



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

GERALD AKO, CHAIR
HELEN COX, VICE CHAIR
DAN GIOVANNI, MEMBER
KUULEIALOHA SANTOS, MEMBER
GLENDA NOGAMI STREUFERT, MEMBER

RECEIVED

26 SEP -4 P1:57

- The Planning Commission Meeting will be at:

Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

- Oral testimony will be taken on specific agenda items, at the public meeting location indicated on the meeting agenda.
- Written testimony indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to planningdepartment@kauai.gov or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Planning Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Planning-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.

IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ADAVIS@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Tuesday, September 15, 2026

9:00 a.m. or shortly thereafter

Līhu'e Civic Center, Moikeha Building

Meeting Room 2A-2B

4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

RECEIVED

26 SEP -4 P1:57

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES OF THE MEETING(S) OF THE PLANNING COMMISSION

1. June 9, 2026
2. July 14, 2026

E. RECEIPT OF ITEMS FOR THE RECORD

F. HEARINGS AND PUBLIC COMMENT

1. Continued Agency Hearing

- a. None for this meeting.

2. New Agency Hearing

- a. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2027-1), CLASS IV ZONING PERMIT (Z-IV-2027-1), and USE PERMIT (U-2027-1)** involving the construction of a single-family residence, guest house, garage, and associated site improvements on a parcel located on the makai side of Kaumualii Highway in Kekaha, situated approximately 500 feet west of its intersection with Mamo Road, further identified as Tax Map Key: (4) 1-3-005:053, and containing a total area of 1.681 acres = **MONICA C. EVSLIN TRUST. [Director's Report Received, 8/25/2026].**

1. Supplement No. 1 to Special Management Area Use Permit, Use Permit, and Class IV Zoning Permit Application; Exhibit List; New Exhibit List; new Exhibit "D-4", and revised Exhibit "E".
2. Director's Report pertaining to this matter.
3. Petitioner Juan Pablo Garcia-Neveu and Pamela Garcia-Neveu's Petition to Intervene; Declaration of Juan Pabo Garcia-Neveu; Exhibits "01"- "04"; Certificate of Services (Received 8/3/2026).

3. Continued Public Hearing

- a. **ZONING AMENDMENT (ZA-2026-8)** A bill for an ordinance amending Chapter 8, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to establish apiaries as a permitted use within the County Residential and other zoning districts, as well as introduce new definitions in Section 8-1.5 of the CZO to recognize this activity = **KAUAI COUNTY COUNCIL. [Director's Report Received, Deferred, 8/11/2026].**
 1. Public testimony pertaining to this matter.
 2. Supplemental Director's Report pertaining to this matter.

4. New Public Hearing

- a. **ZA-2026-7:** Amendment to the West Kauai Community Plan (WKCP), Waimea Town Walkable Mixed Use District Map (SPA-L) from T4 Village Neighborhood Flex – West Kaua'i "T4VN/F-WK" to T4 Village Center Flex – West Kaua'i "T4VC/F-WK" designation, Located immediately west and adjacent to the Waimea Hawaiian Church, situated along the makai side of Kaumuali'i Highway in Waimea Town, approximately 80 feet east of the Moana Road/Kaumuali'i Highway intersection, further identified as 1-9814 Kaumuali'i Highway containing a total area of 6,799 square feet, TMK: (4) 1-6-007:029 Waimea, Kaua'i = **KAMASHITA INVESTMENTS, LLC. [Hearing Postponed, 7/14/2026; Hearing Postponed, 8/11/2026].**
 1. Hearing postponed to October 13, 2026, to allow the Applicant's compliance with KCC §8-3.1(f)(4).
- b. **ZA-2027-1:** A bill for an ordinance amending Chapter 8, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to amend the Comprehensive Zoning Ordinance reinstating the Additional Rental Unit program. The program will allow the construction of Additional Rental Units throughout the County's Residential Zoning Districts = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
 1. Director's Report pertaining to this matter.
- c. **ZA-2027-2:** A bill for an ordinance amending Chapter 8, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to amend the Comprehensive Zoning Ordinance's civil fines for zoning violations = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
 1. Director's Report pertaining to this matter.
- d. **ZA-2027-3:** A bill for an ordinance amending Chapter 8, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to amend the Comprehensive Zoning Ordinance to regulate third party hosting platforms for the vacation rentals and transient accommodations = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
 1. Director's Report pertaining to this matter.

