

**LANAI PLANNING COMMISSION
REGULAR MEETING
OCTOBER 21, 2015**

APPROVED 12-16-2015

A. CALL TO ORDER

The regular meeting of the Lana'i Planning Commission (Commission) was called to order by Chair Kelli Gima approximately 5:30 p.m., Wednesday, October 21, 2015, in the Lana'i Senior Center, Lana'i City, Hawaii.

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

Ms. Kelli Gima: Good evening everyone. We're going to go ahead and get started. It's now 5:30 p.m., and we do have quorum. So this is October 21st, 2015, Lanai Planning Commission meeting, and we are going to go ahead and I'm going to go ahead and open up public testimony. So is there a list circulating around for public testimony? Well, that's the first item on our agenda, and so we're going to go ahead and allow for public testimony first. Okay, so the first name on the list is Gerald Rabaino.

B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.

Mr. Gerald Rabaino: 'Kay. Good evening Lanai Planning Commissioners and Corporate Counsel, Clayton. For the record my name is Gerald Rabaino, residence of Lanai. I'm representing the union today, ILWU Local 142. From the 1920's, this plantation home located on the -- the issue that is with us, among us tonight, and among you folks. My concern for that area is I support it. But number two because it was the, because it's replacing the homes that were there from the 1920's as a land site for plantation workers, my concern is the drainage, going downhill. Will there be a proper drainage when it's completed, number one? Number two, it's a one-way street, will there be lighting there, and is the one-way still continue? Number two, sidewalks, being it's close to the Lanai Post Office and theater. Also, because it's facing the main highway that goes to the hotel which is the Lodge at Koele, besides the landscaping will that side of the...that site, will there be a crosswalk added or adjacent to that area that we talking. Coming down that street, if I'm correct, would be...Fourth Lane, will there be a sidewalk and another drainage added to that corner according your map that you have supplied? Those are my concerns. But I am in favor that those three houses be returned to the pool for Lanai people to have housing. The question is what is the rent. Take that into consideration. Right now with our community, just to put it up and for the record, the union lost 385 homes. 'Kay? And we also, I attended one of the meetings that we also don't have funding now if that's so true for the County affordable housing which would be the first for the island of Lanai. Okay, so, you know, I'm gonna just draw a picture; three families in one room, in one house, with one toilet. Thank you.

Ms. Gima: Thank you Gerry. Up next is Kathy Carroll.

Ms. Kathy Carroll: Thank you. I'm here representing my husband, Mike Carroll and myself from the Mike Carroll Gallery. And just very briefly, I just wanted to say that we're in full support of the houses going back up. We've lived here for about 15 years, and we know the folks who lived in the houses, and we believe that those sites are full of family memories and treasured times there. So, we hope that the homes, the new homes, will pay tribute to, to those memories there. And we believe that if the newly built homes that we're seeing on Lanai now, and the renovations that are taking place next to Coffee Works are any indications of the level of skills and workmanship that goes into it, I am confident that they will address the kinds of concerns that, that Gerry has laid out in terms of drainage and so on. So, we're in full support of it. Thank you.

Ms. Gima: Thanks Kathy. Up next, John Ornellas.

Mr. John Ornellas: Aloha, members, Commission members. I'm John Ornellas, and I want to talk about the SMA boundary review that you guys are going to be hearing tonight. It took a little bit, but two years later, finally you guys have it on your, on your agenda. Hopefully you guys read the, the memorandum that was sent out to Kelli and the members, by Spence, the Planning Director. And I want to, I want to read one paragraph that I think that is very important to Lanai, "And admittedly, the existing SMA boundaries do not seem to be based on these criteria. They generally follow a coastal highway on Maui, and they are generally a 500 foot, linear foot band surrounding Lanai. The Manele Bay area being one of those few exceptions. Neither of these methods are an effective approach to meeting SMA objectives and policies. Proposed amendments to the SMA boundaries have to be reviewed and determined as to compliance with the objectives and policies." And that's HRS 205A. Now that brings --. And, and when I kept seeing 205A, I went back and reviewed my, the, the ordinance, and part of that also is that they can, the Department can create a public advisory committee to work on this specifically. And we should do this for Lanai because most of the stuffs that was quoted in 205A was from 1978 and 1989. So times have changed so it's --. I mean I don't expect you guys to do that because that's basically like another community plan update, and we don't want to go -- you guys I'm sure don't want to go through that crap again. So...but there are people in the community that want to participate the SMA process. I know three, you know, that they're just, they're residents. But you also have to include professionals in this too. So not just, not just residents saying, you know, I want that special rock there at Lopa for my fishing and stuff. So...please pay attention. Read 205A. Very, very important, and then hopefully you guys make the right decision. Thank you.

Ms. Gima: Thank you very much. Winnie Basques.

Ms. Winnie Basques: Good evening. My name is Winnifred Basques. I've been on this island for 53 years. I've seen a lot of changes over here. And talk about the three houses, I live right next door, okay. And I can tell you who was living there for so many years they had been there, and the houses was demolished. Which was it -- was it suppose to be a historical site? Was it or was not a historical site? Because that housing has been over 50 something years. The thing is that when they come in and tear down the place and leave that lot so empty, . . . (inaudible). . . Excuse the word is dirty. Hawaiian is dirty. The thing is that when you folks do

this kind stuff why is that when you build something don't you folks think about the people who used to live there way back before. In the 1930's, 1940's, they have established their boundaries there. And then is the houses going be built, who is going to stay in those houses? Is that the workers from the hotel or anybody who can pay the rent? Because there's a question why. This is favoritism. Right now, favoritism all the way. I don't care if the man over there, in California or where he is, he only thinking about his people. But listen, that's the . . . (inaudible) . . . We are the kama'āina. We live on this 'āina. And when I talk about 'āina, it's the land. I not saying that, okay, anybody can come. But remember now, this is Lanai. It is a unique...unique area where we come here to live. I have my son come here often. He goes hunting, he stays with me, and he look the sites. He come here and look and he say no. This is not Lanai any more. Because why? It's progress. For who is the progress for? Is it for us or is it for the tourism that coming in and taking over, and coming in and making . . . (inaudible) . . . You know what it is, . . . (inaudible) . . . means take over the land. And this is my area. You cannot come in my area. Oh, hello darling or mister. It's a no-no. Be very careful when you select these three empty lots.

I can tell you who used to live there before. Mr. Sol Viela, the electrician, the manager. And Mr. . . . (inaudible) . . . He was the...I guess he was the laborer. And then the next one was Okamoto. They lived there for so many --. The house that I'm living in is Donald Matsui's parents' house. But my boss and my landlord bought that place. And the thing is that, I hate to say, that place, that lot looked so dirty. The dust is coming to the house. They cannot take care of anything because there is no coverage, and people think about that kind stuff. We do not live with the . . . (inaudible) . . . Come to the house, take care, and then they don't do anything about it. And when they clean the grass, they don't clean their 'ōpala. They leave it like that. We were bought, raised, when you clean your mess, you clean it up the right way. Don't just come here, take over, clean all the area, and leave it like that. You know, it's shameful. And this company. That is shameful. You can tell it to your boss or you can tell it to whoever he is. But I going tell you straight; 'a'ole pilikia means no make rubbish. 'A'ole means no. Thank you.

