LANAʻI PLANNING COMMISSION

PURSUANT TO CHAPTER 92, PART I, OF THE HAWAII REVISED STATUTES AS AMENDED; NOTICE IS HEREBY GIVEN OF A SPECIAL REMOTE PUBLIC MEETING OF THE LANAʻI PLANNING COMMISSION

AGENDA
(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: September 7, 2022
TIME: 5:00 P.M.

REMOTE MEETING LOCATION: Interactive conference technology via BlueJeans Videoconferencing: Meeting ID: 431 332 048

PHYSICAL LOCATION: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Planning Department Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793. The Commission Members may not be physically present at this location and COVID-19 pandemic restrictions may limit capacity.

COURTESY TESTIMONY SITE: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Maui County Council, Lanai District Office, 814 Fraser Avenue (entrance on Gay Street), Lanai City, Hawaii 96763. Note: The Commission Members may not be physically present at this location and COVID-19 pandemic restrictions may limit capacity.

Members: Reynold Gima (Chair), Sally Kaye (Vice-Chair), Nicole Alboro, Erin Atacador, Zane de la Cruz, Elisabeth Grove, Sherry Menze, Shelly Preza, Chelsea Trevino

A. CALL TO ORDER

To listen to the meeting or provide oral testimony via phone, dial 1-888-748-9073 (toll-free) or 1-408-915-6290 or 1-408-740-7256, and enter Meeting ID: 431332048

To watch the meeting or provide video testimony, use meeting link: https://bluejeans.com/431332048 or www.bluejeans.com, click “Join Meeting,” and enter Meeting ID: 431332048

To provide written testimony: Email testimony to planning@mauicounty.gov or submit written testimony by mail to Lanai Planning Commission, c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793. While the Commission requests that written testimony be submitted by noon, one business day prior to the meeting, to allow time for it to be transmitted and reviewed by the Commission, testimony submitted after such date and time will still be accepted.
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 by providing your name and the item you’re wishing to testify on. Testifiers via phone will be called by the Chair after video and phone testimony are finished.

Commissioners shall not be contacted by the Chat function.

B. UNFINISHED BUSINESS

1. LANAI RESORTS, LLC, a Hawaii Limited Liability Company doing business as PŪLAMA LĀNAʻI, requesting a Community Plan Amendment, Change of Zoning, and Project District Phase I Development Amendment for the KŌʻELE PROJECT DISTRICT located at Kōʻele, Lānaʻi City, Lānaʻi, Hawaiʻi. TMK(S) (2) 4-9-001:021, (2) 4-9-001:024, (2) 4-9-001:025 (POR.), (2) 4-9-001:027, (2) 4-9-001:030, (2) 4-9-002:001 (POR.), (2) 4-9-002:061 (POR.), (2) 4-9-018:001, (2) 4-9-018:002 (POR.), (2) 4-9-018:003 (POR.), (2) 4-9-018:004, (2) 4-9-018:005, (2) 4-9-020:020 (POR.), (2) 4-9-021:009 (CPA 2021/0001, CIZ 2021/0001, PH1 2021/0001) (K. Wollenhaupt) (Item was discussed and deferred at the Lanai Planning Commission’s May 18, 2022, June 15, 2022, and July 20, 2022 meetings.)

Notice of Deferral Memo dated July 27, 2022

Documents Received After September 7, 2022 Agenda Posting

Commissioners, the following were provided in the July 20, 2022 LPC packets:

Lanai Project District Workshop (Power Point)

Notice of Deferral Memo dated June 27, 2022

Documents Received After July 20, 2022 Agenda Posting

Commissioners, the following were provided in the June 15, 2022 LPC packets:

Commissions’ comments to Munekiyo Hiraga Inc dated May 27, 2022

Documents Received After June 15, 2022 Agenda Posting
Commissioners, the following were provided in the May 18, 2022 LPC packets:

- Department’s Report and Recommendations
- Summary of Potential Impacts Table
- Koele Project District Amendment – Applications (Volume I of II)
- Koele Project District Amendment – Applications (Volume II of II) (Draft EA Appendices)
- Final Environmental Assessment – Volume I of II
- Final Environmental Assessment – Volume II of II
- Documents Received After May 18, 2022 Agenda Posting

