

## LANA‘I PLANNING COMMISSION

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

### AGENDA

(HYPERLINKS TO MEETING MATERIALS ADDED)

**DATE:** JUNE 15, 2022

**TIME:** 5:00 P.M.

**REMOTE MEETING LOCATION:** Interactive conference technology via BlueJeans  
**Videoconferencing: Meeting ID:** 625 689 299

**PHYSICAL LOCATION:** Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Planning Department Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793. The Commission Members may not be physically present at this location and COVID-19 pandemic restrictions may limit capacity.

**COURTESY TESTIMONY SITE:** Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Maui County Council, Lanai District Office, Lanai Community Center, 8<sup>th</sup> Street, Lanai City, Hawaii 96763. **Note:** The Commission Members may not be physically present at this location and COVID-19 pandemic restrictions may limit capacity.

**Members:** Reynold Gima (Chair), Sally Kaye (Vice-Chair), Nicole Alboro, Erin Atacador, Zane de la Cruz, Elisabeth Grove, Sherry Menze, Shelly Preza, Chelsea Trevino

#### A. CALL TO ORDER

To listen to the meeting or provide oral testimony via phone, dial 1-888-748-9073 (toll-free) or 1-408-915-6290 and enter Meeting ID: **625 689 299**

To watch the meeting or provide video testimony, use meeting link: <https://bluejeans.com/625689299> or [www.bluejeans.com](http://www.bluejeans.com), click "Join Meeting," and enter Meeting ID: 625 689 299

To provide written testimony: Email testimony to [planning@mauicounty.gov](mailto:planning@mauicounty.gov) or submit written testimony by mail to Lanai Planning Commission, c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793. While the Commission requests that written testimony be submitted by noon, one business day prior to the meeting, to allow time for it to be transmitted and reviewed by the Commission, testimony submitted after such date and time will still be accepted.

Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.

Testifiers will be called by the Chair to offer their testimony and are asked to mute their audio and video when they are not testifying.

Testifiers via video are asked to sign-up using the Chat function by providing your name and the item you're wishing to testify on. Testifiers via phone will be called by the Chair after video and phone testimony are finished.

Commissioners shall not be contacted by the Chat function.

B. INTRODUCTION OF NEW COMMISSIONER -- NICOLE ALBORO

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

1. PULAMA LANAI requesting a County Special Use Permit in order to construct two farm labor dwellings to house employees of Sensei Ag's commercial farm operation in the County Agriculture District, located at Kaumalapau Highway, Island of Lanai, Hawaii TMK (2) 4-9-002:061 (por.) (J. Burkett)

[Department's Report and Recommendations](#)

[Documents Received After Posting](#)

2. MICHELE MCLEAN, Planning Director, referring to the Maui, Molokai, and Lanai Planning Commissions a proposed bill to amend Maui County Code Section 19.04.040 relating to the definitions of "time share plan" and "transient." (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133291/Proposed-revisions-to-1904040-Definitions-for-time-share-plan-and--transient>

[Department's Memorandum](#)

[Documents Received After Posting](#)

3. MICHELE MCLEAN, Planning Director, referring to the Maui, Molokai, and Lanai Planning Commissions a proposed bill to amend Maui County Code Chapter 19.04 to authorize commercial filming and photography activity in all

zoning districts with a film permit, and create a new chapter in Title 5 to create a new permit process for commercial filming and photography. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133292/Draft-bill-for-ordinance-for-commercial-filming-and-photography-activities>

[Department's Memorandum](#)

[Documents Received After Posting](#)

#### D. UNFINISHED BUSINESS

1. LANAI RESORTS, LLC, a Hawaii Limited Liability Company doing business as PŪLAMA LĀNA'I, requesting a Community Plan Amendment, Change of Zoning, and Project District Phase I Development Amendment for the KŌ'ELE PROJECT DISTRICT located at Kō'ele, Lāna'i City, Lāna'i, Hawai'i. TMK(S) (2) 4-9-001:021, (2) 4-9-001:024, (2) 4-9-001:025 (POR.), (2) 4-9-001:027, (2) 4-9-001:030, (2) 4-9-002:001 (POR.), (2) 4-9-002:061 (POR.), (2) 4-9-018:001, (2) 4-9-018:002 (POR.), (2) 4-9-018:003 (POR.), (2) 4-9-018:004, (2) 4-9-018:005, (2) 4-9-020:020 (POR.), (2) 4-9-021:009 (CPA 2021/0001, CIZ 2021/0001, PH1 2021/0001) (K. Wollenhaupt) *(Item was discussed and deferred at the Lanai Planning Commission's May 18, 2022 meeting.)*

[Commissioners comments to Munekiyo Hiraga Inc dated May 27, 2022](#)

[Documents Received After Posting](#)

*Commissioners, the following were provided in the May 18, 2022 LPC packets:*

[Department's Report and Recommendations](#)

[Summary of Potential Impacts Table](#)

[Koele Project District Amendment – Applications \(Volume I of II\)](#)

[Koele Project District Amendment – Applications \(Volume II of II\) \(Draft EA Appendices\)](#)

[Final Environmental Assessment – Volume I of II](#)

[Final Environmental Assessment – Volume II of II](#)

[Documents Received After May 15, 2022 Agenda Posting](#)

E. COMMUNICATIONS

1. May 1, 2022, [Q1 2022 Quarterly Report from December 2021 through mid-February 2022 \(Condition 15\) 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.

