

**LANA‘I PLANNING COMMISSION
SUMMARY MINUTES
APRIL 20, 2022**

[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Ms. Sally Kaye, Vice-Chair at approximately 5:00 p.m., Wednesday, April 20, 2022, online via BlueJeans videoconferencing platform, Meeting No. 566 898 631, and at the Maui County Council, Lanai District Office, Lanai Community Center, 8th Street, Lanai City, Hawaii 96763.

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

B. INTRODUCTION OF NEW COMMISSIONERS – ERIN ATACADOR AND REYNOLD GIMA.

C. ELECTION OF CHAIR AND VICE-CHAIR FOR THE 2022 – 2023 TERM

(Agenda Item C begins at 00:02:40 of the Audio Recording.)

Election of Chair:

(Motion for Agenda Item C – Election of Chair -- was made at 00:03:10 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Mr. Zane de la Cruz, then unanimously

(The Vote for Agenda Item C was made at 00:03:40 of the Audio Recording.)

VOTED: **To elect Mr. Reynold Gima as Chair for the 2022-2023 term.**
(Assenting: E. Atacador, Z. de la Cruz, S. Kaye, R. Gima, E. Grove, C. Trevino)
(Excused: S. Menze, S. Preza)

Election of Vice-Chair:

(Motion for Agenda Item C – Election of Vice-Chair -- was made at 00:05:00 of the Audio Recording.)

It was moved by Ms. Chelsea Trevino, seconded by Ms. Elisabeth Grove, then unanimously

(The Vote for Agenda Item C was made at 00:06:05 of the Audio Recording.)

VOTED: **To elect Ms. Sally Kaye as Vice-Chair for the 2022-2023 term.**
(Assenting: E. Atacador, Z. de la Cruz, S. Kaye, E. Grove, C. Trevino)
(Excused: S. Menze, S. Preza)

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

1. A BILL FOR AN ORDINANCE AMENDING TITLES 2, 18, 19, AND 20, MAUI COUNTY CODE, RELATING TO WETLANDS RESTORATION AND PROTECTION

Ms. Michele Chouteau McLean, AICP, Planning Director, transmitting Resolution No. 21-171 referring to the Maui, Molokai, and Lanai Planning Commissions a proposed bill to amend Maui County Code Titles 2, 18, 19 and 20 relating to wetlands restoration and protection. The purpose of the ordinance is to conserve and protect sensitive ecosystems and ecosystem functions and values, and work toward building environmental resilience by establishing requirements to map and protect wetlands. (E. Derrington)

The entire text of the proposed bill for ordinance is available at the Planning Department Proposed Legislation webpage <https://www.mauicounty.gov/1127/Legislation---Proposed>

(Agenda Item D.1. begins at 00:08:14 of the Audio Recording.)

(Public Testimony for Agenda Item D.1. begins at 00:31:50 of the Audio Recording.)

No public testimony.

(Motion for Agenda Item D.1. was made at 01:29:45 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Ms. Elisabeth Grove, then unanimously

(The Vote for Agenda Item D.1. was made at 01:30:15 of the Audio Recording.)

VOTED: To recommend approval of the redline version of the bill to the Maui County Council with additional amendments as discussed.

(Assenting: E. Atacador, Z. de la Cruz, S. Kaye, E. Grove, C. Trevino)

(Excused: S. Menze, S. Preza)

(The Lanai Planning Commission recessed at 6:31 p.m. and reconvened at 6:37 p.m.)

E. COMMUNICATIONS

1. JAMES COON AND RANDOLPH COON, requesting a five-year time extension of the short-term rental home permit for the three-bedroom Hale O Lanai STRH, located at 436 Gay Street, Lanai City, Island of Lanai, Hawaii. TMK: (2) 4-9-007:039 (STLA 2019/0003) (J. Burkett)

(Agenda Item E.1. begins at 01:34:57 of the Audio Recording.)

(Public Testimony for Agenda Item E.1. begins at 01:38:48 of the Audio Recording.)

No public testimony.

(Motion for Agenda Item E.1. was made at 01:53:39 of the Audio Recording.)

It was moved by Ms. Elisabeth Grove, seconded by Ms. Sally Kaye, then unanimously

(The Vote for Agenda Item E.1. was made at 01:55:15 of the Audio Recording.)

VOTED: **To approve the Department's recommendation for a five-year time extension.**
(Assenting: E. Atacador, Z. de la Cruz, S. Kaye, E. Grove, C. Trevino)
(Excused: S. Menze, S. Preza)

F. UNFINISHED BUSINESS

- 1. CHRISTINE FEINHOLZ, GISP of PACIFIC CARTOGRAPHY, and JORDAN E. HART, DEPUTY DIRECTOR on behalf of the DEPARTMENT OF PLANNING presenting information and progress in establishing a methodology and process for the MAUI COUNTY IMPORTANT AGRICULTURAL LANDS STUDY which will identify and map parcels which may be eligible for designation as Important Agricultural Lands on the Island of Lanai.**

Presentation and discussion were conducted at the March 16, 2022 Lanai Planning Commission meeting. The Commission may continue to discuss and provide comments on the methodology and process being established.

Public testimony will be taken on this item.

Link to the Project Website containing the IAL Technical Report and Island Reports: <https://pacificcartography.mysocialpinpoint.com/maui-ial-mapping-project>

(Agenda Item F.1. begins at 01:49:03 of the Audio Recording.)

Ms. Sally Kaye and Ms. Chelsea Trevino were excused at approximately 7:02 p.m., and due to the loss of quorum, the meeting ended. The remaining agendized items (Items F, G, and H) will be scheduled on the next meeting's agenda.

G. COMMUNICATIONS

1. **February 17, 2022 Q3 through Q4 2021 Semi-Annual Report (Condition 14) submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI regarding the project irrigation demand associated with the Residential and Multi-Family Development at Manele, TMK: 4-9-017-001, 002, 003, 004, 005 and 4-9-002:049, Manele, Island of Lanai. (95/SM1-015) (95/PH2-001)**

The Report is provided to the Lanai Planning Commission for its review.

2. **February 17, 2022 Q4 2021 Quarterly Report from mid-August through mid-December and 2021 Annual Report from mid-December 2020 through mid-December 2021 (Condition 15) water usage reports for the project site submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI for Project District Phase II Application for the Four Seasons Resort, Lanai, Koele Proposed Improvements (PH2 2017/0001).**

The Report is provided to the Lanai Planning Commission for its review.

H. DIRECTOR'S REPORT

1. **Open Lanai Applications Report as distributed by the Planning Department with the April 20, 2022 agenda.**
2. **Agenda Items for the May 18, 2022.**

(Agenda Item D.1. begins at 01:49:03 of the Audio Recording.)

In addition to the agenda Items F, G, and H (as listed above), a public hearing on the Koele Project District project is scheduled for the May 18, 2022 Lanai PC meeting.

I. NEXT REGULAR MEETING DATE: May 18, 2022

J. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting ended at 7:27 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Erin Atacador
Zane de la Cruz
Reynold Gima, Chair
Elisabeth Grove
Sally Kaye, Vice-Chair (excused at 7:02 p.m.)
Chelsea Trevino (excused at 7:02 p.m.)

EXCUSED:

Sherry Menze
Shelly Preza

OTHERS:

Jordan Hart, Deputy Director, Planning Department
Jacky Takakura, Administrative Planning Officer
Jared Burkett, Staff Planner
Erin Derrington, Staff Planner
Denise Fernandez, Executive Assistant, County Council, Lanai District Office
Richelle Thomson, First Deputy, Department of Corporation Counsel