

**LĀNA'I PLANNING COMMISSION
REGULAR MEETING
AUGUST 20, 2025**

[\(HYPERLINK TO THE AUDIO RECORDING\)](#)

[\(HYPERLINK TO THE TEAMS VIDEO RECORDING\)](#)

CALL TO ORDER

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Mr. Reynold Gima, Chair, at approximately 5:00 p.m., Wednesday, August 20, 2025, online via the Microsoft Teams videoconferencing platform, **Meeting ID: 257 525 869 527 1 and Password: BV9wy2Jz**; and at the Current Planning Conference Room, One Main Plaza, 2200 Main Street, Wailuku, Hawaii, 96793; and a courtesy testimony site at the Maui County Council, Lanai District Office, 814 Fraser Avenue (entrance on Gay Street), Lanai City, Hawaii 96763.

A quorum of the Commission was present. (See Record of Attendance)

Mr. Reynold Gima: Are you guys all on camera? Okay, we have Commissioners Alboro, Atacador, Grove, Rabaca. Where's Sandi? Okay.

Ms. Sandi Rabaca: I'm here.

Mr. Gima: So, Nikki, anybody in the room with you?

Ms. Nikki Alboro: I'm alone.

Mr. Gima: Okay, how about you, Erin?

Ms. Erin Atacador: Hi, Chair, no, I'm alone.

Mr. Gima: Okay, Sandi?

Ms. Rabaca: I have my whole family; Kaimana, Kaea, and Kahowai.

Mr. Gima: Okay. Thank you. And Lisa?

Ms. Ms. Grove: I'm alone. Thank you.

Mr. Gima: So you, you're alone, Lisa?

Ms. Grove: Yes, Chair. Thank you.

Mr. Gima: Okay. And so am I. So we're still waiting on Negus to join us, but we do have quorum. As we're waiting for Negus, just some housekeeping items. Again, all the Commissioners must be on video. All votes by show of hands. And for public testimony protocols, those of you wishing to testify, please sign up with Leilani in the chat. Please provide your name and which agenda item you wish to testify on. Until such time that you are called, please mute your audio and your video. Testimony will be limited to three minutes. We will also take testimony coming from the Lanai District office and from the County building in the Planning Department Conference Room.

A. COMMUNICATIONS

Without any objections from the Commission, Agenda Item A.2. was taken up first.

2. **MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LĀNA'I, submitting the Q2 2025 quarterly report, pursuant to Condition No. 15, for the Project District Phase II Application for the Four Seasons Resort, Lāna'i, Koele Proposed Improvements (PH2 2017/0001)**

The Report is provided to the Lāna'i Planning Commission for its review.

Mr. Gima: So, at this time, if there are no objections, we're gonna jump ahead to Communications Item Two before we take Communications Item One. Okay so there are no objections, so Communications Item Two, Ms. Keiki-Pua Dancil, Senior Vice President of Governmental Affairs, Pulama Lanai, submitting the Q, quarter two, 2025 quarterly report pursuant to condition number 15 for the Project District Phase Two application for the Four Seasons Resort Lanai, Koele Proposed Improvements. So at this time, I will turn this over to you Keiki-Pua.

Dr. Keiki-Pua Dancil: Aloha Chair Gima members of the Commission, before you, you have agenda Item A.2. our second quarter report as Chair, Gima has stated. For the quarter, second quarter, in relation to the amount pumped on the ground -- this was requested of this Commission -- it was approximately 3.3 percent.

Mr. Gima: Could you state that again, Keiki-Pua? I missed the first part of it.

Dr. Dancil: So, before you tonight is our second quarter report, and this Commission has asked that these numbers put into context to the periodic water report for the same period of time. So, the second quarter periodic water report is February 15th through June 14th,

and the relation of how much Koele compared to the same period of time in the PWR, it equals to approximately 3.3 percent.

Mr. Gima: So, 3.3 percent of the water pumped during this time period is dedicated Koele.

Dr. Dancil: I would use a different word than dedicated. I would say attribute it to what was pumped at Koele.

Mr. Gima: Okay. Commissioners, any comments, questions for Keiki-Pua? Keiki-Pua, any, you want to comment, if anything at all, in terms of trends and what you like about the water usage up at Koele?

Dr. Dancil: I think if you turn to page-4 you can see that it's pretty stable. No, nothing out of the ordinary.

Mr. Gima: All right, if no further comments or questions. Thanks, Keiki-Pua.

Dr. Dancil: Thank you.

