new building coming up reflects the architectural style of the building it replaces. That's something very simple like that. And the second thing was you mentioned about Winnie said about the seven foot height. I believe knowing her history she's talking about street signs, yeah, so.

Ms. Gima: Very different, yeah. Okay, thank you Myles. Anyone else? Come on up.

Mr. Reynold "Butch" Gima: Butch Gima. Regarding the Twelfth Street and Fraser reference and having participated in the prior BCT discussion, I don't remember that being designated as part of that, that discussion. And then hearing whoever, Kathleen pulled the old records up, it almost sounds like they made a mistake and boxed off that area instead of Central Services. It would make more sense if they boxed off Central Services as a BCT area rather than the old emulsion plant area. Anyway, so that's something for consideration.

The second...I think it's admirable that you guys are coming up with design guidelines for possible replacement of buildings in the Dole Park area, or maintaining the architectural style. Just some historical consideration is, I don't know if it was the Murdock or the Ellison era but there was a plan way back when to demolish like 12 homes and that's what really got the CRC involved. And the whole demolition by neglect discussion at the last time we went over this is we wanted to make sure that even though you allowed them the opportunity to refurbish or demolish and build back, that what we wanted to do was make sure that the, the owner didn't just let it die by neglect. I mean that was Sally, Sally Kaye's words. And I think Pulama's done a good job in terms of trying to preserve the three homes on Lanai Avenue. And some

of them were so bad that it just would have been cost prohibitive to, to retain it. But at the same time the company chose to neglect those and that's they couldn't refurbish it back to its original style. So I think it's, it's important to have that kind of macro view of, of these, these old buildings and not just have language in there so that they can replace it. I think there's a responsibility for the owner to maintain these homes and take a proactive approach and not wait for it to get too, you know, so bad that they have to demolish it. Thank you.

Ms. Gima: Thank you. Anyone else wishing to provide public testimony? Okay, we'll go ahead and close public testimony. One thing I forgot to bring up when we're going through the suggestion was the parking issue. Caron, I know you had some proposed language change on how they worded the recommendation. But also I think, Annalise, you were saying some of the comments and feedbacks from the community meeting was that there would be timed parking. Was that a comment or suggestion made?

Ms. Kehler: The concern came from someone who owned a business. They said that folks were parking in front of their store for too long while they went to go to watch a movie so that's where that recommendation to consider imposing time restrictions on parking.

Ms. Gima: And I'm sure there was no suggestion on who would be enforcing that. It's not going a MPD thing obviously. Okay, is there --? Because that was talked about --. We've heard also comments from the public about concerns with the parking and making sure that there's ample parking around the, the square. Is there any, Commissioners, you guys have any suggestions regarding that specific thing, regarding parking?

Ms. Mililani Martin: What about the Senior Center? Will they put parking spaces out here, add more for them, being that right out here is kind of like dead zone?

Ms. Gima: Because it sounds --. I mean my understanding too it's like no one is enforcing the parking around which could really be a good thing, right. You have the freedom to, to park. You can park and go take a walk or whatever, watch a movie which again the theater is a business. But it sounds like some of the concerns have been specifically towards this building, the Senior Center, and with the Community Health Center stuff taking up pretty much majority of the parking on --. And, I mean, I don't know what suggestions that we would have. I mean it's a hard one because again you like the freedom of not having someone coming and timing and chalking your tire that you've been here two hours. I mean that becomes very almost like Honolulu city like and I don't think that, that would blend within our community. But I don't know if that is then an issue that the Lanai Senior Center has to take up with whomever.

Ms. McLean: Thank you Chair. With the design guidelines talking about parking and BCT, the way that this would end up getting, going into effect would be right now any sort of building that comes in for a new building permit or to put in an addition or renovation, the Planning Department looks at it to make sure they're providing onsite their required parking. And that can be a constraint for properties that maybe have grandfathered no parking on their site, but

then if they want to put an addition they need to provide parking onsite for that additional square footage. And so what this would allow would say, well no in BCT they don't have to provide parking onsite. Again, it would only apply BCT so properties that are zoned public/quasi-public would still be subjected to the existing parking requirements.

In terms on street parking and time limits, that's a separate matter. The County Council actually imposes time restrictions for any street where there is public parking, so that's a separate thing. If the Commission has an interest in that then we can, we can direct that discussion to where it needs to go. But that wouldn't be a part of the design guidelines.

Ms. Gima: Thank you for that clarification because that does seem like an important conversation to have especially hearing it coming from our community members, and especially how it pertains to our kupuna that comes here so that could be maybe brought up on another agenda item at another meeting so thank you for the clarification. Go ahead.

