

**MOLOKAI PLANNING COMMISSION
REGULAR MEETING
JULY 9, 2014**

*** All documents, including written testimony, that was submitted for or at this meeting are filed in the minutes' file and are available for public viewing at the Maui County Department of Planning, 2200 Main St., Suite 315, Wailuku, Maui, and at the Planning Commission Office at the Mitchell Pauole Center, Kaunakakai, Molokai. ***

A. CALL TO ORDER

The regular meeting of the Molokai Planning Commission was called to order by Chairperson, Michael Jennings, at 11:10 a.m., Wednesday, July 9, 2014, at the Kaunakakai School Cafeteria, 30 Ainoa Street, Kaunakakai, Molokai.

A quorum of the Commission was present. (See Record of Attendance.)

B. PUBLIC TESTIMONY

C. APPROVAL OF MINUTES OF THE MARCH 27, 2014 and APRIL 9, 2014 MEETINGS

Chair Mike Jennings: Okay, welcome. We're starting a little late today, but we do have a quorum, and we will be taking a reset -- excuse me, recess, occasionally for the fire alarm tests, so please bear with us, and I want to thank everybody for coming. And so the first thing will be -- we'll have public testimony.

Mr. Clayton Yoshida: Yes, Mr. Chair, this is the opportunity for people who cannot stay when the item comes up to testify at the beginning of the meeting. So if there's anyone who wants to testify now, you can come up to the mike. If not, we can move to the approval of minutes of the March 27, 2014 and April 9, 2014 meetings.

Chair Jennings: Do I see -- yes? Move Diane. Is there a second? Bill. They've moved and second.

It has been moved by Commissioner Swenson, seconded by Commissioner Buchanan, then unanimously

VOTED: to approve the minutes of the March 27, 2014 and April 9, 2014 meetings.

Chair Jennings: Motion carried. On to the next item.

Mr. Yoshida: Yeah, good afternoon, Mr. Chair and Members of the Molokai Planning Commission. My name is Clayton Yoshida. I'm the Administrator of the Current Planning

Division, and I'd like to introduce the rest of the staff who's here today from the Planning Department. We have your Secretary to Boards and Commissions, Suzie Esmeralda; the Molokai planner, Ben Sticka; one of the senior planners, Gina Flammer, who will be presenting on the proposed amendments to the short-term rental home and bed and breakfast home ordinances; and then we have one of our staff planners here from Kalamaula, Sybil Lopez.

Mr. Yoshida read the following agenda item into the record:

D. CONCURRENCE WITH SPECIAL MANAGEMENT AREA EXEMPTION

- 1. MR. WILLIAM SPENCE, Planning Director, requesting concurrence from the Molokai Planning Commission pursuant to their Special Management Area Rules, as amended, that a Special Management Area (SMA) exemption can be issued for the following:**

MR. CHEVALIER PLACE, JR. submitting a Special Management Area (SMA) Assessment application for the 348 sq. ft. covered lanai addition to an existing single-family residence located in the Interim District at 398 Palapalae Place, TMK: 5-3-011: 048, Kaunakakai, Island of Molokai. (SMX 2014/0158) (Valuation: \$10,000) (B. Sticka)

Minimal grading will occur as the covered lanai will be located on four (4) posts. The four posts will be excavated to a depth of 18-inches.

The Commission may take action on this request to concur or not concur with the SMA exemption determination.

Mr. Ben Sticka: Thank you. Good afternoon, Chairman and Members of the Molokai Planning Commission. The first item on your agenda is a request for a proposed 348 square-foot covered lanai addition to an existing single-family residence. Minimal grading will occur as the covered lanai will be located on four posts, which will be dug to a depth of 18 inches. State Historic Preservation Division has stated that no historic properties will be affected by the proposed construction. The valuation of the proposed action is \$10,000. Standards for reviewing an SMA application are found under HRS 205A-26, and Sections 12-302-10 and 11 of Chapter 302, SMA rules of the Commission, as amended. In addition, the proposed action is also subject to the Maui County Code, as amended, Title 19, zoning, Section 19.02A, interim district zoning regulations. The state land use district is urban, the community plan is single-family residential, and the zoning, again, is interim.

Pursuant to the aforementioned findings of fact and determination, the department recommends concurrence with the finding that the subject application is eligible for an SMA exemption.

I believe the owner had mentioned to me that he was off-island in Alaska today but he was hoping that someone was going to be here, I don't know if there is a representative for him, or I guess there is someone here if you do have questions or I can help as well. Thank you.

Chair Jennings: Council, excuse me. Board, do you have any questions?

Mr. Yoshida: You should open it up for public testimony.

Chair Jennings: Okay. Seeing none, I'm going to call for a vote on this.

Mr. Yoshida: I guess if there's no public testimony, and if the Commissioners have no questions, then if somebody wants to make a motion?

Chair Jennings: Is -- Doug, okay. There's a motion to accept this -- accept this submission. Is there a second to that? Marshall.

It has been moved by Commission Rogers, seconded by Commissioner Racine, then unanimously

VOTED: to accept the department's recommendation.

Chair Jennings: Motion carried.

Mr. Yoshida read the following agenda item into the record:

E. SPECIAL MANAGEMENT AREA MINOR PERMIT

- 1. MS. COLETTE MACHADO requesting a Special Management Area (SMA) Minor Permit for an interior and exterior remodel to an existing single-family residence located in the Rural District at 8702 Kamehameha V Highway, TMK: 5-7-007: 021, Pukoo, Island of Molokai. (SMX 2014/0170) (Valuation: \$95,000) (B. Sticka)**

The application is for an interior and exterior remodel of an existing 1,856 square foot single-family residence. The proposed remodel involves the following: roof repair, kitchen, bathroom, and floors. The remodel does not involve any ground disturbance.

The Commission may take action on this request.

Mr. Sticka: Thank you. The second item on your agenda is a request for a proposed interior and exterior remodel to an existing single-family residence. The proposed remodel includes the following: roof repair; kitchen repair; bathrooms; floors; and an exterior ADA ramp. The proposed remodel does not involve an ground disturbance on the subject site. And again, the proposed action valuation is \$95,000. Standards for reviewing an SMA application are found under HRS 205A-26, and Sections 12-302-10 and 11, of Chapter 302, SMA rules of the Commission, as amended. In addition, the proposed action is also subject to Maui County Code, as amended, Title 19, zoning, rural district zoning regulations. The state land use district is rural, the community plan is rural, and, again, the zoning is rural.

Pursuant to the aforementioned findings of fact and determination, the department recommends concurrence with the find that the subject application is eligible for an SMA minor permit subject to the five conditions listed in your report today.

