

LANA'I PLANNING COMMISSION

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

AGENDA

DATE: January 20, 2016
TIME: 5:30 P.M.
PLACE: Lana'i Senior Center
309 Seventh Street
Lana'i City, Lana'i, Hawaii 96763

Members: Kelli Gima (Chair), Stacie Lee Koanui Nefalar (Vice-Chair), Joelle Aoki, Marlene Baltero, Jarrod Barfield, Stephen Ferguson, Stuart Marlowe, Bradford Oshiro, Beverly Zigmund

- A. CALL TO ORDER
- 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.
- C. APPROVAL OF THE MINUTES OF DECEMBER 16, 2015 MEETING
- D. NEW BUSINESS
 - 1. MR. KURT MATSUMOTO, Chief Operating Officer of LANAI RESORTS, LLC, a Hawaii limited liability company doing business as PULAMA LANAI requesting an Environmental Assessment Determination on the Final Environmental Assessment (FEA) 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) ***(FEA previously mailed under a separate cover to the Commissioners. Commissioners, please bring your copy of the FEA to the meeting. Draft EA reviewed at the October 21, 2015 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 accept the Final Environmental Assessment as a Findings of No Significant Impact (FONSI) or take some other action.

E. UNFINISHED BUSINESS

1. MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 15-112 referring to the Lanai, Maui, and Molokai Planning Commissions a proposed bill to amend the comprehensive zoning ordinance to permit affordable accessory dwellings in Residential Districts. (RFC 2015/0153) (J. Alueta) (The public hearing was conducted on December 16, 2015 and the matter was deferred by the Lanai Planning Commission) (Commissioners: Please bring the Department's report prepared for the December 16, 2015 meeting with you.)

The Council is considering a proposed bill to permit accessory dwellings in residential districts on properties of between 5,000 and 7,499 square feet, for the purpose of increasing the availability of affordable housing.

The proposed legislation is available at <http://co.maui.hi.us/index.aspx?nid=121>

The Commission may take action on this request.

F. COMMUNICATIONS

1. Planning Department transmitting a status report memo on the Planning Department's study to amend the Lanai Special Management Area (SMA) boundaries (First presented at the October 21, 2015 meeting.) (K. Aoki)

There may be ongoing community discussion.

G. DIRECTOR'S REPORT

1. Open Lanai Applications Report as distributed by the Planning Department with the January 20, 2016 agenda
2. Agenda Items for the February 17, 2016 Lanai Planning Commission meeting

H. NEXT REGULAR MEETING DATE: FEBRUARY 17, 2016

I. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(a)(4), HRS.

DOCUMENTS ARE ON FILE WITH THE DEPARTMENT OF PLANNING. THE ADDRESS OF THE

Lanai Planning Commission
Agenda – January 20, 2016
Page 3

COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 619, WAILUKU, MAUI, HAWAII 96793.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O the DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date was on January 20, 2016 was on January 5, 2016.

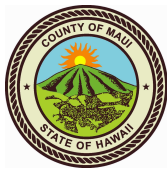
ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE.

WRITTEN TESTIMONY AND FAXES SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE COMMISSION. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE REQUESTED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

TESTIFIERS: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST **SIX (6)** BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Department of Planning at least one day prior to the meeting date. Thank you for your cooperation. (S:\ALL\Leilani\LPCA\Agenda\2016\012016_age.wpd)



