

KAUA'I PLANNING COMMISSION  
REGULAR MEETING  
**April 08, 2025**  
**DRAFT**

The regular meeting of the Planning Commission of the County of Kaua'i was called to order by Chair Francis DeGracia at 9:10 a.m. - Webcast Link: <https://www.kauai.gov/Webcast-Meetings>

The following Commissioners were present:

Mr. Gerald Ako  
Ms. Helen Cox  
Mr. Francis DeGracia  
Mr. Jerry Ornellas  
Ms. Glenda Nogami Streufert  
Ms. Lori Otsuka

Excused or Absent

The following staff members were present: Planning Department - Director Ka'aina Hull; Staff Planner Dale Cua, Alan Clinton, 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**

Chair Francis DeGracia: Time is 9:10. I'd like to call to order the Planning Commission meeting for April 08, 2025. Could we get a roll call, Mr. Clerk?

**ROLL CALL**

Planning Director Ka'aina Hull: Roll call, Mr. Chair. Commissioner Ako?

Commissioner Gerald Ako: Here.

Mr. Hull: Commissioner Streufert?

Commissioner Glenda Nogami Streufert: Here.

Mr. Hull: Commissioner Cox?

Commissioner Helen Cox: Here.

Mr. Hull: Commissioner Ornellas?

Commissioner Jerry Ornellas: Present.

Mr. Hull: Commissioner Otsuka?

Commissioner Lori Otsuka: Here.

Mr. Hull: Chair DeGracia?

Chair DeGracia: Here.

Mr. Hull: You have a quorum, Mr. Chair. 6:0.

Chair DeGracia: Thank you.

### **APPROVAL OF AGENDA**

Mr. Hull: For Approval of the Agenda, before recommending a slight change to the agenda, a quick announcement concerning the agenda, the County of Kaua'i, I'm sorry, there was a publication in the Garden Island Newspaper concerning County Zoning Amendment, ZA-2025-9, for an amendment to the South Kaua'i Community Plan, Kōloa Regulating Plan Map that was for roughly 3.597 acres on Tax Map Key, identified as 2-6-004-032;049, so that was published in the newspaper for a hearing on this date. After publication of the newspaper the applicant withdrew their applications so that application is no longer pending but I just wanted to make that announcement in case anybody was here based off of the publication of the newspaper, so that application is no longer pending and which is why it's not listed on the agenda. For the agenda itself the department is recommending two changes, one, that we standardly move the Unfinished and New Business items directly to precede their hearings and then also Agenda Item J. Subdivisions, follow Agenda Item E. Receipt of Items for the Record.

Chair DeGracia: Okay, commissioners could we get a motion?

Ms. Streufert: I move to approve the or to accept the amended agenda.

Ms. Cox: Second.

Chair DeGracia: Okay. Commissioners, motion on the floor is to accept the agenda as amended. We'll take a voice vote. All in favor say aye. Aye (unanimous voice vote). Opposed. Hearing none, motion carries. 6:0.

### **MINUTES OF THE MEETING(S) OF THE PLANNING COMMISSION (None)**

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

Mr. Hull: Next, we have Receipt of Items for the Record. We have a small packet today of items that were received after the agenda was approved and listed. Did the Chair want to entertain taking a small recess to review the comments provided?

Chair DeGracia: Yeah. We'd like to take a 10-minute recess to review the recent testimony received. Okay, we'll take a 10-minute recess starting now.

The Commission went into recess at 9:13 a.m.  
The Commission reconvened from recess at 9:21 a.m.

Chair DeGracia: I'd like to call the meeting back to order.

Mr. Hull: Thank you, Chair. We're on Receipt of Items for the Record. You folks did just review items that were received after the agenda had published. Just to somewhat briefly draw your attention to two particular pieces of testimony in that packet. All the testimony in that package is related to agenda items on our agenda with the exception of two pieces of testimony, one, is from Carl Imparato and one's from Malama Kua'āina, signed by Caren Diamond, and what their testimony is on, is actually an SMA minor permit that is attached for informational purposes to the Planning Commission agenda, so again it's not an agenda item but the list of approved SMA minors is attached and they have concerns in their letter about the granting of vast ministerially by the planning department. We put it in there out of abundance of caution because it was directed to the Commission. We referred it over to our attorneys office and is under legal review on how this potential appellant may want to pursue other avenues and procedures for that, so it's under legal review right now and our attorneys office will more than likely be reaching out to both Mr. Imparato and Ms. Diamond. I just wanted to highlight that for you folks as well. Moving on, we are now on Item J., which is the Subdivision Committee Report, I'll turn it over to the Subdivision Committee Chair.

## **COMMITTEE REPORTS**

### **Subdivision Committee Report**

Subdivision Committee Chair Ako: Thank you, Mr. Clerk. The Subdivision Committee met this morning, was called, the meeting was called to order at 8 o'clock. We had 11 items on the agenda, which works unusually high for the Subdivision Committee, but of those 11 items, we had two which dealt with consolidation and subdivide. We had three issues on just to subdivide. One item to consolidate. One item on boundary adjustments. We had three requests for extensions, and we had one item to terminate an application. So, of the 11 all of them passed with no abnormalities to any or no concerns brought up to any of the applications, and the meeting was adjourned at 8:55 and wanted to welcome Glenda to the committee. Thank you.

Chair DeGracia: Thank you, Commissioner Ako. Commissioners seeking a motion to approve.

Ms. Otsuka: Motion to approve Subdivision Report.

Ms. Cox: Second.

Chair DeGracia: Okay. Commissioners, motion on the floor is to approve the Subdivision Report. We'll take a voice vote. All in favor say aye. Aye (unanimous voice vote). Opposed. Hearing none, motion carries. 6:0.

### **Continued Agency Hearing (None)**

## New Agency Hearing

Mr. Hull: Moving on we have no Continued Agency Hearing at this point. Moving onto New Agency Hearing.

CLASS IV ZONING PERMIT (Z-IV-2025-10), USE PERMIT (U-2025-7) and SPECIAL PERMIT (SP-2025-4) to allow construction of a new office facility, baseyard operation, associated site improvements on a parcel situated on the western side of Lele Road in Hanapepe, located immediately across of the County of Kauai Hanapepe Transfer Station, approximately one-quarter (1/4) mile south of the Lele Road/Kaumualii Highway intersection, Tax Map Key: (4) 1-8-008:020 (Por.) and affecting approximately 10 acres of a larger parcel = STATE OF HAWAII, DEPARTMENT OF LAND & NATURAL RESOURCES.  
[Director's Report Received, 3/13/2025].