Ms. Gima: Thank you very much.

Ms. Basques: You're welcome.

Ms. Gima: Next up we have Alberta de Jetley.

Ms. Alberta de Jetley: Good evening Planning Commissioners. Thank you for having us at this meeting tonight. I am speaking in favor of the three houses that are being planned on Lanai Avenue. I had only one concern after looking at the plans. If you look at that street, the sidewalk is across the street, those houses in a plan that I saw originally had a single wood sidewalk going from the house out to the Lanai Avenue. Unless they're planning to put a sidewalk on that side of the street, I strongly suggest that they rethink having the sidewalk leaving from the house out to the street. Because you don't want to do anything that will encourage parking on that side of the street. Coming up on Lanai Avenue with that hill the site lines are very difficult, and we've already had several accidents at the corner of Lanai Avenue

and Fifth Street. So that's a safety consideration to think about. So if you could do it so that the pedestrians or the people who live in those houses, enter and exit from the -- is that Jacaranda Street in the back, on the post office side. And they enter and exit, the houses themselves, from the side of the house, instead of from the front of the house. I think it will be a more attractive place for them to live. Other than that, I'm really impressed to the quality of the work Lanai Builders has been doing on the old houses. They've been restoring the old houses throughout our community. I have several in my neighborhood on Faiser Avenue and I am really impressed with the fine work that they're doing. I hope you will take that into consideration when you approve plans for Pulama Lanai's Lanai Builders and the fine work that they're doing in our community. Thank you.

Ms. Gima: Thank you very much. Next we have Gina...and I don't know how to pronounce your last name.

Ms. Gina Enzweiler: . . .(inaudible) . . .

Ms. Gima: Yes. Thank you. I didn't want to butcher it.

Ms. Enzweiler: Thank you. Actually I didn't know I had signed up. I was, like, okay I'll let them know at the end, but apparently I did sign up. So, anyway, I'm Gina Enzweiler. I live directly across the street from the three houses that are proposed, and I've been there about two years. A long term resident here in Hawaii. It was -- as much as I love those historical homes, it was good to see them go down because they were pretty horrific looking when I first moved in there. And I understand they were not restorable in the state that they were in, so apparently they're going to be rebuilt in a historical perspective when they are rebuilt.

My main probably concern would be that these homes get built as quickly as possible given that I do live right across the street. Other than that, I too am very impressed with the restoration that I see around the island so, you know, the hospice house particularly and the house next door, I'm looking forward to seeing those homes rebuilt in the beautiful manner that it would be anticipated. Thank you.

Ms. Gima: Thank you Gina. That's the last I have for people who signed up. But if there's anyone else that would like to give testimony please come up and state your name for the record. Gail?

Ms. Gail Reiner: Hi, my name is Gail Reiner. I've been a Lanai resident for the past 11 years. Thank you for the members of the committee for being here, and to Pulama, and the rest of the community for offering support and testimony. As far as I can remember, 11 years ago, when I moved here, there was nobody living in those houses. They were run down, and then they continued to deteriorate and they got boarded up. I would like to ask you to fully support Pulama Lanai's plan to rebuild those houses. They're planning to put them back in a historical way they were, as much as they can based on permits and county regulations. I think it's a big bonus to the community. It would really look nice to have those houses back up. And also we can use housing desperately on Lanai, and any additional housing we can get built here is a

bonus. So I'm asking you to please support Pulama Lanai's plan to build these homes. Thank you.

Ms. Gima: Thanks Gail. Anyone else would like to give testimony at this time? I will open up public testimony again after Pulama Lanai does their presentation. So if there's any specific questions that you folks may have after seeing what I'm thinking is a slide show. Okay, so I'm going to close public testimony right now. We're going to move on to the next agenda item which is the approval of the minutes of August 19, 2015. Has everybody been able to take a look at the minutes before hand? Any questions...discussion, revisions? Okay, do I hear a motion to approve these minutes?

C. APPROVAL OF THE MINUTES OF AUGUST 19, 2015 MEETING

Ms. Joelle Aoki: I move to approve the minutes.

Ms. Gima: Brad, you second? Okay. So all in favor of approving --. Okay, it's been moved by Joelle, seconded by Brad to approve the August 19th minutes. All in favor of approving these minutes raise your hand. Any opposed? No, okay, so six, six yeses. So that's approved.

It was moved by Commissioner Joelle Aoki, seconded by Commissioner Bradford Oshiro, then unanimously

VOTED: to approve the August 19, 2015 minutes as presented.
(Assenting: J. Aoki, M. Baltero, S. Ferguson, K. Gima, S. Koanui Nefalar, B. Oshiro
Excused: J. Barfield, S. Marlowe, B. Zigmond)

D. ELECTION OF THE LANAI PLANNING COMMISSION REPRESENTATIVE TO THE LANAI WATER ADVISORY COMMITTEE (LWAC) FOR THE 2015-2016 COMMISSION YEAR

The Commission may act to elect a representative.

Ms. Gima: The next item on the agenda would be the election of, election of a representative to sit on the Lanai Water Advisory Committee. So as you all may know John Ornellas sat on LWAC and now his term is up, so we are looking for a new -- LWAC is looking for new LPC representative. So I'm just going to open it up to is there any volunteers who would like to sit on LWAC? Okay. Anyone else? Okay, so we don't need an election because we have one volunteer. Thank you Joelle. We appreciate it. Okay, so Joelle will be our new LPC LWAC rep.

Commissioner Joelle Aoki volunteered to represent the Lanai Planning Commissioner on the LWAC.

E. NEW BUSINESS

- 1. MR. KURT MATSUMOTO, Chief Operating Officer of LANAI RESORTS, LLC, a Hawaii limited liability company doing business as PULAMA LANAI requesting comments on the Draft Environmental Assessment (DEA) prepared in support of the Community Plan Amendment from Business to Single Family Residential in order to construct 3 single family homes with carports at 605, 615, and 623 Lanai Avenue, TMK: 4-6-009: 050, Lanai City, Island of Lanai: (EA 2015/0006) (CPA 2015/0005) (CIZ 2015/0006) (K. Wollenhaupt) (DEA previously mailed under a separate cover to the Commissioners. Commissioners, please bring your copy of the DEA to the meeting.)**

The EA trigger is the community plan amendment. The Commission is the accepting authority of the Final EA.

The applicant has also applied for a Community Plan Amendment and Change in Zoning. The public hearing on these applications will be scheduled after the Chapter 343, HRS process has been completed.

The Commission may designate itself as the accepting authority of the Final Environmental Assessment for an anticipated Finding of No Significant Impact (FONSI) and provide comments on the Draft Environmental Assessment.

