

**LANA'I PLANNING COMMISSION
SUMMARY MINUTES
MAY 18, 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 Mr. Reynold Gima, Chair, at approximately 5:00 p.m., Wednesday, May 18, 2022, online via BlueJeans videoconferencing platform, Meeting No. 245749688, and at the Planning Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Hawaii, 96793, and 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)

Without any objections by the Commission, agenda item C.1., unfinished business, was move to the first item of discussion.

C. UNFINISHED BUSINESS

1. **CHRISTINE FEINHOZ, 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 C.1. begins at 00:06:25 of the Audio Recording.)

(Public Testimony for Agenda Item C.1. begins at 00:22:08 of the Audio Recording.)

Public testimony provided by Dr. Keiki-Pua Dancil and Mr. Riki Hokama.

(Motion for Agenda Item D.1. was made at 00:33:00 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Ms. Erin Atacador, then by unanimous consensus

(The Vote for Agenda Item D.1. was made at 00:33:59 of the Audio Recording.)

VOTED: To approve and forward the conditions outlined at the March 16th meeting.
(Assenting: E. Atacador, Z. de la Cruz, R. Gima, E. Grove, S. Kaye, S. Menze)
(Excused: S. Preza, C. Trevino)

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

- 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)**

(Agenda Item B.1. begins at 00:34:30 of the Audio Recording.)

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

(Public Testimony for Agenda Item B.1. begins at 01:29:00 of the Audio Recording.)

Public testimony provided by Mr. Bradford Oshiro and Mr. Riki Hokama.

(Motion for Agenda Item B.1. was made at 03:01:36 of the Audio Recording.)

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

(The Vote for Agenda Item B.1. was made at 03:05:30 of the Audio Recording.)

VOTED: To defer to the June 15, 2022 meeting with the stipulation as discussed.
(Assenting: E. Atacador, Z. de la Cruz, R. Gima, S. Kaye, S. Menze)
(Recuse: E. Grove)
(Excused: S. Preza, C. Trevino)

D. 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.

(Agenda Item D.1. begins at 03:06:10 of the Audio Recording.)

(Public Testimony for Agenda Item D.1. begins at 03:19:26 of the Audio Recording.)

No public testimony.

E. DIRECTOR'S REPORT

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

(Agenda Item E.1. and E.2. begins at 03:20:21 of the Audio Recording.)

3. **Agenda Items for the June 15, 2022.**

(Agenda Item E.3. begins at 03:20:21 of the Audio Recording.)

Items scheduled on the June 15 2022 LPC agenda are the Koele PD application that was deferred at the May 18, 2022 meeting, and three public hearing items (Lanai Farm Dwelling, and two proposed bills amending sections of the Maui County Code.)

F. NEXT REGULAR MEETING DATE: June 15, 2022

G. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting ended at 8:40 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
Shery Menze

EXCUSED:

Shelly Preza
Chelsea Trevino

OTHERS:

Jordan Hart, Deputy Director, Planning Department
Kurt Wollenhaupt, Staff Planner
Denise Fernandez, Executive Assistant, County Council, Lanai District Office
Stephanie Chen, Deputy, Department of Corporation Counsel