

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
May 22, 2018

The regular meeting of the Planning Commission Subdivision Committee of the County of Kaua'i was called to order at 8:30 a.m., at the Lihu'e Civic Center, Mo'ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Mr. Roy Ho
Mr. Kimo Keawe

Absent and Excused:
Mr. Sean Mahoney

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 – Administrator Nicholas R. Courson, 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 8:30 a.m.

ROLL CALL

Mr. Ho: We will start with a roll call, Mr. Bukoski, please.

Staff Planner Chance Bukoski: Chair Ho.

Mr. Ho: Here.

Mr. Bukoski: Commissioner Mahoney. Commissioner Keawe.

Ms. Keawe: Here.

Mr. Bukoski: Two present.

APPROVAL OF AGENDA

Mr. Bukoski: Moving on to Item C, Approval of Agenda.

Mr. Keawe: I move to approve the agenda as listed.

Mr. Ho: Second. The motion to approve the agenda has been (made) and seconded. All in favor? (Unanimous voice vote) Motion carries 2:0.

Mr. Bukoski: Thank you, Chair.

MINUTES of the meeting(s) of the Subdivision Committee

Meeting of April 10, 2018

Meeting of April 24, 2018

Mr. Bukoski: Moving on to Item D, Minutes of the Meetings of the Subdivision Committee – Meeting of April 10, 2018, and Meeting of April 24, 2018.

Mr. Keawe: I move to approve the minutes of April 10th and April 24th of 2018.

Mr. Ho: Second. The motion is to receive the minutes of the meetings of April 10th and 24th. All in favor? (Unanimous voice vote) Motion carries 2:0.

Mr. Bukoski: Thank you, Chair.

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. Are there any individuals in the public that want to testify on any of the items on the agenda? Seeing none.

GENERAL BUSINESS MATTERS (None)

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

UNFINISHED BUSINESS (None)

Mr. Bukoski: Item H, Unfinished Business. None.

NEW BUSINESS (For Action)

Tentative Subdivision Map Approval

Subdivision Application No. S-2018-12; ASSOCIATION OF APARTMENT OWNERS KULANA CONDOMINIUM; Proposed 2-lot Subdivision; TMK: (4) 4-4-003:089; Kawaihau, Kaua'i

Mr. Bukoski: Item I, New Business for Action, tentative subdivision map approval – Subdivision Application No. S-2018-12; Association of Apartment Owners Kulana Condominium; proposed 2-lot subdivision; TMK: (4) 4-4-003:089; Kawaihau, 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 agency comments and we are recommending tentative approval.

Mr. Ho: Is there anyone in audience from Association of Apartment Owners Kulana Condominium here? Good morning, Mr. Graham.

Mr. Max Graham: I am Max Graham and I represent the Kulana Association, the condominium association that is the applicant. This is a two-lot subdivision. The purpose of the subdivision is to allow the back lot, which is the lot that is off of Hauiki Road, to be retained by the Association together with a State ditch that goes across the property, and then the front lot will be dedicated to the Department of Water. There is already a water tank constructed on the lot. The water tank will be part of the water requirements for the Kulana Subdivision. We are doing this in conjunction with the Department of Water, pursuant to a Memorandum of Understanding, so the Department has joined in this application.

Mr. Ho: Mr. Keawe, any questions, comments?

Mr. Keawe: So, Max, how long has this project been going on, in total? As far as the development of the–

Mr. Graham: The Kulana Subdivision?

Mr. Keawe: Yes, you got the Kulana Subdivision, now you got the water tank...

Mr. Graham: Let's see. How long? At least 15 years.

Mr. Keawe: Yes, it's been a while.

Mr. Graham: Yes.

Mr. Keawe: Okay, so this is kind of the final steps to–

Mr. Graham: We are getting close to final, yes.

Mr. Keawe: All right. I think I had one question; I asked our planner about the flagpole lot, and I think he explained it. Do you want to try to explain that really quickly? About the flagpole lot – this part.

Mr. Bukoski: The flagpole lot is just for access purposes to access Lot 8-B, which is proposed to be subdivided into two lots. So it is just for access purposes.

Mr. Keawe: No further questions.

Mr. Ho: Your recommendation is to approve?

Mr. Bukoski: Correct, Chair.

Mr. Ho: Mr. Keawe, may I have a motion then?

Mr. Keawe: I move to approve, for tentative subdivision map approval, Subdivision Application No. S-2018-12, Association of Apartment Owners Kulana Condominium, proposed 2-lot subdivision, TMK: (4) 4-4-003:089, Kawaihau, Kaua‘i.

