



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

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

RECEIVED

25 OCT 23 P1:04

- 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

- 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

Monday, November 10, 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

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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

1. Preliminary Subdivision Map Approval

- a. Subdivision Application No. S-2025-1
Sueoka Store Expansion Project
SMK, Inc.
Proposed 11-Lot Consolidation into 1-Lot
TMKs: (4) 2-8-008: 020, 022 – 029, 034, 035
Kōloa, Kaua'i

- 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-2025-8
Calipjo Properties, LLC.
Proposed 4-Lot Subdivision
TMK: (4) 3-3-021: 048
Nāwiliwili, Niumalu, Līhu'e, Kaua'i

- 1) Subdivision Report pertaining to this matter.

G. NEW BUSINESS (For Action) Continued

1. Preliminary Subdivision Map Approval (Continued)

- b. Subdivision Application No. S-2026-3
State of Hawai'i / Charles K. and Eileen I. Bright
Proposed 2-Lot Consolidation
TMKs: (4) 4-6-027: 010 and 025 (por.)
Kawaihau, Kapa'a, Kaua'i

1) Subdivision Report pertaining to this matter.

2. Preliminary Subdivision Extension Request

- a. Subdivision Application No. S-2023-1
Kukui'ula Parcel A2F2F3 Subdivision
BBCP Kukui'ula Development, LLC.
Proposed 31-Lot Subdivision
TMK: (4) 2-6-022: 020
Lāwai, Kōloa, Kona, Kaua'i

1) Subdivision Report pertaining to this matter.

- b. Subdivision Application No. S-2024-2
Moloa'a Farms, LLC. et al.
Proposed 11-Lot Subdivision
TMK: (4) 4-9-009: 001
Moloa'a and Papa'a, Kawaihau, Kaua'i

1) Subdivision Report pertaining to this matter.

3. Final Subdivision Map Approval

- a. Subdivision Application No. S-2019-4
Tim Beckman and Mira Hess
Proposed 4-Lot Consolidation and Re-subdivision into 3-Lots
TMKs: (4) 2-8-014: 038 and 042
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:

1. Subdivision Application No. S-2025-1
Sueoka Store Expansion Project
SMK, Inc.
Proposed 11-Lot Consolidation into 1-Lot
TMKs: (4) 2-8-008: 020, 022 – 029, 034, 035
Kōloa, Kauaʻi
2. Subdivision Application No. S-2025-8
Calipjo Properties, LLC.
Proposed 4-Lot Subdivision
TMK: (4) 3-3-021: 048
Nāwiliwili, Niumalu, Līhuʻe, Kauaʻi
3. Subdivision Application No. S-2026-3
State of Hawaiʻi / Charles K. and Eileen I. Bright
Proposed 2-Lot Consolidation
TMKs: (4) 4-6-027: 010 and 025 (por.)
Kawaihau, Kapaʻa, Kauaʻi
4. Subdivision Application No. S-2023-1
Kukuiʻula Parcel A2F2F3 Subdivision
BBCP Kukuiʻula Development, LLC.
Proposed 31-Lot Subdivision
TMK: (4) 2-6-022: 020
Lāwai, Kōloa, Kona, Kauaʻi
5. Subdivision Application No. S-2024-2
Moloaʻa Farms, LLC. et al.
Proposed 11-Lot Subdivision
TMK: (4) 4-9-009: 001
Moloaʻa and Papaʻa, Kawaihau, Kauaʻi
6. Subdivision Application No. S-2019-4
Tim Beckman and Mira Hess
Proposed 4-Lot Consolidation and Re-subdivision into 3-Lots
TMKs: (4) 2-8-014: 038 and 042
Kōloa, Kauaʻi

I. ADJOURNMENT