Ms. Gima: Alright. Moving along to new business. *(Ms. Kelli Gima, Chair, read the above project description into the record.)* And so Commissioners, this was mailed out to us previously, and separate from our most recent packet. So we will turn it over to Pulama Lanai. Oh, Kurt, sorry.

Mr. Kurt Wollenhaupt: Good evening Madame Chair and members of the Lanai Planning Commission. My name is Kurt and I work with Clayton Yoshida, in the Planning Department in Maui. As was indicated tonight we're going to be looking at the Draft Environment Assessment. A Draft Environment Assessment is essentially an information document. And how it normally works is that after the presentation, the members of the Commission will ask questions of Pulama Lanai and the applicant. And after those questions are answered, then they will come up with a group of comments. These comments then I will take down, draft in a letter, that will go in to the Final Environmental Assessment with the answers that you want to see. So what we're anticipating tonight is that you'll have that round of questions. Then we'll go to the specific comments you want addressed. And that the final motion then would be for the Lanai Planning Commission to be the approving authority of the Final Environmental Assessment with an anticipated Finding of No Significant Impact. So that would be where we're

going tonight.

So to give you a background -- why are we here in the first place, and that's because Chapter 343 of Hawaii Revised Statutes indicates that when there is a Community Plan Amendment which this application is going to have to be reviewed, that requires the drafting of the environmental assessment, the information document, that will be used in future public hearings. So just to let the members of the audience to know tonight, this is a beginning of a rather lengthy process. We have tonight's meeting to look at a Draft Environmental Assessment. Currently we're in the 30-day comment period with a number of organizations at the State level, County level, Public Works, Water, those sorts of departments. All of their comments we put into a Final Environmental Assessment. The members of the Lanai Planning Commission then would be given the final assessment for their review. At that time they can decide, well, no we want more information. They can decide to adopt a Finding of No Significant Impact, or they can decide that they want an even higher level of environmental review.

Once that has gone to the Office of Environmental Quality Control in Honolulu, and it passed its 30-days challenge period, then the final EA will be deemed complete, and the Planning Department and the applicant can then move to the next phase, which will be a notice public hearing for the Community Plan Amendment and the Change in Zoning. That will be held with the Lanai Planning Commission. People within 500 feet of the project will be notified by mail, and there will be a meeting at that time. Whatever decision is rendered by the Lanai Planning Commission then will be sent to the Maui County Council. It will first go to the Land Use Committee, and they will review it, and then they will decide on its dispensation to the full Council. And if it passes in two readings, it will then go for a signature by the Mayor. So this is the beginning of quite a long process.

There's going to be a presentation tonight that the members of the audience and commission will be brought up to speed. That's going to be done by the applicant and their consultant which is Munekiyo & Hiraga. Mr. Bryan Esmeralda and Gwen Hiraga will be presenting that. And that will be able to, hopefully, really give a good visual presentation of the project. That being said with the Commission of the -- Commission, we would move then to the presentation.

Ms. Gwen Hiraga: Thank you Kurt. Good evening Chair Gima and members of the Lanai Planning Commission, Lanai residents and members of the community. My name is Gwen Hiraga, and our office, Munekiyo & Hiraga. I'm sorry, is it hard to see? Is it better to stand on that side? This side? Yeah, in fact I was thinking of going that way, then everybody can see. Is that better? Okay.

Yeah, I think this is better. Again good evening and we have our power point presentation on screen, and I believe we had copies left out there as well for anybody that wanted to review. First of all, either the -- as Kurt mentioned this is -- the purpose of tonight's item on the agenda is to receive comments from the Lanai Planning Commission on the Draft Environmental Assessment for the Lanai Avenue Residential Homes.

Project team -- the project team members are first of all the land owner applicant is Pulama Lanai; architect is Mason Architects; civil engineer is R.M. Towill Corporation; the structural inspector for the old homes before demolition was Okahara and Associates; oral histories were prepared by Pulama Lanai, Kepa Maly; and we, our firm, Munekiyo Hiraga are the planning consultants, and tonight with me is Bryan Esmeralda. Oh, and I forgot, Pulama Lanai, Lynn McCrory is here, and Lynn will be available to respond to any questions that the Commissioners may have.

Okay, so the property is located on Lanai Avenue. The TMK number is 2-4-9-06:050, and the lot is approximately a half acre. The property is owned by Pulama Lanai, and we just wanted to go through some land use information on the property itself. So this chart shows the land use designations in terms of the state, the community plan, the county zoning. And as indicated in the chart the existing state land use designation is Urban. The Lanai Community Plan designation is Business/Commercial. Maui County zoning is BCT, Country Town Business. What we're proposing, or what the applicant is proposing, no change to the State Land Use District. It's still going to remain in urban. The Lanai Community Plan would be a change from Business/Commercial to Single-Family. And finally the zoning would be from BCT Country Town Business to R1 Residential District.

I know that all of you are familiar with the location, but again, this is Lanai Avenue. So this is the property right here. So as was previously mentioned, the project involves the reconstruction of three homes, and three detached carports at 605, 615 and 623 Lanai Avenue. Former homes and the garages, and the garage, which at that time was a three car garage was constructed as part of the original Lanai City development back in the 1920's. After extensive reviews and appropriate approvals the homes were demolished in August 2014. New rental homes will be built using the original interior design concept -- exterior design concept, I'm sorry -- and interior design modifications.

So our request tonight is to, again, request the Planning Commission's review and comment on the Draft Environmental Assessment. In terms of future steps, the Commission would be to review and issue a Findings of No Significant Impact on the Final EA. And at some future point in time as Kurt Wollenhaupt mentioned, a Community Plan Amendment and a Change in Zoning would also come before the Commission.

Project Need. Former homes and the garage were constructed as part of the original Lanai City development. A structural engineering report was prepared in 2001, and it noted -- and that report noted that the homes and the garage were in a dilapidated state with serious termite damage, mold infestation, and deterioration of the foundations and roof supports. The report concluded that the three homes and garage were structurally unsafe and pose public safety and health concerns. The new homes to be constructed are intended to be reconstructed and reintroduced as available rental housing units for Lanai.

Okay, so this is pretty hard to see, but this was what the three homes looked like before demolition and this is the garage. And these are photos. I know all of you are familiar with that. Both photos are of the site as it looks today, and taken from Lanai Avenue.

This is the new proposed site plan. Again...three homes -- one, two, three -- and then three carports.

I'm sorry this slide is also difficult to see, but this is the proposed floor plan; three bedrooms, living room, laundry room, and in the handout I think you could see it much better than what you see on the screen.

So this is the front elevation, and the side or north elevation of what the homes will look like. You know, we mentioned that it did go through review prior to demolition, and a report which is called the HABS report, Historic American Building Survey report, was prepared for the former homes and the garage, and it was submitted to the County's Cultural Resources Commission as well as the State Historic Preservation Division (SHPD) and the National Parks Service. The SHPD and National Park Service has accepted the HABS report as written and are complete. In addition, the Maui County Cultural Resources Commission held a site visit and meeting on Lanai back in October of 2013. And on December 5th, 2013, the Cultural Resources Commission approved the demolition of the homes and the garage.

