



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

FRANCIS DEGRACIA, CHAIR
GERALD AKO, VICE CHAIR
HELEN COX, MEMBER
GLENDA NOGAMI STREUFERT, MEMBER
JERRY ORNELLAS, MEMBER
LORI OTSUKA, MEMBER

25 JUN 18 P1:40

RECEIVED
THE COUNTY CLERK
COUNTY OF KAUAI

- 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.

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Tuesday, June 24, 2025

9:00 a.m. or shortly thereafter

Līhu'e Civic Center, Moikeha Building

Meeting Room 2A-2B

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

RECEIVED

25 JUN 18 P1:40

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THE COUNTY CLERK
COUNTY OF KAUAI

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES OF THE MEETING(S) OF THE PLANNING COMMISSION

1. January 14, 2025. [Deferred, 6/10/2025].

E. RECEIPT OF ITEMS FOR THE RECORD

F. COMMITTEE REPORTS

1. Subdivision Committee Report
 - a. None for this meeting.

G. HEARINGS AND PUBLIC COMMENT

1. Continued Agency Hearing

- a. None for this meeting.

2. New Agency Hearing

- a. **CLASS IV ZONING PERMIT (Z-IV-2025-12), USE PERMIT (U-2025-8), and SPECIAL PERMIT (SP-2025-5)** to conduct agricultural tours and special events, construct a pavilion, and operate an agricultural retail shop on a parcel situated at the terminus of Kapuna Road in Waipake, situated along the mauka side of Kuhio Highway approximately ¾-mile of the Kapuna Road/Kuhio Highway intersection, further identified as Tax Map Key: (4) 5-1-002:010, Unit 5, affecting an area approximately 22.982 acres of a larger parcel = **CAROL CASSIDAY ORR (KEALA RANCH TOURS)**. [Director's Report Received, 6/10/2025].

1. Director's Report pertaining to this matter.
 2. Transmittal of Public Testimony to Planning Commission.
 3. Supplemental #1 to the Director's Report pertaining to this matter.
 4. Petition for Intervention (received June 17, 2025) by John F. Friedman, Authorized Representative, Hui Kapuna Mauka.

- b. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2025-5)** to allow construction of a new single-family dwelling unit on a parcel situated along the makai side of Pe'e Road in Po'ipu, situated approximately 700 feet southeast of its intersection with Pe'e Road and further identified as Lot 1 of the Makahuena Estates Subdivision, Tax Map Key: (4) 2-8-021:041, containing a total area of approximately 1.244 acres = **MAKAHUENA-PREFERRED A LLC ET AL.**

1. Director's Report pertaining to this matter.
2. Transmittal of Agency Comments to Planning Commission.

- c. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2025-6), CLASS IV ZONING PERMIT (Z-IV-2025-13), and USE PERMIT (U-2025-9)** to accommodate improvements to the existing Wailua Wastewater Treatment Plant (WWTP) as well as the replacement of an existing force main that affects a portion of the Wailua Municipal Golf Course, located on property situated along the northern side of Nalu Road, approximately 200 feet east of its intersection with Leho Drive, further identified as Tax Map Keys (4) 3-9-006:019, 027, and 3-9-002:004 (Por.), affecting a total area of 2.43 acres = **COUNTY OF KAUAI, DEPARTMENT OF PUBLIC WORKS. [Director's Report Received, 6/10/2025].**

1. Director's Report pertaining to this matter.

- d. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2025-7)** to allow construction of a new single-family dwelling unit on a parcel situated along the makai side of Pe'e Road in Po'ipū, at the eastern terminus of a cul-de-sac, situated approximately 600 feet south of its intersection with Pe'e Road and further identified as Lot 2 of the Makahuena Estates Subdivision, Tax Map Key: (4) 2-8-021:069, containing a total area of approximately 1.027 acres = **MAKAHUENA-PREFERRED A LLC ET AL.**

1. Director's Report pertaining to this matter.
2. Transmittal of Agency Comments to Planning Commission.

3. **Continued Public Hearing**

- a. None for this meeting.

4. **New Public Hearing**

- a. **COUNTY ZONING AMENDMENT (ZA-2025-10)** - A bill for an ordinance amending Chapter 8 of the Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). This amendment proposes changes to Zoning Map ZM-200 to reclassify certain areas from the Agriculture District (A) to the Plantation Camp District (PC), as well as to expand the boundaries of existing Plantation Camp Districts = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director's Report pertaining to this matter.
2. Supplemental #1 to the Director's Report pertaining to this matter.