C. DIRECTOR’S REPORT

1. Open Lanai Applications Report as distributed by the Planning Department with the September 7, 2022 agenda.
2. Chair Gima’s proposed workshop items
3. Proposed Meeting Schedule for Calendar Year 2023

   The Commission may take action to approve or modify the meeting schedule.
4. Discussion on how the Commission can get informed of SMA Minor Approvals.
5. Discussion on how meeting minutes can be produced in a timely manner.
6. Discussion on having hybrid meeting at the Lanai County Council’s facility.

D. NEXT REGULAR MEETING DATE: September 21, 2022

E. ADJOURNMENT
AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

INTERRUPTION IN VIDEO/AUDIO: IF THE CONNECTION BETWEEN ANY TESTIFIER AND THE VIDEO CONFERENCE IS LOST, THE MEETING WILL CONTINUE. A MEETING HELD BY INTERACTIVE CONFERENCE TECHNOLOGY SHALL BE AUTOMATICALLY RECESSED FOR UP TO 30 MINUTES TO RESTORE COMMUNICATION WHEN AUDIOVISUAL COMMUNICATION CANNOT BE MAINTAINED WITH COMMISSION MEMBER PARTICIPATING IN THE MEETING OR WITH THE PUBLIC LOCATION IDENTIFIED ABOVE. IF CONNECTION CANNOT BE RESTORED WITHIN 30 MINUTES, THE MEETING IS AUTOMATICALLY TERMINATED.

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 RELATING TO THIS MEETING ARE ON FILE WITH THE DEPARTMENT OF PLANNING AND MAY BE FOUND BY CLICKING ON THE LINKS PROVIDED ON THIS AGENDA, AND ON THE OFFICIAL COUNTY OF MAUI WEBSITE AT WWW.MAUICOUNTY.GOV UNDER BOARDS AND COMMISSIONS, LANAI PLANNING COMMISSION.

THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793, PHONE NUMBER IS 808-270-7735, AND EMAIL IS planning@mauicounty.gov.

THE LINKS FOR DOCUMENTS RECEIVED AFTER POSTING WILL BE UPDATED PERIODICALLY WHEN TESTIMONY OR DOCUMENTS ARE RECEIVED.

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 FILING OF ALL DOCUMENTS TO 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 SEPTEMBER 7, 2022 WAS ON AUGUST 23, 2022.

ORAL TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAI’I REVISED STATUTES, AND THE BOARD’S RULES OF PRACTICE AND PROCEDURE. IN ACCORDANCE WITH THESE RULES, MAXIMUM TIME LIMITS OF AT LEAST THREE MINUTES MAY BE ESTABLISHED BY THE COMMISSION ON INDIVIDUAL TESTIMONY. PLEASE NOTE THAT ANYONE WISHING TO PROVIDE ORAL TESTIMONY PERTAINING TO AN AGENDA ITEM THAT IS A “CONTESTED CASE” PURSUANT TO CHAPTER 91, HAWAI’I REVISED STATUTES, WILL BE ASKED TO TESTIFY UNDER OATH OR AFFIRMATION, AND MAY BE SUBJECT TO LIMITED CROSS EXAMINATION IN ACCORDANCE WITH SECTION 91-10(3), HAWAI’I REVISED STATUTES.

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.

**SPECIAL ASSISTANCE:** PERSONS REQUIRING AN AUXILIARY AID OR SERVICE OR AN ACCOMMODATION 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 THREE (3) 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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Grand Total: 7

PERMIT NAMES:
CIZ - CHANGE IN ZONING
CPA - COMMUNITY PLAN AMENDMENT
CTB - COUNTRY TOWN BUSINESS APPROVAL
PH1 - PROJECT DISTRICT PHASE 1
RFC - REQUEST FOR COMMENTS
# PD - Approved Projects for Lanai

Permit Completion Date: 05/25/2022 - 08/25/2022

## CP Request for Comment

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