In terms of the Draft Environmental Assessment that you have before you, you know, this, the preparation of the Draft Environmental Assessment was triggered by the Community Plan Amendment request. An anticipated Finding of No Significant Impact was published in the Office of Environmental Quality Control's Environmental Notice on October 8, 2015. The applicant is requesting the Planning Commission to review and provide comment on the Draft EA.

In terms of background on the Draft EA, early consultation request was sent to 26 various State, County -- Federal, State, and County agencies back in February 2014 to solicit initial comments on the proposed action. Non-substantive comments were received from the agencies. So a Draft Environmental Assessment was prepared and includes an analysis of potential environmental, infrastructural, and socio-economic impacts and proposed mitigation measures, as applicable, as well as conformity to applicable State and County rules, regulations and plans.

Okay, as was mentioned, the site -- the project site location is in Lanai City, and it is outside of the FEMA flood zones and the tsunami zones. Because the site was previously developed, there are not archaeological sites present. Oral history were collected from past residents to document the community significance of the homes, while HABS reports were prepared to document the architectural significance. Existing police, fire, medical, recreation, and educational facilities will service the new homes. Existing roadway, water, wastewater and drainage and electrical, telephone and cable facilities will service the new homes. Due to the pre-developed nature of the site and non-intensification of use, the proposed action is not anticipated to pose significant adverse impacts with regards to the environment, infrastructure or socio-economic considerations; nor is it anticipated to be contrary to the goals and objectives of applicable State and County rules, regulations and plans.

In terms of community outreach Pulama Lanai held public informational meetings to discuss the proposed project on Lanai back in September 2013 and again on July 28, 2015. The public had

overall positive reviews of the proposed project. And again, as mentioned, the Maui County Cultural Resources Commission also discussed the proposed projects at two of its meetings; on October 3rd, 2013 on Lanai, and December 5th, 2013.

In summary, we are asking for you, the Lanai Planning Commission's review and comment on the Draft EA. And in terms of future steps, to review and issue a Finding of No Significant Impact on the Final EA; to at the appropriate time, here, and consider the Community Plan Amendment from Business/Commercial to Single Family; and finally, a Change in Zoning from Business Country Town or R1 Residential District.

This concludes our presentation tonight. We are available to answer any questions that the Commission may have. Thank you.

Ms. Gima: Thank you very much. We really appreciate it. Commissioners, if no one objects, I'm going reopen public testimony again so any of the residents who may have specific questions to what was just presented. So is there anyone out there in the audience that would like to come up to share any comments or ask any questions? Michelle. Just state your name for the record please.

Ms. Michelle Fujii: Aloha, my name is Michelle Fujii. I actually was the previous or the last resident in 605 Lanai Avenue, and I was looking at the plan, and I was actually really impressed with the way that upheld the integrity of what my previous childhood home looked like. But there is one concern that I have in the proposed landscape plan, there is a fruit tree that is next to the house and it's, I don't what it really is. I think it's an 'ulu tree. But I wanted to let you guys know that my dog is actually buried right underneath it. So I would -- yeah, it's --. Yeah, so I wouldn't recommend putting a tree or digging up in that particular area. But that's all I had to share. So you might want to move it back a little bit towards the garage. Thank you.

Ms. Gima: Thanks Michelle. Anyone else with any comments or questions? Okay, I'll go ahead and close public testimony at this time. So Commissioners, anyone want to start with any questions or comments? Go ahead Brad.

Mr. Brad Oshiro: Like Gerry was saying about the runoff, the water runoff, as, as of a year ago they knocked those houses down, and there's really no water runoff. But if you ever have a big rain, you'd notice that on Seventh and Jacaranda it always floods. The problem is if you put three new structures, six new structures there, the runoff all going down hill, go down Koele, and then into Seventh Street and straight into Blue Ginger and Canoe's. So I don't know what you can do about the runoff, but there hasn't been any runoff for the last year or so because there hasn't been any structure there. But what I'm thinking is if you add the runoff from all six buildings, I think you going have a problem down there where Canoe's is.

And another thing Gerry asked about one-way street on Koele. When I became Post Master on Lanai, I asked that street be turned one-way. The reason why is if you come from Sixth Street, and you turn down into the post office, you cannot see any traffic. So that's why I asked that the street be changed to one-way; it comes from Seventh to Sixth.

And I -- you might want to be thinking about changing Jacaranda to a one-way too because with the new housing that you building down there, that, that's taking away parking that the post office. I mean, we have -- the post office doesn't have adequate parking as is, and we taking away the very few parking spaces that they use over there on that side. You might want to think about turning that into a one-way too because it's an accident just waiting to happen.

Mr. Ron McOmber: . . .(inaudible) . . .

Mr. Oshiro: I don't care which direction.

Mr. McOmber: . . .(inaudible) . . .

Mr. Oshiro: Which way? You want it to go Sixth to Seventh?

Ms. Gima: Uncle Ron, why don't you come up and speak on the mic, so we can hear what you're saying.

Mr. Oshiro: He saying that we should -- since Koele is from Seventh to Sixth; the bottom one, maybe we should change it. But then it has to go through the County and go from Sixth to Seventh.

Ms. Lynn McCrory: Lynn McCrory, Pulama Lanai. The drainage issues and things like that will be handled under the building permit process. In the design for the public permits and the plans, drainage has to be handled. Tonight is only the EA which isn't at that point. Roadways, we'll take a look and see if it makes any sense down the road. But again it's just the EA piece that we're dealing with tonight. Okay? And thank you for the information.

Ms. Gima: Thank you Lynn. Commissioners, anyone else? Joelle?

Ms. Aoki: Thank you for your presentation this evening. From the map indicated -- it's the last schematic map before Appendix D, it says a gate. So I assume there'll be a fence completely around the property, at the end of each sidewalk on Lanai Avenue?

Ms. McCrory: No, not at this point. There is one right now, but not over the long term, no.

Ms. Aoki: Okay, and so therefore the only comment I have in reference of the Ulu tree is when the Ulu tree is growing, if a child from the second house runs out, the oncoming traffic will not see that child running out to the road. And I personally know that area very well because our family home is located on Nani Street, it's the Endrina's home, and I would run through that yard to cut through Gina's yard to get home. And a couple of times, as a child, I almost got hit and I deserved it because I ran out into the street. But having a large tree might be a problem if it's not fenced.

And then the second question was as far as -- and it's roadways, sorry -- but if there will be a shoulder created. Because if there's a sidewalk extending out to Lanai Avenue, guests of those

homes would be encouraged to possibly pull up on the side of Lanai Avenue and then you know, we're already having trouble with people. It's alleviated now with the theater that's fenced off that area where people used to cut through to the bank. But even when you're on that approach on a couple of times I've thought we needed a caution light to remind people to slow down. Because as they're coming over that hill, if someone is crossing that street heading mauka on Seventh, it's, it's an accident waiting to happen, and there's more and more traffic. So, just, just a note.