1. Director's Report pertaining to this matter.

Mr. Hull: We don't have anybody signed up to testify, but would any members of the public like to testify on this agenda item? You can approach the stand and state your name for the record.

Mr. David Duncan: Aloha. Good morning, commission. My name is David Duncan, and I live in what formerly used to be called Hale Kipa in Hanapēpē and it's right off of Lele Road on Kailani Place is where I live. I didn't get a chance to review the plan, but I just felt compelled to come down here to say something, so that it wasn't...nothing was said, but nonetheless I would give a quick history of myself and how I ended up on the island of Kaua'i. I consider myself by Kaua'i standards a newcomer, I arrived in Honolulu in 1964 when I was 3. Came over here to Kaua'i for the first time in 1972 with my Intermediate School class, every other year Mrs. Hino at Kailua Intermediate would bring the entire 7th grade class over to Kaua'i, I think she probably had a relative here, but that was our, my first site of Kaua'i. I returned 10 years later on an 18-month contract and have been here basically ever since. Kaua'i changed quite a bit in the last 4 years, you know the population was 30,035 whatever when I got here it's now maybe 75 or 80, but the Kaua'i people, my first impression was their very conscientious of the land use and things of you know, not snickering, but they knew exactly what was happening, what was for who and whatnot and whether it was for the guests, the big business or the island people themselves and so, there's two phrases that I just wanted to submit to the committee that I was attached to from a very young age when I first got here, was recognizing the long term residents and with (inaudible) with the phrase, long term residents and quality of life and putting them together, the quality of life for the long term residents and I feel that this project itself is worthy, it is just the only thing that I had a concern about and didn't have a chance to look at the plan, is that there's a patch that was used for Gay & Robinson for seed cane, right adjacent Lele Road and it kind of floods when a huge rain comes down the hill, but it's a, it's prime land for agriculture and I just thought whether it was in the plan or not, but if it wasn't going to be filled and used for the expansion of the base yard it would be a great site for a community garden. And that's the end of my testimony, thank you for your patience and I can entertain any questions if you have any.

Chair DeGracia: Thank you for your testimony.

Mr. Duncan: Mahalo. Thank you.

Mr. Hull: Thank you for your testimony. Are there any other members of the public that would like to testify on this agenda item? Seeing none, the departments gonna ask the Commission to keep this hearing open. Unfortunately, the applicant did not meet their timeline requirements as far as providing the department with the necessary documentation that they notified the surrounding property owners. It looks clear that they did notify the surrounding property owners that are required by law, but providing that documentation also a specific deadlines within the ordinance and they did not provide that document, those documents to the County's Planning Department within that time frame and so pursuant to that we need to postpone this agenda item until June 10th because we're going to have to republish in the newspaper again, the applicant is gonna have to re notify the surrounding property owners, and if all is done in a timely matter we can have discussion and the hearing held on June 10th.

Mr. Ornellas: Before we close the item, I'd just like to thank the person for their testimony. Generally speaking, fields that were used for seed cane were the prime lands, the best that the plantation had, is generally where they raised seed cane, so I'd like to thank you for pointing that out.

Chair DeGracia: Commissioners, are we ready to make a motion to postpone?

Mr. Ornellas: Move to postpone.

Chair DeGracia: Okay.

Ms. Otsuka: Til June.

Ms. Streufert: Second.

Ms. Otsuka: Does the month need to be specified?

Ms. Barzilai: Yes. To a date certain, please.

Mr. Hull: June 10<sup>th</sup> would be the date.

Mr. Ornellas: Sorry. Move to postpone, Class IV Zoning Permit, Z-IV-2025-10, Use Permit, U-2025-7, and Special Permit, SP-2025-4.

Ms. Otsuka: Until June. June.

Mr. Ornellas: Oh, I'm sorry until June.

Ms. Streufert: Second.

Chair DeGracia: Okay, Commissioners, motion on the floor is to postpone Class IV Zoning Permit, Z-IV-2025-10, Use Permit, U-2025-7, and Special Permit, SP-2025-4, till June 10th meeting. Any discussion before we vote? Hearing none, could we get a roll call vote, Mr. Clerk?

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

Mr. Ako: Aye.

Mr. Hull: Commissioner Streufert?

Ms. Streufert: Aye.

Mr. Hull: Commissioner Cox?

Ms. Cox: Aye.

Mr. Hull: Commissioner Ornellas?

Mr. Ornellas: Aye.

Mr. Hull: Commissioner Otsuka?

Ms. Otsuka: Aye.

Mr. Hull: Chair DeGracia?

Chair DeGracia: Aye.

Mr. Hull: Motion passes, Mr. Chair. 6:0.

### **Continued Public Hearing (None)**

### **New Public Hearing**

Mr. Hull: Next, we have New Public Hearing.

COUNTY ZONING AMENDMENT (ZA-2025-8) A bill for an ordinance amending Zoning Map ZM-200 (Hanapepe) to rezone approximately 14 acres from the Agriculture District (A) to the Plantation Camp District (PC) involving a parcel that is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = COUNTY OF KAUAI, PLANNING DEPARTMENT.

1. Director's Report pertaining to this matter.
2. Transmittal of agency comments to Planning Commission.

Mr. Hull: I don't have anybody signed up to testify on this agenda item. Would any member of the public like to testify on this agenda item? Seeing none, this was a, is attached to all the other zoning amendments that are listed under Unfinished Business. This is somewhat of a cleanup measure that needed to be done in order to make those zoning amendments kosher. This one is particularly germane to Ka'awanui otherwise refers to as Camp 6, but I'm gonna ask for a deferral on this one as well as the other agenda items, just as somewhat of a background information, for the past 6 months the Planning Department has kind of dove in head deep as to what the nexus is with land use laws and wildfire mitigation. If, of course this is all somewhat

