

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
July 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 8:32 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 Laura Barzilai, 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: The Subdivision meeting is called to order.

ROLL CALL

Planning Director Ka'aina Hull: Morning, Madam Chair. The 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: Here.

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

APPROVAL OF AGENDA

Mr. Hull: 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 to approve the agenda as written?

Ms. Cox: I approve the agenda as written. I move that we approve the agenda as written.

Mr. Giovanni: I second the motion.

Chair Streufert: It's been moved and seconded. Is there any discussion? If not, could I have a voice vote? All those in favor of approving the agenda. Aye (unanimous voice vote. Okay, approved. 3:0.

MINUTES of the meeting(s) of the Subdivision Committee (None)

RECEIPT OF ITEMS FOR THE RECORD (None)

UNFINISHED BUSINESS (None)

Mr. Hull: Moving on down to Item G, New Business for Action, G.1.

NEW BUSINESS (For Action)

Preliminary Subdivision Map Approval

Subdivision Application No. S-2026-10

Princeville Meadows Subdivision

PRW Princeville Development Company, LLC.

Proposed 65-Lot Subdivision

TMK: (4) 5-3-013: 044

Hanalei, Kaua'i

- 1) Subdivision Report pertaining to this matter.

Mr. Hull: I don't have any members of the public signed up to testify on this agenda item, aside from the applicant. Is there any member of the public that would like to testify on this item? Seeing none, I'll turn it over to Kenny for the report.

Staff Planner Kenny Estes: Good 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: Is there any questions? Are there any questions for the Planning Department? Is the applicant here?

Mr. Max Graham: Good morning. Planning Commission, Subdivision Committee members. I'm Max Graham. I represent the applicant in this matter. The applicant is PRW Princeville Development Company, LLC. I'll refer to them as Princeville and with me is Maren Arismendez-Herrera, and she is the surveyor/engineer, who's responsible for this project. And so, basically we have, first, we have no objection to the conditions contained in the report or the recommendations. This is a 61 residential lot subdivision. It will also have three drainage lots and one road lot. It's located on the Princeville Plateau, next to the east of the Greens Subdivision and in what is called the Eastern Plateau of Phase II. So, Princeville Phase II is the property from Ka Haku Road all the way to Anini Vista Subdivision. And this project, actually the lot was created as part of the Queens on, excuse me, The Greens on Queen Emma's Bluff Subdivision. So, that was a subdivision that was done back in, I think, 2005, and this was a remnant lot that was left over. And it contains 46.62 acres. It's in the R6 CZO zoning district, and it's in the VDA. It's the last resort type development on the east side of Phase II. At one time, Phase II was planned for a major development within, not only this area, but also what's called the Central Plateau, but that has been, that is no longer a plan. And instead, the Central Plateau has been developed into the North Shore Preserve AG subdivision. The applicant did prepare a Ka Pa'akai analysis done by Cultural Surveys Hawai'i, Dr. Hal Hammett. The finding, it was done in accordance with the protocols issued by the Planning Department, and just as a reminder, the purpose of the Ka Pa'akai is to identify and scope valued cultural, historical and natural resources and traditional and customary Native Hawaiian rights within a property to be developed. So, first thing you do is try to identify if there are any practices or resources. Then number two, there's an obligation to determine the extent to which the project will impact any such resources. And number three, then the planning, the state or county agency must determine the feasible action to reasonably protect such resources and practices. The Ka Pa'akai analysis that you've been presented with did not find any cultural, historic, natural resources or practices taking place on the property. The property is, for the last hundred years has been part of the Princeville Ranch, used for various purposes. Primarily, it was sugar cane for a while and then the last 50 years or so it's been cattle pasture. It's a level property. There's nothing on it, no obvious features. I handed out also this morning an Archeological Impact Assessment, that statement, Archeological Impact Statement that was done by Dr. Hammett at the time of the original Greens and Meadows subdivision, and there were no archeological features found on this property. There are no kuleana lots located anywhere near this area in Princeville. In fact, the closest kuleana lots are down on the Anini Beach corridor. And there are no practices that have been identified. Nobody stepped forward to indicate any practices actively taking place. No burials have ever been found, so I believe the applicant has fulfilled its obligation to show by a preponderance of evidence that there'll be no impact on the any possible resources or practices.

