

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING

April 14, 2026

DRAFT

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 8:31 a.m. -
Webcast Link: <https://www.kauai.gov/Webcast-Meetings>

The following Commissioners were present:

Ms. Helen Cox
Mr. Dan Giovanni
Ms. Glenda Nogami Streufert

Excused or Absent

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 Charles Foster, Office of Boards and Commissions – Support Clerk Lisa Oyama.

Discussion of the meeting, in effect, ensued:

CALL TO ORDER

Subdivision Committee Chair Glenda Nogami Streufert: Calling the meeting to order of the Subdivision Committee on April 14, 2026, at 8:31.

ROLL CALL

Planning Director Ka'aina Hull: Good morning, Chair and members of the Commission. First order of business is roll call. Commissioner Cox?

Commissioner Helen Cox: Here.

Mr. Hull: Commissioner Giovanni?

Commissioner Dan Giovanni: Here.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye. Here.

Mr. Hull: You have a quorum, Madam Chair. 3:0.

APPROVAL OF AGENDA

Mr. Hull: The next would be the Approval of the Agenda. The department doesn't have any recommended changes to the agenda.

Chair Streufert: Could I have a motion?

Ms. Cox: I move we approve the agenda.

Mr. Giovanni: Second.

Chair Streufert: All those...Is there any discussion? If not, all those in favor...it's a voice vote on this one. Aye (unanimous voice vote). 3:0.

MINUTES of the meeting(s) of the Subdivision Committee

March 10, 2026, Meeting

Mr. Hull: Next, would be minutes for the March 10th, 2026, Subdivision Committee.

Chair Streufert: Is there any discussion on this? Any comments? Any changes that you would like to have?

Ms. Cox: I move we accept the minutes of March 10th, 2026.

Mr. Giovanni: Second.

Chair Streufert: It's been moved and seconded. If there's any discussion? If not, do a voice vote. All those in favor? Aye (unanimous voice vote). 3:0.

RECEIPT OF ITEMS FOR THE RECORD (None)

Mr. Hull: Next. We don't have any Receipt of Items for the Record.

UNFINISHED BUSINESS (None)

Mr. Hull: We don't have any Unfinished Business.

NEW BUSINESS (For Action)

Mr. Hull: Item G. New Business.

Preliminary Subdivision Extension Request

Subdivision Application No. S-2025-2

Kukui'ula Parcel Q Subdivision

Makai Koloa, LLC. Et AL.

Proposed 3-Lot Consolidation and Resubdivision into 20 lots

TM Ks: (4) 2-6-014: 041 and 046 / 2-6-015: 005

Koloa, 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 over to the staff on this.

Staff Planner Kenny Estes: Morning, 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: Any questions for the... Any questions for the department?

Mr. Giovanni: No.

Ms. Cox: No.

Chair Streufert: I do have a request, that since there is going to be a, I think I'm getting some feedback here...some, there's going to be a status report every year on this, that for every status report that there's an identifiable way that we can see what has happened in the last year, so that we know how the status has changed over time. As it stands right now, it's very difficult to see when what was done, because it's usually this whole list. And when you have this whole list, you just never know when it was complied with or what the status is. So, if we know what has been done in the last year just to identify either by color or by italics or something else, so that we would know what had been done in the last year as a status report. Can that be added to that requirement?

Mr. Estes: Noted.

Mr. Giovanni: For the record, I concur with that recommendation. It's very helpful.

Chair Streufert: Okay. All right. Is there any other...is there, is the applicant here?

Mr. Lindsay Crawford: Good morning, commissioners. For the record, Lindsay Crawford representing Makai Kōloa LLC. I think that's an excellent recommendation, is a little status report. And I can tell you that this particular project is very, very, very close to being completed. We're on the 95-yard line here, trying to get as quickly as maybe next month or the month after back in front of you to approve the final subdivision map.

Chair Streufert: Is that the 95-yard line or five yard line?

Mr. Crawford: Excuse me, yes. But we've, I'm happy to report that working with Kenny and we've got all the, the last documents routed to various agencies, we're waiting for comments

back from them. And I'm hoping that happens very fairly expeditiously. And we can see you soon at a, at a next Planning Commission meeting for final approval.

Chair Streufert: Are there any questions for the applicant?

Ms. Cox: No, but I'm glad it's moving forward.

Chair Streufert: Okay. If not, are we ready for a motion or recommendation from the department?

Mr. Estes: The department recommends that an extension until April 8th, 2027, be granted to obtain final approval.

Chair Streufert: Is that acceptable to the applicant?

Mr. Crawford: I'm sorry. I couldn't hear you.

Chair Streufert: Is that acceptable to the applicant?

Mr. Estes: The department is granting, recommending an extension until April 8th, 2027.

Mr. Crawford: I'm sorry, I could not quite hear you.

Mr. Estes: An extension until April 8th, 2027.

Mr. Crawford: Okay.

Chair Streufert: We have a motion to that effect?

Ms. Cox: I move that we approve the Subdivision Application, S-2025-2, extension to April...what date was it...

