

KAUA'I PLANNING COMMISSION  
SUBDIVISION COMMITTEE MEETING  
**June 10, 2025**  
**DRAFT**

The regular meeting of the Planning Subdivision Committee of the County of Kaua'i was called to order by Subdivision Committee Chair Gerald Ako at 8:30 a.m. - Webcast Link: <https://www.kauai.gov/Webcast-Meetings>

The following Commissioners were present:

Mr. Gerald Ako  
Mr. Jerry Ornellas

Excused or Absent

Ms. Glenda Nogami Streufert

The following staff members were present: Planning Department - Director Ka'aina Hull, Planning Department, Staff Planner Kenny Estes, Planning Secretary Shanlee Jimenez; 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**

Subdivision Committee Chair Gerald Ako: Today is Tuesday, June 10, 2025, and I'd like to call to order the Subdivision Committee meeting of the Planning Commission. And before we start, Mr. Hull, I'd just like to say that I saw something today that I haven't seen in years on the sign-in sheet, if you notice there's carbon paper on that. There's a carbon paper for that second sheet, so...

Ms. Laurel Loo: Planning Department cutting edge as why.

Chair Ako: Cutting edge, cutting edge.

Planning Department Director Ka'aina Hull: We looked to the 19<sup>th</sup> century to direct us into the 21<sup>st</sup> century.

Chair Ako: I'm so proud of you folks. But with that if we could have a roll call please.

**ROLL CALL**

Mr. Hull: Roll call. Commissioner Ornellas?

Mr. Jerry Ornellas: Here.

Mr. Hull: Commissioner Streufert is excused. Chair Ako?

Chair Ako: Here.

Mr. Hull: You have a quorum, Chair. 2:0.

### **APPROVAL OF AGENDA**

Mr. Hull: Next would be the Approval of Agenda. We don't have any recommended changes to the agenda.

Chair Ako: If no concerns, if we have a motion to approve the agenda.

Mr. Ornellas: Move to approve the agenda.

Chair Ako: And I second. No further comments. All those in favor of the approval of the agenda say aye. Aye (unanimous voice vote). All those opposed, no. Minutes?

### **MINUTES of the meeting(s) of the Subdivision Commission**

Mr. Hull: Next, minutes for April 8<sup>th</sup>, 2025.

Chair Ako: You have the minutes.

Mr. Ornellas: Move to approve minutes.

Chair Ako: Yeah, I'll second that. And with that, all those in favor say aye. Aye (unanimous voice vote). All those opposed. (Inaudible).

### **RECEIPT OF ITEMS FOR THE RECORD**

Mr. Hull: No additional Receipt of Items for the Record.

### **UNFINISHED BUSINESS**

Mr. Hull: Moving on to Unfinished Business, F.1.

#### **Preliminary Subdivision Map Approval**

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

Koloa, Kaua'i

- 1) Subdivision Report pertaining to this matter.

2) Supplement #1 to Subdivision Report.

Mr. Hull: We don't have any members of the public signed up to testify but would any audience would like to testify on this agenda item? Seeing none, I'll turn it over Kenny.

Staff Planner Kenny Estes: Good morning, Chair.

Mr. Estes read the Subdivision Report for the record (on file with the Planning Department).

Chair Ako: Commissioner Ornellas, you have any questions for staff?

Mr. Ornellas: I have no questions, Mr. Chair.

Chair Ako: Okay, having no questions, do we have a representative of the applicant that would like to present?

Ms. Maren Arismendez: Good morning. Maren Arismendez from Esaki Surveying here on behalf of the owners. We would respectfully request the 4 month deferral to allow the owners and Public Works to come to an agreement on the requirements for the, for the consolidation and improvement for the project. They've prepared a traffic study and some intersection improvements proposals for the Department of Public Works, which they are reviewing internally. The last meeting we had with Public Works they did express that they wanted to meet also with other county departments, so we just request the time to allow the meetings and to come, everyone come to an agreement.

Chair Ako: Part of the issue would be, like a roundabout.