E. DIRECTOR'S REPORT

1. [Open Lanai Applications Report](#) as distributed by the Planning Department with the June 15, 2022 agenda.
2. Chair Gima's list of [potential workshop items](#).
3. Agenda Items for the July 20, 2022.

F. NEXT REGULAR MEETING DATE: July 20, 2022

G. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

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

DOCUMENTS RELATING TO THIS MEETING ARE ON FILE WITH THE DEPARTMENT OF PLANNING AND MAY BE FOUND BY CLICKING ON THE LINKS PROVIDED ON THIS AGENDA, ON THE OFFICIAL COUNTY OF MAUI WEBSITE AT [WWW.MAUICOUNTY.GOV](http://WWW.MAUICOUNTY.GOV) UNDER BOARDS AND COMMISSIONS, LANAI PLANNING COMMISSION.

THE LINKS FOR DOCUMENTS RECEIVED AFTER POSTING WILL BE UPDATED PERIODICALLY WHEN TESTIMONY OR DOCUMENTS ARE RECEIVED.

ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793, PHONE NUMBER IS 808-270-7735, AND EMAIL IS [planning@mauicounty.gov](mailto:planning@mauicounty.gov).

UNLESS OTHERWISE SPECIFIED BY ANOTHER PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten (10) days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS NOTED ABOVE. THE DEADLINE FOR FILING A TIMELY PETITION TO INTERVENE FOR AN ITEM WHERE THE FIRST PUBLIC HEARING DATE WAS ON JUNE 15, 2022 WAS ON MAY 31, 2022.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES, AND THE BOARD'S RULES OF PRACTICE AND PROCEDURE, EXCEPT FOR CONTESTED CASES UNDER CHAPTER 91, HRS, AS NOTED ABOVE.

INTERRUPTION IN VIDEO/AUDIO: IF THE CONNECTION BETWEEN ANY TESTIFIER AND THE VIDEO CONFERENCE IS LOST, THE MEETING WILL CONTINUE. A MEETING HELD BY INTERACTIVE CONFERENCE TECHNOLOGY SHALL BE AUTOMATICALLY RECESSED FOR UP TO 30 MINUTES TO RESTORE COMMUNICATION WHEN AUDIOVISUAL COMMUNICATION CANNOT BE MAINTAINED WITH COMMISSION MEMBER PARTICIPATING IN THE MEETING OR WITH THE PUBLIC LOCATION IDENTIFIED ABOVE. IF CONNECTION CANNOT BE RESTORED WITHIN 30 MINUTES, THE MEETING IS AUTOMATICALLY TERMINATED.

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

PERSONS REQUIRING AN AUXILIARY AID OR SERVICE OR AN ACCOMMODATION DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793, OR FAX NUMBER 270-7634; AT LEAST **THREE (3)** BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**PLEASE NOTE:** If any member of the Commission is unable to attend the scheduled meeting, please contact the Department of Planning at least one day prior to the meeting date. Thank you for your Cooperation.

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COUNTY OF MAUI  
Kalana O Maui Building  
200 South High Street  
Wailuku, HI 96793-2155

# OPEN PD - Projects by TMK Report Lanai

06/01/2022

Entry Date: 06/01/2020 to 06/01/2022

<u>TMK</u>	<u>Project Name</u>	<u>Short Project Description</u>	<u>Permit Number</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Status</u>	<u>Apply Date</u>	<u>Project Lead</u>
2490020610000-92104	LANAI FARM LABOR	Farm labor dwellings.	CUP20220001	PULAMA LANAI	03/02/2022	In Review	03/02/2022	Jared Burkett
2490080080000-51121	BACALSO, LEMUEL & MA	BACALSO, LEMUEL & MA: BACALSO, LEMUEL & MARIES	BVAV20200002	LEMUEL BACALSO	07/08/2020	In Review	07/08/2020	Chalsey Kwon
2490080190000-51128	ELI'S PRESCHOOL	ELI'S PRESCHOOL: AUTOMATIC IRRIGATION SYSTEM ROTARY SPRAYS	SMX20220015	DOREEN CANTO	01/27/2022	In Review	01/27/2022	Renee Segundo
2490140010000-51369	HOKUAO 201H PROJECT	HOKUAO 201H PROJECT: HOKUAO 201H HOUSING PROJECT: COMMUNITY CENTER	PSW20220002	KURT MATSUMOTO	02/18/2022	In Review	02/18/2022	Danny A. Dias
2490140020000-51370		LANAI YOUTH CENTER: COUNTY OF MAUI	LPAP20200026	ERIN JOHNSON & PETER NIESS	07/30/2020	In Review	07/30/2020	Russell Higa

Grand Total: 5

PERMIT NAMES:

BVAV - BOARD OF VARIANCES/APPEALS -VARIANCE

CUP - COUNTY SPECIAL USE PERMIT

LPAP - LANDSCAPING PLANTING APPROVAL - OFF-STREET PARKING

PSW - PARKING STALL WAIVER

SMX - SMA ASSESSMENT