



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

FRANCIS DEGRACIA, CHAIR
GERALD AKO, VICE CHAIR
JERRY ORNELLAS, MEMBER

RECEIVED

- The Planning Commission Meeting will be at:

Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

24 APR -3 AM 58

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

- 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 or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, 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 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, April 09, 2024

8:30 a.m. or shortly thereafter

Līhu'e Civic Center, Moikeha Building

Meeting Room 2A-2B

4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

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

E. RECEIPT OF ITEMS FOR THE RECORD

F. UNFINISHED BUSINESS

G. NEW BUSINESS (For Action)

1. Preliminary Subdivision Map Approval

a. Subdivision Application No. S-2024-7

Hōkūala Resort Subdivision 1

Tower Kauai Lagoons Sub 1, LLC.

Proposed 10-Lot Consolidation and Re-subdivision into 16-Lots

TMK: (4) 3-5-004: 100 to 109

Kalapakī, Līhu'e, Kaua'i

1) Subdivision Report pertaining to this matter.

b. Subdivision Application No. S-2024-8

Hōkūala Resort Subdivision 1A

2014 Tower Kauai Lagoons Golf, LLC. /

Tower Kauai Lagoons Land, LLC. /

Tower Kauai Lagoons Sub 7, LLC.

Proposed 2-Lot Consolidation and Re-subdivision into 15-Lots

TMK: (4) 3-5-001: 027 and 168

Kalapakī, Līhu'e, Kaua'i

1) Subdivision Report pertaining to this matter.

2. Preliminary Subdivision Extension Request

- a. Subdivision Application No. S-2021-5
Lot 19 of Kukui'ula Parcel H Subdivision
Kukui'ula Vistas, LLC.
Proposed 8-lot Subdivision
TMK: (4) 2-6-022: 055
Kōloa, Kaua'i

1) Subdivision Report pertaining to this matter.

- b. Subdivision Application No. S-2022-2
Lot 18 of Kukui'ula Parcel H Subdivision
Kukui'ula Vistas, LLC.
Proposed 7-lot Subdivision
TMK: (4) 2-6-022: 054
Kōloa, Kaua'i

1) Subdivision Report pertaining to this matter.

- c. Subdivision Application No. S-2022-8
Kukui'ula Parcel X Subdivision, Phase II
BBCP Kukui'ula Parcel X, LLC. Et. Al.
Proposed 2-lot Consolidation and Re-subdivision into 4-lots
TMK: (4) 2-6-015: 010 and 011
Kōloa (Makai), Kōloa, Kaua'i

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-2024-7
Hōkūala Resort Subdivision 1
Tower Kauai Lagoons Sub 1, LLC.
Proposed 10-Lot Consolidation and Re-subdivision into 16-Lots
TMK: (4) 3-5-004: 100 to 109
Kalapakī, Līhu'e, Kaua'i

- b. Subdivision Application No. S-2024-8
Hökūala Resort Subdivision 1A
**2014 Tower Kauai Lagoons Golf, LLC. /
Tower Kauai Lagoons Land, LLC. /
Tower Kauai Lagoons Sub 7, LLC.**
Proposed 2-Lot Consolidation and Re-subdivision into 15-Lots
TMK: (4) 3-5-001: 027 and 168
Kalapakī, Līhu'e, Kaua'i

- c. Subdivision Application No. S-2021-5
Lot 19 of Kukui'ula Parcel H Subdivision
Kukui'ula Vistas, LLC.
Proposed 8-lot Subdivision
TMK: (4) 2-6-022: 055
Kōloa, Kaua'i

- d. Subdivision Application No. S-2022-2
Lot 18 of Kukui'ula Parcel H Subdivision
Kukui'ula Vistas, LLC.
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Kōloa, Kaua'i

- e. Subdivision Application No. S-2022-8
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Proposed 2-lot Consolidation and Re-subdivision into 4-lots
TMK: (4) 2-6-015: 010 and 011
Kōloa (Makai), Kōloa, Kaua'i

I. ADJOURNMENT