

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 19, 2022
TIME: 5:00 P.M.
PLACE: Online only via BlueJeans: Meeting ID: 662 557 154

Members: Shelly Preza (Chair), Sally Kaye (Vice-Chair), John de la Cruz, Zane de la Cruz, Elisabeth Grove, Sherry Menze, Natalie Ropa, Shirley Samonte, 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 and enter code 662 557 154

To watch the meeting or provide video testimony, use meeting link: <https://bluejeans.com/662557154>

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. NEW BUSINESS

1. Final Environmental Assessment prepared for Lanai Resorts, LLC doing business as Pūlama Lāna'i for the proposed Community Plan Amendment, Change of Zoning, Project District Phase I Development Approval Amendment, and District Boundary Amendment for the Kō'ele Project District located at Kō'ele, Lāna'i City, Lāna'i, Hawai'i. TMKs (2) 4-9-001:021, (2) 4-9-001:024, (2) 4-9-001:025, (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, (2) 4-9-018:003, (2) 4-9-

018:004, (2) 4-9-018:005, (2) 4-9-020:020, (2) 4-9-021:009 (CPA 2021/0001, CIZ 2021/0001, PH1 2021/0001, and EA 2021/0002) (K. Wollenhaupt)

[Department's Memorandum](#)

[Final EA – Vol. I](#)

[Final EA – Vol. II](#)

[Documents Received After Posting](#)

C. UNFINISHED BUSINESS (Action to be taken)

1. AT&T Mobility requesting a County Special Use Permit time-extension and upgrade to existing facility, located at 80 Hulopoe Drive, Tax Map Key: (2) 4-9-002:001 (por.), Manele Bay, Island of Lanai (CUP 2016/0001) (K. Willenbrink) *(Item was discussed and deferred at the Lanai Planning Commission's October 20, 2021 meeting.)*

[Department's Addendum Report](#)

[Department's Report and Recommendation](#)

(Distributed with the 10-20-21 LPC meeting packet)

[Documents Received After Posting](#)

D. DIRECTOR'S REPORT

1. [American Planning Association Hawaii Chapter's December 14, 2021 letter](#) -- complimentary Chapter-only membership to members of the planning related boards and commissions at the Department of Planning, County of Maui.
2. Discussion of updated requirements related to the Sunshine Law and Public Meetings for Boards and Commissions.
3. Planning Department's STRH/TVR enforcement process on Lanai (Requested by Commissioner Sally Kaye at the December 15, 2021 meeting.)
4. [Update from Pulama Lanai](#) whether the increase of single-family water potable usage at Manele from Q1 and Q2 have been switched to non-potable water. (Requested by Commissioner Lisa Grove at the November 17, 2021 meeting).
5. [Open Lanai Applications Report](#) as distributed by the Planning Department with the January 19, 2022 agenda.
6. Agenda Items for the February 16, 2022.

E. NEXT REGULAR MEETING DATE: February 16, 2022

F. 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 INVLAIDATE 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 315, 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 19, 2022 WAS ON JANUARY 4, 2022.

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 COMMISSION. 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.

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 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.

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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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Open PD - Projects by TMK Report

Entry Date: 01/07/2020 - 01/07/2022

Permit Type: %

TMK: 249%



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

| TMK | Project | Permit Name | Permit # | Applicant Name | Entry Date | Completion Date | Status | Project Lead |
|----------------|-------------------------------------|--|----------------------------------|----------------------------|--------------------------|-----------------|--------------|-------------------------|
| 2490010210000 | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CIZ - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CPA - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | EA - 20210002 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | PHI - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| 2490010240000 | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CIZ - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CPA - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | EA - 20210002 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | PHI - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| 2490010250000 | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CIZ - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CPA - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | EA - 20210002 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | PHI - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| 2490010270000 | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CIZ - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | CPA - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | EA - 20210002 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| | KOELE PROJECT | KOELE PROJECT DISTRICT AMENDMENT/LANAI | PHI - 20210001 | LANAI RESORTS LLC | 06/08/2021 | | OPEN | WOLLENHAUPT |
| 2490020010000 | T-MOBILE HIO5004A KUAMALAPAU HARBOR | T-MOBILE HIO5004A/HIO5005A/LANAI HARBOR MOORING IMPROVEMENTS/LANAI | CUP - 20210001 RFC - 20210204 | T-MOBILE YOUNG BROTHERS | 03/06/2021 12/29/2021 | | OPEN OPEN | WILLENBRINK BRADSHAW |
| 24900200610000 | HOKU/AO 201H HOUSING | AG LAND USE TO URBAN LAND USE/LANAI | A - 21-810 | PULAMA LANAI | 08/26/2021 | | OPEN | WOLLENHAUPT |

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County of Maui
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| TMK | Project | Permit Name | Permit # | Applicant Name | Entry Date | Completion Date | Status | Project Lead |
|---------------|----------------------|---|-----------------|----------------------------|------------|-----------------|--------|--------------|
| 2490020610000 | MIKI BASIN INDUS PRK | MIKI BASIN INDUSTRIAL PRK 2ND DRFT EALANA | EAC - 20210009 | STATE OF HAWAII | 11/22/2021 | | OPEN | WOLLENHAUPT |
| 2490080080000 | MIKI BASIN INTERIM | MIKI BASIN INTERIM INDUSTRIAL USES/LANAI | SUP2 - 20210008 | KURT MATSUMOTO | 08/16/2021 | | OPEN | WOLLENHAUPT |
| 2490140010000 | BACALSO, LEMUEL & MA | BVA VARIANCE- TITLE 19-SETBACK- LANAI | BVAV - 20200002 | LEMUEL BACALSO | 07/08/2020 | | OPEN | DIAS |
| 2490140020000 | HOKUAO 201H HOUSING | AG LAND USE TO URBAN LAND USE/LANAI | A - 21-810 | PULAMA LANAI | 08/26/2021 | | OPEN | WOLLENHAUPT |
| 2490140020000 | LANAI YOUTH CENTER | LPAP/LANAI YOUTH CENTER/LANAI | LPAP - 20200026 | ERIN JOHNSON & PETER NIESS | 07/30/2020 | | OPEN | HIGA |
| 2490140090000 | HOKUAO 201H HOUSING | AG LAND USE TO URBAN LAND USE/LANAI | A - 21-810 | PULAMA LANAI | 08/26/2021 | | OPEN | WOLLENHAUPT |

Grand Total: 11

PERMIT TYPES:
 A - LAND USE COMMISSION/DISTRICT BOUNDARY AMENDMENT
 BVAV - BOARD OF VARIANCES/APPEALS - VARIANCE
 CPA - COMMUNITY PLAN AMENDMENT
 CUP - COUNTY SPECIAL USE PERMIT
 EA - ENVIRONMENTAL ASSESSMENT/DETERMINATION
 LPAP - LANDSCAPE PLANTING APPROVAL - OFF-STREET PARKING
 PH1 - PROJECT DISTRICT PHASE 1
 RFC - REQUEST FOR COMMENTS
 SUP2 - LUC SPECIAL USE < 15 ACRES