



## PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

GERALD AKO, CHAIR  
DONNA APISA, VICE CHAIR  
JERRY ORNELLAS, MEMBER

RECEIVED

- The Planning Commission Meeting will be at:

'23 JUL -5 P 4:23

**KAUAI COUNTY COUNCIL CHAMBERS  
HISTORIC COUNTY BUILDING  
4396 RICE STREET, SUITE 201  
LĪHU'Ē, KAUA'I, HAWAI'I 96766**

- Oral testimony will be taken on specific agenda items, at the public meeting location indicated on the meeting agenda.
- Written testimony indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to [planningdepartment@kauai.gov](mailto:planningdepartment@kauai.gov) or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'ē, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Planning Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Planning-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.

**IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR [ADAVIS@KAUAI.GOV](mailto:ADAVIS@KAUAI.GOV) AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**

**SUBDIVISION COMMITTEE MEETING NOTICE AND AGENDA**

**Tuesday, July 11, 2023**

**8:30 a.m. or shortly thereafter**

**KAUAI COUNTY COUNCIL CHAMBERS, HISTORIC COUNTY BUILDING  
4396 RICE STREET, SUITE 201, LĪHU'E, KAUA'I, HAWAI'I 96766**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. MINUTES of the meeting(s) of the Subdivision Committee**

1. May 09, 2023

**E. RECEIPT OF ITEMS FOR THE RECORD**

**F. UNFINISHED BUSINESS**

1. Preliminary Subdivision Extension Request

- a. Subdivision Application No. S-2021-7

**5425 Pa'u A Laka, LLC.**

Proposed 2-lot Consolidation and Resubdivision into 4-lots

TMK: (4) 2-8-014: 032

Kōloa, Kaua'i

- 1) Subdivision Report pertaining to this matter.
    - 2) Supplement #1 to Subdivision Report.
    - 3) In the Matter of Applications for (1) Preliminary subdivision extension request for application no. S-2021-7, 5425 Pa'u A Laka, LLC for proposed 2-lot consolidation and resubdivision into 4-lots; and (2) Amendment to Class IV Zoning Permit (Z-IV-2006-27), Use Permit (U-2006-26), and Project Development Use Permit (PDU-2006-25) for modification to Condition No. 26 relating to drainage requirements for a development situation at the Pau A Laka Street/Kiahuna Plantation Drive, 5425 Pau A Laka Street, Tax Map Key: 2-8-014: 032, and containing a total area 27.886 acres, **Petitioners Friends of Mahaulepu and Save Kōloa's Petition to Intervene and, Alternatively for Denial of Applications.**

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

Proposed 3-lot Consolidation and Resubdivision into 51-lots  
TMK: (4) 2-6-019: 026, 029, 031  
Kōloa, Kauaʻi

- 1) Subdivision Report pertaining to this matter.
- 2) Supplement #1 to Subdivision Report

#### **G. NEW BUSINESS (For Action)**

##### **1. Preliminary Subdivision Map Approval**

- a. Subdivision Application No. S-2023-4  
**BBCP Kukuiʻula Development, LLC.**  
Kukuiʻula Parcel J1-A Subdivision  
Proposed 18-lot Subdivision  
TMK: (4) 2-6-023: 040  
Kōloa (Makai), Kōloa, Kauaʻi

- 1) Subdivision Report pertaining to this matter.

#### **H. EXECUTIVE SESSION**

Pursuant to Hawaii Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

- a. Subdivision Application No. S-2021-7  
**5425 Paʻu A Laka, LLC.**  
Proposed 2-lot Consolidation and Resubdivision into 4-lots  
TMK: (4) 2-8-014: 032  
Kōloa, Kauaʻi
  - 1) In the Matter of Applications for (1) Preliminary subdivision extension request for application no. S-2021-7, 5425 Paʻu A Laka, LLC for proposed 2-lot consolidation and resubdivision into 4-lots; and (2) Amendment to Class IV Zoning Permit (Z-IV-2006-27), Use Permit (U-2006-26), and Project Development Use Permit (PDU-2006-25) for modification to Condition No. 26 relating to drainage requirements for a development situation at the Pau A Laka Street/Kiahuna Plantation Drive, 5425 Pau A Laka Street, Tax Map Key: 2-8-014: 032, and containing a total area 27.886 acres, **Petitioners Friends of Mahaulepu and Save Kōloa's Petition to Intervene and, Alternatively for Denial of Applications.**
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Proposed 3-lot Consolidation and Resubdivision into 51-lots  
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Kōloa, Kauaʻi

- c. Subdivision Application No. S-2023-4  
**BBCP Kukuiʻula Development, LLC.**  
Kukuiʻula Parcel J1-A Subdivision  
Proposed 18-lot Subdivision  
TMK: (4) 2-6-023: 040  
Kōloa (Makai), Kōloa, Kauaʻi

I. ADJOURNMENT