If you have any other questions, I'm available, otherwise, the consultant and resident or applicant are here today. Thank you.

Chair Jennings: Board, does anyone have any questions?

Ms. Colette Machado: I'd like to say something.

Chair Jennings: Yes, Ms. Machado, please. Would you please state your name for the record?

Ms. Machado: I'm the applicant with the -- what is the number? My name is Colette Machado. I'm the applicant to SMX 2014/0170, and I'm making the request with the help of Luigi Manera. Last year in November of 2003, this is 4, right? '14, yeah, so 2003, November 1, I had a stroke in Honolulu. The need to renovate my house is to accommodate ADA requirements, the bathroom needs to be bigger, and the shower needs to be a little bit more accessible for me as well as the kitchen. In addition, the roof leaks, so we figured -- I could have done a couple of options: one, I could do interior repair on my own without telling anybody, but because I'm such a colorful character over here, I felt I needed to make this transparent, and I asked Luigi to kokua me, and so we are here, at this point, to ask your approval for this request to just renovate, we're not going to do

anything on the ground, I have -- I'm clear about some of the conditions with the shoreline setback survey as well as the flood insurance that I have to get through the zoning department. I've reviewed all of the conditions. I believe that I can comply to all of it. But it was really intended for me to create the house so I would have easy access to and from, and maneuver in the inside in the house itself. So that's why I'm here, or else I could have done like everybody else, you know, make your own piecemeal, nobody see, hide stuff, but I can't do that 'cause I get neighbors across the street, he was a former commissioner too, so he can look down at me and know I'm doing certain things, so I'm actually -- I not going mention names, but you guys know who he is. So I'm actually here humbly asking for you folks to approve this request based on the work that Ben has done and reviewed, and you see so many conditions, but the biggest one is the shoreline setback as well as the flood zoning permit that I have to work on. Any questions? Go ahead, Diane.

Chair Jennings: Are there any -- go ahead.

Ms. Diane Swenson: Colette, the only question I have, that's a private pond, I mean you're not on the ocean, so I don't know why you have a shoreline setback issue.

Ms. Machado: Yeah, I'm with you on that, so I didn't want to argue.

Ms. Swenson: But I don't -- I don't think you should, it's a private pond, not the ocean. I don't know.

Ms. Machado: But I think I'm okay 'cause I'm going to borrow Schroll's recent survey. You tell them, Ben.

Mr. Sticka: The conditions that we're imposing on this report are consistent with any of the other shoreline properties that you've seen since I've been the planner. The suggestion was made as far as obtaining the approval that was recently issued by the Commission for the Schroll home, and so since this residence is on the same property, they would be able to, in effect, use the certified shoreline survey from that, so it wouldn't be an extra burden on the applicant.

Ms. Machado: And I love living at Puko`o, and I've been there since 1985, so my husband and I have been the caretakers as well as, currently, we are in possession of the 28 acres as the nonprofit KeKua`aina, so we have legal obligations as the property owner under the umbrellas of Ke Kua`aina Hanauna Hou, which I serve as the president. So I want to continue to remain there but I gotta make it a little bit easier for me to get in and out, and how to maneuver in the house too with the kitchen and the bathroom and create a bigger living room area. So that's why I'm here today. I thank Luigi for his help.

Chair Jennings: Okay. Colette, thank you. Thank you very much. Are there any questions by the Commissioners? Seeing none, we'll take a vote. All those in favor? All those opposed? Motion carried. Was there a motion? Yeah, excuse me. Yeah. I'm sorry. Diane made the motion and Marshall made the second. I stand -- I'm sorry. That's my fault.

It has been moved by Commissioner Swenson, seconded by Commissioner Racine, then unanimously

VOTED: to accept the department's recommendation.

Chair Jennings: Okay.

Mr. Yoshida read the following agenda item into the record:

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

- 1. MR. WILLIAM SPENCE, Planning Director transmitting the Planning Department's Report with comments, recommendations, and proposed amendments to the planning commissions for review and transmittal to the Council relating to Chapter 19.65 of the Maui County Code relating to Short-Term Rental Homes. (G. Flammer)**

The Report contains a Proposed Bill for an Ordinance containing the Planning Department's proposed amendments to the Short-Term Rental Home Ordinance No. 3941.

Ms. Gina Flammer: I think it's still the morning. Good morning, Commissioners. I have a powerpoint that I'm going to show you, we have a wire that's a little finicky, so if it goes out, it's just the wire, but I did bring copies for each one of you and anybody in the audience, if you're interested and want to take one home with you, there's a couple copies over there too. I did also, along with the powerpoint I gave you, there's a worksheet that we're going to go through afterwards, it'll be the easiest way to kinda work our way through the different amendments.

Can you see that? Are we good with the light up there? Oh, okay. I think we're doing okay. You have colored copies of it. So I wanted to just start, I'm just going to give a real brief summary of the report, I know you received it in a packet, but there's a lot of information in there.

So just as background to put it into context where the short-term rental home bill came from, there are five different ways that a single-family residence could be a legal short-term rental right now. You can have a house located in the hotel zone, it would need permit. We do have some that are grand-fathered in and usually those are ones that were before 1991 and the use has continued. We have some that were authorized by conditional permits, the two Dunbar properties here are examples of that - very long process. Then we have bed and breakfast homes that, in 2009, that bill was passed, and that makes stays of 180 days legal when the owner lives on the property and with a permit. And then, in 2011, the council introduced a bill for short-term rental homes when the owner doesn't live on the property, and that bill was passed in 2012. So with that bill, a single-family residence with a permit, when the owner doesn't live there, became legal. This body reviewed the bill during two different meetings on June 29 and July 13, and then the County Council Planning Committee spent six months kinda revising the bill and going through it bit by bit.

So why are we here today? Usually you don't see legislation come back for a review but the council was very wise, they realized this is new legislation, they wanted to see how it worked, and to know if there could be any improvements when we -- after we've implemented it for two years, so they put a clause at the end of the bill that brings it back to the commissions, and you've seen nine of them so far, so they want to know what's your experience, what can we do to streamline, what can we do to make it easier for everybody involved in the process.

