

KAUA‘I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
April 10, 2018

The regular meeting of the Planning Commission Subdivision Committee of the County of Kaua‘i was called to order at 8:33 a.m., at the Līhu‘e Civic Center, Mo‘ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Mr. Roy Ho
Ms. Donna Apisa

Absent and Excused:
Mr. Kimo Keawe

The following staff members were present: Planning Department – Chance Bukoski; Office of the County Attorney – Deputy County Attorney Jodi Higuchi Sayegusa; Office of Boards and Commissions – Commission Support Clerk Darcie Agaran

Discussion of the meeting, in effect, ensued:

CALL TO ORDER

Subdivision Committee Chair Ho called the meeting to order at 8:33 a.m.

Mr. Ho: Ms. Apisa, chair (of the Planning Commission), will sit-in with us and help us do our business.

ROLL CALL

Mr. Ho: Mr. Bukoski, would you like to get us going with a roll, please?

Staff Planner Chance Bukoski: Sure. Good morning, Chair. Chair Ho.

Mr. Ho: Here.

Mr. Bukoski: Commissioner Mahoney. Commissioner Apisa.

Ms. Apisa: Here.

Mr. Bukoski: Two present.

APPROVAL OF AGENDA

Mr. Bukoski: Approval of Agenda.

Ms. Apisa: Move that we approve the agenda as presented.

Mr. Ho: Second. The motion is to approve the agenda as presented. All those in favor? (Unanimous voice vote) Motion carries 2:0.

Mr. Bukoski: Thank you, Chair.

MINUTES of the meeting(s) of the Subdivision Committee

Mr. Bukoski: Moving on to Item D, Minutes of the Meeting. Seeing none.

RECEIPT OF ITEMS FOR THE RECORD (None)

Mr. Bukoski: Moving on to Item E, Receipt of Items for the Record. Seeing none.

HEARINGS AND PUBLIC COMMENT

Mr. Bukoski: Moving on to Item F, Hearings and Public Comment. Is there anyone in the audience that wants to testify on any items on the agenda? Seeing none.

GENERAL BUSINESS MATTERS (None)

Mr. Bukoski: Moving on to Item G, General Business Matters. Seeing none.

UNFINISHED BUSINESS (None)

Mr. Bukoski: Item H, Unfinished Business. Seeing none.

NEW BUSINESS (For Action)

Tentative Subdivision Map Approval

Subdivision Application No. S-2018-10; JUDY WAKUMOTO; Proposed 2-lot Boundary Adjustment; TMK: (4) 5-5-010:074; Hanalei, Kaua'i

Mr. Bukoski: Moving on to Item I, New Business for Action. Tentative subdivision map approval; Subdivision Application No. S-2018-10; Judy Wakumoto; proposed 2-lot boundary adjustment; TMK: (4) 5-5-010:074; Hanalei, Kaua'i.

Mr. Bukoski read the Subdivision Report for the record (on file with the Planning Department).

Mr. Bukoski: Commissioners, we have received all various government comments, and we are recommending tentative approval.

Mr. Ho: All right. Is anyone here representing Judy Wakumoto? Come forward, please.

Mr. Brian Hennessy: Good morning, Commissioners. Brian Hennessy, land surveyor to represent Mrs. Wakumoto.

Ms. Apisa: Good morning.

Mr. Hennessy: Good morning.

Mr. Ho: Is it Brian? Good morning, Brian. This is final map approval? Oh, tentative map approval. Anything you want to tell us about why it was done, or for what reason?

Mr. Hennessy: These were lots of record from 1935, I believe, so they were kind of an odd shape to begin with. Basically, the family that owns the property has decided to get the lot lines kind of where they should be.

Ms. Apisa: Sort of a housekeeping item?

Mr. Hennessy: Yes, so to speak.

Mr. Ho: These are two family members?

Mr. Hennessy: Yes, its several generations that are kind of dividing the interest here.

Ms. Apisa: So it is a lot adjustment?

Mr. Hennessy: Yes.

Ms. Apisa: I don't have any questions. I am prepared to make a motion.

Mr. Ho: Sure.

Ms. Apisa: Or do we have...is a motion in order now? Okay. I make a motion that we approve the tentative map as presented.

Mr. Ho: Do you understand all the conditions of the approval?

Mr. Hennessy: Yes, I do.

Mr. Ho: Good. So the motion is to...wait, I have to second that, don't I? Second. The motion is to approve tentative map approval (for) Judy Wakumoto. All those in favor? (Unanimous voice vote) Motion carried 2:0. You have your tentative.

Mr. Hennessy: Thank you.

Mr. Ho: Okay.

Mr. Bukoski: Thank you, Chair.

Final Subdivision Map Approval

Subdivision Application No. S-2018-1; *MARTY HOFFMAN REVOCABLE TRUST*;
Proposed 2-lot Subdivision; TMK: (4) 2-4-03:006; Kalāheo, Kaua'i

Mr. Bukoski: Moving on to Item 2 for New Business. Final subdivision map approval; Subdivision Application No. S-2018-1; Marty Hoffman Revocable Trust; proposed 2-lot subdivision; TMK: (4) 2-4-003:006; Kalāheo, Kaua'i.

Mr. Bukoski read the Subdivision Report for the record (on file with the Planning Department).

Mr. Bukoski: We have received all government agency comments, and we are recommending final approval.

Mr. Ho: Your recommendation is final approval?

Mr. Bukoski: Correct.

Mr. Ho: Is there someone for Marty Hoffman, please?

