KAUA`I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
February 24, 2026

The regular meeting of the Planning Subdivision Committee of the County of Kaua'i was called to order by Subdivision Committee Chair Glenda Nogami Streufert at 8:32 a.m. - Webcast Link: https://www.kauai.gov/Webcast-Meetings

The following Commissioners were present:

Ms. Glenda Nogami Streufert
Ms. Helen Cox
Mr. Francis DeGracia

<u>Excused or Absent</u>

The following staff members were present: Planning Department - Director Ka'aina Hull, Planning Department, Staff Planner Kenny Estes, Planning Secretary Shanlee Jimenez, Staff Services Supervisor Leila Kim; Office of the County Attorney – Deputy County Attorney Laura Barzilai, Office of Boards and Commissions – Support Clerk Lisa Oyama.

Discussion of the meeting, in effect, ensued:

CALL TO ORDER

<u>Subdivision Committee Chair Glenda Nogami Streufert:</u> This is the Subdivision Committee meeting.

ROLL CALL

<u>Planning Director Ka'aina Hull:</u> Good morning, Chair. First order of business is roll call. Commissioner Cox?

<u>Commissioner Helen Cox:</u> Here.

<u>Mr. Hull:</u> Commissioner DeGracia?

<u>Commissioner Francis DeGracia:</u> Here.

<u>Mr. Hull:</u> Chair Streufert?

<u>Chair Streufert:</u> Here.

<u>Mr. Hull:</u> You have a quorum, Madam Chair.

APPROVAL OF AGENDA

Mr. Hull: The next order of business is Approval of the Agenda. The department does not have any recommended changes to the agenda.

Chair Streufert: Can I have a motion to accept the agenda?

Mr. DeGracia: I move to approve the agenda, as is.

Ms. Cox: I second.

Chair Streufert: It's been moved and seconded. Any discussion on that? Rather than roll call vote, let's just…all those in favor. Aye (unanimous voice vote). Okay, approved. 3:0.

MINUTES of the meeting(s) of the Subdivision Committee

Mr. Hull: Next, we have the minutes for the December 9th meeting 2025.

Chair Streufert: Is there any discussion on this? Do we have a motion to approve?

Mr. DeGracia: I move to approve the minutes for December 9, 2025.

Ms. Cox: Second.

Chair Streufert: It's been moved and seconded. If there's no discussion. All those in favor. Aye (unanimous voice vote). 3:0.

Deputy County Attorney Laura Barzilai: We have two sets, Chair. We have two sets of minutes.

Mr. Hull: Yeah.

Chair Streufert: Oh, I see.

Mr. Hull: Next would be the minutes for January 13th, 2026.

Chair Streufert: Any discussion? Can I have a motion?

Ms. Cox: I move we accept the minutes of January 13th, 2026.

Mr. DeGracia: Second.

Chair Streufert: It's been moved and seconded. Any discussion? All those in favor say aye. Aye (unanimous voice vote). 3:0.

RECEIPT OF ITEMS FOR THE RECORD (None)

Mr. Hull: We have no additional Receipt of Items for the Record.

UNFINISHED BUSINESS (None)

Mr. Hull: We have no Unfinished Business.

NEW BUSINESS (For Action)

Mr. Hull: Moving on to agenda item G., New Business For Action.

Final Subdivision Map Approval

Subdivision Application No. S-2026-1
Hōkūala Resort Subdivision 1
Tower Kaua'i Lagoons Sub 1, LLC.
Proposed 10-Lot Consolidation and Re-subdivision into 16-Lots
TMKs: (4) 3-5-004: 100 to 109
Kalapaki, Lihu'e, Kaua'i

1) Subdivision Report pertaining to this matter.

Mr. Hull: We have no members of the public signed up to testify on this agenda item. Are there any members of the public that would like to speak on this agenda item? Seeing none, I'll turn it over to the staff planner.

Staff Planner Kenny Estes: Madam Chair, and members of the Subdivision Committee. I'll summarize the report for the record.

> Mr. Estes read the Summary, Project Data, Project Description and Use, Additional Findings, Preliminary Evaluation, and Preliminary Conclusion sections of the Director's Report for the record (on file with the Planning Department).

Chair Streufert: Were there any concerns from…were there any concerns from the other departments and their comments?

Mr. Estes: At this time, all the agency requirements have been addressed and the agencies have given their final recommendations on the subdivision.

Chair Streufert: Okay.

Mr. Hull: Ma'am, I see you're raising your hand. Did you want to testify on this agenda item?

Unknown Woman in public audience: I just was going to ask if everybody could talk just a little bit slower and louder. Maybe it's me and my hearing, but I could hardly understand a word that's been said. It would help.

Chair Streufert: We'll try to do that. Thank you.

Unknown Woman in public audience: I'd appreciate it. I don't know about anybody else, but…

Chair Streufert: Okay. Is there any discussion?

Unknown Woman in public audience: I didn't hear what he said, if he wouldn't mind repeating it.

Mr. Hull: Ma'am, the report is on the record. If you'd like to read the report. The report is on the record.

Unknown Woman in public audience: Is it on this?

Mr. Hull: It's on the agenda packet.

Unknown Woman in public audience: Okay. I couldn't even hear what he was...it's the first one, Tower Lagoons?

Mr. Hull: Correct.

Unknown Woman in public audience: Okay. That's what…I couldn't even hear that part. I appreciate it if you could slow down and louder, it would help.

Chair Streufert: Okay. Is there any discussion on this? Any questions for the planner?