So it was quite a big deal when you have a brand new permit introduced and the ordinance developed a new permit, so we had to implement the ordinance, the very first step we had to do for our information technology division was create a flowchart. It shows you it's a complex process but mostly because there's so many different details and also because of the neighbor provisions in it. Okay, so we had to establish a brand new permitting process. This permit has become kind of the model for all other permits for the way that we do business and the way that we keep our information. I gave you a copy of the application in the report, so you can see it tells you a lot in the beginning, and then it's a checklist, and then we had to actually develop some software so that we could track all this information. We also came up with a new policy, we call it the "no surprises policy," and that's where all the application requirements have to be completed prior to coming so that if there's any outstanding building permit issues, any things like that, the homeowner knows ahead of time. What was happening with the bed and breakfast is people were filing applications, Public Works was going through all the records with a fine-tooth comb, wanting it all cleared up, it was taking a lot of time and creating a lot of stress for applicants, so now they know ahead of time before they even come in. We also developed a process where the applicant can meet with the planner, and that's something new where we can go over the application. We've always helped people prepare it but this time, we

take it in and we go through it step by step so once it's in, it's complete, and everybody's been really happy with that.

So I included again, the application. In the beginning, it talks a lot about what the process is. What I wanted to point out to you is that it's 14 pages long, it's quite intimidating; however, it explains everything. So I tell people, if you take the time, you read through it, you do the checklist, which takes through it step by step, you can get through it. We jokingly call it the "the take home final" 'cause it really does have that feel to it. You can kinda work on certain areas, get it done, and move along. We tried to have to have it so that you didn't need a consultant, but sometimes people just don't want to deal with the paperwork.

The other thing that council introduced that was brand new with this bill was they required the Planning Department to create a home inspection form, and that was part of the they want it built safe but then they also want to know the home is still safe. So we worked with the Department of Public Works and with a certified home inspector to develop the form. We had a hearing on it. We adopted the rules. It's been very successful. People like knowing ahead of time that they have a private person that can come in and tell them what to do. They're not caught in the county system. It's up to them to decide to make the improvements and come in for the permit or cannot do that. And also, I tell them it's going to make your insurance agent very happy to know that you have these safety items covered. And as you can see, I gave you a copy of that. What we did is we took kind of super safety items, stairways, electrical, plumbing, things like that, and we just pulled out what the current code is and ask that people come up to code just on those issues. We recognized that homes were built before that, but we really want to make sure that they're safe.

So the system has been very successful. We've had over a 160 applications so far. We had a deadline for the end of 2012 for the or an exemption to come before the commission, and just on that day alone, we had 30 applications, so you can just kinda see that's not even quite 30 applications right there; if you can imagine what 160 would be like.

So in terms staff resources, it's take about half of the current division staff time to implement the bill, and then to go through and process all the applications.

So in 2013, the short-term rental home team was chosen Team of the Year, and that was just because of the high volume that we had and also because the performance of the group, and even though we had so much going on, we're dealing with individual applicants on each different permit, the group kept up a really good attitude and we did our best to help get people through the process.

So I wanted to show you, this is where we've had a 100 permits issued so far. I broke it down by community plan area. It shows you what the cap is. There's the nine on Molokai. You'll notice there wasn't a cap established in the law. That might be something that you'd want to think about today. I did include which ones they are in Exhibit 5. And then I put a -- this is a map of the whole island, I know it's hard to see here, but you can see on the right side of the island is where most of them are. We don't have any on the west side right now. And then I put in for you -- you can see exactly where they're located. They're kind of grouped into three different areas. And there is one application in that you will be seeing sometime in the next couple meetings as well.

I always get asked about enforcement. That was a huge discussion for the council. They put in specific provisions right into the ordinance. This is the only ordinance I'm aware of that actually has enforcement provisions written right into it. It requires the department to go on the internet every year and do a list of un-permitted operations, and then we're supposed to be -- the first time notify people that they need to come in for a permit. We've done that two years in a row now, done the sweep of the internet.

We did have a new zoning enforcement program administrator hired in 2013. The council wanted us to hire two new inspectors so that we could go out and do proactive enforcement. Of that, we've been able to fill one of the positions. It's been very difficult. We've put out four different offers, and only one has officially been hired; two declined after accepting, and then one, I understand, is still going through the initial process. So it's been a real challenge with the enforcement just to get the staff, just to do any type of our other enforcement right now, but we're continuing with the hiring process.

As you know, from doing this, that we send everything out to agencies to review. They're the experts in their areas. So I did send this to the State Office of Planning because some of the properties are on ag, and they did support having a farm plan requirement for ag zoned properties. They did recommend lowering the farm plan income requirement, and there's attachment about that. I just want to point out the income requirement is an alternative to the farm plan requirement; it's not in addition to it. There's been lots of discussion should there be income; should there not. It kinda relates to a more general policy question about ag properties and farming. They also suggested that the County of Maui adopt an ag tourism law and with that law, we would qualify under the state law where those ag properties wouldn't have to come in for a separate permit. I understand there is an ag tourism ordinance being worked on, but it's just in the very beginning stage as it's going through the process. The Police Department -- or the Real Property Tax Division said that we would like to see your applications though we don't comments, and also again, let us know when you approve them, and they keep track of what the taxes are. And then the Police Department, we were sending every application to them, and renewal, to look for problems and they explained to us you can do it yourself with the county system, so we've been doing that, and that's saved quite a bit of police time.

So for today's meeting, what we need to do is discuss the issues that are relevant to you. On my chart, I have the first two amendments that would apply to that. We'll talk about that in a minute. We can go over the rest of the department's amendments. And then, as part of our package with this report, the department is also updating the bed and breakfast home ordinance. We are aligning those requirements with the short-term rental home requirements, so we can go over that at the end too. We've already discussed most of the issues, this will just apply to the bed and breakfast bill. So at the end, if we have time, I'd like to go over that as well.

Okay, thank you. So we can have public testimony if there is any, and then maybe some questions if there are any, and then we can go right into -- I can walk you through each of the amendments.

Ms. Linda Place. Hi. My name is Linda Place, and I live on the East End, and I was really here for the first meeting or for Chevalier Place, but being that I saw this, had this discussion about the Commission about capping on Molokai, and I saw that there were none, and all I want to say that, on the East End, we have quite a few of vacation rentals, and I would like to see this body do a capping on the vacation rentals. And as far as the bed and breakfast, I don't -- I think that bed and breakfast is okay because the local people live here on Molokai and, you know, they do the bed and breakfast. There's a resident, homeowner, that lives on the property and I think that's a great idea. But as far as vacation rentals, we have quite a few up in Puko`o, quite a few up at Waialua, and I think that, for us on Molokai, that we should have a cap because then it'll get -- I've been on Maui this past weekend, the Fourth of July weekend, and it's unbelievable what has gone on on Maui. And I know that, you know, people need to work and people need to make money and stuff, but still, we need to kinda hold a little more -- we have to hold out a little more on Molokai, on the East End side. And there is some vacation rentals out on the West End, some private owned and people don't even live here, and that's the part that people are here just to make money and they're not concerned about what goes on in our community, and the roads out there are narrow and children are always playing on the streets, which they shouldn't be, I don't condone to that, but, anyway, thank you for letting me speak. Aloha.