And then one more -- actually I got the parking so --.

Ms. McCrory: . . . (Inaudible) . . .

Ms. Aoki: Yeah, please.

Ms. McCrory: Okay. Where's Gina. I was going to ask if that 'ulu tree is --. No. Where's the Ulu tree. No, she's gone. Okay, we'll look at that. Again, that is part of the building permit process. Sidewalks are exactly the same, and how that ends up looking and whether there's sidewalks in front, or as Alberta mentioned, no sidewalks at all or from the front door out towards Lanai Avenue. That will come from the County and they will tell us what we can do and what we cannot do. So tonight it's really about the EA and whether or not what we're proposing to put on the land will have any significant impacts as compared to what was there before. So we'll take all these notes for the building permit plans. Thank you.

Ms. Gima: Okay, any other questions or comments specifically about the EA. Not about building and design. That will obviously come at a later time.

I would just like to say, I appreciated the Draft EA. It thought it was very informative. I really appreciated having the oral history in there. I thought that was very respectful to the previous occupants. Yeah, it was a good draft and we look forward to, to reviewing the final draft.

Ms. McCrory: Thank you.

Ms. Gima: Okay, so no further comments or questions from the Commissioners? Kurt, were you going to come back up and speak again?

Mr. Wollenhaupt: Then -- since we don't really have a lot of comments, what would be the proposed motion from the department would be a recommendation that the Lanai Planning Commission will be the approving authority of a Final EA with an anticipated Finding of No Significant Impact. Thanks.

Ms. Gima: Thank you very much. Alright, moving on to --. Moving on to Item F, Communications, that will be Pulama --

Mr. Wollenhaupt: I think you have to vote.

Ms. Gima: Oh, we have to vote.

Mr. Wollenhaupt: Yeah.

Ms. Gima: I'm sorry.

Mr. Wollenhaupt: That, that would be the department's recommendation on the motion you would be voting.

Ms. Gima: Okay. So do I hear a motion for that recommendation?

Ms. Aoki: I move to have the Lanai Planning Commission as the approving authority for the Final Environmental Assessment, and that currently -- well, with No Significant Findings -- with No Anticipated Finding of Significant Impacts.

Ms. Gima: Do I hear a second? Okay, thank you Brad. Seconded by Brad. All in favor of the motion raise your hand. One, two, three, four, five, six. All opposed? None. Okay, thank you.

It was moved by Commissioner Joelle Aoki, seconded by Commissioner Bradford Oshiro, then unanimously

VOTED: To have the Lanai Planning Commission as the approving authority of the Final Environmental Assessment for an anticipated Finding of No Significant Impact.

(Assenting: J. Aoki, M. Baltero, S. Ferguson, K. Gima, S. Koanui Nefalar, B. Oshiro

Excused: J. Barfield, S. Marlowe, B. Zigmond)

F. COMMUNICATIONS

- 1. PULAMA LANAI providing a status report on the availability of industrial zoned lots for lease or for sale in the Miki Basin area.**

This item is for information purposes.

Ms. Gima: Okay, now moving along to Item F, Communications. This is Pulama Lanai providing a status report on the availability of industrial zoned lots for lease or for sale in the Miki Basin area. And this is just for information purposes.

Ms. McCrory: Good afternoon, good evening. I'm Lynn McCrory with Pulama Lanai. The Miki Basin 20 acres piece has been a long time sitting on the books for it to go out to sale. And the ordinance read that 20 acres would be available, 10 acres would be listed for sale to the general public. There were two land rezoning steps. The first one was a 14 acre piece that Castle & Cooke completed, and then the last piece was a six acre piece which then totaled the 20 acres.

And that was completed on June 28th, of 2013.

The next thing we did because we thought this is fast, we'll get this going, we had the property appraised because the sale has to be at the fair market value. So it isn't what we think it should be, but fair market value. After that we then decided that what we would with the property would be to set the whole 20 acres up as an industrial condominium. And what that means is that you then have all of the various lots, various sizes, but the roadways, the lighting, the utilities would be a common element. And everyone who owned the lot in there would pay their share towards that. Not differently than owning a condominium project. That would then make everyone who was owner there responsible for the maintenance.

Then we had the governing documents drafted, and we reviewed those once. Then it was like okay next step is we're going to submit for subdivision because we have to take the 20 acres, subdivide it out of -- ready for this lot size -- a 16,000 acres lot. Yeah, we really do have a 16,000 acres lot on Lanai. That subdivision process starts with the Land Use Commission reviewing the boundaries on the 16,000 acre lot. There is one person in the State that does this. His name is Freddie if you want to know who it is.

So on September -- wait -- on September 9th of 2015 we were notified that the LUC, Land Use Commission, had approved the final map. They then agreed on the total boundaries for that 16,000 acres lot. In between this there were six maps drawn and re-drawn. We found that the road leading from the roadway for the airport, to get to the airport was five feet off from where it was suppose to be, so we had to do special amendments to make that work. Then there were multiple other requests for fix this, fix this, this boundary isn't right, this is this, can you accept this, so forth. Needless to say it took 21 months to get through the LUC. I know I've been telling people 14, but I didn't realize it was 21 either, so we're now through the Land Use Commission.

The next step is -- the next step is to go through the County. So we met with the County, Maui Zoning and Enforcement Division last week. And in discussions with them they said, well, there's probably about 10 areas in the map in that 16,000 acres that we need to clarify. And I just went, what do you mean you need to clarify. Well you have the State Land Use saying one thing, the Community Plan saying something else, and the County zoning is saying something else. So when we go to define the use that can be in those little areas, it has to be the use that's consistent amongst all three. So they're going to have to go back, those 10 areas, and define them. So my answer was is this going to take a year? And their answer was, oh it shouldn't. So we then made, one of our first request and there will be more of these, that say, can we help you? Could you give us those 10 acres? Can you show us on a map where they are? Because you know, then we can, we can lay out the differences. We can draw a line where the uses are the same. And then you just review and accept it or change it or whatever needs to be done.

They said no, they really had to do that work. So we'll ask again. I mean, we're kind of persistent about this because they think we can do that very quickly. And I think everyone knows the amount time it takes to do something is much less if all you're doing is checking it.

It's much faster.

Okay, so that's where-- it's now with the County. Let see. So I now have a second draft of the governing documents to review. So that's the next step. We have completed the condominium map. And the condominium map is what you need in order to register it as a condominium with DCCA. So that is done. We've identified the 10 acres that will be put up for sale. There are various sizes of lots. There's nothing totally the same. Under the belief that what people would want would be a variety of sizes. Someone may want something very large, someone might want something very small.

