

LANA'I PLANNING COMMISSION

PURSUANT TO CHAPTER 92, PART I, OF THE HAWAII REVISED STATUTES AS AMENDED, AND THE GOVERNOR'S EMERGENCY PROCLAMATIONS RELATED TO COVID-19 CRISIS. NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE LANA'I PLANNING COMMISSION

AGENDA

(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: June 17, 2020
TIME: 5:00 P.M.
PLACE: Online only via BlueJeans: Meeting ID: 435210240

Members: Shelly Preza (Chair), Chelsea Trevino (Vice-Chair), Roxanne Catiel, John Delacruz, Sally Kaye, Sherry Menze, John Ornellas, Shirley Samonte

To listen to the meeting or provide oral testimony via phone, dial 1-888-748-9073 and enter code 435210240

To watch the meeting or provide video testimony, use meeting link: <https://bluejeans.com/435210240>

To provide written testimony, email comments to planning@mauicounty.gov or fax comments to (808) 270-7634 at least two business days prior to the meeting; written testimony will be distributed to commission members and will be reviewed at the meeting.

Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.

Testifiers will be called by the Chair to offer their testimony and are asked to mute their audio and video when they are not testifying.

Testifiers via video are asked to sign-up using the Chat function to send a Direct Message to Leilani Ramoran-Quemado, providing your name and which item you will be testifying on. Testifiers via phone will be called by the Chair after video testimony is finished.

Commissioners shall not be contacted by the Chat function.

- A. CALL TO ORDER
- B. PUBLIC HEARING (Action to be taken after public hearing.)
 - 1. A BILL FOR AN ORDINANCE ESTABLISHING CHAPTER 19.97, MAUI COUNTY CODE, DECLARING A MORATORIUM ON TRANSIENT ACCOMMODATION PERMITS ON LANAI

MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting County Council Resolution No. 20-26, referring to the Lanai Planning Commission a proposed bill to establish a moratorium on transient accommodation permits on Lanai. (J. Takakura) [MEMORANDUM](#)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed> and is summarized as follows:

Per Council Resolution No. 20-26, adopted on March 13, 2020, the Council proposes to establish a moratorium of up to one year on transient accommodation permits on Lanai.

2. A BILL FOR AN ORDINANCE AMENDING TITLE 19.65, MAUI COUNTY CODE, RELATING TO SHORT-TERM RENTAL HOME PERMITS IN THE MAUI AND LANAI COMMUNITY PLAN AREAS

MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting County Council Resolution 20-27, referring to the Maui and Lanai Planning Commissions a proposed bill to amend the comprehensive zoning ordinance relating to Short-Term Rental Home Permits on Maui and Lanai. (J. Takakura) [MEMORANDUM](#) [POWER POINT PRESENTATION](#)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed> and is summarized as follows:

Per Council Resolution No. 20-27, adopted on March 13, 2020, the Council proposes to amend Section 19.65.030.R. to reduce the number of short-term rental home permits in all community plan areas except for South Maui, and proposes a maximum of 20 permits for the Lanai Community Plan area.

3. PROJECT DISTRICT PHASE 2 APPROVAL

LANAI RESORTS, LLC, doing business as PULAMA LANAI, requesting a Project District Phase 2 Development Approval for construction and operation of the Manele Amphitheater at the Four Seasons Resort at Manele. The proposed 600-seat amphitheater will consist of theater seating, two restroom facilities, support building, off-street parking, lawn areas and landscaping, and related improvements. The project is located at 1 Manele Bay Road on a portion of land identified at Tax Map Key No. (2) 4-9-017:001, Manele, Lanai, Hawaii (PH2 2020/0001) (K. Wollenhaupt) *(Commissioners: A copy of the application book was mailed to you at a previous date.)*

[APPLICATION BOOK
WRITTEN TESTIMONIES](#)

[REPORT & RECOMMENDATION](#)

C. DIRECTOR'S REPORT

1. [Open Lanai Applications Report](#) as distributed by the Planning Department with the June 17, 2020 agenda.
2. Agenda Items for the July 15, 2020 meeting

D. NEXT REGULAR MEETING DATE: July 15, 2020

E. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

SOME REQUIREMENTS OF CHAPTER 92, HRS, HAVE BEEN SUSPENDED UNDER GOVERNOR IGE'S SUPPLEMENTARY PROCLAMATION ISSUED ON MARCH 16, 2020. WHILE THE GOVERNOR'S PROCLAMATION IS IN EFFECT, NO FAILURE TO COMPLY WITH CHAPTER 92, HRS, WILL INVALIDATE A PUBLIC AGENCY'S DELIBERATIONS OR ACTIONS TAKEN.

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, OR MAY BE FOUND ON THE OFFICIAL COUNTY OF MAUI WEBSITE AT WWW.MAUICOUNTY.GOV UNDER BOARDS AND COMMISSIONS, LANAI PLANNING COMMISSION.

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 (10) days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS NOTED ABOVE. THE DEADLINE FOR FILING A TIMELY PETITION TO INTERVENE FOR AN ITEM WHERE THE FIRST PUBLIC HEARING DATE WAS ON JUNE 17, 2020 WAS ON JUNE 2, 2020.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES, THE GOVERNOR'S EMERGENCY PROCLAMATIONS DUE TO THE COVID-19 CRISIS, AND THE BOARD'S RULES OF PRACTICE AND PROCEDURE, EXCEPT FOR CONTESTED CASES UNDER CHAPTER 91, HRS, AS NOTED ABOVE.

WRITTEN TESTIMONY, WHETHER SENT VIA FAX, EMAIL OR USPS SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE BOARD. TESTIMONY CAN BE FAXED TO THE DEPARTMENT OF PLANNING AT (808) 270-7634 OR EMAILED TO planning@mauicounty.gov.

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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.

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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