

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

Members: Reynold "Butch" Gima (Chair), MaryCatiel (Vice-Chair), Bradford Oshiro, Fairfax "Pat" Reilly, Bruno Amby, James Elliott, Dwight Gamulo, Beverly Zigmond, Lawrence Endrina.

AGENDA

DATE: February 16, 2005, Wednesday
TIME: 7:00 p.m.
PLACE: Lana`i High and Elementary School Cafeteria
Lana`i City, Lana`i

- A. CALL TO ORDER
- B. INTRODUCTION OF NEW MEMBER - LAWRENCE ENDRINA
- C. RESOLUTION THANKING DONOVAN KEALOHA
- B. APPROVAL OF THE JANUARY 19, 2005 MEETING MINUTES
- C. CONTINUATION OF A WORKSHOP - Lana`i Planning Commission on planning issues as outlined by Chair Butch Gima in his draft agenda for the October 20, 2004 meeting (previously discussed at the November 17, 2004 and January 19, 2005 meetings):
 - 1. Goal/Intent of the Workshop
 - a. To become a proactive planning commission instead of a reactive one
 - b. Avoid poor planning found on Maui
 - c. Learn to develop stronger positions, conditions, recommendations to the County Council - our proceedings should not be considered "rubber stamps" or "slam dunks"
 - d. Re-familiarize ourselves with the intent of the community plan – our actions should be consistent with the community plan
 - 2. Meeting Format
 - a. Similar to that of the CAC process
 - b. Lana`i/home rule directed
 - c. Meeting during the months there is no agenda
 - 3. Lana`i-Specific Considerations
 - a. Master plan
 - b. Tie in to the community plan
 - c. Moratorium triggers
 - d. Designate where "not to build"
 - e. Balance host, guest & place - from HCPO conference
 - f. Signature symbol for Lana`i
 - g. Determine heritage structures and preserve
 - 4. Guiding Principles
 - a. Water before land and/or land follows infrastructure
 - b. Community input needs to be obtained before every application
 - c. All applications to have more than cursory references to the Water Use and Development Plan, community plan, etc.

- d. All applicants to be informed of LPC criteria
 - e. Determine what must be developed first before an application/project is approved or can progress
 - f. Tree/foliage loss & replacement criteria
5. Ordinance/Legislation
- a. Decreases subjectivity in decisions
 - b. Decreases micro-managing or episodic/tunnel vision decisions
6. Areas of Consideration
- a. Infrastructure
 - b. Water
 - c. School
 - d. Socio-economic impact
 - e. Hulopoe
 - f. Overall impact must be addressed when there is piecemeal planning
 - g. County responsibility
 - h. Sprawl
 - i. A single individual body to oversee city/island since there is no local Lana`i government

D. DIRECTOR'S REPORT

- 1. Open Lana`i projects report
- 2. Commission Chair's request to discuss the 2004 preliminary compliance reports for: (notification of action by the Planning Department was previously circulated to the Lana`i Planning Commission)
 - a. Off-site drainage plans and mass grading at Parcel C, The Terraces at Manele Increment 3 SM1 and PH2 (April 20, 2004)
 - b. Terraces at Manele, Increment 3, Multifamily Residential Complex consisting of 38 town house units and related improvements for Phase III Project District and preliminary compliance report
- 3. March 16, 2005 public hearing item:

CASTLE & COOKE RESORTS, LLC requesting a Phase II Project District Approval for the Proposed Fitness Facility, Movement Studio, and Spa, Chiller Plant, Site Landscaping, and Related Improvements at The Lodge at Koele, Lana`i Project District No. 2 (Koele) at TMK: 4-9-018: 001, Lana`i City, Island of Lana`i. (PH2 2004/0003) (S. Solamillo)

E. NEXT REGULAR MEETING DATE: MARCH 16, 2005

F. ADJOURNMENT

EACH APPLICANT IS REQUESTED TO PROVIDE RESPONSIBLE REPRESENTATION AT THE MEETING.

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE

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PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE LANA'I PLANNING COMMISSION RULES OF PRACTICE AND PROCEDURE. WRITTEN TESTIMONY SHOULD BE SUBMITTED AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

DOCUMENTS ARE FILE WITH THE PLANNING DEPARTMENT.

THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lana'i) OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST TWO (2) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.

An Executive Session may be called in order for the Commission to consult with their attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities.

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