

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: JANUARY 20, 2021

TIME: 5:00 P.M.

Online only via BlueJeans: Meeting ID: 454 352 220

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

A. CALL TO ORDER

To listen to the meeting or provide oral testimony via phone, dial **1-888-748-9073** and enter code **454 352 220**

To watch the meeting or provide video testimony, use meeting link: <https://bluejeans.com/454352220>

To provide written testimony, email comments to planning@mauicounty.gov by noon, one business day before the meeting to ensure distribution to the commission.

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 testimony is finished.

Commissioners shall not be contacted by the Chat function.

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

1. BED AND BREAKFAST HOME PERMIT

KAREN DE BRUM and MARTIN DE BRUM requesting a Bed and Breakfast (B&B) Home Permit in order to operate “de Brums Lanai,” a one-bedroom B&B home rental located in the R-3 Residential District at 950 Konawai Place, Tax

Map Key: (2) 4-9-001-026-0000, Lanai City, Island of Lanai. (BBLA T2020/0001) (J. Burkett)

On the island of Lanai, the initial B&B home permit application is required to be review by the Commission. [Department's Report & Recommendations](#)

[Documents Received After Posting](#)

C. NEW BUSINESS

1. Request for comment on Draft Environmental Assessment (EA) prepared for the proposed Hokuao 201H-38 housing project located in Lanai City, Lanai, Hawaii; Tax Map Keys (2) 4-9-002:061 (por), (2) 4-9-014:001 (por) and (2) 4-9-014:009 (por). (EAC 2020/0015) (K. Wollenhaupt)

[Memorandum](#)

[Documents Received After Posting](#)

The entire text of the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) is available at http://oegc2.doh.hawaii.gov/Doc_Library/2020-12-23-LA-DEA-Hokuao-201H-Housing-Project.pdf

The County of Maui, Department of Housing and Human Concerns, is the approving agency for the DEA.

D. COMMUNICATIONS

1. October 21, 2020 [Third quarter of 2020 Report from mid-June through mid-August \(Condition 15\) 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.

E. DIRECTOR'S REPORT

1. [Open Lanai Applications Report](#) as distributed by the Planning Department with the January 20, 2021 agenda.
2. Status update on the STRH/B&B proposed changes.
3. Status update on the 20-acre Miki Basin CPR project.

4. American Planning Association (APA) Hawaii Chapter-only complimentary membership to members of the planning-related boards and commissions at the County of Maui, Department of Planning. [APA Hawaii Letter](#)
 5. Agenda Items for the February 17, 2021.
- F. NEXT REGULAR MEETING DATE: February 17, 2021
- G. 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 JANUARY 20, 2021 WAS ON JANUARY 5, 2021.

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 NOON, ONE BUSINESS DAY 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. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

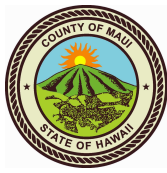
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TESTIFIERS: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas 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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County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

Open PD - Projects by TMK Report

01/11/2021

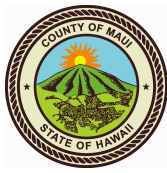
Entry Date: 01/11/2019 - 01/11/2021

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>
2490010260000	DE BRUMS LANAI	DE BRUMS LANAI	BBLA - T20200001	KAREN AND MARTIN DE BRUM	04/08/2020		OPEN	BURKETT
2490020010000	LANAI LANDING REPAIR	LANAI LANDING REPAIR	SMX - 20190203	LANAI RESORTS, LLC DBA PULAMA LANAI	06/12/2019		OPEN	BUIKA
2490020610000	HOKUAO 201H HOUSING	HOKUAO 201H HOUSING REQ COMMENTS\LANAI	EAC - 20200015	DEPT OF HOUSING & HUMAN CONCERNS	12/29/2020		OPEN	WOLLENHAUPT
2490030100000	LANAI LANDING REPAIR	LANAI LANDING REPAIR	SMX - 20190203	LANAI RESORTS, LLC DBA PULAMA LANAI	06/12/2019		OPEN	BUIKA
2490060210000	COMMERCIAL BUILDING	COMMERCIAL BUILDING RENOVATION\LANAI	CTB - 20190008	LANAI RESORTS, LLC DBA PULAMA LANAI	11/05/2019		OPEN	BURKETT
2490060310000	419 7TH STREET	419 7TH STREET RENOVATION/LANAI	CTB - 20200001	LANAI RESORTS, LLC DBA PULAMA LANAI	05/18/2020		OPEN	BURKETT
2490140010000	HOKUAO 201H HOUSING	HOKUAO 201H HOUSING REQ COMMENTS\LANAI	EAC - 20200015	DEPT OF HOUSING & HUMAN CONCERNS	12/29/2020		OPEN	WOLLENHAUPT
2490140020000	LANAI YOUTH CENTER	LPAP/LANAI YOUTH CENTER/LANAI	LPAP - 20200026	ERIN JOHNSON & PETER NIESS	07/30/2020		OPEN	WAIKIKI
2490140090000	HOKUAO 201H HOUSING	HOKUAO 201H HOUSING REQ COMMENTS\LANAI	EAC - 20200015	DEPT OF HOUSING & HUMAN CONCERNS	12/29/2020		OPEN	WOLLENHAUPT
2490170010000	MANELE AMPHITHEATER	LPAP APP/MANELE AMPHITHEATER/MANELE	LPAP - 20200035	LANAI RESORTS LLC, DBA PULAMAN LANAI	09/28/2020		OPEN	WAIKIKI
2490170020000	HULOPOE BCH PARK	HULOPOE BCH PARK ACCESS GATE/LANAI	SMX - 20200426	LANAI RESORTS LLC	12/20/2020		OPEN	THACKERSON
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

Grand Total: 10



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

Planning Department - Completed Projects by TMK Report

Completion Date: 11/11/2020 - 01/11/2021

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							

PERMIT TYPES:

BBLA - BED & BREAKFAST - LANAI

CTB - COUNTRY TOWN BUSINESS APPROVAL

EAC - ENVIRONMENTAL ASSESSMENT COMMENT

LPAP - LANDSCAPE PLANTING APPROVAL - OFF STREET PARKING

SMX - SMA ASSESSMENT

SSA - SHORELINE SETBACK APPROVAL