Mr. Oshiro: Annalise, can you do me a big favor and find out, you know, about that one section of Twelfth and Fraser because what Mr. Gima was saying that, you know, that size of that lot would be where Pulama have their offices and their warehouses and stuff. Because that --. If you look at Twelfth Street and where Kaumalapau comes up, there's a park and then the fire station and then Pulama has their three buildings over there, and that would fit. So maybe somebody made a mistake by putting it on the left side instead of the right side of the road.

Ms. Thomson: I think, you know, just to kind of bring it back also, that wouldn't pertain to the design guidelines, but to correct, if it was an error, what it would take is Council to change the zoning to reflect, you know, what should be accurate.

Mr. Oshiro: But can't, can't Planning go out and say, hey, I think we made a mistake on this, can we change this around?

Ms. Thomson: Planning could introduce an ordinance that would change that. They could, you know, request that an ordinance to be considered by the County Council, but the Council would have to change the zoning...and the community plan. Thank you.

Ms. Gima: That could maybe be when we get to the point about talking about next month's agenda that would be something you would like to formally put on the agenda. Okay, so it sounds like all our suggestions have been made. Last call, anything else? Okay, no. It's been received and so now the next step is does anyone want to make a motion to close up? So we can close up this agenda item?

Ms. Green: I move that we defer the decision until we can receive a copy back with our recommendations.

Ms. Gima: So it's been moved by Caron, second by Mili to defer this action until we get a written copy back of all of the suggestions made tonight. Commissioners, any discussion?

All in favor of this motion raise your hand. Any opposed? None, so that passes. Annalise, thank you so much for your help and taking our suggestions back, and Richelle, thanks for all of your input.

**It was moved by Ms. Caron Green, seconded by Ms. Mililani Martin, then**

**VOTED: to defer.**

*(Assenting: R. Catiel, J. Delacruz, C. Green, M. Martin, B. Oshiro, S. Preza)*

*(Excused: S. Samonte)*

## **E. DIRECTOR'S REPORT**

### **1. Open Lanai Applications Report as distributed by the Planning Department with the agenda.**

Ms. Gima: Okay, so let's move on to our next agenda item. We just have Item E which is the Director's report, starting with open Lanai applications report as distributed by the Planning Department with agenda.

Mr. Yoshida: Thank you Madame Chair, the Department has circulated the open Lanai applications report. Is there any questions?

Ms. Gima: Any questions for Clayton regarding the open applications? Okay, none.

### **2. Agenda Items for the March 21, 2018 meeting.**

Mr. Yoshida: Okay, moving to Item 2, agenda items for the March 21<sup>st</sup>, 2018 meeting...let's see, I guess, as we see from the open Lanai applications report, there's not very many open Lanai applications. So we don't have items ready from the land use application side. We don't have pending legislation either from the Council side or the Department side. Though, internally, we are talking as a Department about making some changes to the zoning ordinance but they're not ready to take to the Planning Commissions at this time.

Ms. Gima: Clayton, is there any update on, at our last meeting, we talked about having a water workshop and wanting to do that as soon as possible? Is there any update on when that looks like it could be happening?

Mr. Yoshida: Oh, I'll turn it over to our Deputy, or Deputy Director who's kind of taking the lead on that.

Ms. Gima: I was kind of hoping to participate in it before I leave the Commission.

Ms. McLean: We're trying to confirm dates with the State Water Commission. We have been back and forth with them a few times that who from the Commission would be coming and what dates are available that we --

Ms. Gima: So in the planning process.

Ms. McLean: Absolutely in the planning process, and we, we know that, that you want that happen while you're still on the Commission so we're gunning for that. On the flip side, there will be three Commissioners so it would be beneficial for them to hear it and you could be a commissioner --

Ms. Gima: Yeah, I'll attend a community member.

Ms. McLean: -- commissioner emeritus, if you'd like.

Ms. Gima: Well, no, I just wanted to make sure that it is in the planning process because you know conversations that we've had sounds like it would be really, really beneficial for the Commissioners as well as the community members as well. Commissioners, is there any --? I'm hearing from Clayton there's nothing coming up. I mean, is there any recommendations for agenda items?

Ms. Green: I'm just curious what happens -- how long are we talking about before the changes could be made to this document so that we can move forward with that?