Chair Jennings: Ms. Place, thank you. Thank you very much. It's nice to have you here to make those comments, and I can't -- no, just thank you very much. I'm sorry, is there anyone else that would like to get up and testify or have anything they would like to say? Okay, I'm sorry. Gina, go ahead.

Ms. Flammer: Alright, thank you. Okay, I can first answer if there's any general questions?

Ms. Swenson: I have a couple of comments. We have a legal vacation rental on our property, and I didn't -- I went for the short-term vacation rental because I didn't want to make breakfast every morning, and that's the only reason, but we live there, and we're on four acres, and we lost our homeowner's exemption and we got our tax rate changed to hotel resort, so our taxes -- and the reason we're doing the vacation rentals, we'd like to retire one day and we need it to cover, when we retire, to cover our property expenses, and so now our taxes have gone from under 3,000 a year and they're going to be over 15,000 a year, which is -- I don't -- you know, which is much or more than we get from vacation renting, so I'm not sure -- and I'm not -- what I'm saying is we shouldn't -- that tax rate shouldn't apply to the whole property when we live on the property. I don't think that's fair but --

Ms. Flammer: Okay. Thank you for that comment.

Ms. Swenson: And then I have one other comment.

Ms. Flammer: Okay. Do you want me to address this first or?

Ms. Swenson: So I would like that to go to council or the tax office or whoever it goes to.

Ms. Flammer: It's -- just so you understand how we've organized this. I put the tax rate as an unresolved issue. I was hoping that, through the bill, we could communicate a message to the council. I have learned that we don't have the jurisdiction to go in and change the tax code while we're doing the short-term rental. I was hoping we could have them set a different rate. What happened with the short-term rental home tax category is that it was never called up in committee by the budget committee chair, so because of that, the real property tax office defaulted those rates to hotel. Maybe council's comfortable with it at hotel, maybe they're not. If they're not, they need to hold a hearing to change it.

Ms. Swenson: Yeah, well, we don't have a restaurant or valet parking or any of the benefits of a hotel, so I'm sort of opposed to paying the tax.

Ms. Flammer: And the vacation rental industry has talked to the Finance, the Real Property Tax Division about having the home have one rate, and then the property have another rate. So we'll see if that's one idea. You had mentioned that you thought that would be more fair. That is one idea that's being floated around there. For your own particular circumstance, you might consider converting it or coming in and applying for the bed and breakfast. Two reasons. One is that breakfast cannot be cooked anyway because you have to have a food establishment so, essentially, all the food needs to be either prepared in a commercial kitchen or it needs to be pre-packaged. So what I've seen many times is people will either serve fruit from their property, or they may just serve granola bars from Costco, and then they just leave them in the unit. One of the

suggestions that we're making, just, you know, bringing it out to you today with the bed and breakfast home, is removing that breakfast requirement. The industry has talked to us about that and explained that a lot of the operators would be happy with that because of the severe restrictions that are on providing food to your guests.

Ms. Swenson: And then I have one other comment on page 16, no. 19, it says, "The permit holders are required to allow access for compliance inspections within one hour of request." And if there's a guest on the property and they're off on a mule ride or some place and the property -- I mean we have no right to just go in and without their permission.

Ms. Flammer: Do you know what your lease says on there about the landlord coming on?

Ms. Swenson: Well, I don't --

Ms. Flammer: You have a separate lease with your own guests.

Ms. Swenson: Yeah. I'm not sure. I don't remember, but the housing code specifies that you have to give a tenant 24-hour notice. So I mean I can understand if it's vacant, but not if it's occupied. Those were my two comments.

Ms. Flammer: Okay, great. I appreciate that. Thank you. You could make an official amendment requirement, if you want, about the notice when we get to it, or it can just go under the comments sections. I have to say, just about everybody I've talked to and the bodies I've gone to, that's been one of the comments. Are there any other general questions before we dive into this? No?

Okay, so what I've done is I separated it into different groups because much of the bill is just housekeeping cleaning up items, and I don't want to spend a lot of time boring you with that. The first thing I put on there, there's two amendments that are specific to Molokai, I figured this is why we really came is to get your opinion on this. The first one, currently, the bill only allows three bedrooms to come in. The department is looking to try to make all the rules consistent for all the islands. It's six everywhere else. I don't know if you have any comments about that? And that's for the total property, so if there's two dwellings, that would include four in one and two in another; three and three.

Mr. Marshall Racine: Okay, well, I've been here long enough to get the idea that Molokai is different than the other islands, and that's a difference that we want to keep. Making us the same as the other islands for administrative purposes I think sets that aside, and I want to -- I'm using this to go on record. I think we ought to keep Molokai Molokai. Doubling the number doubles the number, the load on our infrastructure, doubles the load on our roads, our people, the neighbors of these bed and breakfasts. Yeah, I think we ought to keep it three.

Ms. Flammer: Are there any other comments? We have two ways we can handle these. You could, at the end, we can go and see if you guys want to make an official comment as a body that you'd have to vote on that, otherwise, I'm just going to group everything into the comments section. That's your discretion what you want to do. Okay, we'll move on to the next one then.

For Molokai renewals, subsequent renewals are up to five years except for Molokai that they are one year where somebody comes in annually. I wanted to know if you have opinions on that.

Ms. Swenson: Yeah, I attended the meeting where the Planning Commission made that comment, so I don't know how many of you were here then, but the reason they did it was they wanted to see how it worked for Molokai, and so I think that's why they set that initial timeline just to see how it would work.

Ms. Flammer: Thank you for that.

Chair Jennings: Any other comments? Any other -- for Gina on this one? Okay.

Ms. Flammer: Okay, we'll move along. The next items are just housekeeping. I'm not even going to read them. They do things like adding it to the apartment district where it already is, it just clarifies the language.

Properties in the ag, we're recommending that it go from a special use to an accessory use; that allows us to have an implemented farm plan requirement, which actually we already have that.

Properties that are subject to a condominium property regime, we want to recognize our current policy, which is it's one lot so maximum would be three bedrooms on Molokai.

We also are including another form of ownership, that's a limited liability partnership that can own the actual property, that ownership, the LLP would not own the permit or hold the permit, it would just be a family, everybody has to be related when they own things, and they all have to be natural persons, so it would allow a family partnership to own the property.

We're also wanting to, on the next one, group all the application criteria together, we have it in two sections now, it just makes it a little confusing. We want to codify our inspection process too that wasn't in there.