happening in the shadow of Lahaina, after Lahaina you know a lot of us within the land use profession industry were kind of looking at, okay, where are we supposed to go from here, what should we be doing, and I think there's a lot of just pausing and waiting to see, oaky, the wildfire experts are going to tell us what to do, and eventually the wildfire experts weren't exactly telling us what to do and somewhat I think there was a recognition on our part after a year or so that they're not telling us to do because they don't quite understand how our zoning laws work. When the Attorney General's Report came out several months ago, it's a thousand page report, but clearly within the Attorney General's Report she lays out that the land use laws, the subdivision laws and zoning laws in Hawai'i are partly responsible for the tragedy and devastation in Lahaina and the built environment and then there's a clear need to adjust these laws and ordinances in order to mitigate against wildfire impacts. And so, that's what we've been doing, we've been just unpacking and spent a lot of time with Elizabeth Pickett and her organization with the Hawai'i Wildfire Management Organization, the Fire Department folks across the nation to see what the nexus is, and then there clearly is a nexus. At first, you know, you think that there's no way you could take zoning laws and prevent the wall of fire from burning a community down, but when you really dive into the science of fire, the science of ember intrusion, and home (inaudible) zones, they're absolutely is a nexus with the way we have our land use laws. So, we are working on, sorry, to get to this deferral request is, these are up zonings of lands within the wildfire wildland interface and so I had conversations with both land owners to say that the department was very hesitant to continue moving forward on upzoning of lands in these wildland areas without specific wildfire resistant measures put in place, you can't make any place fireproof, but there are absolutely techniques and strategies to make a place better equipped to be fire resistant in the face of wildfire, so we're asking for a two month pause to June 10<sup>th</sup>, so that we can work with both, like I said we've already come up with the draft policies, the landowner's in receipt of them. I having meetings with them tomorrow in fact and we hope to be able to have a public draft available come the beginning of May and hold the public hearing with that, while those wildfire policies specific to the camps this wouldn't be an island wide approach at this time it could definitely inform a possible island wide approach, but it's specific to the camps. We'll be coming back, hopefully in June 10th. Does that make sense? Sorry.

Ms. Streufert: Does this also include the Numila?

Mr. Hull: Technically the one I'm asking for, I'm requesting deferral right now, technically is (inaudible) to Ka'awanui, but when we get into Unfinished Business, there's four zoning amendments relating to Ka'awanui and four zoning amendments relating to Numila.

Chair DeGracia: Mr. Clerk, appropriate motion would it be to defer or postpone?

Mr. Hull: A deferral would be good.

Chair DeGracia: Deferral.

Ms. Otsuka: I'll make a motion. Motion to defer County Zoning Amendment, ZA-2025-8, to the June 10th Commission meeting.

Ms. Cox: Second.

Chair DeGracia: Okay.

Ms. Cox: It's on, I thought. Second.

Chair DeGracia: Okay. Commissioners, motion on the floor is to defer County Zoning Amendment, ZA-2025-8, to the June 10th meeting. Any discussion before we go to roll call vote? Hearing none, could we get a roll call vote, Mr. Clerk?

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

Mr. Ako: Aye.

Mr. Hull: Commissioner Streufert?

Ms. Streufert: Aye.

Mr. Hull: Commissioner Cox?

Ms. Cox: Aye.

Mr. Hull: Commissioner Ornellas?

Mr. Ornellas: Aye.

Mr. Hull: Commissioner Otsuka?

Ms. Otsuka: Aye.

Mr. Hull: Chair DeGracia?

Chair DeGracia: Aye.

Mr. Hull: Motion passes, Mr. Chair. 6:0.

## **CONSENT CALENDAR**

### Status Reports

Director's Report to Project(s) Scheduled for Agency Hearing (None)

Class III Zoning Permits (None)

## **GENERAL BUSINESS MATTERS**

Presentation on the General Plan Progress Report and Six-Year Capital Improvement Plan.

Mr. Hull: Next, we would move on to General Business Matters. First up is a presentation of the General Plan Progress Report, a Six-Year Capital Improvement Plan. Before we get into the report, are there any members of the public that would like to testify on this agenda item? Seeing none, I'll turn it over to our Chief of the Long-Range Division, Marie Williams.



Ms. Marie Williams: Thank you, Director Hull, and good morning. Marie Williams, Planning Department. I do have a short slide show that I'd like to share that accompanies the 60-page report that was included in your packet. Let me go ahead and put that up on the screen. Okay, sorry I'm not sure how to make it full screen, but I think you can see it there. Okay, I'll just go ahead and get started, but today the intent of this slide show is to provide a summary of some key highlights of our General Plan Progress Report. The report is as I mentioned a little long, 60-pages, though half of it really is an appendix containing the actions discussed in the progress report and that's mainly for, so you don't have to reference the another plan. But we do intend for the report to be online so people will be able to dig into the details if they want. So, what I'll be doing today is primarily focusing on key updates. So, today's slide show will cover our planning framework, just a quick overview of our General Plan. Last year long-range provided kind of a General Plan update presentation to you as well so we'll just quickly go over that because that's embodied in this report too but what we really wanted to focus on is the projects, especially our Capital Improvement Program and then we'll also cover some next steps for how we can continue to produce reports like this on a regular basis or see what you would like updates on as well. All right so our planning framework in the General Plan is basically our General Plan is the policy for the county that sets a high level vision and goals for how we grow. It's meant to guide our counties long term growth. Here is the vision statement which is essentially summarized by four goals and it's meant to guide the policies and actions in the plan. What's unique about our General Plan is that it really is action based. We have only 19 policy statements but hundreds of actions. The actions are organized by various sectors and there are several types of actions as well. There are permitting and code changes, plans and studies, projects and programs, and then partnership needs. And so, what this report is attempting to do is to focus on the permitting and code changes, plans and studies, projects and programs, and just show what's been actually accomplished in the past couple of years. So, last year our update primarily focused on all the plans and studies that had been completed, and our zoning map changes, and then our code changes as well. And to summarize that, most of the code changes there were close to 26, they really dealt with infill housing and how we could support and allow homeowners to build like an additional ARU or ADU on an existing parcel. It was an attempt to unblock potential homes in existing areas. But I won't redo this presentation since I gave it last year. But I did want to just cover some planned highlights because these are ongoing plans, first of all, there's our climate adaptation and action plan, we actually have a public draft that we just have to get through a couple of steps and then we'll be sharing with everyone our final open house schedule and we'll be seeking approval of this plan in the coming weeks or months. Our long ranges big project right now is the East Kaua'i Community and Circulation Plan, the public process for this plan started in June of last year. We've had a town design workshop, we've met with an advisory group and a youth council and we are planning five workshops that will take place over the coming months and our first one is scheduled for May and we'll have that final schedule out soon. And then a couple of smaller plans will also start in the coming months there is a Bike Waste Master Plan, this will be our first ever kind of focus bicycle master plan there is also a safety action plan, and then the Lihue Mauka Bypass Plan as well, so those are some things to look forward to. Okay, now getting into the meat of this slide show what we really wanted to share with you was the projects particularly the counties capital projects or the Capital Improvement Program, also known as the CIP and I'm sorry the graph is difficult to see, I'm realizing but what this is meant to show is how we kind of realize a capital project which by nature is expensive it's a complicated project that may take years to develop the scope, get the