Ms. McLean: I asked Annalise and she's also involved with the update to the West Maui Community Plan. And she said she'd be able to have these changes incorporated if she didn't do any work on that other assignments so we'll see. We, we may be able to have it for your next meeting. We'll just have to see how Annalise's work load is, so we may have that. If you do want to put under discussion that parcel and the history of the zoning and community plan of that parcel, we can have a write up for you for the next meeting.

Ms. Gima: Kind of sound like that might maybe beneficial to have that on the next meeting's agenda as well. John, you had something?

Mr. Delacruz: About the water workshop, I'm glad we're going to have a water workshop. What I was going to ask for at this meeting is at a meeting have a . . . (inaudible) . . . meeting and go tour the wells. But somebody said that might be just too difficult because everybody works except for us retired people.

Ms. Gima: Are you talking like a site visit?

Mr. Delacruz: Yeah. But someone also recommended if they could do a, a drone documentary of all the wells and the well sites which is possible because people do drones. Also, I did go to a meeting about a week or two weeks ago and the Water Department is

offering like a talk story, I think, third Thursdays of the month. You come by and talk to people in the Water Department, and they will offer tours of the sites. I don't know how thorough it will be, but that is one way for people to go see the wells physically. And I guess you'd be invited too if you want to come over on the third Thursday and go up to a well. Thank you.

Ms. Gima: Any other Commissioners regarding agenda items? Just a side note question is there -- when are we projected to get Marlene's replacement? Is that going to come when Brad and I's replacement come?

Mr. Yoshida: I believe at Monday's Policy Committee there is a nomination of Jerry Rabaino to the Lanai Planning Commission so they have, I guess, the Mayor has re-appointment, well, Commissioner Preza because she just started in November and there are two new members. And then with resignation of Commissioner Baltero, before the Policy Committee on Monday, is the nomination of Jerry Rabaino.

Ms. Gima: Has there been any other nominations made for mine and Brad's spot? Are you at the liberty to share?

Mr. Yoshida: Yes, I believe the Policy Committee dealt with it two Monday's ago along with a long list of other nominees to boards and commissions.

Ms. McLean: I don't remember their names, but I can look them up really quickly.

Ms. Gima: Oh, Shelly seems like she has some information. I'm just curious, that's all.

Ms. Preza: Yeah, so I was off island so I couldn't go to the meeting where they were talking - they asked me to go back. But it's Sherry Menze and Chelsea Trevino were the other two. I mean, this is all on the public agenda.

Ms. Gima: Right, right, right. Okay. Alright, well, I just would hate to see vacancy sit for a while like we have seen historically. Okay, so anything else Commissioners? Anything else? Sure.

**F. NEXT REGULAR MEETING DATE: MARCH 21, 2018**

**G. ADJOURNMENT**

Ms. McLean: If I could respond to Commissioner Delacruz's questions about meeting minutes. The meeting minutes and this is true for all boards and commissions, they do not have to be approved any longer. They are posted online as soon as they are drafted, and Leilani has said that they're posted through the January meeting, so those are available online. If you'd like a hard copy though then we can print a hard copy and send it to you.

Mr. Delacruz: Is it under the County website?

Ms. McLean: Yes.

Mr. Delacruz: Have you looked at them?

Ms. Gima: Yeah. It's easy. I mean, you go on the County's website, you go to boards and commissions, click on Lanai Planning Commission and they have all the documents. They have our meeting packets, they have the minutes. You click on it and it's usually like a pdf file. It's there, yeah.

Mr. Delacruz: Okay. Well, for August and this month's meeting I'd like hard copies because I couldn't find the minutes. I mean, I can't even do Facebook.

Ms. Gima: So talk to Leilani and hopefully she can maybe get you those hard copies. So it sounds like, yes, I know we got that memo about no longer having to approve minutes and so, yes, everything is posted online. If you want the actual hard copy then send an email to Leilani. Okay, Clayton, anything else?

Mr. Yoshida: No, that's all we have.

Ms. Gima: Alright, so with no objections, it's now 7:09 p.m., we get to call it a little early, and the meeting is officially adjourned.

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:09 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Roxanne Catiel  
John Delacruz  
Kelli Gima, Chair  
Caron Green, Vice-Chair  
Mililani Martin  
Bradford Oshiro  
Shelly Preza

**EXCUSED:**

Shirley Samonte

**OTHERS:**

Michele McLean, Deputy Planning Director  
Clayton Yoshida, Planning Program Administrator, Current Planning Division  
Kathleen Ross Aoki, Planning Program Administrator, Plan Implementation Division  
Peter Graves, GIS Analyst  
Annalise Kehler, Cultural Resources Planner  
Richelle Thomson, Deputy Corporation Counsel