

KAUA‘I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
June 26, 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 Līhu‘e Civic Center, Mo‘ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Mr. Roy Ho
Mr. Kimo Keawe
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: Mr. Bukoski, will you please start us with the roll (call)?

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

Mr. Ho: Here.

Mr. Bukoski: Commissioner Mahoney.

Mr. Mahoney: Here.

Mr. Bukoski: Commissioner Keawe.

Ms. Keawe: Here.

Mr. Bukoski: Three present.

APPROVAL OF AGENDA

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

Mr. Keawe: Move to approve the agenda as listed.

Mr. Mahoney: Second.

Mr. Ho: All in favor? (Unanimous voice vote) Seeing no disagreement. Motion carries 3:0.

Mr. Bukoski: Thank you, Chair.

MINUTES of the meeting(s) of the Subdivision Committee

Meeting of April 24, 2018

Meeting of May 22, 2018

Mr. Bukoski: Moving on to Item D, Minutes of the Meetings of the Subdivision Committee. Item No. 1 – April 24, 2018 and (Item No. 2) – May 22, 2018.

Mr. Mahoney: Chair, move to approve the minutes of April 24th and May 22nd (of) 2018.

Mr. Keawe: Second.

Mr. Ho: The motion has been made to approve the minutes of (April) 24th and May 22nd. All in favor? (Unanimous voice vote) Motion carries 3:0.

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 audience willing to testify on any of the items on the agenda? Seeing none.

GENERAL BUSINESS MATTERS

Recertification of Final Subdivision Map Approval

Subdivision Application No. S-2011-9; J. FREDRICK & GARY E. BOLSTER/MASAKATSU & MIEKO KATSURA; Proposed 10-lot Subdivision, TMK: (4) 4-3-009: 041, 042 & 071; Kapa‘a, Kaua‘i.

Mr. Bukoski: Moving on to Item G, General Business Matters for action. Recertification of final subdivision map approval – Subdivision Application No. S-2011-9; J. Frederick and Gary Bolster/Masakatsu and Mieko Katsura; proposed 10-lot subdivision; TMK: (4) 4-3-009: 041, 042, and 071; Kapa‘a, Kaua‘i.

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

Mr. Bukoski: Commissioners, I just want to notify you guys about this subdivision. Basically, this subdivision never got recorded. It got final map approval on April 19, 2011, and what happened was the applicants failed to record the subdivision with the Bureau of Conveyances. Since that time, the County has been trying to get recordation of these specific lots from B-2 to G-2, and what those lots are, are basically four-foot strips of road adjacent to Kūhiō Highway. The applicants were to dedicate the four-foot strips to the County so the County can dedicate that to the State to facilitate the bike path. The reason why we are here today is just to recertify the final map approval so the County can take it into its hands and get it dedicated with the Bureau of Conveyances so we can further that process.

Mr. Ho: Is there anyone from J. Frederick, Gary Bolster, Masakatsu, or Katsura here in the audience? Seeing none.

Your recommendation.

Mr. Bukoski: My recommendation is to recertify final map approval of S-2011-9, proposed 10-lot subdivision, TMK: (4) 4-3-009: 041, 042, and 071.

Mr. Ho: Commissioners, any discussion? Can we move, then?

Mr. Keawe: I move to the recertification of final subdivision map – Subdivision Application No. S-2011-9; J. Frederick and Gary E. Bolster/Masakatsu, and Mieko Katsura; proposed 10-lot subdivision; TMK: (4) 4-3-009: 041, 042, and 071; Kapa‘a, Hawai‘i.

Mr. Mahoney: Second.

Mr. Ho: The motion on the floor is to recertify final map approval. All in favor? (Unanimous voice vote) Any opposed? None. Motion carries 3:0.

Mr. Bukoski: Thank you, Chair.

UNFINISHED BUSINESS (None)

Mr. Bukoski: Moving on to Item H, Unfinished Business. Seeing none.