We're adding the word "renewals" into another section. And then with the one right now, all short-term rental home permits are one-year renewal, we're going to keep it one year, but we want to remove language so the department doesn't initiate it and it's only based on complaints. If you're not in compliance with your permit, then that also would be a reason for not renewing. And the same thing with non-renewals, we want to just put in the language there that if you're not in compliance with that or other government regulations, it can be a reason for renewal, it already is, but it's better just to have it in the language.

Tax filings. The bill says we're supposed to be collecting state and county tax filings each year, however, that's not really a function of the Planning Department. It takes a lot of time to review those, so we currently don't do that.

Right now, the neighborhood, when you get an approval, you have to send the entire permit letter to your neighbors, we're on page 5 now, and we found that to be very confusing for neighbors, the letters are 14 pages long with a lot of information, so we're suggesting that either an information be made available, something that shows who the manager who, who the contact is, information like that that's easier to read than a 14-page formal letter.

The council, at the very end of the bill, this is no. 21 here, when they were talking about how to notify your neighbors, they came up with a provision called "adjacent-to-adjacent neighbors," it sounded really good at the time; once we got into practice, we realized it goes over the 500-foot notification list so some people are getting notice for the very first time, and if they've already been approved, it's also hard to get compliance, people don't catch the adjacent-to-adjacent, so we're suggesting that we just to adjacent. And then we're rewording some wording in the next section too.

There are a couple substantive changes, and we might want to talk about those, so I'm going to go into those right now. The first one is we looked at the workload of the Maui Planning Commission, and they are spending about two-thirds of their time dealing with B&Bs, short-term rental homes, and the ag permits, the state land use permits. We're very concerned about their schedule. I know your schedule isn't quite at overloaded the way theirs is. So one thing we came up with was to move -- there's a trigger now to go to commission, but if you have another one within 500 feet, it comes to commission. I think that's how you've seen three of them. And we're recommending that that mandatory trigger become a discretionary trigger at the department's discretion. I will let you know this is going to come up for discussion with the department before we send the bill to the county council. So far Maui and Hana were very uncomfortable with that idea and they're fine with their workloads, but I'd like to know if you have any comments about that trigger to bring applications to your own Commission? Okay, I don't see any.

The next one is, you know, we've had a heck of a time with enforcement. It's very hard when you look at some of these advertisements to figure out where the property is. People have gotten very savvy. So the enforcement division has come up with two ways they want to deal with that. They would like to require all permit-holders, in addition to putting the permit number, they'd like them to also put the address. They are concerned that people will be using other permit numbers. So that's one of the things that they're recommending; that would be for permitted people. They're also recommending that on permitted ones be required to put the address on so when the address isn't there, they're in violation and makes it a little bit easier to work with them. We'll see how that goes. I don't know if there's any comments about -- concerns about putting an address on your advertising? Okay.

The notice sign requirement. I don't know how many -- you don't have an B&Bs here. I don't know if there's ever been a B&B sign that's gone up, it's very large, and sometimes people get stuck in the process and it stays up for years. We get a lot of complaints from the public, from applicants also about the sign. So we are looking at changing the time the sign is up. Currently, it's required to be up five days before you put the application in, which means if there's a sign sitting up and no application, we have no ability to talk to that person about the sign. Sometimes people put it up with the intent of applying, and sometimes they put it up to make it look like they're applying. We are recommending that the sign go up after the application comes in and that it only be up for the 45-day neighbor notification time. We also recognize that all the neighbors are getting a mailing in the beginning, the sign's up for those 45 days, and then if it goes to hearing, there's also another notice that goes to neighbors, and there's a newspaper ad as well. Okay? Looks like I don't see any comments on that one.

The newspaper notice. Right now, if you go to public hearing, the applicant's required to place an ad in the newspaper once a week for three weeks, and it has to be a twice weekly paper, so on this island, it has to be *The Maui News*. The department will still be required to put their one ad in, however, we're recommending that they remove that requirement of the applicant doing the ad, it's about a thousand dollars, it comes at the end of the process. Okay, I'm not seeing any comments on that one either.

The next one has to do with holding multiple permits. The law currently says one person one permit. What we've seen happen is we've seen different trusts, different LLPs setup with different trustees owning different properties with the permit-holder being different. So we recognize the loophole as one of the reasons council wanted this to come back. We're recommending closing that loophole just by having it be a trigger for commission so you guys could ask some questions, take a look, see if it really is one person with five different trusts and trustees, or see if it is definitely separate operations. We want it to come to you because we recognize sometimes there's family arrangements also, you can have a husband and wife, I have a case where there's a father-daughter who's wanting to

invest, buy her her first house, couple years until she can move. The other -- I will let you know that the planning commission and the Hana Advisory Committee recommended an outright prohibition, but the department right now is just recommending that maybe you guys review that. So if there's any -- okay, I don't see any comments on that one.

The one-hour notice that Diane talked about. Enforcement, again, was trying to figure out ways they could give themselves more tools so we could strengthen our ability. Hana did think an hour was too -- not enough time to get notice to the people. The Maui Planning Commission was somewhat comfortable with it. I don't know if you -- I captured your comment, Diane, about it. I don't know if anybody else have any comments about one hour for an inspector to show up. Okay.

Okay, we talked about the address being on the advertising, and then you heard from Joe Alueta, on a separate department amendment, about enforcement couple meetings ago where before we would apply a five-year ban to someone for coming in for operating without a permit; we would first issue an NOV, and I think -- I'm not sure what happened with this, but these are going to go separately to the council. I thought if this one reaches first, if anybody had any comments, we would include it as well.

And then the last one was related only to Hana, and we're recommending that a trigger for the Hana Advisory Committee to take a look at the application be removed. Right now, if there's four, five, or six bedrooms for that house, then it goes to the Commission, then it goes to Hana, so it adds six months, maybe a year on to the process. Hana would like -- their response was they'd like to see every single application, so we'll let the council figure that out.

Okay, so those are all the amendments, kind of an easy version of the way of going through them. So you have some options here. You could -- I have all your comments. You could go ahead and make a motion to accept the bill, you could make some amendments, or you could give me more comments.

Chair Jennings: Commissioners, do you have any comments? Diane.