- e. **A-2027-1:** A bill for a State Land Use District Boundary Amendment from the Agricultural District (AG) to the Urban District (U) involving approximately 14.9 acres located on the makai side of the Halewili Road/‘Iluna Street intersection in Wahiawā, further identified as Tax Map Key (4) 2-1-001:003 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director’s Report pertaining to this matter.
2. Hearing postponed to October 13, 2026, to allow the Applicant’s compliance with KCC §8-3.1(f)(4).

- f. **ZA-2027-4:** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-10) involving a parcel located on the makai side of the Halewili Road/‘Iluna Street intersection in Wahiawā, identified as Tax Map Key (4) 2-1-001:003 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director’s Report pertaining to this matter.
2. Hearing postponed to October 13, 2026, to allow the Applicant’s compliance with KCC §8-3.1(f)(4).

- g. **ZA-2027-5:** A bill for an ordinance amending Chapter 10, Article 3, Kaua’i County Code (1987), as amended, relating to the West Kaua’i Community Plan. The proposal amends Zoning Map ZM-H-200 Special Planning Area “N,” also known as the “‘Ele‘ele Port Allen Walkable Mixed Use District” involving a portion of a parcel further identified as Tax Map Key: (4) 2-1-001:003 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director’s Report pertaining to this matter.
2. Hearing postponed to October 13, 2026, to allow the Applicant’s compliance with KCC §8-3.1(f)(4).

G. CONSENT CALENDAR

1. Status Reports

- a. 2026 Annual Report on the progress and status of compliance and conditions of the subject permits for **Hokuala Resort (formerly Kauai Lagoons LLC. & MORI Golf (Kauai) LLC.)** in accordance with Condition No. 28 of Special Management Area Use Permit SMA(U)-2005-8, Class IV Zoning Permit Z-IV-2005-30, Project Development Use Permit PDU-2005-26, and Use Permit U-2005-25, Tax Map Keys: (4) 3-5001: 027 (Por.), 168, 169, 171 (Por.), 172, 175 & 176.

1. Director's Report pertaining to this matter.

2. Director’s Report for Project(s) Scheduled for Agency Hearing

- a. None for this meeting.

3. Class III Zoning Permits

- a. None for this meeting.

H. GENERAL BUSINESS MATTERS

1. **GENERAL PLAN AMENDMENT (GPA-2025-2)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp" for a parcel 70 located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025; Deferred, 4/8/2025; Approved, 6/24/2025].**

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

2. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPAP boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025; Deferred, 4/8/2025; Approved, 6/24/2025].**

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

3. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-2)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025; Deferred, 4/8/2025; Approved, 6/24/2025].**

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

4. In the Matter of Shoreline Setback Determination Application SSD-2027-3 for repairs to existing home/work deemed unsubstantial (25.6%), Tax Map Key: (4) 5-8-011:011, Wainiha, Kauai = **THERON & GENEIL VINES.**

- a. Request to not accept approval of SSD-2027-3 Exemption submitted by Caren Diamond (8/8/2026). [Appeal of the Director's Determination].

I. COMMUNICATIONS

1. None for this meeting.

J. UNFINISHED BUSINESS (For Action)

1. None for this meeting.

K. NEW BUSINESS (For Action)

1. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2027-1), CLASS IV ZONING PERMIT (Z-IV-2027-1), and USE PERMIT (U-2027-1)** involving the construction of a single-family residence, guest house, garage, and associated site improvements on a parcel located on the makai side of Kaumualii Highway in Kekaha, situated approximately 500 feet west of its intersection with Mamo Road, further identified as Tax Map Key: (4) 1-3-005:053, and containing a total area of 1.681 acres = **MONICA C. EVSLIN TRUST. [Director's Report Received, 8/25/2026].**

L. COMMITTEE REPORTS

1. **Subdivision Committee Report**

- a. Subdivision Application No. S-2027-1
Grove Farm Company, Inc. / State of Hawai'i – Agribusiness Development Corporation
Proposed 2-Lot Consolidation and Re-Subdivision into 3-Lots
TMKs: (4) 3-8-018: 001 and 009
Hanamā'ulu, Līhu'e, Kaua'i