funding, and then construct, but essentially our General Plan being a high level plan of course doesn't set the schedule for all the capital projects, instead it includes policies and actions to help guide what those projects are and then as we kind of get more detailed or specific in the scope of our plans, our community plans often do have a list of preferred capital projects but it's really our county facility plans for wastewater, for water, for solid waste, for parks those are for kind of the details of these plans are flushed out and ultimately, as you can imagine all of those projects from all of those plans would be in a list that is very long and so it is the work of the Mayor's office to figure out what projects to prioritize and move forward and then that is submitted to council and the annual capital program and the budget right now is being debated at council and ultimately upon approval that leads to the projects that are funded and constructed and what you see on the ground. So, the General Plan again is more that high level guiding plan for these so...that being said, we, I did want to provide an overview of some of the planned projects, some of these are ongoing as well, these are our major projects that you can expect to see movement on and progress on especially in the next 6 years. The Capital Improvement Program is kind of a short to mid-range plan looking out one to six years. First of all with housing, Lima Ola Phase 1, has been underway close to completion, but the Housing Agency is looking ahead and planning phases 2, 3 and 4, and what this ultimately will do is kind of build out the 75-acre parcel and I believe they're projecting approximately close to 550 homes. So, that's a major housing project they are, Housing Agency is also actively planning new housing for, on the westside, with the Waimea 400 property that the county owns, and on the North Shore it's called the Kīlauea Town Expansion Plan and that is also on another county owned parcel too and so, the public processes for these master plans are underway right now so that's pretty exciting. Moving on to our parks projects, a priority project right now that is underway is, at least to planning, is to construct two new skate parks, one at Nāwiliwili Park and then one in Hanapēpē Park as well. And these will be permanent concrete skate parks, and I believe Nāwiliwili Park will have pickleball courts as well. Also, and the stadium is closed right now, so this is an ongoing project but they are resurfacing the track and upgrading the entire facility, which is a major project and then just wanted to highlight some potential new recreational spaces or parks in the works are plans for a shooting range, a pump track, a pump track is also known as a cycle track, it's kind of like a smaller track where you can like ride a bike on over small hills very fast more for youth to have a safe place to do their tricks on a bike or skateboard, and then there are also plans for an equestrian arena as well. Okay, and I'll just move on to our transportation projects in the works are sidewalks, intersection improvements, and other improvements for Haleko Road, Kekaha Road, Kukui Street, more areas as well basically our Engineering Division is planning for roadway improvements in every single district there are quite a few planned projects in terms of shared use pathways. The priority shared use path is a, would be a new path connecting Waimea and Kekaha. That's pretty exciting. It would also connect to the future Waimea 400 housing development and then there's also plans to expand our existing transit base yard. Basically, make the improvement so we can have integrate EV buses into the fleet, obviously they would have to be charged every day so they have to make those improvements. So, that's it for the capital program highlights, but very quickly in terms of next steps, what we were thinking of doing but we're open to suggestions to is that we'd like to provide a General Plan update every 2 years, but in the ultra (inaudible) year we'd like to do a town and community plan update, where we kind of summarize all the actions and what's been progressing with our community plans because that's another set of several hundred actions as well, but of course we are working on developing our own internal system to track progress and these actions continuously and yeah, and so we'd like

to kind of formalize this update process and have these updates online as well. And if anyone has questions for us they can find us online or e-mail [plankauai@kauai.gov](mailto:plankauai@kauai.gov) or find information on our existing planning processes too. Okay, so that's it for the slide show. Thank you so much. Do you have any questions. For me? Thank you.

Ms. Cox: I have one question that was based on a conversation that Glenda and I had earlier today, there's a lot of new housing going on the westside, which is terrific, we need it, but I'm wondering, does the county coordinate with the state so that the state recognizes the need for improved or additional state roads when you add that many houses?

Ms. Williams: Yes.

Ms. Cox: What's the coordination point between the county and state?

Ms. Williams: Yeah, the state right now is undertaking their Kaua'i Long Range Transportation Plan and so they have a traffic, they look at the traffic forecast out to 2050 and they're integrating future planned growth in the different traffic zones, so that work is being done I think they've had one public workshop or meeting, their public process is typically online, but we do work closely with them.

Ms. Cox: Okay.

Ms. Williams: That's true and then of course when the actual subdivision for these projects come in there will be a chance for all for you to look at what those plan improvements are and for our engineering division to weigh in and to take DOT as well, so...

Ms. Cox: Because the county doesn't really get to tell the state we need another road, right, I mean, so even though we're looking at a project that's a county project and we say, we need more transportation...

Ms. Streufert: A roundabout.

Ms. Cox: ...a roundabout or something, it's really up to the state whether they...

Mr. Hull: On, at a certain level when you have a major housing project like Lima Ola, the state will exact requirements for that development to put on the highway as far as intersections and roundabouts if necessary. There's not enough proportional nexus on any project, to be like, you're going to build a whole nother lane to Līhu'e for the state folks, but they do exact very specific measures and you know, case in point is the Habitat for Humanity Zoning Amendment that was here recently and is now at County Council, will go through an analysis with the State Department of Transportation on whether or not additional infrastructure requirements on the highway are necessary and then habitats going to have a conversation with them to say, well that's going to increase the cost for habitat homes and that's something that every developer whether it's in the affordable housing market or otherwise has to have with the respected infrastructure agencies.

Ms. Cox: Thank you.

Ms. Streufert: But that's just for the development. I think what we're looking at here and on the east side also, is a more comprehensive plan where, we'll give you an example, this morning I was on the road for 55 minutes or almost an hour, we were backed up to past Ōma'o on the west side and Helen started a lot later than I did and she was still caught in that backup. There's another accident I think on the east side by Kapa'a, so when something like that happens it's not the development that's at fault, it's not the entry or exit of that, it's the, how this all connects together and I understand that that's a lot of money that we're looking at and there's a lot of time that's involved, but I echo Helens, that regardless of how this, how much housing we still need and we do need a lot more. How is that all going to be integrated into one continuous infrastructure plan for the entire island? Is there some way that we can have an impact upon that either here or the citizens of the county?

Ms. Williams: Yeah, I would say just participating in the states Kaua'i Long-Range Transportation Plan because it's really from that plan that they determined the big capital improvements. They are right now planning to four-lane the highway from Līhu'e to the tree tunnel. That of course is just starting and will take many years, but that is one capacity project that is coming up in the future so.