Mr. Ho: Second. The motion is to approve tentative subdivision map approval. All in favor? (Unanimous voice vote) Motion carries 2:0.

Mr. Graham: Thank you very much.

Mr. Bukoski: Thank you, Chair.

Subdivision Application No. S-2018-13; COUNTY OF KAUA‘I – LIMA OLA
SUBDIVISION; Proposed 53-lot Subdivision; TMK: (4) 2-1-001:054; ‘Ele‘ele, Kaua‘i

Mr. Bukoski: Moving on to the next item under Item I, tentative subdivision map approval – Subdivision Application No. S-2018-13; County of Kaua‘i – Lima Ola Subdivision; proposed 56-lot subdivision; TMK: (4) 2-1-001:054; ‘Ele‘ele, Kaua‘i.

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

Mr. Bukoski: We have received all various government agencies’ comments and we are recommending tentative approval.

Mr. Ho: Anyone from the County here, please? Lima Ola Subdivision.

Mr. Bukoski: I spoke to the applicants from the Housing Department and they said they concur with all of the conditions from the government agencies.

Mr. Keawe: Chance, basically, a lot of the issues have been waived because of how it’s coming through–

Mr. Bukoski: Correct. HRS 201H-38 is basically a process where the County can go through the State in order to waive all zoning and subdivision ordinances relating to lot size and all the other conditions that would be applied to that subdivision if they went through the subdivision process.

Mr. Keawe: So basically, they don't have to comply with...

Mr. Bukoski: Basically–

Mr. Keawe: They pointed it out (that) the block lengths were a concern because it doesn't follow the subdivision, but it doesn't matter because they waived all that stuff.

Mr. Bukoski: So this is more of a formal process that it is going through rather than getting approvals. So because of this, they are basically already approved.

Mr. Ho: Thank you.

Mr. Keawe: Okay. Are we ready?

Mr. Ho: Yes, I am.

Mr. Keawe: I move to tentatively approve subdivision map approval – Subdivision Application No. S-2018-13, County of Kaua'i – Lima Ola Subdivision, proposed 53-lot subdivision, TMK: (4) 2-1-001:054, 'Ele'ele, Kaua'i.

Mr. Ho: Second. The motion on the floor is tentative subdivision map approval (for) County of Kaua'i – Lima Ola Subdivision. All in favor? (Unanimous voice vote) Motion carries 2:0.

Mr. Bukoski: Thank you, Chair.

Subdivision Application No. S-2018-14; RAYMOND RAPOZO JR & DORINA SAN AUGUSTINE; Proposed 2-lot Subdivision; TMK: (4) 4-7-005:033; Kawaihau, Kaua'i

Mr. Bukoski: Moving on to the next item – Subdivision Application No. S-2018-14; Raymond Rapozo Jr. and Dorina San Augustine; proposed 2-lot subdivision; TMK: (4) 4-7-005:033; Kawaihau, Kaua'i.

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

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

Mr. Ho: Is there anyone in the audience here for Raymond Rapozo (and) Dorina San Augustine, please?

Mr. Alan Hiranaka: Good morning. My name is Alan Hiranaka of Hiranaka Surveying and Mapping.

Mr. Ho: Good morning, Alan.

Mr. Keawe: The purpose, Alan, in subdividing the two?

Mr. Hiranaka: Yes.

Mr. Keawe: What was the reason they wanted to subdivide this?

Mr. Hiranaka: The family has their estate and they want to divide it for their children.

Mr. Keawe: Okay, and they felt this was the best way to do it?

Mr. Hiranaka: Yes.

Mr. Keawe: Okay. There were a couple things in the review about domestic water service not available. Do you want to explain a little bit about—?

Mr. Hiranaka: It is a private system up in that area.

Mr. Keawe: So it is a private system and they are taking their water off of the private system?

Mr. Hiranaka: Yes.

Mr. Keawe: Okay, and the other one had to do with...the Wastewater Branch does not concur with—

Mr. Hiranaka: Yes, we will work with the Wastewater Branch regarding a setback.

Mr. Keawe: Oh, was that it? It was about the setback?

Mr. Hiranaka: Yes.

Mr. Keawe: Okay.

Mr. Ho: What is the recommendation from the Board of Health on that, Alan?

Mr. Hiranaka: They want to maintain a five-foot setback from the absorption field.

Mr. Ho: Five feet to the property line?

Mr. Hiranaka: Yes, to the created property line, so we will work with them on that.

Mr. Ho: Mr. Keawe.