Mr. Estes: 8.

Ms. Cox: 8, 2027.

Mr. Giovanni: I second the motion.

Chair Streufert: Any discussion? If not, can we have a roll call please?

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

Ms. Cox: Aye.

Mr. Hull: Commissioner Giovanni?

Mr. Giovanni: Aye.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye.

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

Chair Streufert: Congratulations.

Final Subdivision Map Approval

Mr. Hull: Next, we have G.2. Final Subdivision. Next, we have G.2. Final Subdivision Map Approval.

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
Lawai, Koloa, Kona, Kaua'i

- 1) Subdivision Report pertaining to this matter.

Mr. Hull: We don't have any members of the public signed up to testify, but is there any member of the public that would like to testify? Seeing none, I'll turn it back over to Kenny.

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 department? If not, is there, is the applicant here?

Mr. Mauna Kea Trask: Aloha Chair, honorable commission members. Mauna Kea Trask, on behalf of applicant, BBCP Kukui'ula.

Chair Streufert: Are there any questions of the applicant? If not, I do have a couple of questions here. It says that for the Ka Pa'akai Analysis, it was completed, but the outreach was ongoing. Could you speak a little bit more about that?

Mr. Trask: Correct. And so, and you're speaking in regard to the supplemental Director's Report or the Director's Report?

Chair Streufert: Yes.

Mr. Trask: Okay. So, in this case, as you know, Kukui'ula has been in the development process since the early 2000's. And so, in they got its first LUC entitlement in 2003, and then the County of Kaua'i passed a zoning ordinance in 2004. In 2002, Cultural Surveys Hawai'i did the first Cultural Impact Assessment, the CIA, which is what Ka Pa'akai's were called before Ka Pa'akai. And at that time, they reached out to 65, oh no, I'm sorry, they reached out to all the groups at that time, spoke with Pila Kikuchi and those members. And then that was what the development had relied upon for decades or for a few years. And then in 2022, they did an updated one

because of all the concerns with regard to other developments in Kōloa. And so, when this was drafted originally, there was a June 2022 and then a subsequent October 2022 revision, to the Ka Pa'akai, that language of ongoing refers to that time in 2022. So, consultation is finished, and in addition to the original eight, kama'aina and native hawaiians that were consulted in 2002, outreach was carried out with 65 parties. Letters were sent to 61 individuals, and as of October 22, 14 responded, including Chucky Boy Chock, Roslyn Cummings, Zechariah Harmony, Terrie Hayes, Billy Kaohelauli'i, Aletha Kaohi, Galen Kawakami, Terry Kuribayashi, Nancy McMahon, Marvin Otsuri, Tom Shigemoto, Chad Schimmelpfennig, Kahiki Solis, and Julie Souza. So, all the people that you see recently, the current groups of people, they are concerned were also integrated into that. So, that's that reference. So, we're updating.

Chair Streufert: Okay. And could you speak a little bit about the recreation and the park dedication conditions that were in there? I understand that that's for the entire thing, but...

Mr. Trask: Correct.

Chair Streufert: ...could you speak about what the status of that is?

Mr. Trask: Let's see. Actually, I defer to the department. Do you know anything about the park fees and the dedication and stuff?

Mr. Chris Rivera: Good morning, commissioners. My name is Chris Rivera, representing BBCP Kukui'ula Development. And just to clarify your question, the Bay Park, is that what you're speaking about?

Chair Streufert: I'm referring to the Conditions of the Ordinance, No. PM-2004-370 and No. 15 is recreation, 16 is park dedication credit...on this.

Mr. Rivera: Oh, I see.

Chair Streufert: I believe that's for the entire thing, but I just wanted to have an update on what that was, what the status of that is.

Mr. Rivera: So, I don't have my response letter back to planning regarding the tentative map conditions. Kenny, do you have that in front of you?

Mr. Estes: No, I do not.

Mr. Rivera: Okay. Well, so there are two parks to be dedicated to the county and one of them is the Bay Park at Kukui'ula and BBCP, along with Mauna Kea Trask, have worked diligently to establish a maintenance agreement associated with that Bay Park and with the County's Council, we have reached a final maintenance agreement and that document needs to go in front of County Council for approval, and we're just waiting for that to get onto the agenda as it relates to the Bay Park. On the community park, we've been in process of working with both the Planning Department, the Parks Department, and the other reviewing agencies on a set of plans. And we've made a submittal to the county, to the various reviewing agencies. We've received comments back from DPW and will be receiving those plans or resubmitting those plans later this month. But at this point, parks has given us their comments. One of the main things that they

were looking for was a dog park within that area, and we're incorporating a dog park into the community park. And then also contemplating one of the standard restroom details that the Parks Department has put together. We'll be incorporating the restroom or comfort station design that they provided to us, and we've addressed the Planning Department's comments. So really, at this point, it's just Department of Water, Department of Public Works and Department of Health to provide their approval.