So that's --. And we had expended -- are you ready for the price? We've expended almost \$200,000 already on this, so just to give you an idea of dollars. So we'll wait now for the County to complete the work. ZAED is the group. And then we will move forward with the subdivision process. We must subdivide the 20 acres out in order to be able to sell 10. We will more than likely have to do another land appraisal because we're not sure how long this is going to take. And I don't think anyone would be real happy with the land appraisal back from 2013, and say that's fair market value for whenever we start selling it. But know that it will come back in front of you for subdivision, and you will then make a decision on that, or you'll make a recommendation, I'm sorry, to County Council. We then have to go through County Council for the final subdivision, so there will be at least one meeting here, and at least three meetings at County Council. So there's plenty of other times to even come up with this.

We'll also need to determine at this point the sales process, the terms of the sale, and when we can start. So I wish I had better news for you, but it's moving. It's just going incredibly slowly and if someone would have told me this is what it would have taken to take 20 acres out of a 16,000 acre lot, and we had to do all of this I would have never believed them. But truly I have the evidence, so questions?

Ms. Gima: Commissioners, any questions, comments, for Lynn? Lynn, thank you very much for the update. We really appreciate it. Okay, before we, and I'm going to say let's take a quick five minute break before we get to the Director's Report which has quite a few items, so be back by 6:30 p.m.

(The Lanai Planning Commission recessed at 6:25 p.m., and reconvened at 6:32 p.m.)

G. DIRECTOR'S REPORT

- 1. Planning Department transmitting a status report memo on the Planning Department's study to amend the Lanai Special Management Area (SMA) boundaries**

Ms. Gima: Alright, let's reconvene the meeting. I'm going to turn it over to Clayton for Item G, which is the Director's Report.

Mr. Clayton Yoshida: Thank you Madame Chair. The first item is the status of the Special Management Area boundary review. I guess all of you are in receipt of the memo from Planning Director Will Spence regarding the status. He regrets not being here tonight, but he was selected as one of the County representatives to be on this Department of Health tour of complete street neighborhoods on, in Washington, at Washington State and Oregon, along with representatives from the State. They're kind of all touring the pacific northwest. But he did provide a status from the Department on the approach being used regarding the amendments to the SMA boundaries...incorporating geographic information system analysis, and utilizing our new, newest division, the Plan Implementation Division, as well as the, any policy guidance from the, hopefully soon to be approved updated Lanai Community Plan Update -- we can only hope -- and consultation with the State Office of Planning. So I mean again he would really like to be here, but he was selected as a County representative for this tour, site inspection, a tour of complete street neighborhoods. Is there's any questions from the members?

Ms. Gima: Yeah, I have quick question. When will Director Spence be able to be here in person where we could, you know, talk more about this. I think this memo just came to us yesterday via e-mail. And then also I would like John Ornellas had brought up earlier about in, what was it, 205A, having, the ability to have a public advisory committee. I think that would be interesting to talk about. And I'm assuming, you know, we're moving forward with this versus just reading a memo. Being able to have an open discussion in front of the public with Director Spence.

Mr. Yoshida: Yes, when I get back -- well, when he returns from his tour I'll express...try to arrange for a meeting date for when he can be present. As well as discuss with him suggestions made by John Ornellas.

Ms. Gima: Alright, hopefully sooner than later.

Mr. Yoshida: Yes, he returns to the office on Monday.

Ms. Gima: So we look forward to hearing from you on his response.

2. Consider holding the regular Lanai Planning Commission meetings from 4:00 p.m. to 5:30 p.m. to allow staff to return on the 6:45 p.m. ferry.

Mr. Yoshida: Under Item 2, I've been asked to consult with the Commission again if they would consider moving the meeting time, start time, from 5:30 p.m. to 4:00 p.m. This would, like with the Mayor's recent budget meetings on Lanai, this would facilitate staff being able to be here for the day and take the 6:45 p.m. Expedition boat back to Maui. This would increase our ability to be here for meetings. So I've been asked to consult with the Commission regarding that suggestion.

Ms. Aoki: So Clayton just to clarify please. By your returning to Maui on the 6:45 p.m. ferry will increase your ability to attend meetings on Lanai. Are you saying that possibly by saving on the expense, the overnight expenses, you may be able to come here more often?

Mr. Yoshida: Well, I guess, you know, because of the -- currently because of the overnight stay that does increase the expenses for the department significantly. Now if we're able to, like, with the Mayor's budget meeting, take the ferry over in the early afternoon, be here for a meeting from 4:00 p.m. to 5:30 p.m., catch the ferry back at 6:45 p.m., that would decrease that expense. I mean, I think Will, when we discussed this back in December of last year, Will provided, you know, the figures of what it costs the County to have these evening --. Well, to come over for evening meetings, and we don't have alternatives of being able to get back to Maui on the same day.

Ms. Aoki: I think that would be very beneficial to show the Commission members what the cost is actually for the County and our taxpayers by your having to stay overnight, and that could help us with...trying to make a decision on what would be best, not only for planning on the island of Lanai, but our community as a whole.

Ms. Gima: And then, you know, what about for, you know, our agendas that are really stacked. I mean right now in the past couple of, couple of months, you know, we haven't seen really large applications. But, you know, last, beginning of this year, last year, we did three hour meetings. So how would having to end the meeting by 6:00 p.m. to get to the ferry affect, I guess, applications that are in a, are on a time process?

Mr. Yoshida: Given, given current transportation options, I think if we, the Commission had a very controversial item which, you know, there was a lot of public testimony and there was a lot of discussion, we probably would make provisions to stay overnight on those rare occasions. But hopefully, you know, those are the exceptions and not the rules. So, but for some of these items, you know, because you're the Planning Commission, on some of these Council Resolutions we have to come to the Lanai Planning Commission for their comments.

Ms. Gima: Do you think we could get some public input as, you know, we have people who obviously attend regularly to these meetings?

Mr. Yoshida: Again this is an agenda item, and as we did in December when we made a proposal for afternoon meetings, you know, the public can testify on the agenda items. If they want to testify tonight --. Yeah.

Ms. Gima: Commissioners, if no one objects, I'm going to open public testimony just so that, you know, some of the residents who are here. And I do see some faces who attend regularly, regularly, could give their input. So any objections from any of you on opening public testimony? Okay, is there anyone? Alberta?

Ms. de Jetley: Madame Chair, thank you for giving us the opportunity to testify. I personally am not in favor of you leaving on the 6:45 p.m. boat especially during the winter months because we're into the whale season and it's already dark by -- by 6:45 p.m. it's really dark out there. And last year I was coming back to Lanai on a late boat where it was already dark, and earlier that day, one of the boats in that area had hit a whale. So I think that it's exposing the department members to great danger by having you leave the island at night, during the winter

months when it's rough and the weather might be bad. It think it's much safer for you stay overnight even if it's an additional expense. And I'm speaking, you know, as a personal individual, but I really fear for your safety in having to travel back to Maui at night. During the summer months, I have no, no problems with it. But during the winter months I really would like to see you all stay and be safe.