Ms. Swenson: Yeah, I just have one more comment 'cause I'm a real estate broker and I have a real estate company, but we don't do short-term vacation rentals for other people, and so the resources for having the real estate broker to do it are somewhat limited and expensive on this island, so I don't know if a caretaker, they might want to consider allowing a caretaker to do it. I don't --

Ms. Flammer: You know what? I'm glad you brought that up. I just assumed because you have nine that you were fine with that. In Hana, there are no brokers that will take on short-term rental home businesses right now. It's a real problem for them. What the Hana

Advisory Committee recommended, which I think the department is going to go with, is the caretaker option. If you are going to recommend that Molokai be included, you'd probably want to take a vote and make sure there's some consensus on that. What is allowed, just so everybody understands, is the state law requires that when an owner does not live on property, that you have an individual designated to manage that property. That person must hold a real estate license in the State of Hawaii unless they qualify under this caretaker provision. The caretaker provision says, "One person can manage for one owner." So if an owner has multiple properties, you can work for that owner. In the case of the short-term rental home bill, you're only allowed to have one permit so, basically, it would mean one caretaker one house. It doesn't completely solve the problem in Hana or maybe even here, but it's the best we could come up with under the state law.

Chair Jennings: Is there any comments on that from the Commissioners on what Gina just got through saying? Bill. Okay, I mean I just --

Mr. Billy Buchanan: I had one earlier regarding the permit per property and you were saying that different LLCs that get -- that put in for another permit for the same property?

Ms. Flammer: We had a case where it was for multiple properties with a different trustee being the permit-holder for the other ones. Now they were all family members, everybody has to be related in order to qualify under the permit, but we thought maybe in cases like this, we should probably have the commissions just take a little closer look at what's going on.

Mr. Buchanan: Yeah. I agree.

Ms. Flammer: Agree. Okay, thank you.

Chair Jennings: Doug, do you have anything? What do you think? Diane, anything? Okay, let's take a -- do I hear a motion on what --

Ms. Swenson: Do we need to do that or just let her run with our suggestions?

Ms. Flammer: No. You would need a motion to adopt -- to recommend approval to the county council of the department's proposed bill. The comments will come along with it. Because there was no amendments that you made, official amendments to it, I'll have a comment section and I'll go through and -- I can read those back to you or if you want to give me some more?

Chair Jennings: Here, Marshall.

Mr. Racine: If we wanted to have a little more force than just a recommendation, we would need to make a motion and vote on this first one limiting to three rather than allowing to go to six here on Molokai?

Ms. Flammer: Yes.

Mr. Racine: Okay. Then I so move.

Chair Jennings: Second by Bill. All those -- Diane.

Ms. Swenson: What about our other comments? I mean --

Ms. Flammer: We can do this one and then we can get to -- I'll read them back to you.

Chair Jennings: Go ahead, Diane.

Ms. Swenson: I mean I'd like our other comments included or --

Ms. Flammer: They will be. When you're done with the voting, I'll read you back the comments and we can make sure everybody's comfortable with what's in there.

Ms. Swenson: Alright.

Chair Jennings: Okay, we have a motion, we have a second.

There being no further discussion, the motion was put to a vote.

It has been moved by Commissioner Racine, seconded by Commissioner Buchanan, then unanimously

VOTED: to keep the number of bedrooms limited to three rather than allowing it to go to six bedrooms on Molokai.

Chair Jennings: Motion --

Ms. Flammer: So that was unanimous to keep the bedrooms to three --

Chair Jennings: Yes.

Ms. Flammer: The limit to three.

Chair Jennings: Yes.

Ms. Flammer: Okay.

Chair Jennings: Yes.

Ms. Flammer: Okay, great. Thank you.

Chair Jennings: Okay, motion carried. Okay. Now, Gina --

Ms. Flammer: Now, did you want to do a motion for the entire bill?

Chair Jennings: Yes. I believe --

Ms. Swenson: No. I don't want to do a motion for the entire bill.

Chair Jennings: You wanted to --

Ms. Swenson: Because I want our other comments to go as more than just a casual recommendation that you're going to throw in the wastebasket.

Ms. Flammer: Well, right now, without a motion, I would say the board declined to take a motion, however, they made one amendment and then the comments were as follows. I'll probably have to give them a reason why you wouldn't make a motion on it. Yeah, why don't -- let's do that. So the comments that I received was: Molokai is a different place. Using consistency as a basis or taking away the specialness doesn't make sense to you. And that when you were talking about specific amendment to keep the limit at three, the reason is you intentionally wanted to keep the limit and keep the number down because doubling it would create a great impact on your roads as well could create some disturbance for the neighbors. That's the amendment you just passed. There was a couple general comments. One general comment was there's not enough realtors on Molokai, however, the Commission decided not take the caretaker provision. There was a Commissioner that agreed with having the Commission take a look at the multiple owners. And then there was a general comment about the taxes. One of the Commissioners discussed the -- what is five -- the five times that the taxes went up when the rate changed from homeowner to hotel and that you'd like -- there's a request for the council to take a look at that tax rate. And the enforcement, thank you. The one-hour notice, which is no. 19. There was concern about the one hour though no official action was taken.

Ms. Swenson: Yeah, okay. I want to clarify on the tax issue. In addition to the increased tax rate, you also lose your homeowners exemption, so I'd like to clarify that.

Ms. Flammer: Yeah, and you're special case because you live on the property and it would be good to point out to the council that there are unique cases like that, and even the bed and breakfast you lose your homeowners, but the thought was with the short-term rentals that the people don't live on the property anyway, but I think it's important to point out to them that sometimes you do have cases where the owner does live on the property.

Ms. Swenson: I'll move that for approval for the recommendations provided that our comments are given strong credence and consideration.

Ms. Flammer: You request strong consideration of your comments. I'll put some language in like that. Okay.

Chair Jennings: Okay, so the motion is to make -- to vote on what we talked about as strong consideration of what have.

Ms. Flammer: The motion is to recommend to the council approval of the bill with the exception of the limiting -- or increasing the rooms from three to six.

Chair Jennings: Okay. Okay, we have a motion to that. Is there a second? Doug. Okay.

There being no further discussion, the motion was put to a vote.

It has been moved by Commissioner Swenson, seconded by Commissioner Rogers, then unanimously

VOTED: to recommend to the council approval of the bill with the exception of increasing the rooms from three to six, and that the comments provided by the Commission are given strong credence and consideration.

Chair Jennings: Motion carried.

