



## PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

DONNA APISA, CHAIR  
HELEN COX, VICE CHAIR  
GERALD AKO, MEMBER  
MELVIN CHIBA, MEMBER  
FRANCIS DEGRACIA, MEMBER  
GLENDA NOGAMI-STREUFERT, MEMBER  
LORI OTSUKA, MEMBER

### **REGULAR TELECONFERENCE MEETING NOTICE AND AGENDA**

**Tuesday, August 10, 2021  
9:00 a.m. or shortly thereafter**

**Microsoft Teams Audio: + 1 469-848-0234,  
Conference ID: 705 277 252#**

21 JUL 29 AM 11:26

CLERK OF  
THE COUNTY OF KAUAI

This meeting will be held via Microsoft Teams conferencing only. Members of the public are invited to join this meeting by calling the number above with the conference ID information. You may testify during the video conference or submit written testimony in advance of the meeting via e-mail, fax, or mail. To avoid excessive noise/feedback, please mute your microphone except to testify.

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPOINTMENT OF SUBDIVISION COMMITTEE MEMBER**

**E. MINUTES of the meeting(s) of the Planning Commission**

1. July 14, 2020
2. August 11, 2020
3. September 8, 2020
4. October 13, 2020

**F. RECEIPT OF ITEMS FOR THE RECORD**

**G. HEARINGS AND PUBLIC COMMENT** The Planning Commission will accept written testimony for any agenda item herein. Written testimony indicating your 1) name, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted in writing to [planningdepartment@kauai.gov](mailto:planningdepartment@kauai.gov) or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department before 9:00 a.m. on Monday, August 9, 2021, will be distributed to all Planning Commissioners prior to the meeting. Written testimony received after 9:00 a.m. on Monday, August 9, 2021, will be summarized by the Clerk of the Commission during the meeting and added to the record thereafter.

**1. Continued Agency Hearing**

**2. New Agency Hearing**

**3. Continued Public Hearing**

**4. New Public Hearing**

- a. ZA-2021-4: A bill for an ordinance amending Chapter 10, Article 5A, Kaua'i County Code 1987, as amended, relating to the Lihue Town Core Urban Design. The proposal amends Section 10.5A of the Kaua'i County Code to designate the Lihue Mill site within the Lihue Town Core, Special Planning Area "D" (SPA-D), also known as the "Rice Street Neighborhood Design District, with the location further identified as Tax Map Keys (TMKs) (4) 3-8-004:007 and (4) 3-8-005:009.

- 1. Director's Report pertaining to this matter.

**5. All remaining public testimony pursuant to HRS 92 (Sunshine Law)**

**H. CONSENT CALENDAR**

**1. Status Reports**

- a. 2021 annual Report Annual Report on the progress and status of compliance of the conditions of the subject permits for Hokuala Resort (formerly Kaua'i Lagoons Resort) in accordance with Condition No. 28 of the Second and Third Amendments to Special Management Area SMA(U)-2005-8, Project Development Use Permit U-2005-26, Use Permit U-2005-25, and Class IV Zoning Permit Z-IV-2005-30.

- 1. Director's Report pertaining to this matter.

## **2. Director's Report for Project Scheduled for Agency Hearing**

### **I. EXECUTIVE SESSION**

EXECUTIVE SESSION: The Commission may go into executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawai'i Revised Statutes ("H.R.S."), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

### **J. GENERAL BUSINESS MATTERS**

- a. Coastal Zone Management Program and Special Management Area presentation by the State Office of Planning and Sustainable Development staff.

### **K. COMMUNICATION**

### **L. COMMITTEE REPORTS**

1. Subdivision Subdivision Action matters listed in the Subdivision Committee Agenda (attached)

### **M. UNFINISHED BUSINESS (For Action)**

### **N. NEW BUSINESS**

1. For Action – See Agenda F for Project Descriptions

### **O. ANNOUNCEMENTS**

1. Topics for Future Meetings
2. The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter, on September 14, 2021. The Planning Commission anticipates meeting via teleconference, but will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

**P. ADJOURNMENT**

**NOTE: IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR [ASEGRETI@KAUAI.GOV](mailto:ASEGRETI@KAUAI.GOV) AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST.**

**UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**





## PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

FRANCIS DEGRACIA, CHAIR  
MELVIN CHIBA, VICE CHAIR

### **SUBDIVISION COMMITTEE TELECONFERENCE MEETING NOTICE AND AGENDA**

**Tuesday, August 10, 2021  
8:30 a.m. or shortly thereafter**

**Microsoft Teams Audio: + 1 469-848-0234, Conference ID: 747 174 28#**

This meeting will be held via Microsoft Teams conferencing only. Members of the public are invited to join this meeting by calling the number above with the conference ID information. You may testify during the video conference or submit written testimony in advance of the meeting via e-mail, fax, or mail. To avoid excessive noise/feedback, please mute your microphone except to testify.

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. MINUTES of the meeting(s) of the Subdivision Committee**

1. July 14, 2020
2. September 8, 2020

**E. RECEIPT OF ITEMS FOR THE RECORD**

**F. HEARINGS AND PUBLIC COMMENT** The Planning Commission will accept written testimony for any agenda item herein. Written testimony indicating your 1) name, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted in writing to [planningdepartment@kauai.gov](mailto:planningdepartment@kauai.gov) or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department before 9:00 a.m. on Monday, August 09, 2021, will be distributed to all Planning Commissioners prior to the meeting. Written testimony received after 9:00 a.m. on Monday, August 09, 2021, will be summarized by the Clerk of the Commission during the meeting and added to the record thereafter.

**G. GENERAL BUSINESS MATTERS**

**H. UNFINISHED BUSINESS**

## **I. NEW BUSINESS (For Action)**

### **1. Tentative Subdivision Map Approval**

- a. Subdivision Application No. S-2021-5  
**(Kukui'ula Development Co. (Hawai'i) LLC.)**  
Proposed 11-lot Subdivision  
TMK: (4) 2-6-022:055  
Kōloa, Kaua'i

1) Subdivision Report pertaining to this matter.

- b. Subdivision Application No. S-2021-6  
**(Kee Kauai Carport, LLC.)**  
Proposed 2-lot Subdivision  
TMK: (4) 2-6-017:045  
Kōloa, Kona, Kaua'i

1) Subdivision Report pertaining to this matter.

- c. Subdivision Application No. S-2021-7  
**(Yellow Hale, LLC.)**  
Proposed 2-lot Consolidation and Resubdivision into 4-lots  
TMK: (4) 2-8-014:032  
Kōloa, Kaua'i

1) Subdivision Report pertaining to this matter.

### **2. Final Subdivision Map Approval**

- a. Subdivision Application No. S-2021-3  
**(Allan & Karen Nesbitt, Trust)**  
Proposed 2-lot Boundary Adjustment  
TMKs: (4) 2-3-022:044 & 045  
Kalāheo, Kōloa, Kaua'i

1) Subdivision Report pertaining to this matter.

## **J. ADJOURNMENT**

**NOTE: IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR [ASEGRETI@KAUAI.GOV](mailto:ASEGRETI@KAUAI.GOV) AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST.**

**UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**