Ms. Gima: Thank you. Anyone else from the audience? Brad?

Mr. Brad Bunn: My name is Brad Bunn, a resident here of Lanai. This past January I joined the Cost of Government Commission for Maui County, and they have a process called TIG, Temporary Investigative Groups that each year looks at one or two topics. And that was in process when I joined the Commission. And one of the topics was the cost of planning commissions. The reports, and there's some cost data, that are up on the website. If you Google Cost of Commission, Cost of Government Commission Maui County you can look at 2014-15 reports. And there is an appendix, I believe, attached to that report that will have what was given to us from the Planning Department, the extra cost and the extra anticipated cost for evening meetings. And there's a lot of discussion in that report about the need for local representation. Lanai is a separate island. I mean, we're separate physically from Maui County. Sometimes that nine miles is like 900 or 9,000. So the, our group really recognized the need to have local input and local participation, and understand, understood the desire of the community to have it at a time that was convenient.

One of the other alternatives that was floated about was the possibility of Saturday's. And I believe the Planning Department, the Planning Department was receptive to that and was looking at trading off time within the Department.

But there is, there is some information out on website to learn about, about costing. Potentially it is significant looking forward, depending on what room cost, where they stay, all those things. Those numbers can open, open your eyes. Anyhow, just for your information. And just personally I would like to thank each of you for your dedication to the community and for serving. And your concern and your desire to make this as accessible to the public as possible.

Ms. Gima: Thanks Brad. Anyone else, Lynn?

Ms. McCrory: Lynn McCrory, Pulama Lanai. And I just would like to support the change to the hours. I think we've made a number of changes in terms of how we submit documents into Planning, and how you get documents. So you're seeing everything that goes into Planning. You have full rein of looking and reading, asking questions and a variety of other things. And if Planning is will to stay overnight when we think we have are really controversial piece, then I think that would work. The 4:00 p.m. one there were probably, I'm going to guess, 40 to 50 people here. That was a good sign. So if we can, if we can work with that and let them go back, when they get to go back, then that would work. Because we won't have, probably won't have the meeting every month. Because that depends on how much we put through. But when you've got, as Clayton was talking talk about having only the one resolution that has to be, or ordinance approval that has to be done for Molokai, Maui and Lanai Planning, that can go really

quick. Those are quick. And you'll have everything that we submit in, so you'll have lots of information. Thank you.

Ms. Gima: Thank you Lynn. Anyone else?

Mr. Reynold "Butch" Gima: Butch Gima. Like Brad said the Cost of Government Committee solicited comments from our, our community, and there were a number of us who did submit recommendations. One of which was Brad already mentioned about having Saturday meetings. I know the County is being mindful of not flying at night because of the tragedy that happened several years ago. And I think part of the Cost of Government recommendation was, as Alberta said, you know, provide, provide data and numbers so you guys can make an informed decision. Not just go based on the fact that the Planning Department wants to do it at 4:00 p.m.

At last year's budget meeting we also had made a recommendation to Finance Director to ...contract with Expeditions to go back on a later boat. So you have the meeting as is. And then if you'd not going to fly back, then take the later boat, just like they do for Halloween. I mean, they have the special boat that takes residents, you know, to Lahaina and back; or for Fourth of July, the Pineapple Festival. They have that late boat that goes back.

We also recommended that by staying over that also helps with the Lanai economy, and patronizing the businesses. So please take that into consideration when you make that decision. But most importantly, I disagree with changing it to 4:00 p.m because it limits the opportunity for residents to testify. Like I would have to take vacation to come to a 4:00 p.m. meeting. And so we have to take into consideration other employees. Now other employees may get paid to come to a 4:00 p.m. meetings. I don't get paid to come to a 4:00 p.m. meeting. And...I hope in time the County will start flying again so this will be a non-issue. But for now, you know, please leave it as is. I anticipate there's going to be other stuff coming down the pipe that's going to take more than an hour and a half. As is it's frustrating to have, you know, one meeting every couple of months. You know when I was on the Planning Commission, you know, we had, we have meetings every month. And when they did not have applications, our Planning Commission had meetings amongst themselves to discuss how you want to serve, you know, our community. And I think it's important to have those types of discussion separate from regular agenda items because Planning Commission is a misnomer. You guys are a reaction commission, not a planning commission. But having the meetings to discuss how you guys are going to work as a group is just as important as going over these documents that come before you. So please I would strongly suggest stay, stay with the time and, you know, follow the recommendations that were made to the Cost of Government Committee. Thank you.

Ms. Gima: Thank you. Any other comments? Alright, we'll go ahead and close public testimony and turn it back over to Clayton.

Mr. Yoshida: So is the Commission going to take any action on this item or do we defer it to the next meeting?

Ms. Gima: I would recommend to defer it to the next meeting, and possibly get some of those numbers and that data, so that we can, again, make that informed decision. And then also hopefully having other of the Commissioners here as well. That's my recommendation.

Mr. Yoshida: So that's the recommendation of the commission?

Ms. Gima: That's my recommendation. Anyone else have any other recommendations?

Ms. Marlene Baltero: I agree with your proposal for now so at least most of the Commissioners should be here. Thus, we move on.

Mr. Yoshida: Well, unless there's a consensus to defer. I don't know how the individual members feel.

Ms. Gima: Okay, I guess we need to defer vote on this, so would someone like to --. Can I make a motion? Can I make a motion as a chair? Anybody willing to make a motion to defer this item to next month's agenda?

Ms. Aoki: Are we having a meeting next month?

Ms. Gima: That's a good question. Are we Clayton?

Mr. Yoshida: Well that's under Item 6. But...do you want to move to Item 6?

Ms. Gima: Well why don't we just make the motion to defer it to our next scheduled meeting if that's next month or the following month. So do I hear a motion for that?

Mr. Oshiro: Okay, I'll make the motion. Let's defer this to the next meeting whether it's next month or in December or January or whatever. So that's my recommendation...proposal.

Ms. Gima: Can I get a second?

Ms. Aoki: I second. I think it's a good idea to wait for the other commission members before making a decision.

Ms. Gima: Okay, the motion has been made by Brad, seconded by Joelle. All in favor of deferring this item to our next planning commission meeting raise your hand. Six. Opposed? None. Okay, it pulls through.

It was moved by Commissioner Bradford Oshiro, seconded by Commissioner Joelle Aoki, then unanimously

**VOTED: to defer to the next scheduled meeting
(Assenting: J. Aoki, M. Baltero, S. Ferguson, K. Gima, S. Koanui Nefalar,
B. Oshiro**

Excused: J. Barfield, S. Marlowe, B. Zigmond)

3. Report from the Lanai Planning Commission members who attended the 2015 Hawaii Congress of Planning Officials (HCPO) Conference, October 14-16, 2015 at the Hawaii Convention Center, Honolulu, Hawaii

Mr. Yoshida: Under Item 3 under Director's Report is the report from Planning Commission Members who attended the Hawaii Congress of Planning Official Conference last week Wednesday through Friday at the Hawaii Convention Center. I believe the Vice-Chair Nefalar did attend the conference.