Mr. Keawe: The conditions are fine? You have no issue with the conditions?

Mr. Hiranaka: We have no objections.

Mr. Keawe: Okay. I move to approve Subdivision Application No. S-2018-14, Raymond Rapozo Jr. and Dorina San Augustine, proposed 2-lot subdivision, TMK: (4) 4-7-005:033, Kawaihau, Kaua'i.

Mr. Ho: The motion is for tentative subdivision map approval – Raymond Rapozo (and) Dorina San Augustine. All in favor? (Unanimous voice vote) Motion carries 2:0.

Mr. Hiranaka: Thank you.

Mr. Bukoski: Thank you, Chair.

Subdivision Extension Request

Subdivision Application No. S-2017-6; MOLOA 'A VALLEY ONE LLC; Proposed 7-lot Subdivision; TMK: (4) 4-9-011:013; Moloa'a, Kaua'i

Mr. Bukoski: Moving on to Item 2 of Item I, New Business, subdivision extension request – Subdivision Application No. S-2017-6; Moloa'a Valley One LLC; proposed 7-lot subdivision; TMK: (4) 4-9-011:013; Moloa'a, Kaua'i.

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

Mr. Bukoski: I will hold off on my recommendation.

Mr. Ho: I am calling for anyone from Moloa'a Valley One LLC. Please come forward.

Ms. Maren Arismendez-Herrera: Good morning. Maren Arismendez-Herrera from Esaki Surveying, here on behalf of the owners. We would like to respectfully request the extension. It would allow the owner time to complete the requirements from the tentative approval letter; the requirements were extensive. They have been simultaneously working in various...well, almost all of the conditions in the tentative approval letter, but just need more time to complete the items.

Mr. Keawe: Where are you in the process at this point? What have you gotten approval for?

Ms. Arismendez-Herrera: Well, they are all in progress; from the traffic study...I think there is an Ag plan. If there is a specific item, I can give you an update as to what the status is, but it's...

Mr. Keawe: So you are working on the conditions simultaneously–

Ms. Arismendez-Herrera: Yes.

Mr. Keawe: Okay.

Ms. Arismendez-Herrera: The preliminary title report, also. There was a little bump trying to get a title company to do it, but they finally found someone.

Mr. Keawe: So you have a title company now that will work with—

Ms. Arismendez-Herrera: Yes, so it's just...I mean, if you want a more specific answer, if you give me a specific item, I can give you, but just—

Mr. Keawe: No, just give me a—

Ms. Arismendez-Herrera: They are working on—

Mr. Keawe: —barometer of where you are.

Ms. Arismendez-Herrera: Yes.

Mr. Keawe: All right. So you are requesting a year?

Ms. Arismendez-Herrera: Yes.

Mr. Keawe: You are requesting a year, okay.

Mr. Ho: You are requesting an extension for just one year?

Ms. Arismendez-Herrera: For one year, right, to complete everything.

Mr. Ho: Is that enough time for you, Maren?

Ms. Arismendez-Herrera: Yes.

Mr. Keawe: You sure now?

Mr. Ho: Is this your first ask?

Ms. Arismendez-Herrera: This is the first extension request for this subdivision, yes.

Mr. Keawe: First one, yes; because it was May of last year — 2017.

Ms. Arismendez-Herrera: Yes.

Mr. Ho: You are asking for...to May 9th — extension?

Mr. Bukoski: Correct, Chair.

Mr. Ho: Is that approval (good) with you? You are good with that?

Mr. Bukoski: Yes. Do you want me to read my recommendation? Okay.

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

Mr. Bukoski: That concludes my report.

Mr. Ho: Any further discussion?

Mr. Keawe: No. I move to approve subdivision extension request, which is the first request for this property – Subdivision Application No. S-2017-6, Moloa‘a Valley One LLC, proposed 7-lot subdivision, TMK: (4) 4-9-011:013, Moloa‘a, Kaua‘i – and the extension will be through May 9, 2019 with a 60-day status report prior.

Mr. Ho: Motion on the floor is to approve (the) extension request to May 9, 2019. All in favor? (Unanimous voice vote) Motion carries 2:0.

Ms. Arismendez-Herrera: Thank you.

Mr. Bukoski: Thank you, Chair.

ADJOURNMENT

Mr. Bukoski: Moving on to Item J, Adjournment.

Mr. Ho: I need a motion to adjourn, Mr. Keawe.

Mr. Keawe: I move to adjourn.

Mr. Ho: Second. We are adjourned. Thank you.

Subdivision Committee Chair Ho adjourned the meeting at 8:48 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.