Chair Streufert: You said you submitted this morning.

Mr. Graham: Yes.

Chair Streufert: Some documentation. I don't think we have that.

Mr. Graham: Oh, sorry.

Chair Streufert: Oh, I'm sorry.

Mr. Graham: This was referenced in the Ka Pa'akai analysis, and I thought I would just give it, give you the whole report, so you can see if you want to read it. But again, if you look at the findings, they did not...the result of the survey was that there were no historic resources located on this particular lot.

Chair Streufert: And this was done on January 5th of this year. Is that correct? It just says January 5th. So, I'm assuming it's 2026.

Mr. Graham: No, that was done in 2005.

Chair Streufert: Does that differ from the one that was presented?

Mr. Graham: Excuse me, 2009, January 2009. So, that's an Archeological Impact Survey. So, when the original subdivision was approved, the survey was completed. The purpose was to identify historic properties.

Chair Streufert: Okay.

Mr. Graham: None were identified on either The Green's lots or the Meadows lot. The Ka Pa'akai analysis is different, that looks to not the historic resources but to the practices taking place, if any.

Chair Streufert: Would you like a couple of minutes to read this or...okay.

Mr. Giovanni: The Ka Pa'akai is February 2024.

Chair Streufert: Right. And then, do you need time to read this at all?

Mr. Giovanni: No.

Chair Streufert: Okay. All right. Are there any questions for the applicant?

Ms. Cox: Is this going to be a gated subdivision?

Mr. Graham: Oh, I guess the answer is yes, because there's a gate further on...yeah on Emmalani Drive that...

Unknown Woman: Yeah, you're right.

Mr. Graham: Right. So, I'm sorry. There's a gate on Emmalani Drive that leads to The Greens and then subsequently to this property. And so, that is presently gated. We can talk to the planning director about that.

Ms. Cox: Planning Director, do you have something to say about that?

Mr. Hull: Well...what's that?

Deputy County Attorney Laura Barzilai: Is it fenced?

Mr. Hull: Yeah, off the top of my head, I have, I was not aware that this area was gated. There are always issues and concerns when it comes to gating up county standard roads.

Ms. Barzilai: We'll have to look at future conditions.

Mr. Hull: Yeah.

Ms. Cox: I guess one of the questions I would have is, given that, I mean, we could add a condition here, saying that it can't be gated, but if it's gated earlier, how do we deal with that issue?

Ms. Barzilai: Is it fenced all the way around?

Mr. Graham: No.

Chair Streufert: Would you...

Ms. Barzilai: So, (inaudible).

Chair Streufert: Would you like to step up to the table?

Ms. Cox: And tell us who you are.

Chair Streufert: Please, because you're...I think you've got some of the answers.

Mr. Graham: I'm sorry, yeah. This is Chynna Stone, and she represents Princeville. So, yeah, there, there's a gate. So, you have the main entrance to Princeville, which is Ka Haku Road, to get to this property, you turn right onto Emmalani Drive. There is a gate at...before you get to The Green subdivision. Is that correct?

Ms. Chynna Stone: Yeah.

Mr. Graham: Yeah.

Ms. Cox: Yeah.

Ms. Stone: So...

Chair Streufert: Would you introduce yourself and then...

Ms. Stone: Oh, hi. Hi, everyone. I wasn't prepared to talk. I don't think I'm dressed appropriately. My name is Chynna Stone. I represent PRW Princeville Development Company or one of, one of the representatives. This community is a part of Princeville Phase III. We have stewarded it since 2005, when it was acquired out of a bankruptcy sale, and Greens and Meadows and the bluff adjacent were zoned for about 3500 units, as Max referenced earlier, and its original entitlements, there were two additional hotels and 3,000 residential units. That largest phase was down zoned in 2009 to be only 75 units, two of which are on a landfill site from Hurricane Iniki. So, it's actually only 73 units. We have another ten years on the environmental monitoring for that. So, it's 73 units, very large home sites, small footprints. It's a known, you know, great, great

example, I think of, of preserving open space. Greens and Meadows, which are closer to Princeville, like the fountain I'm talking, I don't actually know all the road names, but the fountain entrance, I think it's, Ka Haku, anyway...

Mr. Graham: It's Ka Haku.