- 1. MS. KATE L. K. BLYSTONE, Planning Director, requesting concurrence from the Lanai Planning Commission pursuant to their Special Management Area Rules, as amended, that a Special Management Area (SMA) exemption can be issued for the following:**

MS. KEIKI-PUA S. DANCIL, Ph.D., on behalf of PULAMA LĀNAʻI, requesting a Special Management Area Exemption for proposed operational maintenance and landscaping, including tree trimming, removal of axis deer and feral rat trapping, maintenance of existing utilities, fire hydrant, irrigation systems, concrete paths, signs, existing roadway, beach kiosk, and golf course turf, located within the Mānele Project District, Lānaʻi City, Island of Lānaʻi, on portions of TMKs (2) 4-9-022-005; (2) 4-9-017:001, 002, 008, 011, 012, 013, 024, and 025 (SMX2025-00055) (SM52025-000086) (R. Liles)

Mr. Gima: Okay. Moving back to Communication item number one, Ms. Kate Blystone, Planning Director, requesting concurrence from the Lanai Planning Commission pursuant to their Special Management Area rules, as amended, that a Special Management Area, SMA, exemption can be issued for the following. Ms. Keiki-Pua Dancil, on behalf of Pulama Lanai, requesting a Special Management Area exemption for proposed operational, maintenance, and landscaping, including tree trimming, removal of axis deer and feral rat trapping, maintenance of existing utilities, fire hydrant, irrigation systems, concrete paths, signs, existing roadway, beach kiosks, and golf course turf located within the Manele

Project District, Lanai City, Island of Lanai, on portions of TMKs: 2-4-9-022-005, TMK: 2-4-9-017:001, 002, 008, 011, 012, 013, 024, and 025. At this time, I will hand this over to planner Robin Liles.

Ms. Robin M. Liles: Good evening Commissioners. The item, this item is under your review today because the proposed scope of work will take place across nine parcels within the Manele Project District, which is located within the Special Management Area. This location requires a review of the project under Hawaii Revised Statutes 205.

The Lanai Planning Commission rules call for the Commission to review Special Management Area exemptions. Exemptions are projects that the Department has deemed to have minimal to no impact on the environment and shoreline processes and are not considered a development. The proposed project is adjacent to the shoreline and located partially within the shoreline setback, which, which may be affected by coastal erosion in the future due to sea level rise. However the operational maintenance and landscaping work is a permissible activity within the Lanai Planning Commission shoreline rules. The project's location within a shoreline area also triggers compliance with Chapter 343, Environmental Review. However this project falls within a class of action that is exempted from preparation of the environmental review.

The parcels are located within State Land Use District Urban and Rural; the Community Plan designation is Project District One Manele; and the County zoning is Project District One. The proposed action includes operational maintenance and landscaping throughout the properties. Details of the project will be explained in further detail by the applicant Keiki-Pua Dancil of Pulama Lanai.

Mr. Gima: Thanks Robin. Keiki-Pua?

Dr. Dancil: Commissioners, in your packets, the 94-page packet, if you start on page-nine, I'm not going to read every single slide, but the way that it's organized is by parcel number. So on the title page of each parcel is the parcel number. I'll start with parcel number one which is 4-9-017-008-0000. As you can see majority of this parcel is on golf course land, approximately 14 acres. And we are requesting landscape maintenance of the golf course turf including replacement of the turf when needed, sand bunkers, irrigation lines, trimming trees, maintenance of the golf course, golf cart path, replacement of signs when needed. We also remove axis deer in this area. In addition, there are some fence lines, and we are requesting to continue the repair and maintenance of that fence line.

The remaining other acres within this parcel ID is vacant land, approximately 51 acres. Primarily we are doing preservation plans which have been accepted by SHPD. And these include replacing buffer signs when needed, removing rubbish from the area, clearing and

cutting trees, shrubs and maintaining the walking paths around these areas, removal of weeds, et cetera.

Other vacant land maintenance that we are looking to do are maintenance of trees, cutting of trees, mitigation, vegetation mitigation, shrubs, et cetera. Also, if they these pose a fire hazard, we're asking to remove these as well. In addition, there are some areas that are part of a drainage system, and we are requesting that this SMA also include removal of vegetation and debris in this area so that we can maintain the drainage way and we are not doing any fill or alteration of the drainage way in this SMA application.

Moving on to parcel area number two.

Mr. Gima: Excuse me, Keiki-Pua.

Dr. Dancil: Yes?

Mr. Gima: You know, instead of waiting for you to go through all nine parcels, let me, let me stop right here and ask the Commissioners if you have any questions or comments specific to this first parcel. Okay, hearing none, just one clarification, Keiki-Pua. Can you differentiate between parcel area and project area? Because one is in red, and one is in yellow.