NEW BUSINESS (For Action)

Tentative Subdivision Map Approval

Subdivision Application No. S-2018-15; KILAUEA 'OHANA PLATEAU LLC, ET AL;
Proposed 10-lot Subdivision; TMK: (4) 5-2-005:023; Kīlauea, Kaua'i.

Mr. Bukoski: Moving on to Item I, New Business for Action. Tentative subdivision map approval – Subdivision Application No. S-2018-15; Kīlauea 'Ohana Plateau LLC; proposed 10-lot subdivision; TMK: (4) 5-2-005: 023; Kīlauea, 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: Is there someone here in the audience representing Kīlauea 'Ohana Plateau?

Mr. Ian Jung: Good morning, Members of the Subdivision Committee. Ian Jung on behalf of Kīlauea 'Ohana Plateau. Some of you may have heard about this subdivision; it has been in the works for quite some time. The whole intent of this subdivision originally was to create the new town road to get access to Kīlauea from Kūhiō Highway.

As we kind of worked through with the various agencies, we came to a plan where we could carve up some of the large lots because as Mr. Bukoski noted, this particular remnant lot is locked up by the one-time subdivision restriction in the Ag District, but to get around that, what we worked with the County on was to do a co-sponsored application and MOU whereby Lots 3 through 6 would have no density at all until the property is further redistricted or rezoned. So in the MOU, we put a restriction on there that eventually will get recorded that there is no density allocated to those lots.

But the one issue we are having right now, which we will have to ask for a deferral on so we can go back and work with the Department, is on Lots 11-A-2-B-1 and B-2. In navigating the map through our...you know, going through our pre-consult meetings, we had always been under the understanding that that was a part of the R-6 portion. So some of you may have heard that the small lot, Lot 1, is going to be the KCFCU new lot next to the Lighthouse Subdivision out there, and then B-2 would be, like, a small residential-type project with potentially multi-family residential dwelling units available. So what we need to do is go back and work with the Department on figuring out what the actual zoning is there because on the map, it shows it is R-6, but according to the text, it may be Ag. So we are going to go back, ask for a deferral on this matter, and work with them to try and identify what exactly the zoning map in reference to the actual text of the zoning change back in 1988 was. What we will do now is ask for a one-month

deferral on this so we can work with the Department on that, and then come back with you and hopefully get a clean set of tentative conditions to move this project forward.

One thing I did want to note is actually the applicant is the County and Kīlauea ‘Ohana Plateau, so we will have to go back and work with the Department of Public Works, Engineering Division on that.

Mr. Keawe: Ian, as opposed to making a decision today, you want a deferral and work with the County?

Mr. Jung: Yes, because I think if we can identify it at tentative stage, there is a provision in the tentative law of the Subdivision Ordinance that allows us to fine-tune certain conditions if we work through it under the tentative approval, versus if we get tentative approval, then we will have to go back and do it again if we can't get to terms on certain things in the length-to-width ratios and whatnot of the lot size.

Mr. Keawe: Yes, because you've got one lot with five-unit density and one lot doesn't comply at all, and then you've got the minimum size to deal with, right?

Mr. Jung: Right. So the Lot – I will just go with the last two letters – B-7, that's actually an existing lot that is Unit F of the Namahana Acres Condominium, so we are not asking for anymore density in there. The density on that portion of the proposed subdivision has already been allocated and fully built out. So there is no new residences proposed as a part of this overall project. The issue here is – and I know where you are going – it has that sort of little sliver that connects the main lot, so that is what we will have to work under the tentative conditions of the Subdivision Ordinance to deal with that situation.

Mr. Keawe: All right. Chair, as far as the deferral?

Mr. Ho: One moment please. Mr. Mahoney, anything?

Mr. Mahoney: No, I am in agreement.

Mr. Ho: Ian, could you revisit why the one-time rezoning does not apply to you?