Deputy County Attorney Laura Barzilai: Marie, do you have a counterpart at state that we could invite to speak or maybe we could have a presentation for the commissioners on the long range traffic plan?

Ms. Williams: Yes, that would either be in their state Planning Branch, they're based on...yeah, either with the...actually, sorry I probably would be most appropriate for the District Engineer to come and I believe, Eric, oh my gosh, sorry, I forgot his last name, but yes...

Mr. Hull: Fujikawa.

Ms. Williams: I think inviting the District Engineer to come would be, would make sense.

Ms. Barzilai: Well, maybe if he's open to it, I can discuss it with Chair, and we can invite him.

Ms. Williams: Good idea.

Mr. Ako: Mr. Chair, I have a question.

Chair DeGracia: Sure.

Mr. Ako: Marie, something in my mind tells me that in the year 2040 I believe, that the population would be made up of 40% of those that are 65 years and older, yeah, I think right now we're looking at a population on Kaua'i, which is somewhere between, what 12 and 18% or so that is in that age group, yeah I think that age group is about to double. How does the aging population fit in with a General Plan regarding transportation, recreation, housing?

Ms. Williams: Yeah, the General Plan does acknowledge that not just as a county but as a state we are aging, the median age climbs every single year so that being said, there is a lot we can do such as making sure that we make it easy for people to develop assisted care homes that there are places for that that are roadway systems are safer for people who might not be able to drive and

that our parks for example have, you know activities for everyone not just youth but places to sit with shade for example. Yeah, so there is I believe there is a section in our General Plan that deals with, that acknowledges this, but yes that's a concern and something we need to think about as we do our long-range plans, yeah.

Chair DeGracia: Questions?

Mr. Ornellas: Not so much a question, just some comments. I'm really happy to hear about you know, a 75-acre subdivision, that's great news. Waimea 400, but you know we are in a housing crisis, I think everybody recognizes that and we running as fast as we can just to stay in the same place right now. We're going to have to do something radical to address this issue of housing. And you know, we all want a beautiful place to live in, we all want a really healthy environment, but we're going to have to make progress somewhere. How many housing units are we short right now?

Ms. Williams: In terms of housing growth it has been relatively flat, it hasn't been what we initially projected in the General Plan, Covid may have had something to do with that. So, but the major housing developer right now or is basically the, it's the county who's really developing affordable homes so, I'm not exactly sure what we're short, but there is definitely a housing, a need for more homes, for more housing inventory and more affordable homes.

Mr. Hull: The last deficit number I saw was about 3500.

Mr. Ornellas: How many?

Mr. Hull: About 3500 is the last deficit number I saw as far as families, people looking for homes and aren't able to find them.

Mr. Ornellas: Obviously we're gonna have to turn to the private sector to address some of these because the county can't do it by themselves, you know, so I don't think we have the resources, we certainly don't have the land.

Ms. Streufert: I have a question about that, in terms of affordable housing. What exactly is affordable housing right now? Because when costs per square foot of building are so high, have we priced ourselves out of affordable housing? I meant it's, I think that the square footage cost per square foot is in the several hundred dollars per square foot, so if it's 3 to \$400.00 a square foot, you're just...there's no way that we can ever get ahead of this. What are the, are there other solutions to this?

Ms. Williams: Yeah.

Mr. Hull: Yeah, it's the, it's the thing, it's the struggle we're all in, and you know, are trying to take as many lines to cast to try to, you know, get the...get access to housing to the local families and individuals that want it. At, you know, 4 to five hundred dollars a square foot, you're talking just for the construction close to half a million dollars for a thousand square foot house, that's not counting the land, and that's just the construction cost, right. So, the affordable, you know, program, Affordable Housing Program is generally within the 120% and the lower of the AMI, and so that's the vast majority of what the County of Kaua'i as well as Habitat for Humanity are

aiming at and with their partner developers using federal (inaudible) credits to chase it and, you know, doing a little fairly phenomenal job within this environment doing so, but at the same time there are so many families that are above that 120% that just don't qualify for it and that's the inventory we're just not seeing being made, right, there's just so much more to be made from a return on an investment standpoint and if we're going to invite the private sector, we want to invite the private sector, right, the safest place for the private sector to go is in the high end market that we see, say Kukui'ula, and that's not a judgment that's just, that's where the investment goes if there's a return on and investment there's stability in it, and so trying to create an environment where it is that ROI and that stability for the gap housing, as it is sometimes referred to, for those aimed at those families that are above the 120% but not in the multi-million dollar level. You know, I think the next phase of Pikake, a lot of people are exasperated by some of the prices coming out for those lots, but when you see whose buying those lots, those are local families and, so you know, it's trying to work as much as we can, and so certainly from a zoning (inaudible), everybody has to cast their lines in the field, but from a zoning perspective, I think approach we've been going at is definitely staying away from shoreline areas not just for hazard purposes but because of the speculative nature of coastal areas, so trying to look at more mauka lands and trying to, you know, design a lots and homes that are by (inaudible) the local families. So, I think that's been a lot of focus from the zoning perspective and then of course in walks this wildfire thing, right, where we're just like we're good moving it out of the coastal area where we're clearly there's hazards and speculative aspects, oh let's go mauka because there's no houses and as much speculative (inaudible) and now, you know, wrestling with the wildfire aspects, there's a lot of different issues and I don't know, I don't want to say that there's, you know, ultimately we've got the panacea solutions, we just don't. At this point we're try as hard as we can, I think.

Mr. Ako: You know, Mr. Clerk...

Mr. Ornellas: (Inaudible). Go ahead.

Mr. Ako: I have much confidence in the county and the private sector that they're going to be able to come to this panacea one day, yeah. But let's assume that we can do 3500 homes today, yeah, we going do the 3500 homes today and then we still need to address, Glenda and Helens issue about increasing the roadway because the more houses you've got, the more traffic that comes in. And then there's the infrastructure that comes with that, is that something that happens all at once or...that's what boggles my mind, yeah. How do you do it? Or is it just, we do the house first and then we do the roads and then people will constantly become complaining about something. If you do it all at once and they will complain because, now our taxes. I mean...show me a light (inaudible), show me the light.

Mr. Ornellas: As the Director alluded to, right, it's going to involve zoning and as a farmer it hurts me to say, we going have to do some major rezoning, if we want to address this issue. We've done a good job providing space for the upper end, right, I mean think of the vision, Princeville, that's thousands of homes and it even hasn't been built out, after 50 years it's still in the making. Look at what we've done in Kōloa and Po'ipū, we've taken care of the high-end guys, where's the low-end guys? What happens to them? We've been hesitant to rezone large parcels of agricultural land for the common folks.

