

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: JANUARY 15, 2020
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. MS. MICHELE McLEAN, AICP, Planning Director, transmitting a proposed bill relating to zoning maps described as follows:

A proposed bill entitled "A BILL FOR AN ORDINANCE ADOPTING A DIGITAL ZONING MAP AS THE OFFICIAL ZONING MAP FOR THE ISLAND OF LANAI."

The purpose of the proposed bill is to adopt a digital zoning map for the Island of Lanai. (K. Aoki) [Memorandum](#)
- D. UNFINISHED BUSINESS
 - 1. Review the proposed revisions to Chapters 19.64 and 19.65, Maui County Code, Bed and Breakfast Homes and Short-Term Rental Homes for Lanai, respectively, as discussed and recommended by the Commission. Discussions held at the December 12, 2018, January 16, 2019, April 17, 2019, June 19, 2019, and November 2019 meetings. (J. Hart)
[B&B Homes Proposed Revisions](#) [STRH Proposed Revisions](#)

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

E. DIRECTOR'S REPORT

1. MICHELE MCLEAN, AICP, Planning Director transmitting the following request pursuant to the provisions of Section 19.45.060, Project District Amendment and Revision of the Maui County Code:

LANAI RESORTS, LLC, a Hawaii limited liability company, doing business as PULAMA LANAI, requesting a Phase III Project District Approval in order to construct 20 single-family residences with garages located in the Lanai Project District 2 (Koele) Zoning District at TMKs: (2) 4-9-021:001, 003, 005, 006 and 011, Koele, Island of Lanai (PH3 2019/0007) (A. Cua and K. Wollenhaupt)
[Memorandum](#)

The Director has determined this is a non-substantive revision to the Phase II preliminary approved site plan which allows up to 100 townhomes and this request will not result in significant impacts above the Phase II approved plan. With the 20 new residential units proposed in this request along with the 33 units which currently exist, there will be a total of 53 residential units constructed out of the 100 units which were originally approved. The Commission shall acknowledge receipt of the request. The Commission may act to waive its review of the proposed non-substantive revisions and allow the Director to approve the Phase III Project District request for the 20 residences or act to not waive review and further evaluate the request.

2. Reports from members who attended the Native Hawaiian Law Training on December 16, 2019 in Kona or December 17, 2019 in Hilo.
3. [Open Lanai Applications Report](#) as distributed by the Planning Department with the January 15, 2020 agenda.
4. Agenda Items for the February 13, 2020 special meeting

F. SPECIAL MEETING DATE: February 13, 2020, Thursday, starting at 4:00 p.m.

NEXT REGULAR MEETING DATE: February 19, 2020 at 5:00 p.m.

G. 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.

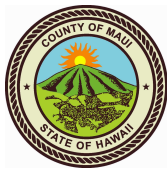
Unless otherwise specified by another planning commission rule, any petition to intervene as a formal party in the proceedings before the Commission must be filed with the Commission and served upon the applicant no less than ten (10) days before the first public hearing date. (Note: The calculation 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 January 15, 2020 was on December 31, 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. 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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County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