M. EXECUTIVE SESSION

Pursuant to Hawaii Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status, and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2027-1), CLASS IV ZONING PERMIT (Z-IV-2027-1), and USE PERMIT (U-2027-1)** involving the construction of a single-family residence, guest house, garage, and associated site improvements on a parcel located on the makai side of Kaumualii Highway in Kekaha, situated approximately 500 feet west of its intersection with Mamo Road, further identified as Tax Map Key: (4) 1-3-005:053, and containing a total area of 1.681 acres = **MONICA C. EVSLIN TRUST. [Director's Report Received, 8/25/2026].**
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4. **ZA-2027-1:** A bill for an ordinance amending Chapter 8, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to amend the Comprehensive Zoning Ordinance reinstating the Additional Rental Unit program. The program will allow the construction of Additional Rental Units throughout the County's Residential Zoning Districts = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
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10. 2026 Annual Report on the progress and status of compliance and conditions of the subject permits for **Hokuala Resort (formerly Kauai Lagoons LLC. & MORI Golf (Kauai) LLC.)** in accordance with Condition No. 28 of Special Management Area Use Permit SMA(U)-2005-8, Class IV Zoning Permit Z-IV-2005-30, Project Development Use Permit PDU-2005-26, and Use Permit U-2005-25, Tax Map Keys: (4) 3-5001: 027 (Por.), 168, 169, 171 (Por.), 172, 175 & 176.
11. **GENERAL PLAN AMENDMENT (GPA-2025-2)** for a General Plan Future Land Use Map Amendment from "Agriculture" to "Plantation Camp" for a parcel 70 located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025; Deferred, 4/8/2025; Approved, 6/24/2025].**

12. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the "Numila Plantation Camp Walkable Mixed Use District", and be designated as "SPA-P" as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua'i Regional Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPAP boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025; Deferred, 4/8/2025; Approved, 6/24/2025].**
13. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-2)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District for a parcel located immediately adjacent to Kaua'i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT. [Director's Report Received, Hearing Closed, Deferred, 3/11/2025; Deferred, 4/8/2025; Approved, 6/24/2025].**
14. In the Matter of Shoreline Setback Determination Application SSD-2027-3 for repairs to existing home/work deemed unsubstantial (25.6%), Tax Map Key: (4) 5-8-011:011, Wainiha, Kauai = **THERON & GENEIL VINES.**
15. Subdivision Application No. S-2027-1
Grove Farm Company, Inc. / State of Hawai'i – Agribusiness Development Corporation
Proposed 2-Lot Consolidation and Re-Subdivision into 3-Lots
TMKs: (4) 3-8-018: 001 and 009
Hanamā'ulu, Līhu'e, Kaua'i

N. ANNOUNCEMENTS

1. Topics for Future Meetings.

The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter, on **October 13, 2026**. The Planning Commission anticipates this meeting to be held in-person at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawaii. The Commission will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

O. ADJOURNMENT

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

September 8, 2026

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Development/Reasons
SSD-2027-7	Virts Family Trust c/o Ian Jung Esq.	5-8-008:026	Hā'ena	Repair and renovations to existing residence installation of an individual wastewater system and related site utilities./ Proposed project is located an additional 120 feet from setback of 110 feet.
SSD-2027-8	Monica C. Evslin Trust c/o Ian Jung Esq.	1-3-005:053	Waimea	Construction of residence, guest house, garage, pool, grading, landscaping, IWS, and related site utilities./ Proposed project occurs 212 feet away from the certified shoreline. Required shoreline setback 207 feet.
SSD-2027-9	Kauai Beach Villas c/o Debbie Freeman	3-7-003-014	Līhu'e	Repairs to existing hotel deemed unsubstantial (40%) per DPW letter dated February 24, 2026.
SSD-2027-10	Cynthia Frey	5-8-008-007	Hā'ena	Construction of 200' cedar fencing along property line./ Fencing is located an additional 335' from the required 99' setback.
SSD-2027-11	Kauai Coast Resort c/o Debbie Freeman	2-8-019-003 CPR Unit 10	Po'ipū	Repairs to existing hotel deemed unsubstantial (13.37) by DPW letter dated April 30, 2026.

SSD-2027-12	Michael Shaff, President of AOAO Kauai Beach Resort	3-7-003-015	Līhu'e	Renovations to existing commercial kitchen and snack shop./ Renovations occur 231' from the certified shoreline. Required shoreline setback 188 feet.
SSD-2027-13	Michael Shaff, President of AOAO Kauai Beach Resort	3-7-003-015	Līhu'e	Removement of existing pool bar and equipment. Structure to remain as a pavilion./ Renovations occur 189' from the certified shoreline. Required shoreline setback 188
SSD-2027-14	Zona Urdina	5-8-010:025 CPR Unit 1	Wainiha	Construction of Single-Family Dwelling/ Development setback 120 feet from certified shoreline.