Ms. Maren Arismendez-Herrera: Good morning. Maren Arismendez-Herrera from Esaki Surveying, here on behalf of the owner. We would like to respectfully request final approval.

Mr. Ho: Any questions for her?

Ms. Apisa: Just a little background.

Ms. Arismendez-Herrera: The owner wanted to sell a portion of his lot to just have some money for his use, so he created a two-acre lot. It is in R-2 zoning. That new lot has a density of four. It is being restricted – at this time – to one house until Kikala Road is improved.

Mr. Ho: I'm sorry, I missed that. Could you restate that, please?

Ms. Arismendez-Herrera: The R-2?

Mr. Ho: No, the roadway improvement.

Ms. Arismendez-Herrera: Kikala Road. So the new lot – the smaller lot, Lot 1-B – is a two-acre lot, and he has agreed to restrict the density – at this time – to one house until Kikala Road is improved.

Mr. Ho: Kikala Road is a–

Ms. Arismendez-Herrera: County road.

Mr. Ho: County road.

Ms. Arismendez-Herrera: And the other lot would have access off of Papalina Road. So one is going to be off of Kikala (Road) and one lot off of Papalina (Road).

Mr. Ho: Are there any easements on that property? Easement rights?

Ms. Arismendez-Herrera: No. It is subject to road widening reserves for the County; on both roads. I'm trying to remember. I don't know if you are seeing that easement going across on the map, on the preliminary, that is an old right-of-way for a water line; that one is no longer existing.

Mr. Ho: Who owns...the right-of-way is owned by the property owner now?

Ms. Arismendez-Herrera: It is all for the property owner, so we submitted documentation to Planning regarding the cancellation of that right-of-way.

Mr. Ho: All right.

Ms. Apisa: I move that we accept the Planning Department's recommendation and approve.

Mr. Ho: I will second that motion. The motion is to grant final subdivision map approval (for) Marty Hoffman. All those in favor? (Unanimous voice vote) Motion carried 2:0. You have it.

Ms. Arismendez-Herrera: Thank you.

Mr. Bukoski: Thank you, Chair.

Subdivision Application No. S-2018-3; KUKUI'ULA DEVELOPMENT CO, LLC;
Proposed 5-lot Boundary Adjustment; TMK: (4) 2-6-014: 027, 28, 45, 46; 2-6-015:005;
Kōloa, Kaua'i

Mr. Bukoski: Moving on to Item 2.b. Subdivision Application No. S-2018-3; Kukui‘ula Development Company LLC; proposed 5-lot boundary adjustment; TMK: (4) 2-6-014: 027, 028, 045, 046 and 2-6-015:005; Kōloa, Kaua‘i.

Mr. Bukoski read the Subdivision Report for the record (on file with the Planning Department).

Mr. Bukoski: We have received all government agency comments, and we are recommending final approval.

Mr. Ho: Is there someone in the audience for...?

Mr. Lindsay Crawford: Good morning, Commissioners. Lindsay Crawford, Kukui‘ula Development Company.

Mr. Ho: Any questions for Mr. Crawford?

Ms. Apisa: Just a presentation, or why this came about.

Mr. Crawford: Sure. It is pretty simple. There are four residences at Kōloa Estates Subdivision that approached Kukui‘ula and just asked permission to purchase a relatively unusable piece of land – a remnant, a sliver of land – from Kukui‘ula Development. The sliver of land is actually bounded by an existing drainage ditch that couldn’t be used by Kukui‘ula in any future development, so they approached Kukui‘ula and Kukui‘ula said sure, we will sell you the land. Each of these residents is just simply trying to add a little bit more land to their individual existing residential lots; just for the purposes of gardening and planting, nothing specific.

Ms. Apisa: So it enlarges existing lots without adding any density.

Mr. Crawford: Well, that’s true. Chance spoke about density, but there are other restrictions in the covenants for the Kōloa Estates that don’t allow for anything more than an ‘ohana on the lot, so there are not going to be any additional homes built.

Mr. Ho: Lindsay, are you speaking for yourself or for all of the parties?

Mr. Crawford: Yes, I am. This is one of these interesting subdivisions where I wear 2 hats because I am one of the 4 residents, so my lot is one of the ones that is adding a little 20-foot swath to it.

Mr. Ho: You are here today to represent all of the parties?

Mr. Crawford: Yes, I am. Interesting situation; all the residents at Kōloa Estates and Kukui‘ula.

Mr. Ho: Does anybody find anything wrong with that?

Ms. Apisa: No.

Mr. Ho: Ms. Jodi, is that all right?

Deputy County Attorney Jodi Higuchi Sayegusa: Yes.

Mr. Ho: Okay. A motion, please.

Ms. Apisa: I make a motion that we, again, accept the Planning Department's recommendation and approve this.

Mr. Ho: Second. The motion is to approve (the) final map for Kukui'ula Development Company. All in favor? (Unanimous voice vote) Motion carries 2:0.

Mr. Crawford: Thank you, Commissioners.

Mr. Bukoski: Thank you, Chair.

ADJOURNMENT

Mr. Bukoski: Moving on to the last item, Item J, Adjournment.


Mr. Ho: A motion, please.

Ms. Apisa: Move to adjourn.

Mr. Ho: The motion is to move to adjourn. All in favor? (Unanimous voice vote) Motion carries 2:0. We are adjourned.

Subdivision Committee Chair Ho adjourned the meeting at 8:45 a.m.

Respectfully submitted by:



Darcie Agaran
Commission Support Clerk

() Approved as circulated (add date of meeting approval).

() Approved as amended. See minutes of _____ meeting.