Open PD - Projects by TMK Report

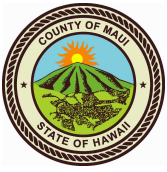
12/30/2019

Entry Date: 12/30/2017 - 12/30/2019

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	HALEPALAOA PIER PROJ	FDP/HALEPALAOA PIER REPAIRS/LANAI	FDP - T20190064	HARRILYN KAMEENUI	08/28/2019		OPEN	WAIKIKI
	LANAI LANDING	FDP APP/8X18 OPEN SHADE SHELTER-LANAI	FDP - T20190115	PULAMA LANAI	12/11/2019		OPEN	SANCHEZ-GOMEZ
	LANAI LANDING	FDP APP/COMPOSTING TOILET-LANAI	FDP - T20190116	PULAMA LANAI	12/11/2019		OPEN	SANCHEZ-GOMEZ
	LANAI LANDING REPAIR	LANAI LANDING REPAIR	SMX - 20190203	LANAI RESORTS, LLC DBA PULAMA LANAI	06/12/2019		OPEN	BUIKA
2490030100000	HALEPALAOA PIER REPA	FDP/HALEPALAOA PIER REPAIRS/LANAI	FDP - T20190065	HARRILYNN KAMEENUI	08/28/2019		OPEN	WAIKIKI
	LANAI LANDING REPAIR	LANAI LANDING REPAIR	SMX - 20190203	LANAI RESORTS, LLC DBA PULAMA LANAI	06/12/2019		OPEN	BUIKA
2490030270000	HALEPALAOA PIER REPA	FDP/HALEPALAOA PIER REPAIRS/LANAI	FDP - T20190066	HARRILYN KAMEENUI	08/28/2019		OPEN	WAIKIKI
2490060040000	FORMER LT HOUSE	LPAP/FORMER LT HOUSE/LANAI	LPAP - 20190014	HAWAII LAND DESIGN	05/17/2019		W	AARONA
2490060210000	COMMERCIAL BUILDING	COMMERCIAL BUILDING RENOVATION\LANAI	CTB - 20190008	LANAI RESORTS, LLC DBA PULAMA LANAI	11/05/2019		OPEN	BURKETT
2490070820000	KE HIKI HALE	KE HIKI HALE	STLA - T20190003	ARMEN MAJKUS	05/14/2019		OPEN	BURKETT
2490130010000	HALE OHANA	REVIEW FOR COMPLETENESS/LANAI	STLA - T20190001	RUSSELL NEILSON	02/27/2019		OPEN	BURKETT
2490140010000	HOKUAO 201H PROJECT	HOKUAO 201H HOUSING PROJECT\LANAI	RFC - 20190075	PULAMA LANAI	08/12/2019		OPEN	WOLLENHAUPT
2490140090000	HOKUAO 201H PROJECT	HOKUAO 201H HOUSING PROJECT\LANAI	RFC - 20190075	PULAMA LANAI	08/12/2019		OPEN	WOLLENHAUPT
2490170010000	MANELE OBSERVATORY	MANELE OBSERVATORY	PH2 - 20190001	LANAI RESORTS LLC DBA PULAMA LANAI	07/26/2019		OPEN	WOLLENHAUPT
	MANELE AMPHITHEATER	PARKING REDUCTION/LANAI CITY	PSW - 20190005	LANAI RESORTS, LLC	12/10/2019		OPEN	WAIKIKI
2490170080000	MANELE GOLF COURSE	MANELE GOLF COURSE CART PATH	SMX - 20190192	LANAI RESORTS LLC, DBA PULAMA LANAI	06/06/2019		OPEN	THACKERSON
	MANELE GOLF COURSE	MANELE GOLF COURSE CART PATH	SSA - 20190029	LANAI RESORTS LLC, DBA PULAMA LANAI	06/06/2019		OPEN	THACKERSON
2490210010000	MALANAI ESTATES	MALANAI ESTATES	PH3 - 20190007	LANAI RESORTS, LLC DBA PULAMA LANAI	12/05/2019		OPEN	WOLLENHAUPT
2490210030000	MALANAI ESTATES	MALANAI ESTATES	PH3 - 20190007	LANAI RESORTS, LLC DBA	12/05/2019		OPEN	WOLLENHAUPT



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Open PD - Projects by TMK Report

12/30/2019

Entry Date: 12/30/2017 - 12/30/2019

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>
2490210030000				PULAMA LANAI				
2490210050000	MALANAI ESTATES	MALANAI ESTATES	PH3 - 20190007	LANAI RESORTS, LLC DBA PULAMA LANAI	12/05/2019		OPEN	WOLLENHAUPT
2490210060000	MALANAI ESTATES	MALANAI ESTATES	PH3 - 20190007	LANAI RESORTS, LLC DBA PULAMA LANAI	12/05/2019		OPEN	WOLLENHAUPT
2490210110000	MALANAI ESTATES	MALANAI ESTATES	PH3 - 20190007	LANAI RESORTS, LLC DBA PULAMA LANAI	12/05/2019		OPEN	WOLLENHAUPT

Grand Total: 16

PERMIT TYPES:

FDP - FLOOD DEVELOPMENT PERMIT

LPAP - LANDSCAPING PLANTING APPROVAL - OFF STREET PARKING

PH2 - PROJECT DISTRICT PHASE 2

PH3 - PROJECT DISTRICT PHASE 3

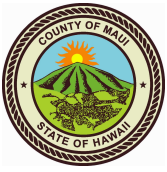
PSW - PARKING STALL WAIVER

RFC - REQUEST FOR COMMENTS

SMX - SMA ASSESSMENT

SSA - SHORELINE SETBACK APPROVAL

STLA - SHORT-TERM RENTAL HOME/LANAI



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Planning Department - Completed Projects by TMK Report

Completion Date: 09/30/2019 - 12/30/2019

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>
Grand Total:	0							