Ms. Stone: ...you drive in through the fountain entrance and there's a roundabout around the fountain and to the right, it's always been gated, since as long as we've owned it, and that's The Green subdivision. The entrance is right off of that roundabout, it's gated, currently gated. Sold as a gated community. There's residents in there now, and then Meadows is right through there, like it kind of cuts through the golf course, and it's right now just a field with pretty tall grass. We went and saw it actually, and that's the next phase of the subdivision. We don't have active, like an active current plan. I'm just trying to process the subdivision, so I can plan it more efficiently, because I don't want to do a bunch of planning for homes if I don't know what my subdivision will look like. It just seems like a waste of money. So, we're going through with the subdivision process so I can start to conceptualize what will go there, what the market demands. But it's probably ten years out, I think I'm not answering the question. Sorry.

Chair Streufert: The question was about a gated community.

Ms. Stone: Yeah. Yes. So, the gate's always been there. The gate's always been there off Ka Haku, off that roundabout. And I, we have sold it as a gated community and we anticipated it being there, it's been there as long as we've owned it and prior. So, we can talk about that, Ka'aina, but you know, my understanding, I... disclaimer, I'm also an attorney, but my understanding is that that's, you know, a situation that will continue.

Mr. Graham: Could I make a suggestion, that I don't think we can really solve this issue right here, that you add a condition saying that we need to resolve the issue of access and any gates with the Planning Department.

Ms. Stone: Well, I think that we have, like Princeville as a master development, because what we did when we, when we acquired it in 2000 and actually, 2005, 2005, is there was a public access thing, a public access agreement in place already. We have public access pathways that we maintain. We originally, I think when we sold the hotel, they had their own public access plan that went with that. And that's the Westin trail down to the beach that they now are responsible for that, not us anymore, but we still have the trail that runs along the highway, and we have all that covered. But let's talk more, Ka'aina.

Chair Streufert: Any other questions on the draft conditions (inaudible)?

Ms. Barzilai: The issue of access shall be resolved under Kaua'i County Code. The issue of access will be resolved under Kaua'i County Code 9-2.9.

Ms. Stone: What was that? Sorry.

Ms. Barzilai: If we have your consent to the language, that'd be great.

Ms. Stone: I'm unfamiliar with the code. (Inaudible).

Mr. Graham: We're going to resolve it.

Ms. Stone: Okay. Yes. Thank you. Yeah. Sorry.

Chair Streufert: So, is there a condition that you would. Is there a condition that commissioner would like to consider on this?

Ms. Cox: Well, the condition that I wanted considered, just, I'm not sure makes any sense anymore because what I wanted and what the proposed subdivision, shall not be gated in a manner that prohibits the general public's pedestrian or vehicular access to a county standard roadway that services the subject subdivision. But it's already gated, so I don't, I'm not quite sure what to do about that.

Ms. Barzilai: It would have to be removed.

Chair Streufert: Which one? The gate?

Ms. Barzilai: The gate.

Chair Streufert: The gate would have to be removed.

Ms. Cox: Yeah. You're right, it would have to be removed. But that seems like...

Ms. Stone: But we're...

Ms. Cox: ...that's a bigger, there's...so, they've advertised it as a gated community and people live in there.

Ms. Stone: We've also. We also have a public access plan in place already.

Ms. Cox: Into that area?

Ms. Stone: Into the, into the private subdivision? No.

Ms. Cox: Yes, into the private subdivision.

Ms. Stone: No, it's, it's...

Ms. Cox: Because it's on a county road. It's not on a county road. It's on a private road.

Ms. Barzilai: It's on a road that's not dedicated.

Mr. Hull: Correct. So yes, the (inaudible), is that, you know, Princeville, I think as Ms. Stone is stating to, is followed a paradigm and a development pattern that has, was previously approved without any restrictions on gating. The other side of that is that over time, we've seen what that's come to in other neighborhoods, and there has been considerable pushback from community members within specific neighborhoods, and I don't know why about this notion of having subdivisions done with county standard roadways that restrict general access on these roads. And to the developer's point, those are private roads, and they maintain them. So, I'm kind of at a

issue because I definitely hear Commissioner Cox and this has come up before, about this notion of further allowing gated communities on Kaua'i with new subdivision applications. This one's being proposed within an existing paradigm that already has gates, that was previously permitted. So yeah, I know there's a rub going on right now, and I'm not quite sure how we might be able to resolve that today.

