

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
October 9, 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 – Commission Support Clerk Darcie Agaran

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 start us (off), please?

Mr. Bukoski: Good morning, Chair and Commissioners. Chair Ho.

Mr. Ho: Here.

Mr. Bukoski: Commissioner Mahoney.

Mr. Mahoney: Here.

Mr. Bukoski: Commissioner Keawe.

Mr. Keawe: Here.

Mr. Bukoski: We have three present.

APPROVAL OF AGENDA

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

Mr. Mahoney: Chair, move to approve the agenda for today's meeting.

Mr. Keawe: Second.

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

Mr. Bukoski: Thank you, Chair.

MINUTES of the meeting(s) of the Subdivision Committee

Meeting of September 11, 2018

Mr. Bukoski: Moving on to Item D, Minutes of the Meeting of the Subdivision Committee – Meeting of September 11, 2018.

Mr. Keawe: Move to approve the meeting minutes of September 11, 2018.

Mr. Mahoney: Second.

Mr. Ho: The motion on the floor is to approve the minutes of the meeting of September 11th. 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 that would like to testify on any 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-2019-1; ALEXANDER & VIVIAN YOUN TRUST;
Proposed 2-lot Subdivision; TMK: (4) 4-2-003:023; Wailua, Kaua'i

Mr. Bukoski: Item I, New Business for Action. Tentative subdivision map approval – Subdivision Application No. S-2019-1; Alexander and Vivian Youn Trust; proposed 2-lot subdivision; TMK: (4) 4-2-003 Parcel 023; Wailua, Kaua'i.

Before I begin the Subdivision Report, I would like to...the Applicant and the Department have had a conversation and the Applicant would like to defer this matter to a later date.

Mr. Ho: Is there someone from Esaki, please?

Mr. Mahoney: Not Esaki, Avery Youn.

Mr. Ho: Oh.

Mr. Keawe: That's Mr. Youn. How about the applicant?

Mr. Ho: How about Mr. Youn? I'm sorry, I just...Mr. Youn, good morning.

Mr. Avery Youn: Good morning, Commissioners. I can explain the reason for the deferment. Initially, this subdivision was applied for back in 1997, I believe, but we kept deferring it because it was dedicated to Agriculture and there was an issue of rollback taxes. So now that we are older, we need to get this issue resolved, so we are coming in to finalize the subdivision now. The reason why initially it was only a two-lot subdivision is because we paid the Facilities Reserve Charge and service connection fees several years ago; however, with the Department of Water's policy, they allow only two meters per lot, so we could only get two meters at the time when we applied for this subdivision. And with only two meters; therefore, we had to limit our subdivision to two lots. However, because we paid, previously, the FRCs for eight lots, we were allowed to proceed with installing the additional meters that we need, which we are in the process of doing right now. This situation occurred after we applied for the first two-lot subdivision. Between that time period we were able to get the approval for the additional meters; therefore, we submitted a revised subdivision application for the full eight-lot subdivision. That subdivision needs to be re-reviewed by the reviewing agencies again before we can come before you. So we are asking for a deferment and we will follow up with an extension letter after today.

Mr. Mahoney: Is there a date?

Mr. Ho: Is there a time?

Mr. Bukoski: There is no particular date just because the applicant will be waiving the timelines as well for the subdivision process; however, I can't speak on behalf of the Department of Health, Water, and Public Works to...when they resubmit another map, I would reroute it to those government agencies so they can comment, but usually it takes a month or so, but I can't give a "for sure" date on it.

Mr. Mahoney: That's fine. Just as an open deferral?

Mr. Ho: Six-month deferral?

Mr. Mahoney: Is that okay with the attorney?

Deputy County Attorney Jodi Higuchi Sayegusa: It is okay, and it will be resumed once the Applicant gets in touch with the Department?

Mr. Keawe: The Applicant and the Department, right?

Mr. Bukoski: Correct.

Ms. Higuchi Sayegusa: Okay.

Mr. Ho: Do you have any date in mind? Any date? Six months?

Mr. Youn: Oh, hopefully not because we have to get the meters installed by November 30th. That is our deadline; otherwise we would be subjected to the additional Facilities Reserve Charges of the Department of Water.

Mr. Mahoney: Okay.

Mr. Bukoski: Historically, looking at the other departments, usually it takes roughly about another month or two to get those other comments or conditions from them.

Mr. Ho: Do you have a date then?

Mr. Bukoski: I would just keep it open just to—

Mr. Ho: Open?

Mr. Bukoski: Yes.

Mr. Ho: Okay. Open would be all right with you, Avery?

Mr. Youn: Excuse me?

Mr. Ho: If we keep it open, the deferral, would that–

Mr. Youn: Yes, that would be just fine.

Mr. Ho: All right, gentlemen.

Mr. Mahoney: Chair, I move to leave this as an open deferral between the Applicant and the Department for Subdivision Application No. S-2019-1, Alexander and Vivian Youn Trust.

Mr. Keawe: Second.

Mr. Ho: Motion on the floor is for an open deferral for Alexander and Vivian Youn Trust. All in favor? (Unanimous voice vote) Motion carries 3:0.

Mr. Youn: Thank you, Commissioners. I appreciate it.

Mr. Bukoski: Thank you, Chair.

Final Subdivision Map Approval

Subdivision Application No. S-2016-19; Grove Farm Company, LLC; Proposed 2-lot Boundary Adjustment; TMK: (4) 3-3-011:002 & 3-3-018:005; Līhu‘e, Kaua‘i

Mr. Bukoski: Moving on to the next item in Item I, Final Subdivision Map Approval – Subdivision Application No. S-2016-19; Grove Farm Company, LLC; proposed 2-lot boundary adjustment; TMK: (4) 3-3-011 Parcel 002 and 3-3-018 Parcel 005; Līhu‘e, 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 the applicant in the audience?

Ms. Maren Arismendez-Herrera: Good morning. Maren Arismendez-Herrera from Esaki Surveying, here on behalf of the owner. We would like to request final subdivision approval. Well, it’s more of a...like previously mentioned by Mr. Bukoski, it is a boundary adjustment between two lots. There is a ditch running between them that was splitting a smaller portion of the larger lot, so it is now following more along the ditch so that whatever got split from the ditch now goes into the smaller lot.

Mr. Keawe: Okay.

Ms. Arismendez-Herrera: And the owners have complied with all of the requirements from the agencies, so we would like to request final approval.

Mr. Ho: Questions, gentlemen?

Mr. Mahoney: No.

Mr. Keawe: Any other questions? Chance, you are recommending final approval?

Mr. Bukoski: Correct.

Mr. Keawe: Okay. I move that we approve final subdivision map – Subdivision Application No. S-2016-19; Grove Farm Company, LLC; proposed 2-lot boundary adjustment; TMK: (4) 3-3-011:002 and 3-3-018:005; Līhu‘e, Kaua‘i.

Mr. Mahoney: Second.

Mr. Ho: The motion on the floor is for final subdivision map approval – Grove Farm Company, LLC. All in favor? (Unanimous voice vote) Motion carries 3:0.

Ms. Arismendez-Herrera: Thank you.

Mr. Bukoski: Thank you, Chair.

ADJOURNMENT

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

Mr. Ho: Gentlemen?

Mr. Keawe: Move to adjourn.

Mr. Mahoney: Second.

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

Subdivision Committee Chair Ho adjourned the meeting at 8:38 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.