Ms. Arismendez: Public Works would like a roundabout, so we've prepared a topographical survey for the engineers, engineers have prepared their roundabout options and are reviewing the proposed runabout options with Public Works.

Chair Ako: Other questions? Having none, thank you very much. Okay, we have a recommendation from...

Mr. Ornellas: I move to defer Subdivision Application No. S-2025-1 for a 4-month period, until October 14, 2025 or until otherwise scheduled.

Chair Ako: Second. Seeing no other comments, concerns, Mr. Clerk, if we can have a roll call vote, please.

Mr. Hull: Roll call. Commissioner Ornellas?

Mr. Ornellas: Aye.

Mr. Hull: Chair Ako?

Chair Ako: Aye.

Mr. Hull: Motion passes. 2:0.

Ms. Arismendez: Thank you.

Chair Ako: Thank you.

**NEW BUSINESS (For Action)**

Preliminary Subdivision Extension Request

Mr. Hull: Next, we have New Business.

Subdivision Application No. S-2022-2  
Lot 18 of Kukui'ula Parcel H Subdivision  
**Kukui'ula Vistas, LLC.**  
Proposed 7-Lot Subdivision  
TMK: (4) 2-6-022: 054  
Koloa, Kaua'i

- 1) Subdivision Report pertaining to this matter

Mr. Hull: Do we have any numbers the public wishing to testify on this agenda item? Seeing none, I'll turn it back over to Kenny.

Mr. Estes: I'll summarize the report for the record.

Mr. Estes read the Subdivision Report for the record (on file with the Planning Department).

Chair Ako: Okay, thanks Kenny. Any questions for Kenny?

Mr. Ornellas: I have no questions, Mr. Chair.

Chair Ako: Having no questions, do we have a representatives from the applicant?

Ms. Arismendez: Good morning, commissioners. Maren Arismendez from Esaki Surveying, here on behalf of the owners. We are requesting this extension to allow the construction plans to be reviewed from all agencies and utilities. Currently we have received review comments from Public Works, we are awaiting review comments from KIUC, Hawaiian Telcom, and Spectrum.

Chair Ako: Okay, any questions for the applicant?

Mr. Ornellas: Nope.

Chair Ako: Okay, if not, thank you very much for coming. Okay, we have any...

Mr. Ornellas: I move to approve an extension, Subdivision Application No. S-2022-2 untill April 11, 2026.

Chair Ako: Okay, and I'll second that. No other questions. If we can have a roll call vote, Mr. Clerk.

Mr. Hull: Roll call, Mr. Chair. Commissioner Ornellas?

Mr. Ornellas: Aye.

Mr. Hull: Commissioner Ako?

Chair Ako: Aye.

Mr. Hull: Motion passes. 2:0. I'll state, I meant this, bring up on that agenda item. We see extension requests a lot now, and it's just because of the fact that we're holding course with the fact that subdivisions have a one-year timeline. That timeline was set 40 years ago when subdivisions, I don't want to say, a dime, a dozen, but were much more quickly processed, if you will. There is virtually very few subdivisions that can ever get through the agency review within 12 months, so the department staff is working with the idea of going back to Council to say we need to adjust these timelines, because like the SMA permits I think we've been having some discussion that the Commission can allow for extensions beyond the 2 year deadline for SMA permits. The Commission doesn't have the authority to extend the deadline beyond a year for subdivisions when clearly the vast majority of subdivisions take multiple years to go through the process, so apologize to the Commissioners that you have to go through and are going through this kind of route process but we hope to fix that in the near future.

Mr. Ornellas: Is there a way of streamlining the process?

Mr. Hull: There was a way proposed at state legislature, if you remember about a year ago whereby residential subdivisions can be streamlined and then I credit, I give credit to the state legislature trying to attempt to do that and we do have a few applications going through that process. I think Kenny can attest to the fact that it is hardly streamlined, that it still has to go through extra checks by SHPD and particularly by the US Fish and Wildlife because the state legislature put certain additional checks for endangered species and historic analysis, so it's kind of like it doesn't have a public hearing, per say, but I would not call it efficient, quite honestly.

