

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
February 11, 2020

The regular meeting of the Planning Commission Subdivision Committee of the County of Kaua'i was called to order at 8:31 a.m., at the Lihu'e Civic Center, Mo'ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Roy Ho
Ms. Donna Apisa
Mr. Mahoney

Absent:

The following staff members were present: Planning Department –Chance Bukoski, Dale Cua, and Planning Commission Secretary Leslie Takasaki; Office of the County Attorney – Deputy County Attorney Nicholas Courson; Office of Boards and Commissions –Commission Support Clerk Arleen Kuwamura.

CALL TO ORDER

Subdivision Committee Chair Ho: Called the meeting to order at 8:31 a.m.

ROLL CALL

Chair Ho: Good morning all. Welcome to to our first Subdivision Committee meeting of the New Year. Mr. Bukoski could you start us out with our last roll, please.

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

Chair Ho: Here.

Mr. Bukoski: Commissioner Apisa.

Ms. Apisa: Here.

Mr. Bukoski: Commissioner Mahoney.

Mr. Mahoney: Here.

Mr. Bukoski: Chair, we have three present.

Camera person: Your microphone.

Mr. Bukoski: All right, let's do this again.

MINUTES of the meeting(s) of the Subdivision Committee

Mr. Bukoski: Thank you Chair. Moving on to Item D, Minutes of the Meeting of the Subdivision Committee. Meeting of December 10, 2019.

Mr. Mahoney: Chair, I move to approve the minutes of December 10, 2019 of the Subdivision Committee meeting.

Ms. Apisa: Second.

Chair Ho: Motion before us is to approve our minutes of December 10, 2019. All in favor? Aye (Unanimous voice vote) approved. Motion carries 3:0.

RECEIPT OF ITEMS FOR THE RECORD (None)

Mr. Bukoski: Thank you, Chair. Moving on to Item E, Receipts 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 wishing to testify on any items on the agenda? Seeing none.

GENERAL BUSINESS MATTERS

Mr. Bukoski: Moving on. Item No. G, General Business Matters. None.

UNFINISHED BUSINESS (For Action)

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

NEW BUSINESS (For Action)

Tentative Subdivision Map Approval.

Subdivision Application No. S-2020-10McBride, Conception, Pacuilla Trust
Proposed 3-lot Subdivision TMK: (4) 5-2-006: 011, 012, 014 & 5-2-009:049
Kilauea, Kaua'i

Mr. Bukoski: Moving on to Item I, New Business for action. Subdivision Application No. S-2020-10 McBride, Conception, Pacuilla Trust Proposed 3-lot Subdivision TMK: (4) 5-2-006: 011, 012, 014 & TMK: 5-2-009:049, location of the project in Kilauea, Kaua'i. Subdivision Report pertaining to this matter.

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

Mr. Bukoski: Commissioners, I also wanted you to note as well, that during the application process the applicants submitted a request for a modification of requirement to waive curbs, gutters, and sidewalks. Which is ultimately, Condition No. 1.d, within the Subdivision Report. And with that being said, during the evaluations of the project: Our transportation planner has thoroughly vetted through the project and concurs that no curbs, gutters, and sidewalks is feasible in the given area

Chair Ho: We that, is there anyone representing Pacuilla, McBride and Company?

Mr. Dennis Esaki: Good morning. Dennis Esaki, representing the owners as Chance mentioned it's a consolidation re-subdivision and this will result in three new homes and much-needed homes in the area. And as he also mentioned we're requesting the waiver of Amendments 946 regarding curbs, gutters, and sidewalks. I guess you have the request letter, and we respectfully approval without the sidewalk requirement.

Chair Ho: Thank you. Commissioners, any comments? I believe we have to vote on that Amendment to waive the curbs. Okay. So first order of business, I need a motion to waive curbs and gutters, please.

Mr. Mahoney: Chair, I move to waive the Condition of curbs and gutters on this application.

Ms. Apisa: Is that curbs, sidewalks, and gutters or?

Mr. Bukoski: Curbs, gutters, and sidewalks. Which is Condition No. 1.d.

Mr. Mahoney: Curbs, gutters, and sidewalks, which is Condition No.1.d.

Ms. Apisa: Second.

Chair Ho: The motion on the floor before us is to waive curbs, gutters, and sidewalks. All in favor? Aye (Unanimous voice vote) approved. Motion carries 3:0.

Mr. Bukoski: thank you Chair. Now we have received all various government agencies comments and we are recommending Tentative Subdivision Map Approval.

Ms. Apisa: Just a question. Dennis, you mentioned three houses. The one has got an ADU on it?