Dr. Dancil: Yes. So the parcel outline is a very large TMK. And the project area is only the area within that TMK that is in the SMA. So it's a smaller subsection. So if you look on page 12 of 94 in the table on your left, in the dark blue area, you have the parcel ID number and then the amount of acreage, 162.42. And then below that I say number of acres in the project area on that parcel and that's 65. And then down below as I discussed and went through golf course is 14 acres of the 65 and vacant land is 51 of the 65. And so this type of nomenclature carries throughout the document.

Mr. Gima: Okay. Thank you.

Dr. Dancil: Okay. Moving on to the second parcel. I am on page 19 of 94 in your document. This is parcel ID 4-9-017-024-0000. The project area in the SMA on this parcel is only four acres and its primarily vacant land. Again, maintenance of trees, shrubs, vegetation, just regular landscape maintenance, removal of any vegetation that might pose a fire hazard, and again removal of axis deer. Any questions on this parcel?

Mr. Gima: Just for clarification, your numbering system differs from ours. Like on, on parcel two, we start on page 11.

Dr. Dancil: Oh, sorry. Maybe I should --

Mr. Gima: Just, just, just identify, identify it by the parcel ID number and then we can follow from there.

Dr. Dancil: Sorry about that. I did not know. I'm looking at the public document. I think a Commissioner has a question. Sorry.

Ms. Grove: I do.

Mr. Gima: Go ahead.

Ms. Grove: And I apologize. This may not be germane to parcel number two because it was more general question, and I think I know the answer which is that it doesn't have an impact. But can you just confirm that this, that the work you're, what work you're doing will have any impact on the fisherman's trail?

Dr. Dancil: We actually will be maintaining in part. This is -- we actually have to ask permission of you in this SMA of the fisherman's trail.

Ms. Grove: Okay. And thank you. I just wanted to confirm that. I also have a question for Planning about this, this whole package, but maybe we can do that at the end.

Mr. Gima: Okay. Go ahead, Keiki-Pua. Unless, unless -- so, Lisa, you want to hold off your question for Planning till the end?

Ms. Grove: Well, here's my question, which is I've never seen these batched before. I think this is new given the process and how, I don't say onerous, but complicated these, these, this process is. I completely understand the batching. And I, at this point, don't have any reservations about anything that you're proposing here. But as a point of process, what if there was one of these that were like no to the rat traps or no to the signs or something like that. Do we have some sort of equivalent of a line-item veto on these? Or do we have to either go up or down in on mass? Like we have to look at the whole thing and it's either thumbs up or thumbs down? Or do we have an opportunity to say yes to some or no to others? I was just curious. Again I don't have any qualms with anything that, that is presented here, but I think it's important for us to understand that.

Mr. Gima: Good question.

Mr. Danny Dias: If, if I may Chair, I can attempt to answer that question.

Mr. Gima: Go ahead, Danny.

Mr. Dias: Thank you, Chair. Yeah, essentially, there's a lot of items going on with this request, obviously. And, and yeah you could, you know specifically find a certain, you know, thing and say, okay, we don't want to approve that thing, or like cutting this one tree on this one property, whatever, you know, you, you could do that. But essentially, you know what the applicant is doing is there's a lot of different things that they, they need to come in for, so yeah, we're just giving you the whole package. But you could be specific, yes.

Ms. Grove: Great. Thank you, Danny, and I really appreciate that.

Mr. Dias: You're welcome.

Mr. Gima: Okay, if there are no further questions on the second parcel, go ahead, Keiki-Pua.

Dr. Dancil: The third parcel ID is 4-9-017-025-0000, and this again is similar to the former one, primarily vacant land, 10 acres. Same type of activities, landscape, maintenance of trees, shrubs and vegetation, et cetera. Removal of any vegetation that may pose a fire hazard and removal of axis deer. Any questions on this parcel?

Mr. Gima: Okay. Okay, you can move on.

Dr. Dancil: The fourth parcel, ID 4-9-017-011-0000. And this is a section of Mauna Lei Drive which is a private roadway approximately measuring one acre in the project area. We're asking for permission to repair and maintain the existing roadway. No expansion of the footprint. Repair and maintenance of existing utilities, fire hydrant, irrigation systems, et cetera. Landscape maintenance of tree and shrubs and vegetation and removal of any vegetation that may pose a fire hazard.

Mr. Gima: Questions or comments, Commissioners? Erin? Erin, are you on camera? I don't see you.

Ms. Atacador: Sorry Chair, I just logged on from my phone. My computer was giving me issues. That's never happened with any of the other platforms before, only with the Teams so just some feedback for, for the transition over to Teams.

Mr. Gima: Okay.

Dr. Dancil: Shall I continue?

Mr. Gima: Yes, please.