Mr. Ornellas: Not to put on the conversation, but I mean compared to the national standard, we are way out in left field.

Mr. Hull: Yep.

Mr. Ornellas: You would think as a county of the 4,000 counties in United States, I think we're first in the length of time it takes to get a subdivision done.

Mr. Hull: Yeah, and then that was, I think that kind of played out in the state legislature when there's a clear desire when that bill was proposed to streamline residential permits and then saying, okay we're going to take away the public hearing and intervention aspect, which is a good thing because intervention on residential can gum it up for years, but in pulling it out of that potential, the state legislature also added on these new requirements in order to ensure

certain things that are met as well, but adding on those new requirements took away that notion of efficiency, so...

Mr. Ornellas: Thank you, Director Hull.

Mr. Hull: Moving on for the last subdivision agenda item.

Recertification of Final Subdivision Map Approval

Subdivision Application No. S-98-1

Lydgate Rise Subdivision - Lot G

**Brandon Jones** (Formerly CBL Block Island Trust)

Proposed vehicular access to Lot G from Olohena Road

TMK: (4) 4-4-003: 045 - CPR Units: 0008, 0009 and 0016

Waipouli, Kawaihau, Kaua'i

- 1) Subdivision Report pertaining to this matter.

Mr. Hull: Are there any members of the public that would like to speak on this agenda item? Are you the landowner?

Unknown Male from the public: Owner.

Mr. Hull: Okay. We'll give time after. Any members of the public, not the owner that want to speak? Okay, I'm going to turn it over to Kenny and then we'll ask the owner to come up.

Chair Ako: Okay.

Mr. Estes: I'll summarize the report for the record.

Mr. Estes read the Subdivision Report for the record (on file with the Planning Department).

Chair Ako: Thank you Kenny. Questions for Kenny?

Mr. Ornellas: I have no questions, Mr. Chair.

Chair Ako: Would the applicant like to come up and share with the Commission?

Mr. Brandon Jones: Good morning. My name is Brandon Jones, I'm the owner and this is my first time in this type of meeting, so when they said, would anybody like to comment, I just wanted to make sure nobody knew I wasn't here. So, I don't actually have anything in addition to say, that was perfectly stated.

Chair Ako: So, right now, if you wanted to have vehicular access there is no legal way that you can get to your property.

Mr. Jones: That's correct.

Chair Ako: Okay, if not, thank you very much.

Mr. Jones: Thank you.

Chair Ako: With that, Commissioner Ornellas.

Mr. Ornellas: I move to approve Subdivision Application No. S-98-1.

Chair Ako: And I second.

Deputy County Attorney Laura Barzilai: So, excuse me, Chair. I think the motion in question would be Final Map Recertification for S-98-1.

Chair Ako: Okay.

Ms. Barzilai: Thank you, Chair.

Mr. Ornellas: I move for Final Map Certification, Subdivision Application No. S-98-1. Or 5, is that S, 5. S-98-1.

Chair Ako: And with that I'll second.

Mr. Hull: Roll call, Mr. Chair. Commissioner Ornellas?

Mr. Ornellas: Aye.

Mr. Hull: Commissioner Ako?

Chair Ako: Aye.

Mr. Hull: Motion passes, Mr. Chair. 2:0. And somewhat segwaying on the last comments of particular amendments, the man just wants to vehicular access to his house. Is a public hearing really necessary? So, we're looking at all of those as we look at potentially revamping the subdivision codes and try to take another stab at making it a bit more efficient, so...with that we have no further agenda items.

## **EXECUTIVE SESSION (None)**

## **ADJOURNMENT**

Chair Ako: Okay, so I'd like to thank staff and everybody else for all their work that they put into this, and with that I'll entertain a motion to adjourn.

Mr. Ornellas: So moved.

Chair Ako: and I'll second that. All those in favor say aye. Aye (unanimous voice vote). All those opposed. We are adjourned.

Committee Chair Ako adjourned the meeting at 8:46 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.