Ms. Barzilai: How about the language that I suggested, the issue of public access under the code at 9-2.9 will be resolved before final approval.

Mr. Hull: That's one, one approach, is just, you know, we'll...if that language is say, inserted and the applicant consents to it, that's a tentative condition, it's a tentative approval condition. And then, you know, myself and Kenny can speak further with the applicant as we come to final, knowing that, you know, this is still going to be at least a commissioner, if not a whole commission's issue when it comes up for final and having that resolved in some manner adequately.

Chair Streufert: Is there another possibility of deferring?

Mr. Hull: That's completely within the commission's purview.

Ms. Cox: What was your, Glenda?

Chair Streufert: Would it be possible to defer this...

Ms. Cox: Oh.

Chair Streufert: ...until it is resolved?

Ms. Barzilai: How are we on timeline, right now?

Chair Streufert: I'm sorry.

Ms. Barzilai: We are restricted under a timeline. So, we need to hear from the applicant.

Mr. Graham: I think it would be more helpful if we could get the tentative approval, and then we have the basic structure for the subdivision. And then we'll resolve this matter one way or another we can't get final unless we do resolve it. So...

Chair Streufert: To clarify, this is a preliminary approval...

Ms. Cox: Right, right.

Mr. Giovanni: Right.

Mr. Giovanni: Can you state that condition a little bit louder, so I'm sure I understand.

Ms. Barzilai: I mean, if the planning, if the clerk agrees, I would suggest, and it sounds like the applicant consents that the issue of public access under the County Code at Section 9-2.9, will be resolved between the parties prior to final approval.

Mr. Graham: That's acceptable. Yes.

Ms. Barzilai: Okay.

Mr. Giovanni: So, I move to include that condition in the...what are we doing? A temporary or a...

Ms. Barzilai: Commissioner wants this condition added for preliminary approval.

Chair Streufert: So, we'll put that in right now as a suggestion. But are there any other questions that we have (inaudible)? Well, I have one, I guess. And that is the workforce housing issue. There is an issue that was brought up that this does trigger the workforce housing.

Mr. Graham: Yes, yes. So, we will need to meet with the housing agency and resolve that.

Chair Streufert: So, that would be a second condition then, that before...

Ms. Barzilai: I believe it's addressed.

Chair Streufert: Sorry.

Ms. Cox: It's already in there, isn't it?

Ms. Barzilai: I believe it's addressed, Chair. I think Condition 4 covers it, unless you want to expand on that. It basically inserts the housing director's comments.

Chair Streufert: Yeah, that's in there, but does it...that's the requirement of the housing department.

Ms. Barzilai: Yes. So, in the last paragraph, the preliminary is conditioned...

Chair Streufert: On resolution (inaudible)...

Ms. Barzilai: ...on resolution of workforce housing requirements.

Chair Streufert: So, that takes it (inaudible).

Ms. Barzilai: I believe that covers it.

Chair Streufert: All right. Is that also acceptable?

Mr. Graham: Yes.

Ms. Stone: Yes.

Chair Streufert: Are there any other questions that you would like to have resolved? So, there's, this 65 units or these 65 lots. Is that that's part of the proposed 173, is that correct?

Mr. Graham: If you, if you compute the, based on the zoning and the number of lots, if you do the numbers, it comes out to a maximum of 173 dwelling units would be allowed there.

Chair Streufert: There are no other questions? Can we have the recommendations?

Mr. Estes: The department is recommending Preliminary Subdivision Map Approval, as amended.

Chair Streufert: As amended. Are there, is here any discussion before that? Can we have a motion?

Ms. Cox: I have a comment and then I will make a motion. The comment is just that I appreciate the fact that more recently, we are making sure that more and more of our island does not get cut off from regular local residents by gated communities. So, I'm very troubled by this, but I understand that that was a precedent earlier. And I think we've...that condition, and so, I would like to move that we approve the tentative preliminary consideration of subdivision application with the additional comment or the condition we just added for S-2026-10.

Mr. Estes: Excuse me, Madam Chair, I'd also like to include for Conditions 11 and 12 of tentative approval.