Mr. Jung: Okay, so when you have a large remnant lot – because this particular lot was the remnant of one of the subdivisions that occurred years ago out there – and the intent back then when you have the one-time subdivision restriction was if you had a large remnant piece, it was going to be slated for a large portion for agriculture, and then you could divvy up and create smaller lots. We are on a sliding scale with our agricultural subdivision restrictions where you can do a certain number of lots at a certain size and then you would have one large remnant piece. In this case, this Unit F of the condominium and the remaining other units were locked up by that one-time subdivision restriction, but because the Kīlauea Town Plan and the new General Plan had designated this from a General Plan designation standpoint for residential community, then the County had the foresight of thinking okay, this could be the potential future expansion of Kīlauea Town, so then we piggybacked on that saying okay, let's create some master lots that

could 5, 10, 15, 20 years from now be teed up, ready to go if there is ever any expansion for residential use in Kīlauea Town. So that is the purpose of divvying up small portions of this subdivision that we are doing now in conjunction with creating the new Kīlauea Town road, which will be dedicated to the County, and when the County is ready to go, when they get Federal money to do it, then they can do it; the timeframe on that is going to be completely up to the County. So although it is locked up by the one-time subdivision restriction, because we are partnering with the County to create the road, the shared-use path, and these other lots, we can have that set-up, ready to go for any future development 10, 20 years from now.

But again, no density. There will be a deed restriction on this thing that you can't actually develop it until you go through the redistricting and rezoning process.

Mr. Ho: Does a one month extension help your cause? Is that all you want?

Mr. Jung: Yes, I think we can get it done within one month. We have met with a couple of the agencies. Water is now understanding the whole concept because there is going to be no new density. We had an issue with Public Works; what they wanted originally was a 10-foot wide multi-use shared path, but now they are asking for 20 (feet). The idea is fine, but the problem the landowner is running into...they are actually actively farming this property right now where they have ginger farms in play to sell turmeric and whatnot, but there are strips of irrigation pipes that are along that corridor that if it was widened, the County road would come into it, then we would have to have those relocated and fence lines that were created to keep the property separated. So that is another issue we want to work with Public Works on; just to figure out why they were okay with 10 (feet) when we were doing our pre-consult, but now are asking for 20 (feet).

Mr. Ho: You are negotiating that; between 10 and 20 (feet)?

Mr. Jung: Right.

Mr. Ho: No less than 10 (feet)?

Mr. Jung: No less than 10 (feet). We offered 10 (feet); they liked 10 (feet), but now they want 20 (feet).

Mr. Ho: Gentlemen, Commissioners?

Mr. Keawe: Ian, do you want to have a deferral just to a future meeting and not leave it to 30 days? Because if you don't make it in 30 days, then...

Mr. Jung: Yes, I think that would be a good idea. I think July 24th is the next meeting?

Mr. Keawe: Yes.

Mr. Jung: So we could state it on the record to July 24th, then I don't have to be haunted by Chance to get a new extension request on it.

Mr. Keawe: Okay.

Mr. Mahoney: All right, Chair, I move to defer to July 24th – the tentative subdivision map approval for Subdivision Application No. S-2018-15; Kīlauea ‘Ohana Plateau LLC, et al.

Mr. Keawe: Second.

Mr. Ho: The motion on the floor is to defer until July 24, 2018. It has been moved and seconded. All in favor? (Unanimous voice vote) Motion carries 3:0.

Mr. Jung: Okay, thank you and hopefully we will be back soon with some revised conditions there.

Mr. Bukoski: Thank you, Chair.

Subdivision Application No. S-2018-16; STATE OF HAWAII; Proposed 2-lot Subdivision; TMK: (4) 2-4-009:003; Kalāheo, Kaua‘i

Mr. Bukoski: Moving on to the next item – Subdivision Application No. S-2018-16; State of Hawai‘i; proposed 2-lot subdivision; TMK: (4) 2-4-009: 003; Kalāheo, 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. However, Commissioners, I would just like to note, possibly, we are going to be amending Condition No. 1.d. in the tentative approval conditions. It is not necessary to provide a road widening reserve just because the road enters into the parcel that is being proposed that is subdivided, so there is no need for the road widening reserve. So Condition 1.d. – I would like to delete off of the tentative approval conditions.