Mr. Trask: And just to piggyback on that, now that I understand you're talking about those two conditions. So, Chris is correct, in 2004, there's largely two park recreational areas that came out of it, as well as (inaudible) and parking lot, I mean, the parking lot mauka of (inaudible) and the pond. So, that was finally conveyed. Chris and Lindsay made that a priority when they retained me. That's been accepted by the county. For the Bay Park, and the initial discussions in 2004 were to be go to the community and figure out what they wanted to do with it. And it could include infrastructure, pavilions, all these other developments. At the time, the A & B offices were down there, and these references, Tom Shigemoto's office, the community wanted an open passive park for beach park, planning obviously was concerned about nearshore developments and didn't want anything like that. So, in 2013, when county conducted its park master plan under Mayor Carvalho, A & B at the time demolished that house structure, removed the pool and turned it into the lawn that you currently see right now, which is open for use. So, with regard to the maintenance, there were maintenance requirements in that condition as well. So, we drafted the maintenance agreement, reviewed and approved by all agencies. That includes within it a process for dedication to the county. So, like Chris said, that's got to go before council, but that's been checked off and we're just waiting. It's in the county's hands right now. And then with regard to the 20-acre park, back in 2004, council had a conceptual plan that very detailed, including various fields, all kinds of stuff. Again, within, in reaction to recent concerns, relatively recent concerns about development in that area, certain potentially archeological sensitive sites, etc. because that's more on the eastern side of Kuku'i'ula. We're right now, we're on the west by Lawa'i. So, we...BBCP had CSH relook at that and do an updated analysis. And they did find potential sites underneath a big banyan tree over there, that was going to be within at least part of a few major fields. So, we felt it appropriate to go reexamine that because, you know, council at the time didn't know this stuff. And so, that necessitated a kind of a redesign. And then again, the community's requests have changed with regard to park and ride dog park. And so those are the modifications that Chris are talking about conceptually before they move on it. Because, of course, given the community's concerns and this knowledge of these potentially new areas, we don't want to put softball fields, you know, tear down those things and put softball fields.

Chair Streufert: Aren't there also some heiau in this area, in this entire thing, and your unique shaped lots?

Mr. Trask: In these, size, no. And so, Niu Kapukapu, the heiau recognized by Bennett in 1931 is mauka, it's more by the reservoir up there. These, there are sites identified site 1903 and 1904, they're identified as potential sites. But then if you go in the Ka Pa'akai Analysis and the AIS, they don't, they don't match the architecture of the heiau nearby. So, you have boulders, but you don't have, you have big boulders. In fact, larger boulders and humans can move. You don't have the presence of the smaller paving pebbles, and Bennett does not reference these sites at all, nonetheless, as heiau in 1931. Close nearby was Queen Emma's home in the Lawa'i ahupua'a, which she got from J.Y. Kanehoa, and later she sold to McBride. But in any event, she had a

large rock wall and rock structures in her historic residential area. It's likely it could be a push pile due to sugar cane, but given the unknowns, a request was made back in 2004 to create two preserve easements covering those rock, those areas and access easements per planning condition in this subdivision in case in the future, cultural practices are discovered associated with that and or they are deemed to be significant. Nonetheless, historic preservation numbers have been assigned, they are preserved under the easement and access will be provided to the public. So, whatever they are is inconsequential.

Chair Streufert: Thank you. Appreciate that analysis.

Mr. Trask: You're welcome.

Mr. Giovanni: Chair?

Chair Streufert: Yes.

Mr. Giovanni: May I (inaudible)?

Chair Streufert: Sure.

Mr. Giovanni: I have a follow-up question. If I could wear my Kaua'i Humane Society hat for a second, two words popped out of your discussion that ring a bell with me. One was dog park and the second was maintenance plan. And history shows us that if you put in a dog park and don't have a maintenance plan, it deteriorates and becomes a real problem. So, I'm just hopeful that the maintenance plan does include long-term of the dog park.

Chair Streufert: It would also be very helpful to know when this is all going to happen, as opposed to just plans. So, if that could be included in your next...

Mr. Trask: Status report.

Chair Streufert: Yes.

Mr. Trask: Thank you. Will do.

Chair Streufert: Okay. Thank you. Are there any other questions? If not, can I have a motion to...oh, a recommendation from the department please.

Mr. Estes: Department recommends final subdivision approval.

Ms. Cox: I move we approve this final subdivision approval for Subdivision Application No. S-2023-1.

Mr. Giovanni: I second the motion.

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 Giovanni?

Mr. Giovanni: Aye.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye.

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

Mr. Trask: Mahalo.

Mr. Rivera: Mahalo.

EXECUTIVE SESSION (None)

ADJOURNMENT

Mr. Hull: That concludes the agenda items for the Subdivision Committee. We anticipate coming back to Planning Commission at approximately 9 a.m.

Chair Streufert: Meeting adjourned.

Chair Streufert adjourned the meeting at 8:49 a.m.

Respectfully submitted by:

Lisa Oyama

Lisa Oyama,
Commission Support Clerk

() Approved as circulated (date of meeting approved).

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