Dr. Dancil: Moving on to parcel ID 4-9-022-005-0000. And this is vacant land, primarily in a gulch measuring approximately one acre. We're asking permission to do work such as drainage maintenance to remove vegetation and debris only. We are not doing any fill or alteration of the drainage way. Typical landscape maintenance of trees, shrubs and vegetation. Removal of any vegetation that may pose a fire hazard and removal of axis deer. Any questions on this parcel? Seeing none, I'll move on.

Mr. Gima: Okay.

Dr. Dancil: The next parcel ID 4-9-017-001-0000. This area includes about approximately 23 acres, and it stands on two sides of the hotel property. One is vacant land, a gulch area very similar to the previous parcel. Same type of activities. And that measures two acres. Maintenance of drainageway, removal of rubbish, debris, landscape maintenance of trees, shrubs and removal of any vegetation that may pose a fire hazard. It also includes a section of the beach kiosk, and it maintains --. So basically we're asking permission to maintain landscaping of the kiosk area, maintain or repair exterior and interior, like for like repairs. No expansion of the existing footprint. Repair and maintain outdoor shower, signs, walkways, et cetera.

And then it also includes 21 acres of vacant land. And we're asking for removal of maintenance -- I'm sorry -- landscape maintenance of trees, shrubs, vegetation. Repair and maintenance of existing walkways, removal of axis deer, removal of any vegetation that may pose a fire hazard, may pose -- sorry -- a fire hazard. Any questions?

Mr. Gima: So Keiki-Pua, this 21 acres, that's your staging area?

Dr. Dancil: Correct.

Mr. Gima: Okay.

Dr. Dancil: And it also includes kind of a, the gulch area as well, on the other side too.

Mr. Gima: Okay, Commissioners questions? Go ahead, Lisa.

Ms. Grove: I appreciate you saying that it's like for like on the beach kiosks, but is there, are there a few more details you can provide about exactly what's going to be happening to that structure?

Dr. Dancil: Thank you for the question, Commissioner Grove. Nothing in particular details proposed at this point in time. However, we're coming before you right now to doing like for like repairs to save us from coming back to you every single time we need to change

a light fixture, or we need to paint, paint chipped off, we need to paint it; one of the tiles fell off, we need to replace it; things like that. So it's all like for like repairs. So nothing, no expansion of the footprint, no change of the structure, anything like that. But as you know, the way the SMA rules, it says all activities. So all activities with any sort of maintenance to the structure or repair of the structure, we need to apply for an SMA permit and this is one way for us to come in without having to do all of those things again. This is very similar to some of the things that you guys reviewed the last time, but it was a minor permit last year, when we came in on the activities for Hulopoe Beach Park. So, you know, fixing the outdoor shower, the picnic tables, the barbecues and things like that. That was a much larger permit for a larger area for the beach park. This is just for that Four Seasons Beach kiosk area. So it's the same type of things. It's just so that we don't have to come back for every single thing that we have to do to repair and maintain that structure.

Ms. Grove: Got it.

Dr. Dancil: For the showers.

Ms. Grove: Thank you. That's very helpful.

Mr. Gima: Okay, if there are no further questions or comments.

Ms. Atacador: I have a question if that's alright, Chair, that section two please.

Mr. Gima: Go ahead, Erin.

Ms. Atacador: So I noticed on the first picture the amphitheater isn't pictured there, but this is kind of the, the staging area for the, the amphitheater as well, right?

Dr. Dancil: The Amphitheatre is not within the SMA.

Ms. Atacador: Understood. But like the, the picture, the area is below, I guess, that you're including in the SMA is next to where the amphitheater is, correct?

Dr. Dancil: Correct.

Ms. Atacador: So, would the work be done --? I guess the -- if it's not in the, the SMA, I understand that, but I guess with the work being done be done in hopes to improve that back staging area of the amphitheater?

Dr. Dancil: We would come back in for, if there's any specific development improvements that would be a separate SMA. This is primarily for just maintenance and operation,

trimming trees, removing vegetation, and only structure repairs would be for the Four Seasons beach kiosk.

Ms. Atacador: Okay. But it would be cutting down like the kiawe and stuff to kinda clear that area for where like the back trucks drive --

Dr. Dancil: Correct.

Ms. Atacador: -- and everything to go back and forth between there, luau grounds, and everything like that.

Dr. Dancil: Correct. Yes, cutting down trees is one of the things that we're asking for permission. Landscape maintenance of trees, shrubs, vegetation, et cetera.

Ms. Atacador: Okay. Understood. Thank you.

Dr. Dancil: You're welcome.

Mr. Gima: Let me take a pause right here. Erin, try and get your video online. While you're doing that, I'm gonna text Manna to get, because without your video, we don't have quorum.