Chair Streufert: Correct.

Ms. Cox: Oh, the shall.

Mr. Estes: Should. Replacing should with shall.

Ms. Cox: Yes, yes.

Chair Streufert: Could you amend yours?

Ms. Cox: Yes. Yes. And to include the shall.

Mr. Giovanni: So, I second the motion. And I concur with the concern and comments of Commissioner Cox.

Chair Streufert: It's been moved and seconded that we approve the Preliminary Subdivision application, as amended. Is there any discussion before we take a vote? I think you've heard that we have a lot of concerns about gated communities and what the impact is upon our local population and their access to different areas of the island. And so, I know that the department will take that into account when you discuss that with them. So, all those in favor...could we have a roll call vote on this?

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. Graham: Thank you very much.

Ms. Stone: Thank you.

Chair Streufert: Thank you.

Preliminary Subdivision Extension Request

Mr. Hull: Next, we have G.2.

Subdivision Application No. S-2021-5
Lot 19 of Kukui'ula Parcel H Subdivision
Kukui'ula Vistas, LLC.
Proposed 8-Lot Subdivision
TMK: (4) 2-6-022: 055
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. Is there any member of the public that would like to testify on this agenda item? 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, could we have the applicant?

Ms. Maren Arismendez: Good morning, Planning Commission. Maren Arismendez of Esaki Surveying, here on behalf of the applicant, we would like to respectfully request approval of the extension. There's been continuous work on progress in getting conditions resolved. We just require additional time to complete the requirements.

Chair Streufert: So, this will be extended for a year.

Ms. Arismendez: One.

Chair Streufert: So, at this point this would be extended for a year to April 11th, 2027.

Ms. Arismendez: Correct.

Chair Streufert: Are there any questions for the applicant ,for the representative?

Ms. Cox: It's actually not a year. And so, I'm just, is that going to give you sufficient time?

Ms. Arismendez: We'll try our best.

Chair Streufert: It's a year from the original.

Ms. Cox: Original, yes.

Ms. Arismendez: And it's a back and forth with agencies. So, we try our best, but then also sometimes we just got to wait for them to respond, but we're hopeful.

Ms. Cox: Thank you.

Chair Streufert: Any other questions? Do we have a recommendation from the department?

Mr. Estes: The department is recommending an extension until April 11th, 2027.

Ms. Cox: I move we approve S-2021-5, the extension to April 11th, 2027.

Mr. Giovanni: I second the motion.

Chair Streufert: It's been moved and seconded. Is there any discussion? If not, could we have a roll call vote on this, 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.

Ms. Arismendez: Thank you.

Mr. Hull: Next, we have another subdivision extension request.

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: Are there any members of the public that would like to testify on this agenda item? Seeing none, 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 of the department? Would the applicant...

Ms. Arismendez: Good morning. Maren Arismendez of Esaki Surveying here on behalf of the applicant. Requesting approval of the extension request. We are currently routing the construction plans for final signature. That's just a process that takes its time. The way the current routing works is, it goes agency to agencies, not all agencies at a time. So, it's a slow process. Sometimes there's comments during the final signature where it restarts the routing process. So, we just require more time to complete it.

Chair Streufert: Are there any questions of the applicant? If not, could we have a recommendation?

Mr. Estes: It is recommended that an extension until April 11th, 2027 be granted (inaudible) final approval.

Ms. Cox: I move we approve the extension request of S-2022-2, to April 11th, 2027.

Mr. Giovanni: I second.

Chair Streufert: It's been moved and seconded. I think we'll just go with a voice vote on this one. All those in favor? Aye (unanimous voice vote). All those opposed? Okay, it's been approved.

Ms. Arismendez: Thank you.

Mr. Hull: Motion passes, Madam Chair. 3:0. And last on the agenda, G.2.c.

Subdivision Application No. S-2022-8
Kukui'ula Parcel X Subdivision
BBCP Kukui'ula Parcel X, LLC. Et Al.
Proposed 2-Lot Consolidation and Re-subdivision into 4-Lots
TMKs: (4) 2-6-015: 010 and 011
Koloa (Makai), Koloa, Kaua'i

- 1) Subdivision Report pertaining to this matter.