- b. **COUNTY ZONING AMENDMENT (ZA-2025-11)** - A bill for an ordinance amending Chapter 8 and Chapter 10 of the Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO) and the West Kaua'i Community Plan Implementing Ordinance. This proposal includes amendments to Chapter 8, Article 8A, for the Plantation Camp Districts (PC), and Chapter 10, Article 3, to incorporate provisions addressing wildfire hazards = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director's Report pertaining to this matter.
2. Supplemental #1 to the Director's Report pertaining to this matter.
3. Transmittal of Agency Comments to Planning Commission.

H. CONSENT CALENDAR

1. Status Reports

- a. None for this meeting.

2. Director's Report for Project(s) Scheduled for Agency Hearing

- a. None for this meeting.

3. Class III Zoning Permits

- a. None for this meeting.

I. GENERAL BUSINESS MATTERS

1. Request to amend conditions of approval involving **CLASS IV ZONING PERMIT Z-IV-2009-15, PROJECT DEVELOPMENT USE PERMIT PDU-2009-7, USE PERMIT U-2009-15, AND SPECIAL PERMIT SP-2009-1** to modify the campus site plan to include the construction of a new classroom building containing 2 classrooms and a pavilion structure, and to include additional parcels that would facilitate future developments in the campus growth for parcels located in Puhi, further identified as Tax Map Keys: (4) 3-7-002:001 (Por.), 002 & 003 = **KAWAIKINI NEW CENTURY PUBLIC CHARTER SCHOOL.**

- a. Director's Report pertaining to this matter.

2. Request to amend Condition No. 9 of **SPECIAL MANAGEMENT AREA USE PERMIT SMA(U)-2005-5, CLASS IV ZONING PERMIT Z-IV-2005-7, AND PROJECT DEVELOPMENT USE PERMIT PDU-2005-7** to allow an extension of time to complete project on a parcel located in Port Allen, Tax Map Key: (4) 2-1-010:062 = **AHE GROUP (FORMERLY A&B PROPERTIES, INC.)**

- a. Director's Report pertaining to this matter.

J. COMMUNICATIONS

1. Letter (5/5/2025) from Jaclyn Kaina, Chair, Charter Review Commission, requesting proposals on any Charter amendments for the Charter Commission to consider for the 2026 ballot.

K. UNFINISHED BUSINESS (For Action)

1. **CLASS IV ZONING PERMIT (Z-IV-2025-11)** to allow construction of a new self-storage facility and associated site improvements within the Waipōuli Town Center in Wailua, further identified as Tax Map Key: (4) 4-3-008:002, and affecting a portion of a larger parcel approximately 4.2668 acres in size = **ISLAND SELF STORAGE LLC. [Director's Report Received, 5/19/2025, Hearing Closed, Deferred, 6/10/2025].**
 - a. Transmittal of Public Testimony to Planning Commission.
 - b. Supplemental #1 to the Director's Report pertaining to this matter.
 - c. Transmittal of Supplemental Information to Planning Commission.
2. **GENERAL PLAN AMENDMENT (GPA-2025-2)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp" for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**
3. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-2)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**
 - a. Supplement # 1 to the Director's Report pertaining to this matter.
4. **COUNTY ZONING AMENDMENT (ZA-2025-3)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel located immediately adjacent to the Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated on the makai side of Halewili Road in Wahiawa, further identified as Tax Map Key (TMK): (4) 2-2-001:001 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**
 - a. Supplement # 1 to the Director's Report pertaining to this matter.
 - b. Letter (5/12/2025) from Kaaina S. Hull, Planning Director withdrawing application.
5. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**