Mr. Dennis Esaki: That is what the owners mentioned that will result in three houses. There are three—

Ms. Apisa: Four drawn on the map.

Mr. Dennis Esaki: No, one is not included.

Ms. Apisa: Oh.

Mr. Dennis Esaki: It's three. That's what the owners have indicated.

Chair Ho: Does that satisfy you Ms. Apisa?

Ms. Apisa: Yes, thank you.

Chair Ho: We'll entertain a motion.

Mr. Mahoney: Chair, I move to approve Tentative Subdivision Approval for application No. S-2020-10.

Ms. Apisa: Second.

Chair Ho: Motion before us is Tentative Map Approval No. S-2020-10. All in favor? Aye. (Unanimous voice vote) approved. Motion carries 3:0.

Subdivision Extension Request

Subdivision Application No.S-2019- 1; Alexander & Vivian Trust Proposed 8-lot Subdivision TMK: (4) 4-2-003:023 Wailua, Kaua' i

Mr. Bukoski: Moving on to Item I.2a., Subdivision Extension Request Subdivision Application No.S-2019- 1, Alexander & Vivian Trust Proposed 8-lot Subdivision TMK: (4) 4-2-003:023 Wailua, Kaua' i. Subdivision Report pertaining to this matter.

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

Mr. Bukoski: Commissioners, I would like to add that the document before you that I handed out showing that the applicant has been diligently complying with all the agencies comments or Conditions. And quite frankly, they are at their final end, which is part of their Conditions to be met. There is only a few left on record. But other than that, I will hold off on my recommendation.

Chair Ho: Is there anyone representing Avery, I'm sorry. Alexandra & Vivian Trust.

Mr. Avery Youn: Good morning, Commissioners. My name's Avery Youn and I'm one of the trustees. The problem I have been having with this there haven't been any R-2 Subdivisions on this island for a long time and we have no comparable. So we are working on getting the appraisal, so we can finalize the park dedication fee. Otherwise, there is only one other Condition that conveyance of the water facilities with the Water Department for four months and we're just waiting for their final approval. And I have a comment on one of the Conditions it's asking for 7' roadway setback. However, when the Kamala Road Bridge was re-done, the right-

of-way was already taken. And not the right-of-way is over 60'. So I believe the right-of-way being requested is for 56' but we already have more than that. So there is no need to put in a 7' roadway widening setback, because it's already wider than the 56' right-of-way. That is the only point I wanted to make. Otherwise, we are just awaiting the appraisal and once the appraisal is done, we can submit the park dedication fee and everything should be finalized.

Chair Ho: Avery, is that Condition...is that your 1. F., road widening setback is that what you are referring to?

Mr. Youn: Yes.

Chair Ho: And you're saying it's not necessarily Kuamo'o Road?

Mr. Youn: It's already wider than what it should be.

Mr. Bukoski: Let me shed some light on that. We had a meeting with the applicant internally addressing that issue and we fully concur that the applicant, no need to meet that requirement, to do to they have the feasible space for the road widening reserve due to historic documents.

Chair Ho: Is that the way you understand it, Avery?

Mr. Youn: Yes. Because when they re-did the bridge, they had to increase the right-of-way, and they made it adequate for the bridge to be built.

Chair Ho: How much time are you asking for, Avery? The extension time?

Mr. Youn: I just talked to the appraiser and he said he is going to need another couple of weeks. It depends on the Water Department.

Mr. Bukoski: Quite frankly, I'd rather give to be consistent the applicant a year. As mentioned in the Chapter 9, Subdivision Ordinance just to be on the safe side. I know the applicant is requesting maybe a little time, but just to be consistent with the Department and what we've given in the past is just to be one-year extension should be adequate.

Ms. Apisa: No, I move that we grant a one-year extension to Subdivision Application S-2019-1, Alexandra & Vivian trust.

Mr. Mahoney: Second.

Chair Ho: Motion before us is grant a one-year extension to Alexandra & Vivian Trust. All in favor? Aye. (Unanimous voice vote) approved. Motion carries 3:0.

ADJOURNMENT

Mr. Bukoski: Thank you, Chair. Moving on to Item J, Adjournment.

Ms. Apisa: I move we adjourn.

Chair Ho: Motion before us is to Adjourn. All in favor? Aye. (Unanimous voice vote) Motion carries 3:0. We are adjourned.

Subdivision Committee Chair Ho: adjourned the meeting at 8:44 a.m.

Respectfully submitted by:



Arleen Kuwamura
Commission Support Clerk

Approved as circulated (add date of meeting approval).

Approved as amended. See minutes of _____ meeting