# LĀNA‘I PLANNING COMMISSION

PURSUANT TO CHAPTER 92, PART I, OF THE HAWAI‘I REVISED STATUTES AS AMENDED; NOTICE IS HEREBY GIVEN OF A REGULAR REMOTE PUBLIC MEETING OF THE LĀNA‘I PLANNING COMMISSION

**AGENDA**
**(HYPERLINKS TO MEETING MATERIALS ADDED)**

**DATE:** **APRIL 16, 2025**
**TIME:** **5:00 P.M.**

**REMOTE MEETING LOCATION:** Interactive conference technology via Webex Videoconferencing: **Meeting ID: 2660 286 7808 and Password: 041625**

**PHYSICAL LOCATION:** Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Current Planning Division Conference Room, One Main Plaza, 2200 Main Street, Suite 619, Wailuku, Maui, Hawai‘i 96793. **Due to physical meeting space constraints, attendees are encouraged to attend virtually via Webex Videoconferencing.**

Members: Nicole Alboro, Erin Atacador, Michelle Fujie-Kaauamo, Reynold Gima, Elisabeth Grove, Negus Manna, Sandi Rabaca

A. CALL TO ORDER AND ROLL CALL

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

**To watch** the meeting or provide video testimony: Click on or use meeting link: https://mauicounty.webex.com/mauicounty/j.php?MTID=m67e670cb5b888dfbc1c09a1fe7327335

**To listen** to the meeting or provide oral testimony via phone, dial 1-650-479-3208 and enter **Meeting ID: 2660 286 7808** (Press *6 to mute/unmute)

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.

Testifiers will be called by the Chair to offer their testimony, those participating by phone or video are asked to **mute** their audio and video when they are not testifying. **To provide written testimony**: Email testimony to planning@mauicounty.gov or submit written testimony by mail to Lāna‘i Planning Commission, c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawai‘i 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 by the Commission.

Commissioners **shall not** be contacted by the Chat function.

B. RESOLUTION THANKING OUT-GOING COMMISSIONER SALLY KAYE

(Resolution) (Documents Received After Posting)

C. ELECTIONS OF OFFICERS FOR THE 2025 - 2026 TERM:

1. CHAIR
2. VICE-CHAIR

(Documents Received After Posting)

D. UNFINISHED BUSINESS (Action to be taken.)

1. A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.30A (AGRICULTURAL DISTRICT) and 19.36B (OFF-STREET PARKING AND LOADING), MAUI COUNTY CODE, ALLOWING MOBILE FOOD TRUCKS OR TRAILERS IN THE AGRICULTURAL DISTRICT

   Ms. Kate L.K. Blystone, Planning Director, referring to the Maui, Molokai and Lānaʻi Planning Commissions, a proposed bill to amend Maui County Code Chapters 19.30A and 19.36B, which would allow mobile food trucks or trailers in the Agricultural District. The bill proposes to amend Chapter 19.30A by amending the definitions of "Agricultural Food Establishment" and "Agricultural Products Stand" to include mobile food trucks or trailers, thereby allowing them, under certain provisions, to be considered as permitted accessory uses in the Agricultural District. The bill also proposes to amend Chapter 19.36B to restrict mobile food trucks or trailers from occupying any required parking spaces. (G. Pfost) *(Public Hearing was conducted at the February 19, 2025 meeting) (Commissioners: Please refer to the materials that were provided in the February 19, 2025 meeting packet.)*

   The Commission received a presentation from Gabe Johnson, Maui County Councilmember and Chair of the Agriculture, Diversification, Environmental, and Public Transportation Committee at the February 19, 2025 Lānaʻi PC meeting. The subject Ordinance was introduced to the Maui County Council by Councilmember Johnson.

The entire text of the proposed bill for ordinance is available at: https://www.mauicounty.gov/DocumentCenter/View/150841/Reso-24-171-CD1

(Memorandum) (Resolution / Committee Report) (Agency Comments)

(Written Testimonies Received) (Documents Received After Posting)

E. COMMUNICATIONS

1. MS. JORDANNE PERKINS and MS. DORIS MAE WEINBERG APTEKAR requesting a five-year time extension of a two-bedroom short-term rental home permit for THE ARTISTS HOUSE located at 1243 Queens Street, Lāna'i City, Island of Lāna'i, Hawai'i; TMK: (2) 4-9-013:060 (STLA20170002) (Brailey Gonsalves) *(Item was scheduled on the March 19, 2025 agenda. Commissioners: Please refer to the materials that were provided in the March 19, 2025 meeting packet.)*

(Report & Recommendations) (Exhibits)

(Documents Received After Posting)

2. MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LĀNAʻI, submitting the Q3 and Q4 2024 quarterly reports, and 2024 annual report, pursuant to Condition No. 15, for the Project District Phase II Application for the Four Seasons Resort, Lānaʻi, Koele Proposed Improvements (PH2 2017/0001) *(Item was scheduled on the February 19, 2025 agenda. Commissioners: Please refer to the materials that were provided in the February 19, 2025 meeting packet.)*

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

(Q3 and Q4 2024 Reports and 2024 Annual Report)

(Documents Received After Posting)

3. MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LĀNAʻI, submitting a statement, in reference to Condition No. 11, for the Miki Basin Interim Industrial Use Project, Lānaʻi, Hawaii (SUP2 2021/0008) *(Item was scheduled on the February 19, 2025 agenda. Commissioners: Please refer to the materials that were provided in the February 19, 2025 meeting packet.)*

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

(Pulama Lānaʻi's Letter)

(Documents Received After Posting)

F. DIRECTOR'S REPORT

1. Completed Lānaʻi Applications Report *(No permits were issued from the period of 02/07/25 to 04/04/25 - No report generated.)*

2. Status of the LPC SMA permit rule change proposals.

3. Status of the proposed Talk Story LPC meeting.

4. Status of the LPC vacancy.

5. Status of hybrid meetings.

6. Agenda items for the May 21, 2025 meeting.

(Documents Received After Posting)

G. NEXT REGULAR MEETING DATE: May 21, 2025

H. 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, LĀNAʻI PLANNING COMMISSION.

THE **ADDRESS OF THE COMMISSION** IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAIʻI 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.

**ORAL TESTIMONY** WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAIʻI 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, HAWAIʻI REVISED STATUTES, WILL BE ASKED TO TESTIFY UNDER OATH OR AFFIRMATION, AND MAYBE BE SUBJECT TO LIMITED CROSS EXAMINATION IN ACCORDANCE WITH SECTION 91-10(3), HAWAIʻI 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, HAWAIʻI 96793.

**SPECIAL ASSISTANCE:** IF ANY PERSON NEEDS AN AUXILIARY AID/SERVICE OR OTHER ACCOMMODATION DUE TO A DISABILITY, CONTACT THE PLANNING DEPARTMENT AT 808-270-7735 (MAUI), 1-800-2720177 (MOLOKAI), or 1-800-272-0125 (LĀNAʻI), or planning@mauicounty.gov, AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL THE REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

**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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