



## PLANNING COMMISSION

**KAAINA S. HULL**, CLERK OF COMMISSION

**HELEN COX**, CHAIR  
**FRANCIS DEGRACIA**, VICE CHAIR  
**GERALD AKO**, MEMBER  
**DONNA APISA**, MEMBER  
**MELVIN CHIBA**, MEMBER  
**LORI OTSUKA**, MEMBER

### MEMORANDUM

**DATE:** June 13, 2022

**TO:** Planning Commission

**FROM:** Clerk of the Commission

**SUBJECT:** 1st Addition to the 6/14/2022 PC Subdivision Committee Agenda

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#### I. NEW BUSINESS

##### 1. Preliminary Subdivision Map Approval

- a. Subdivision Application No. S-2022-6  
(Kukui'ula Development Company, LLC./MP Kaua'i HH Development Fund, LLC.)

3. Memorandum No. 2 to Subdivision Committee.

##### 2. Final Subdivision Map Approval

- a. Subdivision Application No. 5-2021-1  
(Kukui'ula Development Company, L.LC.)

3. Memorandum No. 2 to Subdivision Committee.

4. Supplement No. 2 to Subdivision Report.

## DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
MICHAEL A. DAHLIG, MANAGING DIRECTOR

### **MEMORANDUM NO. 2 TO SUBDIVISION COMMITTEE**

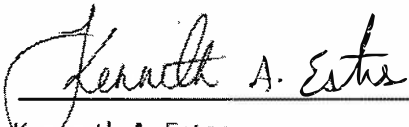
**RE:**                   **Subdivision Application No. S-2022-6**  
                          (Kukui'ula Parcel HH Subdivision)  
                          Kukui'ula Development Company, LLC./  
                          MP Kaua'i HH Development Fund, LLC.

**Subdivision Application No. S-2021-1**  
                          (Kukui'ula Parcel I Subdivision)  
                          Kukui'ula Development Company, LLC.

#### **ADDITIONAL FINDINGS**

Attached for the Planning Commission's reference is public testimony concerning the above referenced subdivisions:

- Correspondence from Anna M. received May 24, 2022.

By   
Kenneth A. Estes  
Staff Planner

Date: 06.13.2022

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**From:** Jordan Lemke <alohastate96746@yahoo.com>  
**Sent:** Tuesday, May 24, 2022 3:12 PM  
**To:** Planning Department  
**Subject:** Written Testimony for 5/25 Agenda

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Greetings,

I am writing to submit testimony in opposition of agenda items in section M, 4a and 6a.

The proposed 51 and 40 lot subdivisions are not needed and not wanted by the local community. More luxury developments is not what this community is asking for. The rapid expansion currently happening to the south shore of Kaua'i will have long lasting negative impacts to the natural balance of the land. Stop destroying the 'āina. A'ole to any more proposed developments owned by Gary Pinkston and Meridian Pacific on Kaua'i.

Thank you for your time,  
Anna M.

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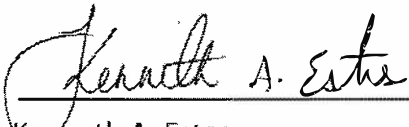
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                              MP Kaua'i HH Development Fund, LLC.

**Subdivision Application No. S-2021-1**  
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                              Kukui'ula Development Company, LLC.

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DEREK S.K. KAWAKAMI, MAYOR  
MICHAEL A. DAHLIG, MANAGING DIRECTOR

### SUPPLEMENT #2 TO SUBDIVISION REPORT

**RE:** Subdivision Application No. S-2021-1  
Kukui'ula Parcel I Subdivision

**APPLICANT:** Kukui'ula Development Company, LLC.

Attached for the Planning Commission's reference is supplemental information as follows:

- Transmittal Memorandum from Mauna Kea Trask dated June 13, 2022, and a map of S-2021-1 Project Area in relation to important sites.

By

A handwritten signature in black ink, reading "Kenneth A. Estes", is written over a horizontal line.

Kenneth A. Estes  
Staff Planner

Date: 06.13.2022

I.2.a.4.  
6/14/2022

A

COUNTY OF KAUAI

'22 JUN 13 P1:12

Transmittal Memorandum

PLANNING DEPT.

**HAND DELIVERY**

**TO:** Planning Commission  
Attn: Kaaina Hull  
4444 Rice Street, Ste. A473  
Lihue, HI 96766

**FROM:** Mauna Kea Trask, Esq.

**DATE:** June 13, 2022

**RE:** Subdivision Application No. S-2021-1  
(Kukuiula Development Company, LLC)  
Kukuiula Parcel I Subdivision  
Proposed 40-Lot Subdivision  
TMK: (4) 2-6-015:001  
Koloa, Kauai, Hawai'i

We are sending you the following:

ORIG.	COPIES	DATED	DESCRIPTION
	12		Map of S-2021-1 Project Area in relation to important sites.