6. **GENERAL PLAN AMENDMENT (GPA-2025-3)** for a General Plan Future Land Use Map Amendment from “Agriculture” to “Plantation Camp,” affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT**. [Director’s Report, Hearing Closed, Deferred, 3/11/2025]. [Director’s Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].
7. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-3)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT**. [Director’s Report, Hearing Closed, Deferred, 3/11/2025]. [Director’s Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].
 - a. Supplement # 1 to the Director's Report pertaining to this matter.
8. **COUNTY ZONING AMENDMENT (ZA-2025-5)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT**. [Director’s Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].
 - a. Supplement # 1 to the Director's Report pertaining to this matter.
 - b. Letter (5/12/2025) from Kaaina S. Hull, Planning Director withdrawing application.
9. **COUNTY ZONING AMENDMENT (ZA-2025-6)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements within to establish a Special Planning Area "Q", which shall be referred to as the “Ka’awanui Plantation Camp Walkable Mixed Use District”, and be designated as “SPA-Q” as shown on Zoning Maps ZM-KC-100 (Ka’awanui Camp) involving a portion of a property further identified as tax map key 1-7-006:006. The proposal also amends the Makaweli Town Plan Map to reflect land use designation updates from “Agriculture” to “Plantation Camp” within the SPA-Q boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT**. [Director’s Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].
10. **COUNTY ZONING AMENDMENT (ZA-2025-8)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC) involving a parcel that is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT**. [Director’s Report Received, Hearing Closed, Deferred, 4/8/2025].
 - a. Supplement # 1 to the Director's Report pertaining to this matter.
 - b. Letter (5/12/2025) from Kaaina S. Hull, Planning Director withdrawing application.

L. NEW BUSINESS (For Action)

1. **CLASS IV ZONING PERMIT (Z-IV-2025-12), USE PERMIT (U-2025-8), and SPECIAL PERMIT (SP-2025-5)** to conduct agricultural tours and special events, construct a pavilion, and operate an agricultural retail shop on a parcel situated at the terminus of Kapuna Road in Waipake, situated along the mauka side of Kuhio Highway approximately ¾-mile of the Kapuna Road/Kuhio Highway intersection, further identified as Tax Map Key: (4) 5-1-002:010, Unit 5, affecting an area approximately 22.982 acres of a larger parcel = **CAROL CASSIDAY ORR (KEALA RANCH TOURS)**. [Director's Report Received, 6/10/2025].
2. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2025-5)** to allow construction of a new single-family dwelling unit on a parcel situated along the makai side of Pe'e Road in Po'ipu, situated approximately 700 feet southeast of its intersection with Pe'e Road and further identified as Lot 1 of the Makahuena Estates Subdivision, Tax Map Key: (4) 2-8-021:041, containing a total area of approximately 1.244 acres = **MAKAHUENA-PREFERRED A LLC ET AL**.
3. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2025-6), CLASS IV ZONING PERMIT (Z-IV-2025-13), and USE PERMIT (U-2025-9)** to accommodate improvements to the existing Wailua Wastewater Treatment Plant (WWTP) as well as the replacement of an existing force main that affects a portion of the Wailua Municipal Golf Course, located on property situated along the northern side of Nalu Road, approximately 200 feet east of its intersection with Leho Drive, further identified as Tax Map Keys (4) 3-9-006:019, 027, and 3-9-002:004 (Por.), affecting a total area of 2.43 acres = **COUNTY OF KAUAI, DEPARTMENT OF PUBLIC WORKS**. [Director's Report Received, 6/10/2025].
4. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2025-7)** to allow construction of a new single-family dwelling unit on a parcel situated along the makai side of Pe'e Road in Po'ipū, at the eastern terminus of a cul-de-sac, situated approximately 600 feet south of its intersection with Pe'e Road and further identified as Lot 2 of the Makahuena Estates Subdivision, Tax Map Key: (4) 2-8-021:069, containing a total area of approximately 1.027 acres = **MAKAHUENA-PREFERRED A LLC ET AL**.
5. **COUNTY ZONING AMENDMENT (ZA-2025-10)** - A bill for an ordinance amending Chapter 8 of the Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). This amendment proposes changes to Zoning Map ZM-200 to reclassify certain areas from the Agriculture District (A) to the Plantation Camp District (PC), as well as to expand the boundaries of existing Plantation Camp Districts = **COUNTY OF KAUAI, PLANNING DEPARTMENT**.
6. **COUNTY ZONING AMENDMENT (ZA-2025-11)** - A bill for an ordinance amending Chapter 8 and Chapter 10 of the Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO) and the West Kaua'i Community Plan Implementing Ordinance. This proposal includes amendments to Chapter 8, Article 8A, for the Plantation Camp Districts (PC), and Chapter 10, Article 3, to incorporate provisions addressing wildfire hazards = **COUNTY OF KAUAI, PLANNING DEPARTMENT**.