Mr. Keawe: Chair? So Condition 1.d., you want to what?

Mr. Bukoski: Delete.

Mr. Keawe: You want to delete Condition 1.d.?

Mr. Bukoski: Yes, totally disregard that condition.

Mr. Keawe: Okay.

Mr. Ho: Further discussion, Commissioners? Is anybody here from the State?

Mr. Eric Fujikawa: Good morning, Chair and Commissioners. My name is Eric Fujikawa. I am actually with the Department of Water and we are working with the State on this subdivision approval for a proposed water tank project that we are constructing on the parcel. So being

State-owned and Conservation District, we are working with the Department of Land and Natural Resources to obtain the necessary rights via executive order. Part of the process is to get a subdivision through the County before we can go through the executive order process.

I am here to answer any questions or try to answer any questions that you may have regarding the upcoming project. Unfortunately, Wesley Matsunaga, the land agent from DLNR, wasn't able to make it this morning.

Mr. Ho: You are with the State Department?

Mr. Fujikawa: No, I am actually with the Department of Water, County of Kaua'i.

Mr. Ho: County Water Department. Chance, when State or government agencies apply for permits, don't we relax the restrictions on...

Mr. Bukoski: Yes, well, especially with this subdivision just because it is State-owned and it is in the Conservation District – both County and State land – it, in all honesty, doesn't need to go through the subdivision process. This is just more of a formal type of thing from both government standpoints so we can say it has actually been through the subdivision process, but in all honesty, the State doesn't need to come in for a subdivision process.

Mr. Ho: This is for final subdivision approval?

Mr. Bukoski: Tentative.

Mr. Ho: Tentative. So he would have to come before us again for the final?

Mr. Bukoski: Correct.

Mr. Ho: Commissioners?

Mr. Keawe: I had just one question. This is in the mauka area of Kalāheo, right?

Mr. Fujikawa: Yes, that is correct.

Deputy County Attorney Jodi Higuchi Sayegusa: And you folks are going through the process with the BLNR for any zonings required under their purview?

Mr. Fujikawa: Yes.

Ms. Higuchi Sayegusa: Okay, thank you.

Mr. Ho: Commissioners, any further discussion?

Mr. Keawe: No. Okay, I move to approve Subdivision Application No. S-2018-16 – State of Hawai‘i; proposed 2-lot subdivision; TMK: (4) 2-4-009: 003; Kalāheo, Kaua‘i – and to delete Condition No. 1.d.

Mr. Mahoney: Second.

Mr. Ho: The motion on the floor is to approve. All in favor? (Unanimous voice vote) Motion carries 3:0.

Mr. Fujikawa: Thank you.

Mr. Bukoski: Thank you, Chair.

Subdivision Application No. S-2018-17; JOANNE P ROBSON; Proposed 2-lot Consolidation; TMK: (4) 2-6-016:023 & 024; Kōloa, Kaua‘i

Mr. Bukoski: Moving on to the next item – Subdivision Application No. S-2018-17; Joanne P Robson; proposed 2-lot consolidation; TMK: (4) 2-6-016: 023 and 024; Kōloa, 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: Is there anyone representing Joanne Robson here, please?

Ms. Maren Arismendez-Herrera: Good morning. Maren Arismendez-Herrera from Esaki Surveying, here on behalf of the owners. We are requesting tentative approval. They own two adjoining lots and it is a simple consolidation from two to one lot.

Mr. Keawe: Chair?

Mr. Ho: Discussion?

Mr. Keawe: Why do they want to do that?

Ms. Arismendez-Herrera: It makes it easier to manage and I believe – I would have to double-check with the owner – but the fees within Kukui‘ula are per lot so this would alleviate–

Mr. Keawe: So they reduce their expense and common element fees by doing this.

Ms. Arismendez-Herrera: Yes, I believe.

Mr. Keawe: You believe.

Ms. Arismendez-Herrera: I would have to double-check, yes; that is my understanding.

Mr. Keawe: No, because if you look at the map, why would they want to do this?