Mr. Yoshida read the following agenda item into the record:

- 2. MR. WILLIAM SPENCE, Planning Director transmitting the Planning Department's Report with comments, recommendations, and proposed amendments to the planning commissions for review and transmittal to the Council relating to Chapter 19.64 of the Maui County Code relating to Bed and Breakfast Homes. (G. Flammer)**

The Report contains a Proposed Bill for an Ordinance containing the Planning Department's proposed amendments to the Bed and Breakfast Home Ordinance No. 3611

Ms. Flammer: Okay, hello again. As I mentioned earlier, the purpose of this particular bill, and you'll actually, I should have pointed this out earlier, I included a copy of the bill in -- it should be, for the B&Bs, it's going to be Exhibit 10, and it kinda shows you the language, and it has underlined and then bracketed. I also included, just to make it easier, the numbers of where I explain it so -- so the purpose of this bed and breakfast home proposed bill is to bring the B&B requirement into -- make them the same as the short-term rental home bill. The short-term rental home bill was originally based on the bed and breakfast home bill and the council wanted to align both of those. We talked about different ways to do it, merging them. It was decided it was probably easier just to amend them separately since there are unique difference between the two the create different parking requirements and other things.

So what I've done is I've broken up our amendment, just for ease sake, into two. The first section, if you look at the report that starts on page -- actually, it starts at the very bottom of page 2, these are amendments for consistency with the current short-term rental home ordinance. Next, we'll go to ones that are consistent with the amendments that we're making, so I'll take a look at the three I think that's on there.

For this particular first chart, I do want to point out, on page 3, one of the changes is bed and breakfast homes currently on Molokai are not allowed in the ag district. They are -- short-term rental homes are with the state special use permit. We're recommending that B&Bs be allowed to come in too. I just wanted to make you aware of that.

Again, we were, and I can use your same comment from the short-term rental home, if you go to page 5, for Molokai, it was recommending that you go up to six rooms for a bed and breakfast operation. You can let me know if you have the same comments as you did with the short-term rental. I can just take the same amendment, if you want, for that. So if you take a look at the report that I have, it's kind of the skinnier one, so did you want to make a comment about the number of bedrooms allowed in a bed and breakfast home, like the short-term rentals, did you want it to remain at three, or were you more comfortable with the owner living there having it go up to six?

Ms. Swenson: I have a question about it. If a person was in an area or neighborhood that lend itself to it and they wanted -- could they come in under a special use permit for a special circumstance?

Ms. Flammer: No. The special use permits are for ag land for purporting with state law. They could come in for a county conditional permit.

Ms. Swenson: Okay, and they'd have to come to us for that.

Ms. Flammer: They would have to come to you for that. Yes.

Unidentified Speaker: ...(inaudible)...

Ms. Flammer: Okay, so here's the difference is you are the approval authority for -- well, administratively, the permits are approved for bed and breakfast unless there's another one within 500 feet or there's protests. For conditional permits, the council is the approval authority. I didn't know if you wanted to think about a way maybe as a trigger to come to you when there's more. You can keep it at three. You can do what said, if you're going to have four, five, or six, you have to come to Commission for you to approve, or you could just keep it the way it is where the limit's that; if they want to come in for more, it has to be through a conditional permit with council approval.

Chair Jennings: Commissioners, what would you like to do? You want to keep it here? Diane.

Ms. Swenson: I'd like to keep it here. So I'll be glad to make a motion limiting it to three bedrooms, and then what wording do we need to --

Ms. Flammer: What Hana says is that it requires planning commission approval as a trigger for commission approval, we have a list of them, it would get added under that, and it would say when there's four, five, or six bedrooms.

Ms. Swenson: Okay, yeah, let's -- then my motion is to include that wording that Hana has.

Chair Jennings: Is there a second to Diane's motion? Marshall second. Okay.

It has been moved by Commissioner Swenson, seconded by Commissioner Racine, then unanimously

VOTED: to keep the limit to three bedrooms, but a request for four, five, or six bedrooms would be a trigger for commission approval.

Chair Jennings: Motion carried. Okay.

Ms. Flammer: Okay. Thank you very much. I'm going to see for Molokai, currently on Molokai, there's a one square-foot sign that's required to go up. You don't have any B&Bs so you probably haven't seen them. Hana they go missing pretty regularly. We did recommend that they be removed, but Hana asked that they stay in. I don't know if you have any thoughts about -- the one-foot sign just says who the contact person is and the

phone number so that you can see it from the road if there's a problem. You don't have to knock on the door. The short-term rental, they all have two-by-two signs. For some reason, the B&Bs is only Hana, Lanai, and Molokai that has the one square-foot sign. Okay, you don't have any concerns about that. Okay.

Again, we're requesting that the subsequent permits not be one year, that they go up to five years.

And then when we take a look at the amendments that the department's recommending for short-term rental homes, so it's the current law but it's what we're asking, making breakfast optional is one of them. I didn't know if there were -- anybody that had any comments specifically on that with the bed and breakfast. Okay, seeing none.

Again, we made the same amendment request for the 500-foot trigger if there's one within 500 feet. I didn't know if you had any comments about wanting to see the applications when there's another one within 500 feet. Okay.

And then I think -- I think that was it for Molokai. We did have the one hour again for compliance in the B&B; it's the same one as the short-term rental. And that's going over the B&B report. They're not too exciting because we're just bringing it up to what our other law is. So again, like you did before, if you want to make some general comments on that or if you want to go ahead and just adopt with the amendments for the three -- keeping the three and then going to commission for four, five, or six.

Chair Jennings: Gina, I think we have -- Ms. Place, you had a comment? Please, step -- oh, okay. You don't need to step to the mike. You can use that mike right there.

Ms. Place: Like I said, I wasn't prepared for this today, but I did want to make an amendment or a recommendation that we talked about the -- I talked about the capping earlier on Molokai, and you folks didn't bring that up, and then you folks took a vote. But I wanted to know, you know, what you folks -- if there was any discussion on your panel about the cap for Molokai? Yeah, on the short-term rental.

Ms. Swenson: Linda, I don't agree or disagree, but I wouldn't be prepared to make a decision like that without more information. I mean because -- I mean we've got a whole slew of people renting that aren't legal and aren't permitted and so I think that if Maui County can get some enforcement done, and give us some numbers, then we'll have a better idea of what to do on that.

Ms. Place: And I can agree to that, but I just want something to be -- because I don't want it to be, like on the East End, to be overwhelmed and it just gets out of -- if we don't put a cap on it, and 100 or 50, like Puko`o or someplace like Waialua, is like already too much,

you know. I mean we have like I don't know if it's 7 out at Waialua, or 6, and I don't know if there's 4 or 6 at Puko`o, and that's a lot for a small area, and if we let it -- if we say we're going to open it to more, then we're going to have more buildings, there's a lot of properties still there that they can purchase for resale. But I understand what you're saying. We do need to kind of look into it to see how many more people are going to apply for their permits, but we don't want it to be out of proportion for that side on the East End. Thank you for listening. Thank you.

Chair Jennings: Thank you. Thank you, Ms. Place. Gina, can we --

Ms. Flammer: If I could just make a comment about that.