Ms. Ramoran-Quemado: Hi, Chair, this is Leilani. Commissioner Manna sent me an e-mail just shortly after you folks started the meeting, and he is not able to attend because his work is taking longer than expected. So he is not attending. Thank you.

Mr. Gima: Okay. Thanks Leilani.

Mr. Adrian Pierce Reifsnyder: Yeah, unfortunately, since we have bare quorum, we're going to have to have all the Commissioners visible so we're not in breach of the sunshine. I know it's kind of a technicality, but it is one of the rules.

Dr. Dancil: Maybe she can rejoin.

Mr. Reifsnyder: Yes, I know you're on your phone, Commissioner Atacador, but is it possible to turn your camera on?

Ms. Atacador: Yeah. As, as far as I'm aware, I, I do have it on.

Mr. Reifsnyder: Yeah, we just can't see you, unfortunately.

Ms. Grove: I also find with Teams that sometimes you have to just completely get out and restart your computer and get back in.

Ms. Atacador: Yeah, I did that twice.

Ms. Grove: Oh, I'm so sorry.

Ms. Alboro: Yeah, I just did that too. You guys were all frozen.

Mr. Reifsnyder: I think Chair we could probably take a brief recess just to clear out these technical difficulties real quick.

Mr. Gima: Okay. Let's take a, let's take a five-minute recess and be back at 5:33 p.m..

Lanai Planning Commission recessed at 5:28 p.m. and reconvened at 5:33 p.m.

Mr. Gima: Got Sandi. Got Erin. Okay, we're good to go. Sandi, you're on screen three for me so if I don't scroll to you fast enough make some noise if you want to ask a question or, or a comment. Alright, Keiki-Pua, we're back to parcel six --

Dr. Dancil: Seven.

Mr. Gima: -- ending in 10000.

Dr. Dancil: Okay. You wanna go back to that one? That was the one that I believe we covered right before the break and Commissioner Atacador had some questions on. Are there any other questions on parcel six?

Mr. Gima: Nope. So you can move on to number seven.

Dr. Dancil: Thank you. Parcel ID 4-9-017-002. This area is primarily vacant land, 78 acres. There are some preservation plans that have been accepted by SHPD, and these activities we're asking for permission to continue to do, which includes replacing the buffer, fence lines, signs when needed, removing rubbish from the area, cutting and trimming trees, shrubs near the sites, maintaining walking paths and removal of weeds. Some of the other vacant land is landscape maintenance of trees, shrubs, and vegetation. Repair of maintenance -- repair and maintenance of existing walkways and signs, maintenance of existing water utilities infrastructure. There is a pump station there as well as some manholes.

Also, maintenance of the 'ua'u kani native, but not endangered nesting sites, and include which also includes some data collection. We also have feral and rat trapping. Removal of axis deer. And asking for permission to remove any vegetation that may pose a fire hazard. Are there any questions on parcel seven?

Mr. Gima: Commissioners? So this parcel includes the beach park, correct?

Dr. Dancil: The parcel does include the beach park, but the project area in this application does not include the beach park.

Mr. Gima: Okay. Alright, moving on.

Dr. Dancil: Thank you. Parcel eight. Parcel ID number 4-9-017-013-0000. This is a vacant single-family residential lot measuring 2.1 acres. We are asking permission to continue doing landscaping, maintenance, trees, shrubs, vegetation and removing any vegetation that may pose a fire hazard.

Mr. Gima: Questions, comments. Commissioners? So out of curiosity, Keiki-Pua, why just this parcel and not the adjoining parcels?

Dr. Dancil: The adjoining parcels are already part of an SMA in which we recently came before the Commission and requested an extension for.

Mr. Gima: I'm trying to see where that is on the overall, on the overall map.

Dr. Dancil: Yeah. If you go to --

Mr. Gima: Okay.

Dr. Dancil: -- the --

Mr. Gima: Yeah, I'm looking at it now.

Dr. Dancil: Okay.

Mr. Gima: So site eight and nine, Pulama has received exemptions on already. Is that, is that what you said?

Dr. Dancil: No. Site -- so parcel eight is a vacant single-family lot that we are including in this SMA and requesting to do these activities on that, on that parcel.

Mr. Gima: But not on the adjoining because you already got the exemption. On a previous

--

Dr. Dancil: It wasn't an exemption. It's a SMA Major. That's the one -- it's the lots that we are developing, the Kaluakoi Estates lots.

Mr. Gima: Are the, are these the lots, the five lots that Ellison is developing?

Dr. Dancil: The five lots, Commissioner Gima, that you are referring to or commonly referred as Kaluakoi and those are not in this SMA application. That, those five parcels are part of another SMA that is already approved. It was approved in 2020 and most recently we became, we came before this body asking for a five-year extension and was granted that five-year extension. So those lots are not part of this SMA application.