Mr. Hull: Are there any members of the public that would like to testify on this agenda item? 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, could we have the applicant.

Mr. Mauna Kea Trask: Aloha, Mauna Kea Trask for the applicant, BBCP Kukui'ula Parcel X LLC.

Chair Streufert: Is there anything you would like to say about this extension?

Mr. Trask: No, I think Kenny did an excellent job, but I'm just like to say, I think that I know the commission always likes to see these things proceed. You know, there's a concern about delay or taking time. And I just want to assure you, speaking with my client, representative Chris Rivera is here on behalf of the applicant. And just to assure you guys, I'm sure you can guess, no one wants to move faster than my client. We would love to have this complete. But these things take time. You know, there's reviewing agencies, addressing concerns, also the Ka Pa'akai analysis, as you know, is an important consideration. The Planning Department has made it its policy that that these things, you know, are completed in a myriad of projects and that creates a necessity for more time for these consultants to do those jobs. So, in trying to best articulate it, I looked at the 'Ōlelo No'eau and I saw two, but I like one better. This is 'Ōlelo No'eau 1870, Ku'ia ka hele a ka na'au ha'aha'a, hesitant walks the humble hearted. A humble person walks carefully, so he will not hurt those about him. As you know, Kukui'ula has been the object of some concern, given the history and culture and the resources located thereon. So, we're just asking for another extension in order to address those concerns and take the time to do it right. And that's all, unless you have questions.

Chair Streufert: Are there any questions for the applicant?

Mr. Giovanni: Yeah. Is this enough time to resolve all these issues or are you going to come back again and again.

Mr. Trask: Likely not. I mean, if you look at our letter that was submitted January 20th, 26 of this year, they indicated about three years. As you know, it, and this is just an acknowledgment of what happened. It took, because of the heavy workload of your department, it took them over five months to just get it on the agenda. So, we'll likely be back shortly, if there is discretion to grant longer than a year, we'd be happily take it. But it's a function of the subdivision ordinance, I believe.

Mr. Hull: Yeah, it's a...

Mr. Giovanni: We don't have (inaudible)?

Mr. Hull: No. And that's something we've been discussing with Kenny. You know, there was that move at the state leg a couple of years ago to try to make these a little bit more efficient. Of course, it ended up piling on even more requirements than we already have. But this, this, this...and that's why every agenda, almost every agenda has all these extension requests, because it has this one-year timeline. And in 1972, yeah, getting through the agency requirements and the

various legal reviews took about a year. It certainly does not take that, the vast majority of subdivisions cannot be completed within the one-year time frame that was set up in 1972. So, going back to council and, you know, even asking whether for a longer time frame or giving the commission discretion to extend it on a project basis, that's something we were looking at initiating on our end to get to county council.

Mr. Giovanni: So, the, yeah, if we keep it within the county, then we can go ask for project-by-project discretion to, that's a proposal that the County Council can approve.

Mr. Hull: Correct. As to give this body that authority.

Mr. Giovanni: Yeah. I would encourage the department to move in that direction, because these things are not efficient.

Mr. Hull: No.

Mr. Giovanni: You know. It's costly, you know, for us and our time. But for the developer as well, you know, it's not fair.

Mr. Hull: Yep.

Mr. Giovanni: That being said, I'll defer to Commissioner Cox for a motion.

Ms. Cox: All right. I guess I'm the official motion maker this morning. Okay. I will make a motion that we approve the extension request of S-2022-8 until March 22nd, 2027.

Chair Streufert: Is there a second?

Mr. Giovanni: As the official second motion maker, I second the motion.

Chair Streufert: If there are no discussions. All those in favor? Aye (unanimous voice vote). All those opposed? Motion carries. 3:0.

Mr. Trask: Mahalo nui.

EXECUTIVE SESSION (None)

ADJOURNMENT

Mr. Hull: That concludes the Subdivision Committee agenda. Ready for adjournment and we can reconvene the Planning Commission in 5 or 10 minutes.

Chair Streufert: Can I have a motion to adjourn, please?

Ms. Cox: I move we adjourn.

Mr. Giovanni: Second.

Chair Streufert: All those in favor? Aye (unanimous voice vote). All those opposed? 3:0. Meeting adjourned.

Chair Streufert adjourned the meeting at 9:14 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.

