

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), Lawrence Endrina (Vice-Chair), Bradford Oshiro, Fairfax "Pat" Reilly, James Elliott, Dwight Gamulo, Beverly Zigmond

DATE: November 16, 2005, Wednesday

TIME: 7:00 p.m.

**PLACE: Old Lana`i Senior Center, 309 Seventh Street
Lana`i City, Lana`i**

AGENDA

- A. CALL TO ORDER
- B. APPROVAL OF THE MINUTES OF October 19, 2005
- C. COMMUNICATIONS
 - 1. Discussion related to a possible ordinance to control housing speculation on Lanai
- D. CONTINUATION OF 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, January 19, 2005, February 16, 2005, August 17, 2005, and October 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 into 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. Socioeconomic 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

E. DIRECTOR'S REPORT

- 1. Open Lana`i projects report
- 2. Commission Chair's request to discuss the following:
 - 1. Proposed letter from the Lanai Planning Commission to the Department of Water Supply regarding the failure of the Department of Water Supply to complete the Lanai Water Use and Development Plan.
 - 2. The feasibility of changing the zoning of the remaining 65 acres of land donated to the County of Maui by Castle & Cooke for affordable housing. The change would go from its current zoning to the appropriate type of zoning that would make the land ready to be improved.
- 3. 2005 Hawaii Congress of Planning Officials Conference - Nov. 2-3, 2005 at

the Kauai Radisson Hotel

- F. NEXT REGULAR MEETING DATE: December 21, 2005
- G. 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 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. (S:\all\leilani\111605.age)