Mr. Gima: Okay, Commissioners, any further questions or comments?

Ms. Atacador: If, if I may?

Mr. Gima: All right.

Ms. Atacador: If I could just kind of piggyback on, on that question though. So eight is vacant. The other lots that are not in this SMA, they have their own separate one that we touch, we discussed in a separate meeting. But those are not vacant then, correct? Is that what we are, we're saying? Those ones are the ones being developed in a separate SMA, we touched on, approved and everything else. It's just this one is vacant and that's why the maintenance of the landscaping trees and shrubs are needed. Is that, is that correct?

Dr. Dancil: Thank you, Commissioner Atacador, you are correct. This parcel, 4-9-017-013-0000 is not part of the Kaluakoi Estates project. This is a separate parcel.

Ms. Atacador: Okay. Thank you for clarifying.

Dr. Dancil: Welcome.

Mr. Gima: Okay, project nine. I mean parcel nine.

Dr. Dancil: Okay. The last one, parcel nine, 4-9-017-012-0000. This is another individual lot at the end. It's 3.7 acres. It's single-family construction. And we're asking permission in this SMA application to continue with landscaping activities on the premise which include vegetation management, maintenance and repair of irrigation systems et cetera.

Mr. Gima: Is, is this the Peter Mills property?

Dr. Dancil: That is correct. In your documents you do have an authorization letter from Mr. Mills.

Mr. Gima: Okay. Questions, comments, Commissioners? Hmm, so is, is this the only occupied single-family property that you guys will be doing the proposed scope of work?

Dr. Dancil: As of this date and time, that is correct.

Mr. Gima: Okay. All right. Anything else, we know, we need to know about these nine parcels?

Dr. Dancil: I have nothing further to share, except that we request that you take these. Yes, it is a significantly large application with several parcels, different type of activities, and this is brought before you in this manner so that we don't have to come to you every meeting.

Mr. Gima: Okay, thanks Keiki-Pua. Robin, I'll turn this over to you and then we'll go to public testimony.

Ms. Liles: Okay. Let's see here. So the Department has assessed the potential impacts of this project and has determined that it will not have an adverse effect on the quality of the environment and the ecology. The project can be exempt, granted an exemption under the categories of (B) repair or maintenance of roads and highways within existing right of ways. (C) routine maintenance, dredging of existing streams, channels and drainage ways. (D) repair and maintenance of underground utility lines, including but not limited to, water, sewer, power and telephone, and minor appurtenant and structures such as pad mounted transformers and sewer pump stations. (F) repair, maintenance or interior alterations of existing structures. And (R) trash removal or invasive vegetation removal or control, including incidental ground disturbance, including the, excluding the use of herbicides.

In consideration of the foregoing, the Planning Department recommends that the Lanai Planning Commission adopt the Planning Department's assessment and recommendation of an exempt, of an exemption prepared for the August 20th, 2025 meeting, as its findings of fact, conclusions of law, and decision and order, and to authorize the Plan, the Director of Planning to proceed with the issuance of an SMA Exemption for the proposed project.

Mr. Gima: Okay, thanks Robin. So at this time, I will open it up for public testimony. Leilani, do we have anybody in the chat?

Ms. Ramoran-Quemado: Thank you, Chair. There's no one signed up in the chat, and then there's no one in our Planning Conference Room. Thank you.

Mr. Gima: Okay, Roxanne, anybody in Council Member Johnson's office? Roxanne, are you there?

Ms. Ramoran-Quemado: Hi, Chair, I see her logged on, but I don't know if she's able to unmute. But let me see if she can call in or have the testifiers call in.

Mr. Gima: Okay.

Ms. Ramoran-Quemado: Okay.

Ms. Roxanne Morita: Hi. Sorry, can you guys, can you guys hear me?

Mr. Gima: Yes, we can.

Ms. Morita: Okay, now you can hear me. Sorry. Okay, so we kind of clarified a few things with Leilani, so I wanted to see if we can -- they're going to try and circle back to this matter next month and they're going to agendize it next month.

Mr. Gima: But no, my question is, is there anybody in the office wanting to testify on this?

Ms. Morita: That's what I'm saying there was, but they're not going to now because they want to try and agendize the matter that they want to discuss next month. They change their mind.

Mr. Gima: Well, this may not be on the agenda next month.

Ms. Morita: Yep, yeah, I'm gonna e-mail because they just left me with a bunch of questions that I'm gonna shoot off and then hopefully we can figure it out next month.

Mr. Gima: Okay, I mean, this is an opportune time to have questions answered.

