

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: JULY 20, 2022

TIME: 5:00 P.M.

REMOTE MEETING LOCATION: Interactive conference technology via BlueJeans Videoconferencing: Meeting ID: 962 892 830

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, 8th 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: 962 892 830

To watch the meeting or provide video testimony, use meeting link: <https://bluejeans.com/962892830> or www.bluejeans.com, click "Join Meeting," and enter Meeting ID: 962892830

To provide written testimony: Email testimony to 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. PUBLIC HEARING (Action to be taken after public hearing.)

1. BILLS FOR ORDINANCE AMENDING CHAPTERS 2.28, 2.88, 19.48, 19.52, AND 20.08, MAUI COUNTY CODE, RELATING TO THE MAUI COUNTY CULTURAL RESOURCES COMMISSION AND MAUI COUNTY CULTURAL OVERLAY DISTRICTS; AND CHAPTER 19.50, MAUI COUNTY CODE, ESTABLISHING A HANA CULTURAL OVERLAY DISTRICT

Ms. Michele Chouteau McLean, AICP, Planning Director, transmitting Resolution No. 22-79, FD1, referring to the Maui, Molokai and Lanai Planning Commissions two proposed bill to amend Maui County Code:

- a. To combine the provisions of the historic districts with new cultural overlay districts and change how such districts are established; expand the advisory capacities of the Hana, South Maui and Paia-Haiku Advisory Committees to include the Maui County Cultural Resources Commission (CRC); change how CRC members are appointed; require the planning director to appoint the principal archaeologist to serve as a resource to the CRC; and establish criteria for grading or grubbing permits in the cultural overlay district.
- b. To establish a Hana Cultural Overlay District for all land situated within the Hana Moku. (J. Takakura)

The entire text of the proposed bills for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/132847/Resolution-22-79-relating-to-proposed-bills-for-cultural-overlay-districts>

[Department's Memorandum](#)

[Power Point Presentation](#)

[Documents Received After Posting](#)

C. 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 and June 15, 2022 meetings.)*

[Lanai Project District Workshop \(Power Point\)](#)

[Notice of Deferral Memo](#)

[Documents Received After the July 20, 2022 Agenda Posting](#)

Commissioners, the following were provided in the June 15, 2022 LPC packets:

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

[Documents Received After the June 15, 2022 Agenda 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 the May 18, 2022 Agenda Posting](#)

D. DIRECTOR'S REPORT

1. [Open Lanai Applications Report](#) as distributed by the Planning Department with the July 20, 2022 agenda.
2. Alternate meeting dates and times.
3. [Chair Gima's workshop items](#).
4. Agenda Items for the August 17, 2022.

E. NEXT REGULAR MEETING DATE: August 17, 2022

F. 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 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.

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 JULY 20, 2022 WAS ON JULY 6, 2022.

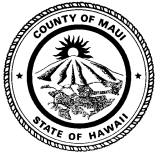
ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES, AND THE BOARD'S RULES OF PRACTICE AND PROCEDURE, EXCEPT FOR CONTESTED CASES UNDER CHAPTER 91, HRS, AS NOTED ABOVE.

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

07/07/2022

Entry Date: 07/07/2020 to 07/07/2022

<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>
2490010210000-50796	KOELE PROJECT	Koele Project District Amendments	CIZ20210001	LANAI RESORTS LLC	06/08/2021	In Review	06/08/2021	Kurt Wollenhaupt
	KOELE PROJECT	Koele Projecti District Amendment	PH120210001	LANAI RESORTS LLC	06/08/2021	In Review	06/08/2021	Kurt Wollenhaupt
	KOELE PROJECT	Koele Project District Amendment	CPA20210001	LANAI RESORTS LLC	06/08/2021	In Review	06/08/2021	Kurt Wollenhaupt
2490020010000-50809	Kaumālapa‘u Harbor Mooring Improvements	State of Hawaii, Department of Transportation, Harbors Division	SMX2022-00025	Tiffanie Whitworth	06/15/2022	In Review	04/28/2022	Wesley Bradshaw
2490050900000-50979	Fleet Yard Repair and Maintenance	Fleet Yard Repair and Maintenance	CTB2022-00001	Sharon Thom	06/16/2022	In Review	06/15/2022	Aliki Biniaris
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: 9

PERMIT NAMES:

- BVAV - BOARD OF VAIRANCES/APPEALS - VARIANCE
- CIZ - CHANGE IN ZONING
- CPA - COMMUNITY PLAN AMENDMENT
- CTB - COUNTRY TOWN BUSINESS APPROVAL
- LPAP - LANDSCAPE PLANTING APPROVAL - OFF STREET PARKING
- PH1 - PROJECT DISTRICT PHASE 1
- PSW - PARKING STALL WAIVER
- SMX - SMA ASSESSMENT