

**LANA'I PLANNING COMMISSION
SUMMARY MINUTES
SEPTEMBER 16, 2020**

([HYPERLINK TO AUDIO RECORDING OF THE MEETING](#))

A. CALL TO ORDER

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Ms. Shelly Preza, Chair, at approximately 5:00 p.m., Wednesday, September 16, 2020, online via BlueJeans Meeting No. 731082245.

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

B. PUBLIC HEARING (Action to be taken after public hearing.)

- 1. A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.35, 19.64 AND 19.65, MAUI COUNTY CODE, RELATING TO ACCESSORY DWELLINGS, BED AND BREAKFAST HOMES AND SHORT-TERM RENTAL HOMES**

MS. MICHELE COUTEAU MCLEAN, AICP, Planning Director, referring to the Lanai Planning Commission a Proposed Bill to Amend Chapters 19.35, 19.64 and 19.65, Maui County Code, Relating to Accessory Dwellings, Bed and Breakfast Home Permits and Short-Term Rental Home Permits.

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

Chapters 19.35, 19.64, and 19.65 are proposed to be amended to allow bed and breakfast and short term rental home operations in accessory dwellings, subject to restrictions that encourage long-term occupancy; limit short-term rental homes to one per property and per applicant; clarify trusts and ownership requirements; expand notification requirements to neighbors of the property; and other minor revisions. (Jacky Takakura)

(Item B.1. begins at 00:02:48 of the Audio Recording.)

(Public Testimony for Item B.1. begins at 00:22:08 of the Audio Recording.)

No public testimony was provided from the public.

(Motion was made at 00:48:45 of the Audio Recording.)

(Vote was taken at 00:49:15 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Mr. John Ornellas, then unanimously

VOTED: to recommend to County Council to approve the bill for an ordinance amending the three chapters as presented by the Planning Department with the addition that the notification specific to Lanai be retained.

(Assenting: R. Catiel, J. Delacruz S. Kaye, S. Menze, J. Ornellas, S. Preza, N. Ropa, S. Samonte, C. Trevino)

2. A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO CANOPY TOURS AND ZIPLINE OPERATIONS

MS. MICHELE COUTEAU MCLEAN, AICP, Planning Director, transmitting County Council Resolution 20-90 referring to the Lanai Planning Commission a Proposed Bill to Amend the Comprehensive Zoning Ordinance Relating to Canopy Tours and Zipline Operations.

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. 20-90, adopted on June 19, 2020, transmitting the proposed bill, the Council proposes to amend Chapter 19.30A and establish Chapter 19.97, Maui County Code, to require a Conditional Permit for canopy tour and zipline operations to enable the Council to evaluate the appropriateness of the uses in various zoning districts. (Jacky Takakura)

(Item B.1. begins at 00:50:33 of the Audio Recording.)

(Public Testimony for Item B.1. begins at 01:00:02 of the Audio Recording.)

No public testimony was provided from the public.

(Motion was made at 01:07:30 of the Audio Recording.)

(Vote was taken at 01:08:55 of the Audio Recording.)

It was moved by Ms. Sherry Menze, seconded by Ms. Shirley Samonte, then unanimously

VOTED: to request that the County Council adopts the bill with the amendments as presented by the Planning Department.

(Assenting: R. Catiel, J. Delacruz S. Kaye, S. Menze, J. Ornellas, S. Preza, N. Ropa, S. Samonte, C. Trevino)

(The Lanai Planning Commission recessed at 6:09 p.m. and reconvened at 6:15 p.m.)

C. COMMUNICATIONS

1. **August 7, 2020 Q1 through Q2 2020 Semi-Annual Report (Condition 14) submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI regarding the project irrigation demand associated with the Residential and Multi-Family Development at Manele, TMK: 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.

2. **August 7, 2020 Second quarter of 2020 Report from mid-February through mid-June (Condition 15) water usage reports for the project site submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI for Project District Phase II Application for the Four Seasons Resort, Lanai, Koele Proposed Improvements (PH2 2017/0001).**

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

(Items C.1. and C.2. begin at 01:10:00 of the Audio Recording.)

Ms. Keiki-Pua Dancil, Ph. D. presented the two reports. And the Commission or the public did not have any questions on the reports.

(Public Testimony for Items C.1. and C.2. begin at 01:13:37 of the Audio Recording.)

No public testimony was provided from the public.

D. DIRECTOR'S REPORT

1. **Information requested of the Department by the Commission at the Lanai Planning Commission July 15, 2020 meeting (*Deferred from the August 19, 2020 meeting.*):**
 - a. **SM1 1995-0015 Condition #14:
Context of the condition.**

(Item D.1.a. begins at 01:14:45 of the Audio Recording.)

**b. Kaluakoi Estates (SM1 2020-0002):
Brief description of proposed action.**

(Item D.1.b. begins at 01:18:33 of the Audio Recording.)

2. **Reports from Commissioner(s) who attended the virtual Native Hawaiian Law Training held on August 13 and 14, 2020. (Deferred from the August 19, 2020 meeting.)**

(Item D.2. begins at 01:20:00 of the Audio Recording.)

3. **State Office of Planning and American Planning Association (Hawaii Chapter) hosting the 2020 Hawaii Congress of Planning Officials Conference, a virtual lunchtime series, October 19-23, 2020, from 11:30 a.m. – 1:30 p.m. each day. (Deferred from the August 19, 2020 meeting.)**

(Item D.3. begins at 01:22:08 of the Audio Recording.)

4. **Open Lanai Applications Report as distributed by the Planning Department with the September 16, 2020 agenda.**

(Item D.4. begins at 01:24:38 of the Audio Recording.)

5. **Agenda Items for the October 21, 2020 meeting.**

(Item D.5. begins at 01:26:17 of the Audio Recording.)

E. NEXT REGULAR MEETING DATE: October 21, 2020

F. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 6:32 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Roxanne Catiel
John Delacruz
Sally Kaye
Sherry Menze
John Ornellas
Shelly Preza, Chair
Natalie Ropa
Shirley Samonte
Chelsea Trevino, Vice-Chair

OTHERS:

Michele McLean, AICP, Planning Director
Jacky Takakura, Administrative Planning Officer
Richelle Thomson, First Deputy, Corporation Counsel