

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 (HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: NOVEMBER 20, 2019
TIME: 5:00 P.M.
PLACE: Lana'i Senior Center
309 Seventh Street
Lana'i City, Lana'i, Hawaii 96763

Members: Shelly Preza (Chair), Chelsea Trevino (Vice-Chair), Roxanne Catiel, John Delacruz, Caron Green, Mililani Martin, Sherry Menze, Gerald Rabaino, Shirley Samonte

- 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. PUBLIC HEARING (Action to be taken after public hearing)
 - 1. A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.24, 19.26 AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN THE APARTMENT DISTRICTS AND INDUSTRIAL DISTRICTS AND DWELLING UNITS IN THE INDUSTRIAL DISTRICTS

MS. MICHELE McLEAN, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapters 19.12, 19.24, 19.26 and 19.37, relating to transient vacation rentals in the Apartment Districts and Industrial District and dwelling units in the Industrial Districts. (J. Takakura) [Memo Report](#)
- D. UNFINISHED BUSINESS
 - 1. Review the proposed revisions to Chapters 19.64 and 19.65, Maui County Code, the Short-Term Rental Homes and Bed and Breakfast Homes for Lanai, as discussed and recommended by the Commission. Discussions held at the December 12, 2018, January 16, 2019, April 17, 2019, and June 19, 2019 meetings. (J. Hart) [STRH Proposed Revisions](#) [B&B Homes Proposed Revisions](#)

The Commission may provide further amendments and revisions, and then direct the Planning Department and the Department of Corporation Counsel to schedule draft bill for public hearing at a future Commission meeting.

2. Ms. Michele McLean, Planning Director, transmitting the Lanai City Country Town Business District Design Guidelines and Standards, 2019. (A. Kehler) (Public Hearing was conducted at the February 21, 2018 meeting.) [Report](#)

E. COMMUNICATIONS

1. MS. LYNN P. MCCRORY, Senior Vice-President of Government Affairs, PULAMA Lanai, submitting the [2018 annual report dated September 23, 2019](#) regarding water usage at Manele pursuant to condition no. 24 of the Special Management Area Use Permit and Project District Phase 2 Approval five-year time extension for residential and multi-family development at TMK Nos.: 4-9-017:001, 002, 003, 004, 005, and 4-9-002:049, Manele, Island of Lanai. (95/SM1-015) (95/PH2-001)

The Report is provided to the Lanai Planning Commission for its review.

F. DIRECTOR'S REPORT

1. Memorandum from Ms. Michele McLean, Planning Director, requesting a special meeting on February 13, 2020, Thursday, from 4:00 - 6:00 p.m. to introduce the Title 19 zoning code rewrite (T19) by the Department's consultant Orion Planning + Design (OPD). This will be the first of several meetings and public engagement workshops for the estimated four-year project. [Memo](#)
2. Update of Digital Zoning Map for Lanai -- Public informational meeting scheduled on December 3, 2019, Tuesday, from 4:30 p.m. to 6:00 p.m. at the Lanai Senior Center. Planning Department staff will provide information on the County's digital mapping project (DSSRT) which includes converting the County's old paper zoning maps to a digital format and correcting inconsistencies and errors. A presentation of the proposed Lanai digital map will be made. The digital map will be reviewed by the Lanai Planning Commission next year and then by the Maui County Council for adoption.
3. Report from the Lanai Planning Commission members who attended the 2019 Hawaii Congress of Planning Officials (HCPO) Conference, September 11-13, 2019 at the Sheraton Maui Resort and Spa, Maui. (M. Martin and S. Menze)
4. Approval of the [Proposed Meeting Schedule](#) for Calendar Year 2020.

The Commission may take action to approve or modify the proposed meeting schedule.

5. [Open Lanai Applications Report](#) as distributed by the Planning Department with the October 16, 2019 agenda.
6. [Open Lanai Applications Report](#) as distributed by the Planning Department with the November 20, 2019 agenda.
7. Agenda Items for the December 18, 2019 meeting

The department is requesting to hold the meeting from 3:30 p.m. to 5:30 p.m.

G. NEXT REGULAR MEETING DATE: December 18, 2019

H. 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 COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 619, WAILUKU, MAUI, HAWAII 96793. DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT WWW.MAUICOUNTY.GOV UNDER BOARDS AND COMMISSIONS, LANAI PLANNING COMMISSION.

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.

Unless otherwise specified by another 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 November 20, 2019 was on November 5, 2019.

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.

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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.

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