Ms. Ramoran-Quemado: Hi. Can I just jump in? I wasn't quite sure, Roxanne did call me, but she does have two testifiers. But correct me if I'm wrong, Roxanne, they want to testify about this SMA in general so we weren't quite sure if they were talking about the item that's agendized.

Ms. Morita: They do not have in mind from what Keiki-Pua had testified on that, that that

was a specific TMKs so we weren't sure if it's something that they could, if it wasn't talking to the specific parcels.

Mr. Gima: Okay maybe when we get to the end of the meeting and we're looking at things that we wanna put on the agenda for next month, maybe then that would be an appropriate time to offer their, their question or request. Okay, at this time then I will close public testimony and then turn it back over to the Commissioners for comments or questions, either to Robin or Keiki-Pua. Okay, hearing or seeing none, I have several. Keiki-Pua, could you explain to the Planning Commission how it was chosen, which parcels were gonna come under this application? It's, it's, it's kinda of piece meal. I, I was just, I'm just curious.

Dr. Dancil: Thank you, Chair for the question. There is rationale to the parcel. As you know the SMA rules require that all activities come before you. And so these parcels are parcels that Pulama Lanai operations manage or have ongoing maintenance and operation and that's why they were selected because they were in the SMA.

Mr. Gima: I'm -- so my follow up question to that is why now? Because a lot of the, a lot of the proposed scope of work Pulama and Castle & Cooke has done for years, so I'm trying to understand why now versus decades of this type of work?

Dr. Dancil: It's a very good question. So as we all know, all activities have to come before and submit an SMA assessment to the Planning Department. In the past it was complaint driven. So a couple of years ago, there was a complaint filed, and we received a notice of warning which came with a fine and request to apply for an after the fact permit. Upon learning that during that process, all activities means all activities. So throughout this process, we've been putting things forward and learning that all activities is really all activities. And so that's what we're trying to do; follow Maui County Code and the Lanai Planning Commission SMA rules.

Mr. Gima: Okay. So this this pretty much constitutes kind of like an umbrella application that we had talked about following the whole Russell deJetley debacle. Is, is that pretty accurate that you, you, you get this all in one and so it covers you guys for the next year or two years to do all this repair and maintenance stuff instead of piece-mealing the applications?

Dr. Dancil: We are trying to be as comprehensive as we can to streamline the process, limit the amount of time that the Planning Department has to spend on these, as well as you as Commissioners.

Mr. Gima: Okay. I noticed tonight you've used the term all activities at least three times.

Dr. Dancil: Yeah.

Mr. Gima: What's, what's Pulama's understanding -- or Pulama or Planning Department's understanding of what all activities mean? Because that's a pretty all-encompassing term.

Dr. Dancil: I'll hand that over to Danny.

Mr. Dias: Yeah, let me try and interject here. So basically it was the Department that requested that Pulama Lanai come in for, you know, basically everything and the reason why is, as you folks know before -- well, actually, technically, even now we can still, as a Department issue, minor permits, right? So a lot of these types of activities we would process it administratively, issue the permit, and then this would end up on your folk's report, but you would never see or have to deal with the you know this type of hearing, discussing maintenance, et cetera. But given the last few months and the Commission's wishes to essentially see every single thing that happens in the SMA, even though the rules technically still allow us to issue a minor permit, we felt that it was probably better to just bring the entire project to you folks being that next month is when you know we bring the SMA rule changes to you.

So moving forward, you know, if you guys go through that, that process of changing your SMA rules so that everything that happens in SMA has to come before the Commission, this is the type of things that you folks are gonna see. So I hope that clarifies why this type of project is coming before you now when it never did come before you.

Mr. Gima: Yes, thanks Danny for clarifying that you guys instructed Pulama to, to do this. As, as final authority on, on this, there, there is no sunset date on this, if it's approved. Is that accurate? You know, like how some permits are only for five years or three years.

Mr. Dias: Let me see here.

Mr. Gima: This one's once it's approved, it's --

Ms. Liles: Well for so --. So this is considered an exemption as it falls under --

Mr. Gima: No sunset date.

Ms. Liles: -- about four different, five different exemption categories. And once the Department has determined it's an exempt activity, you can't put a condition on it like a time limit. So time limits would go with the development where you can put conditions on it. But as an exemption, those don't, don't apply.

Mr. Gima: Okay, Lisa, you had a question?

Ms. Grove: Yeah. So just to follow up on this all activities piece. So that this explains why we, the things like the Keiki Fishing Tournament or the Hulopoe, the folks coming over have to now go through an SMX or whatever it's called in order to do any activities because it refers to all activities. And I just want to make sure the rest of the Commission understands that in advance of our conversation about changing the rules. Because right now the Keiki Fishing Tournament is going to have to come to, to do the pages and pages that Keiki-Pua just did or Paddle For Life or for other folks that are coming in. So I just want to make sure we're teed up to have a really good conversation about this when we get to that conversation at our next meeting.