Ms. Streufert: I really like the form-based housing, right, form-based planning and the codes because it does keep the integrity and the and the character of each one of these areas, but are there different kinds of construction that can be done that might be less expensive, like maybe quonset huts or something like that or, you know, these tiny home kinds of things. I'm not sure...

Ms. Otsuka: Container homes?

Ms. Streufert: ...I'm just...but they may not follow the form-based codes that we have. Is that something that...it may not even be more advantageous to all of us or, you know, to the...

Mr. Ornellas: I would...

Ms. Streufert: ...it may not be cheaper I just don't know.

Mr. Ornellas: I would be cautious about going that route, you know we don't allow mobile homes here in Hawai'i and I think that's a good thing, you know, we are subject to hurricanes here and there will be a horrific mess if we had trailer parks and those kinds of things and I don't think they would work for Hawai'i at all. But...

Ms. Streufert: 3D printing? Has that been...

Mr. Hull: I can say that the Building Division has been exploring opportunities for say prefab homes. I'm not sure Francis' (inaudible), but where one of the issues with prefabs homes from a code compliance, there might be others issues with it, but from a code compliance standpoint is, you can't inspect a prefab homes because all the walls have been all sealed up and so, I got to give Leolynne Escalona a lot of credit in really thinking outside the box. She sent her team to one of these factories that was kind of lobbying the county to be like, let's...you guys should sign off on these, they're cheaper for locals to buy, (inaudible) send them to Kaua'i, let's do this, and Leolynne sent the team over there and said, okay, their going to inspect your factory and if you're being built to our code as you're saying it is, we'll sign off on these plans here, but I just want one inspection of your factory, and she came back and the team said, on this one, they're using untreated lumber, they don't meet our code, and (inaudible), you know that's just a small tale of that issue, but Building Division is looking at other opportunities to potentially bring the price of a home down via say that one mechanism.

Ms. Cox: And what about local development, local, I know like on Big Island there's actually bamboo industry now that's using local bamboo to build homes, is there any exploration of that? I mean, I know it would take a while because you got to develop the industry, but that then you get rid of the shipping and you could inspect, you know. Not to mention that you're growing things and (inaudible).

Mr. Hull: I haven't heard of any local lumber supplies attempts here on Kaua'i for the mass market anyway.

Ms. Cox: Okay.

Ms. Streufert: These are a lot of challenges, but I know that the Planning Department is up to it and, you know, I know that you're looking at a lot of different things, a lot of different options in

many different ways, so these are comments that we're making that are not criticisms, but more in terms of we're trying to help you think or we'd like to think with you out-of-the-box and stuff because this is not just planning it's also the Building Department, it's the Parks and Recreation, it's everything that's together, Transportation and it's a very complex issue we recognize that, but we thank you very much for this update as well as showing us where some of the challenges are going to be in the future because that's also very useful for us to know in terms of what, how we're looking at all these issues.

Chair DeGracia: And just a quick comment, you know moving forward I believe we have several projects on the horizon that will be utilizing different building techniques you guys are going to be seeing it shortly within Uahi Ridge, different building techniques there. I know we have a landowner in the room who had, is forecasting, you know the building out within the Līhu'e area, but yeah all eyes are on infrastructure so it's one thing I think we're all waiting to see wastewater, getting water and eventually, you know with all everybody working hard I'm sure everything should align. Just keep it optimistic.

Ms. Cox: I was going to say, I'm such an optimist.

Chair DeGracia: Commissioners, anymore questions comments for Marie?

Ms. Cox: Thank you, Marie.

Ms. Streufert: Thank you.

Ms. Williams: Thank you.

Chair DeGracia: Thank you very much for your presentation.

Mr. Hull: We just need a motion to receive.

Ms. Cox: I move that we received the County of Kaua'i General Plan Progress Report 2020 to 2025 and our lovely presentation.

Ms. Streufert: Second.

Chair DeGracia: Commissioners, motion on the floor is to receive. We'll take a voice vote. All in favor say aye. Aye (unanimous voice vote). Opposed. Hearing none, motion carries. 6:0. Thank you.

Mr. Hull: Next, we have General Business Matters, H.2.

Request to amend the Draft Urban Design Plan of the Lihu'e/Hanama'ulu Master Plan Area, pursuant to Condition No. 6 of Ordinance No. PM-326-96, Zoning Amendment ZA-96-2, further identified as Tax Map Key: (4) 3-6-002:001 = **Visionary LLC. (formerly Lihu'e Plantation Co., Ltd. & Amfac/JMB).**

- a. Director's Report pertaining to this matter.



Mr. Hull: We don't have anybody signed up to testify from the public, but are there any members of the public that would like to testify on this agenda item?

Chair DeGracia: Mr. Clerk, could we take a quick 5-minute recess before moving forward?

Mr. Hull: Sure.

Chair DeGracia: Okay, we'll take 5-minutes.

The Commission went into recess at 10:12 a.m.  
The Commission reconvened from recess at 10:21 a.m.

Chair DeGracia: I'd like to call the meeting back to order.

Mr. Hull: With no member of the public signed up for this agenda item. I'll turn it over to Dale Cua for the Director's Report pertaining to this matter.

Staff Planner Dale Cua: Morning Chair and members of the Planning Commission.

Mr. Cua 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 DeGracia: Thank you. Commissioners, any questions for the department?

Ms. Streufert: If there are 4 sections to this, right, there's Ahukini or...Molokoa, Ahukini Mauka, Ahukini Makai, and Hanamā'ulu, if I'm reading this right when it comes to the findings, this is only pertaining to Ahukini Makai. Is that correct?

Mr. Cua: Correct, yes. I just wanted to reiterate that this request is exclusively limited to the Ahukini Makai Subdivision, which is the industrial subdivision.

Ms. Streufert: And so, they're asking for lesser setbacks and are they also asking for changes to the height requirements?

Mr. Cua: No, that would be consistent, yeah.

Ms. Streufert: It would have to...but the height requirements right now for either 30 or 50 feet, is that correct?

Mr. Cua: It's a little bit complex from the standpoint that, it was like a, there was like a slope to be observed. Not to confuse you, but if you go, if you start from a property line, I believe it began at 20 feet and then to a maximum of 50, whereas I think in this request they just want that straight envelope that's already applied to all industrial developments.

Ms. Streufert: I guess my concern is it's so close to the airport that a higher height may not be safe...

Mr. Cua: Yeah.

