

KAUAI PLANNING COMMISSION  
REGULAR MEETING

Tuesday, April 23, 2019

9:00 a.m. or Soon Thereafter  
Līhu'e Civic Center, Moikeha Building  
Meeting Room 2A-2B  
4444 Rice Street, Lihue, Kauai, Hawai'i

RECEIVED

AGENDA

'19 APR 17 P2:06

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPOINTMENT OF SUBDIVISION COMMITTEE MEMBERS
- D. APPROVAL OF AGENDA
- E. MINUTES of the meeting(s) of the Planning Commission
1. Meeting of March 12, 2019
  2. Meeting of March 27, 2019
- F. RECEIPT OF ITEMS FOR THE RECORD
- G. HEARINGS AND PUBLIC COMMENT (Noticed hearings will not commence until 9:00 a.m. or soon thereafter.) Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony shall also be accepted when the agenda item is taken up by the Commission. However if an individual has already testified during this period, additional testimony at the agenda item testimony may be allowed at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.
1. Continued Agency Hearing
  2. New Agency Hearing
    - a. Class IV Zoning Permit Z-IV-2019-12, Use Permit U-2019-9, and Special Permit SP-2019-5 to operate a commercial outdoor facility containing mountain bike and hiking trails, and yoga instruction on a parcel situated on the mauka side of Kuhio Highway in Kilauea, also referred to as Jurassic Kahili Ranch, approx. 1,500 ft. west of the Kuhio Highway/Kahili Makai Road intersection, further identified as 5-1771 D Kuhio Highway, Tax Map Key: 5-2-003:001, and affecting a portion of a larger parcel approx. 10+ acres in size = *Jurassic Kahili Ranch, LCC*. [Director's Report received 4/9/19.]
1. Supplemental No. 1 to Director's Report pertaining to this matter.

OFFICE OF  
THE PUBLIC WORKS  
COUNTY OF KAUAI

**G. HEARINGS AND PUBLIC COMMENT (Cont'd)**

**3. Continued Public Hearing**

**4. New Public Hearing**

- a. Zoning Amendment ZA-2019-6: A bill for an ordinance amending Chapter 8, Kauai County Code 1987, as amended, relating to Comprehensive Zoning Ordinance (CZO). The proposal amends Section 8-1.5 of the CZO relating to Guest House Definition = *Kauai County Council*.

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**

**2. Director's Report for Project Scheduled for Agency Hearing on Tuesday, May 14, 2019 and May 28, 2019. (NONE)**

**I. EXECUTIVE SESSION**

**J. GENERAL BUSINESS MATTERS**

1. Request for Extension of Time and Amendment to Special Management Area Use Permit SMA(U)-2011-1, Class IV Zoning Permit Z-IV-2011-1, and Use Permit U-2011-1 for *Michael Kaplan*, Tax Map Keys: 5-2-012:019, 5-2-021:041:001 (por.) to allow additional time to construct a single family residence and reduce the size of the previously approved residence.

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

2. Request to amend Class IV Zoning Permit Z-IV-2007-5 to allow construction of a warehouse facility in the Puhi Industrial Subdivision, further identified as Tax Map Key: 3-3-013:023, and containing a total land area of 54,682 sq. ft. = *Hawthorne Pacific Corporation*.

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

**K. COMMUNICATION (For Action)**

**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 G 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 at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Hawaii 96766 on **Tuesday, May 28, 2019.**

**P. ADJOURNMENT**

**EXECUTIVE SESSION:** The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii 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 be 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.

**NOTE:** If you need an ASL Interpreter, materials in an alternate format, or other auxiliary aide support, or an interpreter for a language other than English, please contact Anela Segreti at (808)241-4917 or [asegreti@kauai.gov](mailto:asegreti@kauai.gov) at least seven calendar days prior to the meeting.

KAUA'I PLANNING COMMISSION  
SUBDIVISION COMMITTEE MEETING  
Līhu'e Civic Center, Mo'ikeha Building  
Meeting Room 2A-2B  
4444 Rice Street, Līhu'e, Hawaii 96766

**Tuesday, April 23, 2019, 8:30 A.M.**

**AGENDA**

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **APPROVAL OF AGENDA**
- D. **MINUTES of the meeting(s) of the Subdivision Committee**

1. Minutes of March 27, 2019

- E. **RECEIPT OF ITEMS FOR THE RECORD (None)**

- F. **HEARINGS AND PUBLIC COMMENT**

Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony may also be accepted when the agenda item is taken up by the Commission at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.

- G. **GENERAL BUSINESS MATTERS (None)**

- H. **UNFINISHED BUSINESS (None)**

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

1. Tentative Subdivision Map Approval

- a. Subdivision Application No. S-2019-12  
(Coco Palms Hui, LLC)  
Proposed 2-lot Subdivision  
TMK: (4) 4-1-003:007  
Wailua, Kaua'i

1. Subdivision Report pertaining to this matter.

**I. NEW BUSINESS (For Action) (Cont'd)**

1. Tentative Subdivision Map Approval (Cont'd)

- b. Subdivision Application No. S-2019-13  
**(Kainani Villas, LLC & Kukui'ula Development CO., LLC)**

Proposed 6-lot Subdivision  
TMK: (4) 2-6-021:005 & 010  
Koloa, Kaua'i

1. Subdivision Report pertaining to this matter.

- c. Subdivision Application No. S-2019-14  
**(Kee Kauai Carport, LLC)**

Proposed 2-lot Consolidation  
TMK: (4) 2-6-017:045 & 046  
Koloa, Kaua'i

1. Subdivision Report pertaining to this matter.

2. Subdivision Extension Request

- a. Subdivision Application No. S-2018-8  
**(Grove Farm Company, Inc)**

Proposed 6-lot Subdivision  
TMK: (4) 3-8-018:001  
Lihue, Kaua'i

1. Subdivision Report pertaining to this matter.

**J. ADJOURNMENT**

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Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

April 23, 2019

SHORELINE SETBACK DETERMINATIONS

<b>Application No.</b>	<b>Name of Applicant(s)</b>	<b>Property I.D. (Tax Map Key)</b>	<b>Location</b>	<b>Reasons</b>
SSD-2019-42	Gregory L. and Kimberly A. Stein	3-5-002:022	Kalapaki	New SFR
SSD-2019-43	Anini Beach Hale, LLC	5-3-007:006	Anini	Interior Renovations