M. 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. **CLASS IV ZONING PERMIT (Z-IV-2025-12), USE PERMIT (U-2025-8), and SPECIAL PERMIT (SP-2025-5)** to conduct agricultural tours and special events, construct a pavilion, and operate an agricultural retail shop on a parcel situated at the terminus of Kapuna Road in Waipake, situated along the mauka side of Kuhio Highway approximately $\frac{3}{4}$ -mile of the Kapuna Road/Kuhio Highway intersection, further identified as Tax Map Key: (4) 5-1-002:010, Unit 5, affecting an area approximately 22.982 acres of a larger parcel = **CAROL CASSIDAY ORR (KEALA RANCH TOURS)**. [Director's Report Received, 6/10/2025].
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7. Request to amend conditions of approval involving **CLASS IV ZONING PERMIT Z-IV-2009-15, PROJECT DEVELOPMENT USE PERMIT PDU-2009-7, USE PERMIT U-2009-15, AND SPECIAL PERMIT SP-2009-1** to modify the campus site plan to include the construction of a new classroom building containing 2 classrooms and a pavilion structure, and to include additional parcels that would facilitate future developments in the campus growth for parcels located in Puhī, further identified as Tax Map Keys: (4) 3-7-002:001 (Por.), 002 & 003 = **KAWAIKINI NEW CENTURY PUBLIC CHARTER SCHOOL.**
8. Request to amend Condition No. 9 of **SPECIAL MANAGEMENT AREA USE PERMIT SMA(U)-2005-5, CLASS IV ZONING PERMIT Z-IV-2005-7, AND PROJECT DEVELOPMENT USE PERMIT PDU-2005-7** to allow an extension of time to complete project on a parcel located in Port Allen, Tax Map Key: (4) 2-1-010:062 = **AHE GROUP (FORMERLY A&B PROPERTIES, INC.)**
9. Letter (5/5/2025) from Jaclyn Kaina, Chair, Charter Review Commission, requesting proposals on any Charter amendments for the Charter Commission to consider for the 2026 ballot.
10. **CLASS IV ZONING PERMIT (Z-IV-2025-11)** to allow construction of a new self-storage facility and associated site improvements within the Waipōuli Town Center in Wailua, further identified as Tax Map Key: (4) 4-3-008:002, and affecting a portion of a larger parcel approximately 4.2668 acres in size = **ISLAND SELF STORAGE LLC. [Director's Report Received, 5/19/2025, Hearing Closed, Deferred, 6/10/2025].**
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13. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-P boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**
14. **GENERAL PLAN AMENDMENT (GPA-2025-3)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp," affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025]. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**
15. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-3)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report, Hearing Closed, Deferred, 3/11/2025]. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**
16. **COUNTY ZONING AMENDMENT (ZA-2025-5)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**
17. **COUNTY ZONING AMENDMENT (ZA-2025-6)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements within to establish a Special Planning Area "Q", which shall be referred to as the "Ka'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC-100 (Ka'awanui Camp) involving a portion of a property further identified as tax map key 1-7-006:006. The proposal also amends the Makaweli Town Plan Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025, Deferred, 4/8/2025].**

18. **COUNTY ZONING AMENDMENT (ZA-2025-8)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC) involving a parcel that is located about one-half mile mauka and northeast of the Pākalā United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 4/8/2025]**.
19. Pursuant to Hawai'i Revised Statutes Section 92-5(a)(2 and 4), the purpose of this executive session is to discuss matters pertaining to the salary increase and annual evaluation of the Planning Director. This session pertains to the evaluation of the Planning Director's work performance where consideration of matters affecting privacy will be involved. Further, to consult with legal counsel regarding powers, duties, privileges, and/or liabilities of the Planning Commission as it relates to the evaluation of the Planning Director.

N. ANNOUNCEMENTS

1. Topics for Future Meetings.

The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter, on **August 12, 2025**. The Planning Commission anticipates this meeting to be held in-person at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawaii. The Commission will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

O. ADJOURNMENT

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

SPECIAL MANAGEMENT AREA (SMA) Minor Determinations

Date (Action)	SMA Minor Permit number	Location (TMK)	Activity/ structure
6.17.2025 (Approved)	SMA(M)-2025-26	Anahola (4-8-006:022)	Installation/ New septic tank system.
6.17.2025 (Approved)	SMA(M)-2025-27	Kīlauea (5-2-004:067 CPR Unit 1)	Construction/ Grading, swimming pool, and new septic tank system.

Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

June 24, 2025

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Development/Reasons
SSD-2025-38	Belles Graham c/o 4401 Alamoo LLC	5-8-008:033	Hanalei	Repairs to exiting residence and deck./ Work deemed unsubstantial per DPW letter