Ms. Streufert: ...for the helicopters and for the airplanes to be coming in especially if they have an emergency, so if it goes from 30 to 50 feet that's a bit of a significant difference is there, is there something that can be...I'm not sure that, I think you want to give the flexibility, but I think you also have to look at the safety because it's so close to the airport.

Mr. Cua: Right. Just for reference, this particular area is zoned on general industrial, so the maximum building height in that particular zoning district, would be 50, capped at 50.

Ms. Streufert: Will this be approved by TSA or FAA?

Mr. Hull: Ultimately, FAA would have oversight.

Mr. Ako: Mr. Chair, if I can ask. We're asking for a zoning amendment on this one here. Does that mean that it needs to go to the Council for zoning amendment or are we just asking to change that, like a variance within, like Condition No. 6?

Mr. Cua: We're essentially just dealing with the design guidelines contained within that draft urban design plan.

Mr. Hull: Within that plan, Commissioners, within the plan the Council action to adopt that plan authorizes the Planning Commission to make any amendments it sees fit to the design plan, so it's ZA that adopted the design plan, so that's had to be by reference, but within that adoption that happened at Council for design plan changes that's subject just to Planning Commission review, it doesn't have to go back to the Council.

Mr. Ako: Thank you.

Chair DeGracia: Commissioners, further questions? I have a quick question about this urban design plan in itself. Is this common? I'm not sure if we've been dealing with anything outside of the regular CZO, but was this, what was the original intent?

Mr. Cua: At the time the applicant wanted to establish a design feature that would encompass these 4 areas, so it was essentially self-imposed, you know from the standpoint that it would have created greater setbacks on certain property lines. I think the most notable feature that this design plan had that our CZO didn't feature was on landscaping. So, especially when it came to dealing with the industrial development part of the considerations was to attempt to mitigate the visual impacts of the industrial development as viewed from the two primary roads along Kapule and along Ahukini Road. But otherwise yeah, it was just something that they were trying to present at the time.

Chair DeGracia: And just to be clear, so the rest of this urban design elements would for the other properties would just remain in tact?

Mr. Cua: Right. I can tell you in 2010 the area I believe it's called Wailani in Molokoa Village, they proposed an amendment at the time to accommodate some of the subdivision, proposed subdivisions that they had about 15 years ago.

Chair DeGracia: Thank you.

Mr. Hull: And you know, just, that's why the departments open to it, just you know, understand that as a process that was vetted, you know, there are some philosophical differences of opinion I think we'd have with saying that the industrial district needs to have landscaping plans and greater setbacks (inaudible). The industrial district is designated to put the noxious, you know, harmful, unesthetic uses and is right next to the airports industrial uses, so the idea of having landscaping plans and large setbacks to feel like rolling neighborhoods, that's why we're absolutely open to the proposed amendment.

Ms. Streufert: (Inaudible) feet, a 50-foot height is going to block the view from a lot of Ahukini or towards the ocean, so the view plane will significantly change. Guess it doesn't, I'm not sure it makes a difference between 30 and 50 feet, but seems like a...

Chair DeGracia: Commissioners, any further questions for the department? If not, I'd like to invite the applicant up.

Mr. David Hinazumi: Chair DeGracia and members of the Commission, thank you for entertaining this matter this morning. My name is David Hinazumi, and I am here on behalf of the applicant, Visionary LLC. As Mr. Cua summarized, yes our request is to align the urban design plan from 30 years ago now with the current CZO that, you know the department oversees and updates periodically to make sure it's in the best interest of general industrial development as is the case with this subdivision. We are currently under construction on the, on the subdivision and we have a, the particular area as you could see on Mr. Cua's map of the subdivision, is approximately the 40 acre block right at the corner of Ahukini Road and Kapule Highway. There we've got like an industrial park set up about 40 smaller industrial lots. Fortunately, we've got a large interest in these lots. Lot of, you know local businesses, we've got a number of, you know, vertical contractors, site contractors, other businesses, I know there was a little bit of testimony submitted so you get an idea of the services that would be provided by these businesses. I know this body over the years heard, you know, numerous you know permits for people, you know or businesses looking for industrial areas, you know, we've got, we've had a, you know, tremendous, you know, need for it especially here in Līhu'e and this is what this subdivision will provide to these businesses that services our community. In discussing with them, yes, the setbacks that were imposed by the urban design plan are a bit onerous as you can see essentially double, you know, what the CZO would...what the CZO requires, and so our request is, as Mr. Cua mentioned to align just this, just this subdivision Ahukini Makai, just this general industrial subdivision all aspects to be consistent with the CZO. There are portions in the urban design plan that already default to it, but some were in addition to what the CZO was at the time in 1995. To address one of the comments by Commissioner Nogami Streufert, earlier in terms of building heights, yes we have worked with the Department of Transportation Airports Division, there is a document it's referred to as a avigation easement that we were required to complete. So, the Department of Transportation has reviewed the project and they agreed with the development and you know, we have that avigation easement to follow, note that we also have CC and R's and building requirements that are imposed on the buyers so, the benefit of that is that it allows us to review the landscaping plans that will be submitted for approval so, we, you know, unlike maybe what the county could do, we do have that jurisdiction to make sure that, okay, you're going to be putting in this type of landscaping treatment particularly along Ahukini Road and Kapule Highway. So, what do you see out there today any landscaping that is all within the state right of way, so any landscaping we do within the lots would be in addition to

what you currently see out there and, you know, to the state and counties credit, you know, over the years it, you know, did an admirable job with the beautification on the corner, you also see the, you know, kind of informal clustering of landscaping along Ahukini Road and somewhat along Kapule Highway as well. The other comment in terms of, you know, the line of sight from Ahukini Road maybe about a quarter mile I think down Kapule Highway, the highway is quite a bit higher than this subdivision, so if you drive past you're going to notice, you're actually be looking down at the development in that corner where these 40 lots are going to be. As you go further north than the, there's a slope, pretty decent size slope, so as you're driving by you're going to see the slope and the states done a really good job along that section to landscape, so that that gives you a sense of, you know, what the subdivision is going to look like, so again you know we're requesting to maintain consistency with the currency CZO and if you have any questions, I can answer.

Chair DeGracia: Commissioners, any questions? Okay, no questions, no comments. If...

Mr. Ornellas: I mean...

Chair DeGracia: Commissioner Ornellas.

Mr. Ornellas: I think the 30-foot setback is kind of extreme in my opinion. That's a (inaudible), I think, of somebody's property.

Chair DeGracia: If not Commissioners, if there's no questions, are we ready for a motion?