Ms. Arismendez-Herrera: It is very straightforward already, yes.

Mr. Keawe: Okay.

Mr. Mahoney: Chair, I move to approve Subdivision Application No. S-2018-17 – Joanne P Robson; proposed 2-lot consolidation; TMK: (4) 2-6-016: 023 and 024; Kōloa, Kaua‘i.

Mr. Keawe: Second.

Mr. Ho: The motion on the floor is to approve. All in favor? (Unanimous voice vote) Motion carries 3:0.

Ms. Arismendez-Herrera: Thank you.

Mr. Bukoski: Thank you, Chair.

Subdivision Application No. S-2018-18; YAMA-UMI LLC; Proposed 2-lot Subdivision; TMK: (4) 4-3-009:042; Kapa‘a, Kaua‘i

Mr. Bukoski: Moving on to the next item – Subdivision Application No. S-2018-18; Yama-Umi LLC; proposed 2-lot subdivision; TMK: (4) 4-3-009: 042; Kapa‘a, 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: Is there anyone here representing Yama-Umi?

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

Mr. Ho: Commissioners?

Mr. Keawe: Okay, and the boundary adjustment is...what was the reason for doing that?

Ms. Arismendez-Herrera: There are four lots and they want to further develop the lots, but consolidating and reconfiguring the lots would allow them more space to develop.

Mr. Keawe: Okay.

Ms. Arismendez-Herrera: So they have four lots – two bigger lots and two, like, strips along the highway.

Mr. Keawe: Okay.

Ms. Arismendez-Herrera: So they are going to consolidate and just create two lots. They have two existing access points off of the highway, so that is why they decided to go with two separate lots.

Mr. Keawe: But that is not going to affect density, is it? I mean, it has nothing to do with density.

Ms. Arismendez-Herrera: No, it is just reconfiguring. Consolidating helps...when you have more lots or split into smaller pieces, you have a lot more setbacks to deal with than when it is just a cleaner lot.

Mr. Keawe: Okay. And this is in Kapa‘a, right?

Ms. Arismendez-Herrera: Yes.

Mr. Keawe: That’s across the street from that Choy Village area, is that correct?

Ms. Arismendez-Herrera: Yes, the Waipouli area.

Mr. Keawe: Yes, okay. I move to approve Subdivision Application No. S-2018-18; Yama-Umi LLC; proposed 2-lot subdivision; TMK: (4) 4-3-009: 042; Kapa‘a, Kaua‘i.

Mr. Mahoney: Kōloa.

Mr. Keawe: No, it’s in Kapa‘a. It’s just...that’s a misprint.

Mr. Bukoski: I apologize; I made a mistake.

Mr. Mahoney: I was going to say that’s a big stretch. Okay, I will second the motion.

Mr. Ho: The motion on the floor is to approve the permit. All in favor? (Unanimous voice vote) Motion carries 3:0.

Ms. Arismendez-Herrera: Thank you.

Mr. Bukoski: Thank you, Chair.

Final Subdivision Map Approval

Subdivision Application No. S-2011-19; HALELEA INVESTMENT LLC; Proposed 4-lot Consolidation; TMK: (4) 5-5-10:066, 068, 069 & 081; Hanalei, Kaua‘i

Mr. Bukoski: Moving on to Item I.2., Final Subdivision Map Approval – Subdivision Application No. S-2011-19; Halelea Investment LLC; proposed 4-lot consolidation; TMK: (4) 5-5-010: 066, 068, 069, and 081; Hanalei, 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 final approval.

Mr. Ho: Is there anyone in the audience here? Please come forward.

Mr. Keola Sheehan: Good morning, Commissioners. I apologize for my voice; I got a bit of a cold. My name is Keola Sheehan, representing the applicant, Halelea Investment Company.

Mr. Brian Hennessy: Good morning. Brian Hennessy, the land surveyor for the project.

Mr. Ho: Commissioners, do you have questions for them?