Mr. DeGracia: Not at this time.

Ms. Cox: No.

Chair Streufert: Is the applicant here? Would the applicant…would the applicant like to come up to the table?

Mr. Gary Siracusa: Good morning, Chair and Commissioners.

Chair Streufert: Could you turn on your microphone?

Mr. Siracusa: There we go. Good morning, Chair and Commissioners. For the record I'm Gary Siracusa, representing the applicant, Director of Construction at Hōkūala. Happy to answer any questions.

Chair Streufert: Does anyone have any questions for…

Ms. Cox: Not at this time.

Mr. DeGracia: Gary, I had a quick question. I noticed that your application has come in front for subdivision a couple of times. Would you be able to kind of explain, like maybe how this fits into the master plan?

Mr. Siracusa: As to the lots?

Mr. DeGracia: Yeah, the lots.

Mr. Siracusa: Yeah. So, we should probably know we have a 772-unit cap on the overall. And these two subdivisions, we've been in the process of after the rezoning of looking at increased density here, we're not using all of our density at this point throughout the resort. And we ended up with, rather we started with an R-2 zoning on both of these parcels and with the R-4, it gave us more flexibility. Ultimately, where we are now is essentially one third acre lots and there's no R-3 zoning, but basically that's where we are on this at this point. So, we've got a small net increase on these two subdivisions. We had ten on Subdivision 1 initially. We've now got 15 buildable lots, and we went from, on Subdivision 1A from 9 to 13. So, in terms of count, it's negligible in terms of the overall 772. It's still well within the overall cap that we have. Is that…

Mr. DeGracia: Thank you. Appreciate it.

Mr. Siracusa: Sure.

Chair Streufert: Any other questions?

Ms. Cox: No.

Chair Streufert: I have one. On your application there is a requirement or a condition that a document establishing or informing buyers or residents that there could be, because it's close to the airport, that there could be air disturbances in that area. And a draft document was supposed to be submitted to the Planning Department. Has that already been done?

Mr. Siracusa: Correct. That's been done. Was submitted to Kenny with our package.

Chair Streufert: Thank you. Any other questions? Are we ready for a motion?

Mr. DeGracia: Yep. I move to approve Subdivision Application No. S-2026-1.

Ms. Cox: Second.

Chair Streufert: It's been moved and seconded. Any discussion? If not, can we have a roll call vote, please.

Mr. Hull: Roll call, Madam Chair. Commissioner Cox?

Ms. Cox: Aye.

Mr. Hull: Commissioner DeGracia?

Mr. DeGracia: Aye.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye.

Mr. Hull: Motion passes, Madam Chair. 3:0.

Subdivision Application No. S-2026-2
Hōkūala Resort Subdivision lA
2014 Tower Kaua'i Lagoons Golf, LLC. / Tower Kaua'i Lagoons Land, LLC. /Tower Kaua'i Lagoons Sub 7, LLC.

Proposed 2-Lot Consolidation and Re-subdivision into 15-Lots
TMKs: (4) 3-5-001: 027 and 168
Kalapaki, Lihu'e, Kaua'i

1) Subdivision Report pertaining to this matter.

Mr. Hull: We don't have any members of the public signed up to testify on this agenda item. Are there any members of the public present that would like to testify on this agenda item? Seeing none, I'll turn it back over to the staff planner.

> Mr. Estes read the Summary, Project Data, Project Description and Use, Additional Findings, Preliminary Evaluation, and Preliminary Conclusion sections of the Director's Report for the record (on file with the Planning Department).

Chair Streufert: Are there any questions for the planner?

Mr. DeGracia: No questions.

Ms. Cox: No questions.

Chair Streufert: Would the applicant like to come up to the front again, please?

Mr. Siracusa: Again, Gary Siracusa, representing applicant, Director of Construction, Hōkūala.

Chair Streufert: Would you like to present anything, or would you like to say anything about this?

Mr. Siracusa: I think mentioned when I was explaining to Francis a few minutes ago there on 1 and 1A, overall really nothing to add at this time.

Chair Streufert: Any questions for the applicant? If not, I'm ready for a motion, please.

Mr. DeGracia: I move to approve Subdivision Application No. S-2026-2.

Ms. Cox: Second.

Chair Streufert: It's been moved and seconded that we accept or approve these application. Any final discussions before we vote? If not, could we have a roll call vote, please.

Mr. Hull: Roll call, Madam Chair. Commissioner Cox?

Ms. Cox: Aye.

Mr. Hull: Commissioner DeGracia?

Mr. DeGracia: Aye.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye.

Mr. Hull: Motion passes, Madam Chair. 3:0.

Mr. Siracusa: Thank you very much.

Chair Streufert: Thank you.

Mr. DeGracia: Thank you.

EXECUTIVE SESSION (None)

Mr. Hull: It's a wrap for the Subdivision Committee agenda items.

ADJOURNMENT

Chair Streufert: Could I have a motion to adjourn, please.

Ms. Cox: I move, we adjourn Subcommittee.

Mr. DeGracia: Second.

Chair Streufert: All those in favor. Aye (unanimous voice vote). Meeting adjourned. We'll return at 9:00 for the

Chair Streufert adjourned the meeting at 8:43 a.m.

Respectfully submitted by:

Lisa Oyama

Lisa Oyama,
Commission Support Clerk

(X) Approved as circulated (March 10, 2026, meeting).

( ) Approved as amended. See minutes of _______________ meeting.