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

Open PD - Projects by TMK Report

01/11/2016

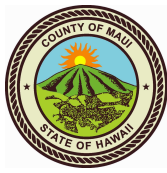
Entry Date: 01/11/2014 - 01/11/2016

Permit Type: %

TMK: 249%

<u>TMK</u>	<u>Project</u>	<u>Permit Name</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2490020010000	LANAI HELISTOP PADS	TWO PRIVATE HELISTOP PADS\LANAI	CP - 20150010	LANAI RESORTS LLC	12/14/2015		OPEN	WOLLENHAUPT
	LANAI HELISTOP PADS	TWO PRIVATE HELISTOP PADS\LANAI	SUP2 - 20150014	LANAI RESORTS LLC	12/14/2015		OPEN	WOLLENHAUPT
2490040030000	HALE OHANA	HALE OHANA SHORT TERM RENTAL HOME\LANAI	STLA - T20150003	DONNA M. LOWY	11/02/2015		OPEN	WOLLENHAUPT
2490060030000	LANAI RESORTS, LLC	850 FRASER AVENUE BUILDING REPAIR\LANAI	CTB - 20150011	LANAI RESORTS, LLC DBA PULAMA LANAI	12/29/2015		OPEN	QUIGLESS
2490060260000	THE LOCAL GENTRY	PROPOSED BUILDING REPAIRS\LANAI	CTB - 20150010	LANAI RESORTS LLC	12/18/2015		OPEN	QUIGLESS
2490060500000	LANAI AVENUE	CONSTRUCTION OF 3 HOMES\CARPORTS\LANAI	CIZ - 20150006	LANAI RESORTS LLC DBA PULAMA LANAI	08/11/2015		OPEN	WOLLENHAUPT
	LANAI AVENUE	CONSTRUCTION OF 3 HOMES\CARPORTS\LANAI	CPA - 20150005	LANAI RESORTS LLC DBA PULAMA LANAI	08/11/2015		OPEN	WOLLENHAUPT
	LANAI AVENUE	CONSTRUCTION OF 3 HOMES\CARPORTS\LANAI	EA - 20150006	LANAI RESORTS LLC DBA PULAMA LANAI	08/11/2015		OPEN	WOLLENHAUPT
2490170020000	RANGER STATION OFFIC	RELOCATION OF TRAILER	SMX - 20150456	BRYAN ESMERALDA	10/21/2015		OPEN	THACKERSON
2490220070000	WATEROUS RESIDENCE	GARAGE/STUDIO ALTERATION: 2ND FLR ADD	SMX - 20150529	NIESS, JIM	12/09/2015		OPEN	HIGA

Grand Total: 10



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

Planning Department - Completed Projects by TMK Report

Completion Date: 10/11/2015 - 01/11/2016

Permit Type: %

TMK: 249%

Does not include permit types: LTR, SPC and S.

<u>TMK</u>	<u>Project</u>	<u>Description</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2490040030000	HALE OHANA	HALE OHANA SHORT TERM RENTAL HOME	RFC - 20150168	DONNA M. LOWY	10/27/2015	11/02/2015	DONE	WOLLENHAUPT
2490170020000	HULOPOE BAY BEACH	PROPOSED INSTALLATION OF ACCESS GATE AT BEACH KIOSK	PH3 - 20140005	PULAMA LANAI	03/11/2014	11/12/2015	DONE	THACKERSON
	PULAMA LANAI	PULAMA LANAI	PH3 - 20140008	PULAMA LANA'I	04/11/2014	11/12/2015	DONE	THACKERSON
2490170060000	TRILOGY PAVILION	TRILOGY PAVILION GREASE INTERCEPTOR	SM7 - 20150002	COON RIELY	11/16/2015	11/16/2015	DONE	BUIKA
	TRILOGY PAVILION	TRILOGY PAVILION GREASE INTERCEPTOR	SMX - 20150488	COON RIELY	11/06/2015	11/16/2015	DONE	BUIKA
2490170060002	TRILOGY CORPORATION	TRILOGY CORPORATION	FDP - 20150060	TRILOGY CORP.	11/24/2015	11/25/2015	DONE	CABAIS
2490170100000	MANELE GOLF MAINTENA	GAS STORAGE TANK MANELE GOLF MAINTENANCE	PH3 - 20140001	LANAI RESORTS, LLC	01/28/2014	11/12/2015	DONE	THACKERSON

Grand Total: 7