Mr. Ornellas: I move to amend Draft Urban Design Plan, Master Plan Area, pursuant to Condition 6 of Ordinance No. PM-326-96, Zoning Amendment, ZA-20-96-2.

Chair DeGracia: Okay.

Ms. Cox: Second.

Chair DeGracia: Okay, Commissioners I believe motion on the floor is to approve request to amend the Draft Urban Design Plan of Līhu'e/Hanamā'ulu Master Plan area pursuant to Condition No 6 of Ordinance No. PM-326-96, Zoning Amendment, ZA-96-2. Any further discussion before we go to a vote?

Ms. Streufert: Could I ask one question?

Chair DeGracia: Please.

Ms. Streufert: When they started working with the FAA, did we know what the date was? Was it 96 or is it more recent? Because that may have changed over time.

Mr. Hinazumi: That's a current document, so I cannot tell you the exact date, but it's with, I think shortly before we got our subdivision approval, so maybe a few years ago now, but it's a current, or as current, you know of a document as you could ask for.

Ms. Streufert: But it's not 1996.

Mr. Hinazumi: No, no definitely not 96, it is...yes...

Ms. Streufert: Thank you. Sorry.

Chair DeGracia: Commissioners, any other further discussion? If not, we'll go to a roll call vote, Mr. Clerk.

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

Mr. Ako: Aye.

Mr. Hull: Commissioner Streufert?

Ms. Streufert: Aye.

Mr. Hull: Commissioner Cox?

Ms. Cox: Aye.

Mr. Hull: Commissioner Ornellas?

Mr. Ornellas: Aye.

Mr. Hull: Commissioner Otsuka?

Ms. Otsuka: Aye.

Mr. Hull: Chair DeGracia?

Chair DeGracia: Aye.

Mr. Hull: Motion passes, Mr. Chair. 6:0.

### **COMMUNICATIONS (None)**

### **UNFINISHED BUSINESS (For Action)**

Mr. Hull: Moving on to Agenda Item K. Unfinished Business. These are a series of General Plan and State Land Use Zoning Amendments. We don't have anybody signed up to testify. Is there anybody in the audience that's here to testify on any of these agenda items? Seeing none, the department given the discussion I gave on the previous zoning amendment, we're asking for a deferral for time to look at, for all of these proposals, wildfire resistant policies and strategies to be folded within these ordinances so that's the Agenda Items K.1 through 8, be deferred to a June agenda item, June 10th or June 24th is open, but if you just defer to a June date that would be much appreciated.

Ms. Cox: I move that we defer these items K.1 through 8, do I have to say all the numbers? Thank you. Okay, 1 through 8 until a June date.

Ms. Otsuka/Ms. Streufert: Second.

Chair DeGracia: Okay. Commissioners, motion on the floor is to defer Agenda Items K.1 through 8 to the June meeting. Any discussions? If not, we'll take a voice vote on this one. All in favor say aye. Aye (unanimous voice vote). Opposed. Hearing none, motion carries. 6:0.

## **EXECUTIVE SESSION**

Mr. Hull: With that, we move into Executive Session, so I'll turn it over to the County Attorney's Office.

Ms. Barzilai: Thank you. I'm going to read the notice into the record and then we're going to request that you make a motion to enter into executive session. We're on Item 27, we have a lot listed under executive session so we're at M.27 right now. Pursuant to Hawai'i Revised Statutes Section 92-5(a)(2 and 4), the purpose of this executive session is to discuss matters pertaining to the annual evaluation of the Planning Director. This session pertains to the evaluation of the Planning Director's work performance where consideration of matters affecting privacy will be involved. Further, to consult with legal counsel regarding powers, duties, privileges, and/or liabilities of the Planning Commission as it relates to the evaluation of the Planning Director. Chair, at this time if the Commission is inclined, I need a motion to enter executive session.

Ms. Streufert: I move to enter executive session.

Ms. Cox: Second.

Chair DeGracia: Okay. Commissioners, motion on the floor is to enter into executive session.

Ms. Barzilai: Roll call on this, Mr. Chair. Commissioner Cox?

Ms. Cox: Aye.

Ms. Barzilai: Commissioner Ornellas?

Mr. Ornellas: Aye.

Ms. Barzilai: Commissioner Otsuka?

Ms. Otsuka: Aye.

Ms. Barzilai: Commissioner Streufert?

Ms. Streufert: Aye.

Ms. Barzilai: Vice Chair Ako?

Mr. Ako: Aye.

Ms. Barzilai: Chair DeGracia?

Chair DeGracia: Aye.

Ms. Barzilai: We'll now enter into executive session.

Chair DeGracia: We'll take a quick 5 minute break.

The Commission went into recess at 10:45 a.m.  
The Commission entered into Executive Session at 11:02 a.m.  
The Commission adjourned Executive Session at 12:43 p.m.  
The Commission reconvened at 12:45 p.m.

Chair DeGracia: Call the meeting back to order.

Ms. Barzilai: Chair, I have a brief statement to read. The Commission held an executive session to discussion matters affecting privacy and legal counsel related to the evaluation of the Planning Director, which will not be disclosed because it would defeat the purpose of the executive session. We can reconvene our open meeting.

Chair DeGracia: Thank you.

## **ANNOUNCEMENTS**

Mr. Hull: With that, closing out with N. Announcements. We have Topics for Future Meetings.

### Topics for Future Meetings

Mr. Hull: We (inaudible) have a, oh, for the May meeting we listed and scheduled for May 13, 2025, that's being listed in case we get any applications in that necessitate a timeline to have a May meeting. At this point, we just for your own knowledge, we don't have any applications in, so we don't anticipate a May meeting, but within one week we'll know if we have additional material that needs to schedule on, but we don't anticipate a May meeting. More than likely we'll have a June 24th meeting then a possibility of a June 10th meeting. Topics on those would include of course the zoning amendments that we deferred, where you folks deferred here, as well as the base yard in Hanapēpē. I think we'll be working to discuss with the Department of Transportation a presentation to follow up to Marie 's Capital Improvement Program presentation. That's essentially in a nutshell. If you guys want us to schedule any other additional items just let us know and we can work with the Chair.

Chair DeGracia: Thank you. With that, Commissioners, I'll seek a motion to adjourn.

Ms. Streufert: I move to adjourn.

Ms. Cox: Second.

Chair DeGracia: Okay, Commissioners, motion on the floor is to adjourn this meeting. We'll take a voice vote. All in favor say aye. Aye (unanimous voice vote). Opposed. Hearing none, motion carries, meeting is adjourned. 6:0.

Chair DeGracia adjourned the meeting at 12:56 p.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.