Mr. Keawe: The consolidation is so that...within the existing lots, there is not enough or available building area because of how the lots are divided, is that it?

Mr. Sheehan: Yes, basically; similar to the previous applicant. The lot lines run perpendicular to the highway and the buildable footprint is sort of parallel to the highway, so it would present some setback challenges and setbacks from lot lines. So, same thing, it was easier to just sort of start with a bigger, blank slate, and the only area of the 23-acre parcel that would most likely be redeveloped is the Neighborhood Commercial area, which is only about a half-acre of the 23-acre lot, so the purpose was to just sort of free that portion of the property up.

Mr. Keawe: Okay, and the timing just happened to be...

Mr. Sheehan: Why it so long?

Mr. Keawe: I mean, its 2011, right?

Mr. Sheehan: Yes, we ran into a few years of...we thought that we were waiting for comments back from Public Works, thinking that the ball was in their court, and then they were waiting, I guess, for us to do some changes to the mapping, and then it took us a while to get Historic Preservation to sort of understand the nature of why we were trying to consolidate it.

Mr. Keawe: The major things in that parcel.

Mr. Sheehan: Yes, and there are some historic properties and they were confused as to where they were located, and we were trying to convince them that, hey, you are going to get another bite at the apple when we come in for the site plan and development plan and all that. So it took

us a while to kind of convince them that they were going to get another pass at it before approving it, so we finally got there.

Mr. Keawe: Okay.

Mr. Sheehan: Thank you.

Mr. Keawe: Any comments, Brian? No?

Mr. Hennessy: He summarized it well. Thank you.

Mr. Ho: Besides the County, do you have other agencies to attend to – Federal, State – that would have interest in your property here?

Mr. Sheehan: Conditions, you mean?

Mr. Ho: Yes.

Mr. Sheehan: I don't know if I understand the question.

Mr. Ho: Do you have to apply to other agencies in order for you to have your permits? Federal agencies, State–

Mr. Hennessy: For this action, there are no further permits that are being sought.

Mr. Sheehan: It is just to consolidate the four parcels, and then if and when we are to redevelop, the Neighborhood Commercial portion, we would have to come back and submit a site plan, development plan, SMA, zoning, and then kind of start the whole ball again.

Mr. Keawe: Chair?

Mr. Ho: Yes.

Mr. Keawe: The majority of the property is in a floodway, right?

Mr. Sheehan: Yes.

Mr. Mahoney: Chair, I move to approve final subdivision map approval for Application No. S-2011-19; Halelea Investment LLC; proposed 4-lot consolidation; TMK: (4) 5-5-10: 066, 068, 069, and 081; Hanalei, Kaua'i.

Mr. Keawe: Second.

Mr. Ho: The motion on the floor is for map approval. The motion has been made and seconded. All in favor? (Unanimous voice vote) Motion carries 3:0.

Mr. Sheehan: Thank you.

Mr. Bukoski: Thank you, Chair.

Subdivision Extension Request

Subdivision Application No. S-2017-8; NEIL & DESIREE FAGARANG; Proposed 2-lot Subdivision; TMK: (4) 3-7-006:097; Līhu‘e, Kaua‘i

Mr. Bukoski: Moving on to Item 3, Subdivision Extension Request – Subdivision Application No. S-2017-8; Neil and Desiree Fagarang; proposed 2-lot subdivision; TMK: (4) 3-7-006: 097; Līhu‘e, Kaua‘i.

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

Mr. Bukoski: I would just like to note, too, Commissioners, that we have received, from the Department standpoint, a Class IV Zoning Permit and a Variance Permit, and this is the main reason why they are coming in to extend their subdivision application in order to facilitate a variance request from the applicants. So the applicant needs to obtain Class IV and Variance Permits first before they can move on because of a certain condition in the Subdivision Ordinance. And I will hold off on my recommendation for now.

Mr. Keawe: Is there anyone in the audience for Neil...