Chair Jennings: Sure. Sure.

Ms. Flammer: Right now, because of the 500-foot rule, if there's another permitted one within 500 feet, you are the approval authority, so anything coming, there's 5 right now up in Waialua, anything coming in that area, like the new one coming in, you are going to see. I know 500 feet, it covers couple streets sometimes so that we'll bounce them to you when they get close to each other like that.

Mr. Racine: I understand we want to have reasonable amount of growth, but I would like to see some more information because I think something more reasonable would be an area density requirement rather than just say 50 for the whole island because if you've already got 25, then there's not much room for growth anywhere else on the island, so I think we ought to wait on this. I agree. Let's find out how many we got, how effective the department is in getting enforcement and getting these others permitted, or shutdown, whichever the case, and then maybe revisit this one and look at a density, an area density requirement rather than a cap.

Ms. Flammer: That's the third time I've heard that now from the different commissions too. I think we're kinda hitting second generation issues where they're wanting to look at specific areas. I've heard the other commissions talk about when it's the community plan time, that's the time to go take a look at those specific areas and have the community give input on it. I'll put that in the comment section too, what you both have said about that.

Chair Jennings: Thanks, Gina. Thanks, Ms. Place. Thanks, Diane. Okay, we'll take a -- let's take a vote, do I hear a motion to this to -- let's -- go again. Gina, what is it that --

Ms. Flammer: Okay, so your motion would be to recommend to the council adoption of the department's proposed bill with the exception of limiting the bedrooms -- or with the exception of increasing the number of bedrooms from three to six. However, you would like to have approval authority over four, five, and six bedrooms.

Chair Jennings: Okay. Is there a motion for this?

Ms. Swenson: I so move.

Chair Jennings: Is there a second to the motion? Billy. Okay.

It has been moved by Commissioner Swenson, seconded by Commissioner Buchanan, then unanimously

VOTED: to recommend to the council adoption of the department's proposed bill with the exception of increasing the number of bedrooms from three to six; however, for requests of four, five, and six bedrooms, the Commission would have approval authority.

Chair Jennings: Motion carried. Okay.

Ms. Flammer: Thank you very much.

Chair Jennings: Thank you, Gina.

G. DIRECTOR'S REPORT

1. Discussion on alternative meeting place until the Mitchell Pauole Center Meeting Hall is available for Molokai Planning Commission meetings - January 2015

Mr. Yoshida: Thank you, Mr. Chair. Moving to the Director's Report, we were recently notified that the Mitchell Pauole Center Meeting Hall would not be available for Commission meetings until January of next year so, you know, the thing started in February, and we used the DAGS conference room from February until last month, when the DAGS conference room is being used for the elections, and then we're using this facility for the summer, but then when school starts, then we'll be displaced from this facility, so if you have any suggestions for public meeting places for Planning Commission meetings, let us know. I think the DAGS conference room is still going to be used for elections until the general election in November.

Ms. Swenson: What about Kualapuu Rec. Center?

Mr. Yoshida: We can explore that possibility.

Ms. Swenson: Or the conference room at the Hawaiian center, whatever you call that?

Chair Jennings: Well, we can -- we'll check into that, between Clayton and Ben, and Suzie, we'll look into those. Our next meeting is --

Mr. Yoshida: Yeah, I guess we'll ask Nina to help us try to locate an alternate alternate facility.

Chair Jennings: Okay.

- 2. Agenda items for the August 13, 2014 meeting**
- 3. Pending Molokai Applications Report generated by the Planning Department (Appendix A)**
- 4. Closed Molokai Applications Report generated by the Planning Department (Appendix B)**

Mr. Yoshida: Okay, with that, I guess we have agenda items for August 13th. We have I think -- we may have some special management area assessments to bring forward, but they're unknown which ones at this time. Any questions or input on that? Moving further, we have circulated our pending and closed Molokai applications report if you have any questions on those. If not, again, I apologize for maybe some of the agenda packets received and we'll try to work with some of the other county agencies to ensure that the packets are sent out, you know, in a more timely manner. In this case, I guess the two public hearing items, the reports were online from the November 12 meeting. And that concludes our report. Our next meeting is on August 13.

Ms. Sybil Lopez: I just wanted to probably mention the HCPO.

Chair Jennings: Yeah, go ahead 'cause I forgot my paper on that. There's a conference -- go ahead, please.

Ms. Lopez: So the HCPO conference is going to be held September 10 to September 12, it's going to be at Sheraton Maui, and if I'm not mistaken, we're looking at four commissioners from the Molokai Planning Commission board, and it's up to you guys to choose which of your four will be able to come and participate in our HCPO conference this year.

Chair Jennings: And I must say that it's your Chairman's fault and not get this out all of you, but I will, and I'll fax all of you a copy of what I got so that you can look at it, and look at the date, and then we need to get this to Suzie immediately, if not, sooner. Okay.

Ms. Lopez: So we've created the -- I created the brief descriptions, so if you have any questions, if you can see Suzie. If there's additional information that you may need, she does have my information, which I can email that to you.

Chair Jennings: Yeah, it -- transportation and I forget what else, and lodging. No. Transportation.

Ms. Lopez: It should be that our Planning Department is going to do transportation and lodging because you're coming from outer islands, correct?

Chair Jennings: Lodging no, from what I -- I'm going to.

Ms. Esmeralda: Well, we pay for it, but you have to make your own reservations.

Ms. Lopez: Yes.

Chair Jennings: Yeah.

Ms. Lopez: So it's only for Lanai and Molokai commission members.

Chair Jennings: Yeah. So lodging is paid for.

Ms. Lopez: So, yes.

Chair Jennings: Okay. Fantastic. Then Mr. Chairman will go. Thank you. I'm sorry. I'm sorry, Commissioners. That's a booboo on my part.

H. NEXT MEETING DATE: August 13, 2014

I. ADJOURNMENT

Chair Jennings: Okay. Okay, Clayton, anything else? Okay, I want to thank you all for coming and we'll let you know when we'll all get together again. Thank you. You guys have a good day and a good week.

There being no further business brought before the Commission, the meeting was adjourned at 12:23 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA
Secretary to Boards & Commissions

RECORD OF ATTENDANCE

Present

Michael Jennings, Chairperson
Douglas Rogers, Vice-Chairperson
Billy Buchanan
Marshall Racine
Diane Swenson

Excused

Ron Davis
Zhantell Dudoit
Lawrence Lasua
Sherry Tancayo

Others

Clayton Yoshida, Planning Program Administrator
Gina Flammer, Staff Planner
Benjamin Sticka, Molokai Staff Planner
Sybil Lopez, Staff Planner