



## PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

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

RECEIVED

26 FEB -4 AIO :30

- 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

OFFICE OF  
THE COUNTY CLERK  
COUNTY OF HAWAII

- 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.**

**PLANNING COMMISSION MEETING NOTICE AND AGENDA**

Tuesday, February 10, 2026

**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

26 FEB -4 AIO :30

OFFICE OF  
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. None for this meeting.

**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-2026-8) and VARIANCE PERMIT (V-2026-2)** involving a 20-lot subdivision, to allow a deviation from the requirement relating to the construction of curbs, gutters, and sidewalks for residential subdivision, for parcels immediately adjacent to the Koloa Estate Subdivision, situated along the western side of Lopaka Paipa Boulevard in Koloa, , further identified as Tax Map Keys: (4) 2-6-014:041 & 046; 2-6-015:005, and containing a total area of 6.064 acres = **MAKAI KOLOA LLC. [Director's Report Received, 1/28/2026].**

1. Director's Report pertaining to this matter.

- b. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2026-4)** to allow construction of a new single-family residence and associated site improvements on a parcel situated on the mauka side of Kūhiō Highway in Wainiha, approximately 350 feet west of the Alamihi Road/ Kūhiō Highway intersection, further identified as Tax Map Key: (4) 5-8-011:024 containing a total area of 5,940 square feet = **TIMOTHY J. QUINN**.

- 1. Director’s Report pertaining to this matter.
- 2. Transmittal of Supplemental Information to Planning Commission.
- 3. Transmittal of Agency Comments to Planning Commission.

- c. **CLASS IV ZONING PERMIT (Z-IV-2026-10) and VARIANCE PERMIT (V-2026-3)** involving a 18-lot subdivision, to allow a deviation from the requirement relating to the construction of curbs, gutters, and sidewalks for residential subdivision, for a parcel situated along the makai side of Ala Kukui’ula in the Kukui’ula Master Plan Community, approximately ¾-mile west of its intersection with Ala Kalanikaumaka, further identified as Tax Map Key: (4) 2-6-023:040, and containing a total area of 114.47 acres = **BBCP KUKUIULA DEVELOPMENT LLC**. [**Director’s Report Received, 1/28/2026**].

- 1. Director’s Report pertaining to this matter.

- d. **CLASS IV ZONING PERMIT (Z-IV-2026-11), USE PERMIT (U-2026-8) and SPECIAL PERMIT (SP-2026-3)** to conduct a guided agricultural tour operation involving a 5.4 mile excursion and associated improvements on parcels situated on the mauka side of Kaunualii Highway in Puhi, approximately 1,100 feet north of the Kaunualii Highway/Nuhou Street intersection, further identified as Tax Map Keys: (4) 3-4-001:002 (Por.), 3-4-005:003 (Por.), 3-8-018:002 & 003, and containing a project area of approximately 8.98 acres = **KILOHANA CRATER EXPEDITIONS INC**. [**Director’s Report Received, 1/28/2026**].

- 1. Director’s Report pertaining to this matter.
- 2. Transmittal of Public Testimony to Planning Commission.

3. **Continued Public Hearing**

- a. None for this meeting.

4. **New Public Hearing**

- a. None for this meeting.

**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. Clerk of the Commission’s Recommendation to Refer Appeals of the Planning Director’s First Notice of Violation[s] for the operation of a Commercial Retreat in the Open Zone District, and Eight (8) Notice of Violation & Order to Pay Fines for the reestablishment of a Homestay Operation on the property located outside of a designated Visitor Destination Area, ***Cheryl Cowden Schenck on behalf of Kauai Kai Diamonds Irrevocable Trust***, Tax Map Key (4)49012005, Kapaa, Kauai, received on October 20, 2025, for referral to Boards & Commission as Contested Case File No. ***CC-2026-2. [Deferred, 12/9/2025].***

- a. Cheryl Cowden Schenck, Kauai Kai Diamonds Irrevocable Trust’s Appeal of Orders of Violation of Violation:

- Order 1 (Date referenced in Notice)
- Order 2 (Alleged infraction on December 3, 2024)
- Order 3 (Alleged infraction on September 23, 2025)
- Order 4 (Alleged infraction on September 24, 2025)
- Order 5 (Alleged infraction on September 25, 2025)
- Order 6 (Alleged infraction on September 26, 2025)
- Order 7 (Alleged infraction on September 27, 2025)
- Order 8 (Alleged infraction on September 28, 2025)
- Order 9 (Alleged infraction on September 29, 2025)
- Order 10 (Alleged infraction on September 30, 2025)

J. **COMMUNICATIONS**

1. None for this meeting.

K. **UNFINISHED BUSINESS (For Action)**

1. None for this meeting.

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

1. None for this meeting.

**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. None for this meeting.

**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 February 24, 2026. 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 |
|---------------|-------------------------|----------------|---------------------|
|               | None for this meeting.  |                |                     |

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.

February 10, 2026

SHORELINE SETBACK DETERMINATIONS

| <b>Application No.</b> | <b>Name of Applicant(s)</b> | <b>Property I.D. (Tax Map Key)</b> | <b>Location</b> | <b>Development/Reasons</b> |
|------------------------|-----------------------------|------------------------------------|-----------------|----------------------------|
|                        | None for this meeting.      |                                    |                 |                            |