- |  |   |
|--|---|
| <input type="checkbox"/> For your information      | <input type="checkbox"/> For signature and return   |
| <input checked="" type="checkbox"/> For your files | <input type="checkbox"/> For signature, forwarding, |
| <input type="checkbox"/> Per your request          | as noted below & return                             |
| <input type="checkbox"/> Per our conversation      | <input type="checkbox"/> For review & comment       |
| <input type="checkbox"/> For necessary action      | <input type="checkbox"/> For distribution           |
| <input type="checkbox"/> Are returned herewith     | <input type="checkbox"/> For recording/filing       |

REMARKS:

Please see the enclosed map depicting the S-2021-1 project area in relation to important sites.

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ORIGINAL

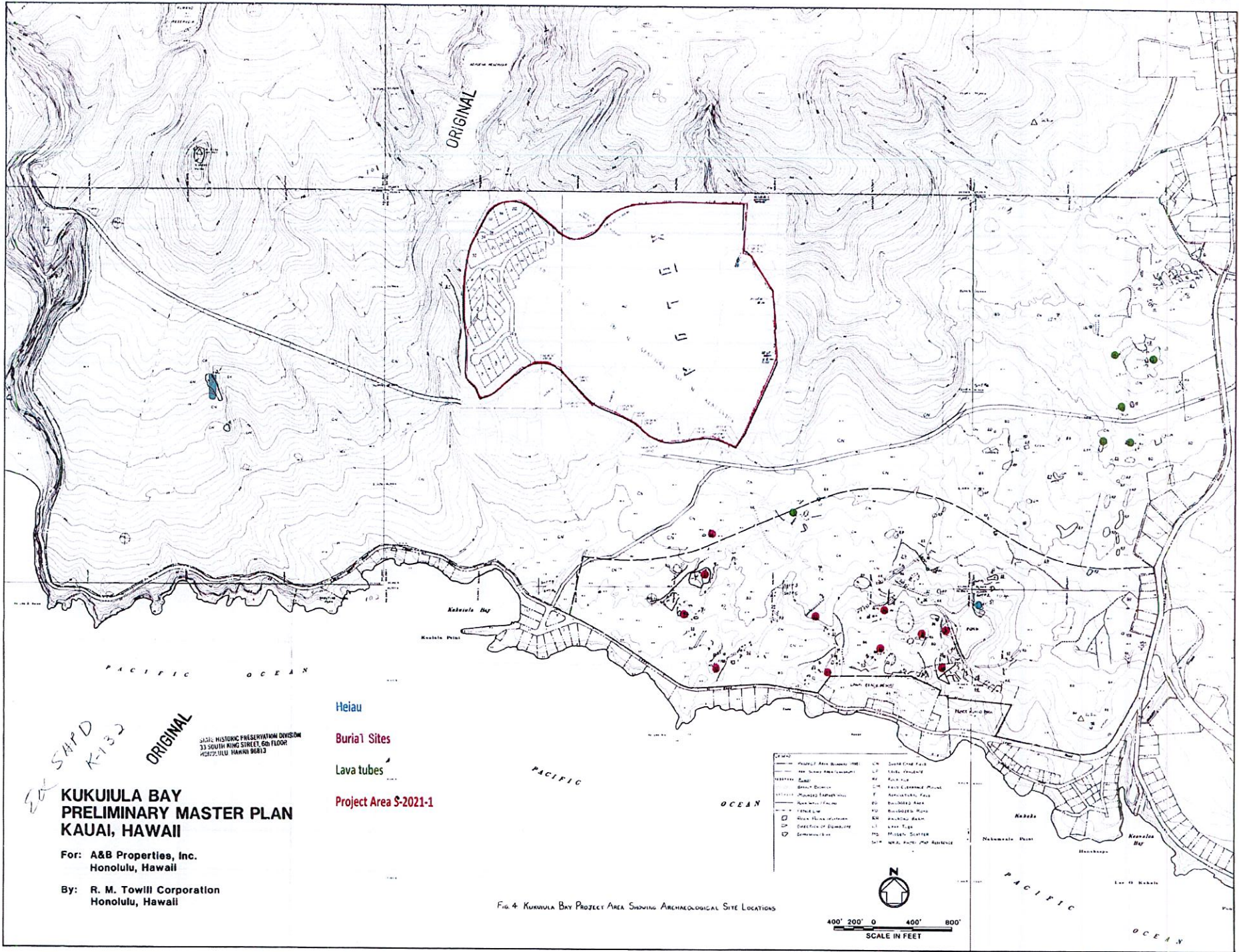


FIG. 4 KUKUIULA BAY PROJECT AREA SHOWING ARCHAEOLOGICAL SITE LOCATIONS

EX SHPD K-132  
ORIGINAL  
HAWAIIAN HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

**KUKUIULA BAY  
PRELIMINARY MASTER PLAN  
KAUAI, HAWAII**

For: A&B Properties, Inc.  
Honolulu, Hawaii

By: R. M. Towill Corporation  
Honolulu, Hawaii