Ms. Stacie Koanui Nefalar: Okay, I attended the conference last week. I did attend the rail transit tour. I loved the rail transit tour. And I decided to attend that tour because there's a lot of our people that will be traveling. You know, we travel off-island and there's another opportunity for transportation. So I wanted to get as much information as I could. So I found out there -- because they don't come to our island and, you know, I really wasn't interested thinking that I'm on Lanai. You know I don't pay the taxes unless I go there and shop. So since I had this opportunity, there's going to be 21 total stations along the whole rail. I asked them specifically if there is going to be a stop at the airport, and I did ask them if there were going to be space onboard to carry luggage. He did, they did say yes. There is going to be space onboard for bikes, surfboard, coolers and luggage. So I asked him, okay, if our people came from off-island, they got on with our luggage from the airport, takes to Ala Moana. He said from there you can either catch a taxi to your hotel or wherever you're going to go, so that is a possibility. Right now they say they're not sure what the cost is going to be but they are going to, I guess, incorporate into the monthly city bus passes. So there's going to be bus passes. And they did say the rail arrives every six minutes. So whatever stop you're at, a rail comes every six minutes.

I also did attend other sessions; attended a planning for sustainable economy. I thought that was really a sustainable economy, but it was for --. Sometimes they don't label it exactly what you think. It was for fiber optics. Interesting. The guy, one of the presenters did say that the schools are going to get it. So I hurry it up and texted my tech guy and he said we had it like three years already. So I said, okay, well that's good. He's just not up to date with his information.

And then I also went to housing on --. They talked about accessory dwelling units, and that was good. And I attended a cultural resource session. That was interesting. I loved it. It was good. I wished everybody could go.

4. Approval of proposed 2016 Meeting Schedule

The Commission may act to approve or approved with amendments the proposed meeting schedule.

Mr. Yoshida: Okay, under Item 4 is we have proposed a meeting schedule for calender year 2016 and we hope that you could act on it so Leilani can reserve meeting places for those dates.

Ms. Gima: Are we voting to approve the schedule?

Mr. Yoshida: Yes.

Ms. Gima: Okay. Commissioners, any discussion regarding the proposed schedule for 2016? Any questions or concerns with the schedule? Go ahead?

Ms. Aoki: No question.

Ms. Gima: Do I hear a motion to approve the 2016 Planning Commission schedule?

Ms. Aoki: I move to approve the 2016 Planning Commission schedule as provided to us.

Ms. Gima: Do I hear a second? Okay, all in favor of this proposed 2016 schedule raise your hand. One, two, three, four, five, six. All opposed? None. It passes.

It was moved by Commissioner Joelle Aoki, seconded by Commissioner Stacie Koanui Nefalar, then unanimously

VOTED: to approve the proposed 2016 Lanai Planning Commission schedule as presented.

(Assenting: J. Aoki, M. Baltero, S. Ferguson, K. Gima, S. Koanui Nefalar, B. Oshiro

Excused: J. Barfield, S. Marlowe, B. Zigmond)

5. Open Lana'i Applications Report as distributed by the Planning Department with the October 21, 2015 agenda

Mr. Yoshida: Okay, under Item 5, we have circulated the list of open Lanai applications as well as Council Resolution 15-112 regarding affordable accessory dwelling units on lots with an area between 5,000 to 7,499 square feet introduced by Council Member Bob Carroll which has to go to the Planning Commission. For review and comments because they're transmitting -- the resolution was transmitted back in September to the three Planning Commissions by the Council for review and comments.

Ms. Gima: Okay first off any questions, comments or discussion regarding the open Lanai applications report? Okay none. Any comments, questions regarding the resolution, regarding the accessory dwelling?

6. Agenda Items for the November 18, 2015 Lanai Planning Commission meeting

Mr. Yoshida: I guess if there's, there are no comments on the open applications report, our next meeting is scheduled for November 18th. We don't have any solid land use application or legislation scheduled for that meeting. However with the Council Resolution 15-112 which was transmitted to us in September, we have a 120 days to get the Commission's comments back to the Council, so we're looking at having a meeting in December to have a public hearing on this Council Resolution and to get input from the community and the Lanai Planning Commission so we can transmit it to the Council in January.

Ms. Gima: So no meeting next month in November. We'll have a meeting in December which hopefully then as well Director Spence can attend so we could discuss the SMA stuff and then also vote on approving the 5:30 p.m. to 4:00 p.m.

Mr. Yoshida: Yes, we'll discuss that with Director Spence when he returns to the office next week.

H. NEXT REGULAR MEETING DATE: NOVEMBER 18, 2015

I. ADJOURNMENT

Ms. Gima: Alright, any other questions Commissioners? Alright, well, it's 7:00 p.m. Go ahead Joelle.

Ms. Aoki: The Community Plan draft with revisions from the County Council, when will we anticipate that to come back our way?

Mr. Yoshida: The matter is still pending before the Council Planning Committee. It was transmitted to them, I believe, about a year ago, so they have about a year to deal with this and they'll give themselves a time extension which probably they will be doing. So soon after that it would pass by an ordinance, and, you know, we will circulate the approved Lanai Community Plan Update to the Planning Commission because that's one of the documents you rely on. As soon as it is posted on the Council website. When exactly that's going to happen, that's beyond my powers or control so --.

Ms. Aoki: And just to clarify then coming back to the community, not to the Planning Commission. But I do have a second question which was recommendations were made in reference to the short-term rental permits. When will we hear anything about being adopted or accepted by the County Council?

Mr. Yoshida: Okay, that's another matter that's with the Council Planning Committee, and they've been kind of alternating between trying to finish the Community Plan Update and trying to get these amendment passed. Now hopefully after they pass the Community Plan Update

then they'll have more time to deal with the amendments to the Short-Term Rental Home and the B&B Ordinances. In the mean time the Molokai Planning Commission will be working on the Molokai Community Update. So hopefully by the middle of next year the Molokai Community Plan Update will be transmitted to the Council, and they will have one year to deal with that. So, again, that's beyond my power as to when they're going to adopt the amendments.

Ms. Aoki: Thank you for the information.

Ms. Gima: Okay, if there's no other questions, do I hear a motion to adjourn this meeting? It's now 7:03 p.m.

Ms. Aoki: I move to adjourn.

Ms. Gima: Second? Fergie. All in favor raise your hands. All opposed? None. Okay, thank you. Thank you everyone for coming out tonight.

There being no further discussion brought forward to the Commission, the meeting was adjourned at approximately 7:03 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

PRESENT:

Joelle Aoki
Marlene Baltero
Stephen Ferguson
Kelli Gima, Chair
Stacie Lee Koanui Nefalar, Vice-Chair
Bradford Oshiro

EXCUSED:

Jarrold Barfield
Stuart Marlowe
Beverly Zigmond

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Kurt Wollenhaupt, Staff Planner