



## PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

GERALD AKO, CHAIR  
GLENDA NOGAMI STREUFERT, VICE CHAIR  
JERRY ORNELLAS, MEMBER

25 AUG 20 P12:36

- 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**

FILED  
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](mailto: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](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, August 26, 2025  
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**

25 AUG 20 P12:36

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

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

1. August 12, 2025

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

**F. UNFINISHED BUSINESS**

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

1. **Preliminary Subdivision Extension Request**

- a. Subdivision Application No. S-2017-6  
**Moloa'a Valley Homeowners, LLC.**  
Proposed 7-Lot Subdivision  
TMK: (4) 4-9-011: 013  
Kawaihau, Kaua'i

- 1) Subdivision Report pertaining to this matter.

- b. Subdivision Application No. S-2023-4  
Kukui'ula Parcel J1-A Subdivision  
**BBCP Kukui'ula Development, LLC.**  
Proposed 18-Lot Subdivision  
TMK: (4) 2-6-023: 040  
Kōloa (Makai), Kōloa, Kona, Kaua'i

- 1) Subdivision Report pertaining to this matter.

- c. Subdivision Application No. S-2024-1  
**Jiro Yukimura Trust and Jennie T. Yukimura Trust**  
Proposed 4-Lot Subdivision  
TMK: (4) 3-7-006: 002  
Hanamā'ulu, Līhu'e, Kaua'i

- 1) Subdivision Report pertaining to this matter.

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

**1. Preliminary Subdivision Extension Request (continued)**

- d. Subdivision Application No. S-2024-10  
Lima Ola Phase 2 Subdivision  
**County of Kaua'i Housing Agency**  
Proposed 4-Lot Consolidation and Re-subdivision into 70-Lots  
TMKs: (4) 2-1-013: 044, 052, 053, and 055  
'Ele'ele, Kaua'i

- 1) Subdivision Report pertaining to this matter.

**2. Request to Terminate a Subdivision Application**

- a. Subdivision Application No. S-2024-7  
Hökūala 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) Applicant's request letter dated August 15, 2025.

- 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

- 1) Applicant's request letter dated August 15, 2025.

**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:

- 1. Subdivision Application No. S-2017-6  
**Moloa'a Valley Homeowners, LLC.**  
Proposed 7-Lot Subdivision  
TMK: (4) 4-9-011: 013  
Kawaihau, Kaua'i

2. Subdivision Application No. S-2023-4  
Kukui'ula Parcel J1-A Subdivision  
**BBCP Kukui'ula Development, LLC.**  
Proposed 18-Lot Subdivision  
TMK: (4) 2-6-023: 040  
Kōloa (Makai), Kōloa, Kona, Kaua'i
3. Subdivision Application No. S-2024-1  
**Jiro Yukimura Trust and Jennie T. Yukimura Trust**  
Proposed 4-Lot Subdivision  
TMK: (4) 3-7-006: 002  
Hanamā'ulu, Līhu'e, Kaua'i
4. Subdivision Application No. S-2024-10  
Lima Ola Phase 2 Subdivision  
**County of Kaua'i Housing Agency**  
Proposed 4-Lot Consolidation and Re-subdivision into 70-Lots  
TMKs: (4) 2-1-013: 044, 052, 053, and 055  
'Ele'ele, Kaua'i
5. 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
6. 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

I. **ADJOURNMENT**