Ms. Arismendez-Herrera: Good morning. Maren Arismendez-Herrera from Esaki Surveying. We would like to respectfully request the extension request for this subdivision. As stated by Chance, the owners are in the middle of the process of the variance for one of the conditions, so this extension is to allow that variance process to...for the owners to go through all the variance processes.

Mr. Keawe: Chair? There are no sidewalks in Hanamā‘ulu, right?

Ms. Arismendez-Herrera: Right, so it doesn't really–

Mr. Keawe: Or curbs.

Ms. Arismendez-Herrera: –make sense, right, to have just one small section of sidewalk when...what's going to be left? Like 90 percent of that road without sidewalks.

Mr. Keawe: So that is the reason for the variance?

Ms. Arismendez-Herrera: Right, and we had requested removal of that condition, but was instructed by County Planning Department that the process is through variance, so we are just going through the process.

Mr. Keawe: Chair, anything else?

Mr. Ho: What time are you looking for? How much of an extension?

Mr. Keawe: June 27th is our recommendation; 2019.

Mr. Bukoski: Correct.

Mr. Keawe: Any questions?

Mr. Mahoney: Let's get his recommendation.

Mr. Keawe: Okay, recommendation.

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

Mr. Bukoski: And that concludes my recommendation.

Mr. Keawe: I will move to approve the subdivision extension – Subdivision Application No. S-2017-8; Neil and Desiree Fagarang; proposed 2-lot subdivision; TMK: (4) 3-7-006:097; Līhu'e, Kaua'i – the extension to June 27, 2019 with a 60-day status report due prior.

Mr. Mahoney: Second.

Mr. Ho: The motion for extension has been approved – no, I'm sorry. The motion has been made and seconded. All in favor? (Unanimous voice vote) Motion carries 3:0.

Ms. Arismendez-Herrera: Thank you.

Mr. Bukoski: Thank you, Chair.

Subdivision Application No. S-2017-10; MEDEIROS FARM, INC; Proposed 3-lot Boundary Adjustment; TMK: (4) 2-3-014:007, 009, & 031; Kalāheo, Kaua'i

Mr. Bukoski: Moving on to the last item on the agenda, Subdivision Application No. S-2017-10; Medeiros Farm, Inc.; proposed 3-lot boundary adjustment; TMK: (4) 2-3-014: 007, 009, and 031; Kalāheo, Kaua'i.

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

Mr. Bukoski: Commissioners, I will hold off on my recommendation as well.

Mr. Ho: Is there anyone in the audience here representing Mr. Medeiros? Hello, Mr. Caires. Good morning.

Mr. Roger Caires: Good morning. Roger Caires, land surveyor.

Mr. Ho: Commissioners, do you have any questions for Mr. Caires?

Mr. Keawe: No.

Mr. Mahoney: If an extension is granted, you will be able to meet the timeline and conditions?

Mr. Caires: I believe so. The big hang-up was getting a cesspool contractor to do the cesspool cards, but we submitted the pre-final documentation about three weeks ago, so we are waiting on comments now for final approval.

Mr. Mahoney: Thank you.

Mr. Ho: Mr. Bukoski, your recommendation, please.

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

Mr. Ho: Thank you.

Mr. Keawe: Chair, I move to approve the subdivision extension request for Subdivision Application No. S-2017-10; Medeiros Farm, Inc; proposed 3-lot boundary adjustment; TMK: (4) 2-3-014: 007, 009, and 031; Kalāheo, Kauaʻi – request extension to July 25, 2019 with a 60-day status report due previous.

Mr. Mahoney: Second.

Mr. Ho: The motion is to extend until July 23, 2019 [sic]; moved and seconded. All in favor? (Unanimous voice vote) Motion carries 3:0. You have it, Mr. Caires.

Mr. Caires: Thank you.

Mr. Bukoski: Thank you, Chair.

ADJOURNMENT

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


Mr. Mahoney: Chair, move to adjourn.

Mr. Keawe: Second.

Mr. Ho: All in favor? (Unanimous voice vote) Motion carries 3:0. We are adjourned.

Subdivision Committee Chair Ho adjourned the meeting at 9:10 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.