Mr. Gima: Erin? And then and then Nikki?

Ms. Atacador: So they wouldn't --. Sorry, I, I wasn't aware of what Lisa was saying. So they would never have to have applied for anything before it was coming to us as a Commission? They could just do it. Lisa?

Mr. Gima: Or is your, Erin, is your question to Danny?

Ms. Grove: Yeah. Yeah, I and I think it's either to Danny or to Pulama Lanai as a resource. But, yes, this, this sort of new onerous process is a result of the complaint driven situation that happened a couple years ago that is now creating, I think. At Fish Pond Restoration down on the other side of the island, all of those things now require this sort of onerous process in order to do that work. And I think it's just incumbent on us to have a good conversation about whether or not we think that's okay, and whether or not we should create a no need list for some of those community activities so we're not thwarting their efforts.

Mr. Gima: Want to add something, Danny?

Mr. Dias: Yeah, I, I can add to that. Yeah, you're correct, Commissioner Grove. Essentially, as I mentioned before, what would come before the Commission was SMA exemptions and then SMA major permits. SMA minors, the Department would process and then we could put conditions. And so because it's an administrative approval, I mean theoretically that's something that we could do, you know, relatively quickly. Of course these would all end up on, on the report that you folks get for each meeting.

But with the direction that the Commission is going, and that's fine, but it it's to review every single SMA permit. So this is the type of thing that, you know, before we would handle these in house, report it to you at your next meeting. Now, we're gonna have to wait and then bring everything to you. So that's just, I guess, arguably one of the downsides of, of having the Commission review everything. If certain things like, I guess,

this fishing tournament, before we could approve it ourselves. Now we'll have to bring it to you, but.

Ms. Grove: But the bigger issue for is, I mean, I'm sorry, I don't mean bigger in a way that's taking, not, that's diminishing the work that you're doing, Danny, but it puts a lot of pressure on these small, grassroots organizations to go through this process, right. So now they're going to have to come and do the kind of 94 pages. I mean, obviously what Pulama just submitted was a lot longer because it was batched. But that it's going to be on these small groups, nonprofits or local organizations, to have to go through the permitting process when in the past they never had to do that. Is that true?

Mr. Dias: Yes, to an extent. Of course, you know, Keiki-Pua folks, they do a great job. So, you know, it's very thorough what they submitted. We don't necessarily always see something this thorough. You know, so a fishing tournament, I mean, we do have requirements on what you need to submit. I don't necessarily think they're gonna have to submit, you know, 90 pages of information. It might be more like 10 or 12. But it, it's still, you know, there are minimum requirements for us to process a permit and so whether or not that's gonna be challenging for them, I'm not sure, but --

Ms. Grove: I looked at them, and, and as a person who's a nonprofit professional, I found them challenging and time-consuming, and it makes me concerned that these groups may not be able to do the events that, you know, one, I know that one event on the other side of the island got cancelled, at least for the time being, because of having to go through this work and I think a second one did too, with the voyaging canoes.

Mr. Gima: Erin, was your question answered?

Ms. Atacador: Not entirely. So I guess my question is whether it's 90 pages or 10 pages, I, would they still have to do have the same requirement. It just would be the approval of the Planning Department or us? Like, I thought it's just the approval of it is different depending on if it's going to the Planning Department or us not the requirement of these nonprofit organizations of what they have to apply for. It would be the same whether as going to the Planning Department for approval or to us. Is that -- am I incorrect with that?

Mr. Dias: In theory it should be, right? I mean the requirements are the requirements, although I do think when people, when they know they have to go to a Commission, right because --. You know, so for example, if they submit a certain amount of documents, they got to wait three weeks to go before you folks. You folks feel that it's insufficient, now they gotta wait like another month, you know? So, so I think, they probably will feel the need to submit more information just because they don't wanna risk like being denied because, you know, not enough information was provided to the Commission.

Ms. Atacador: But so the Planning Department would approve things with less information you're saying then we would. Is that the concern?

Mr. Dias: We have a checklist of things that are required, so as long as they submit that generally you know like and that's not to say like if it's insufficient information, we just let it go, we don't. But you know, anytime you're dealing with a body, there's, you know, five, six, seven, you know, up to nine different people and you know, some people are inquisitive, right? It's like maybe that's not enough information for one person. I want to see this report. Can you provide more information on that? So that's always the thing about dealing with a board or commission, you know, it's, you know, it's up to nine different people that might feel like they want more information so that's always a risk that an applicant takes, you know, when they submit items.

Ms. Liles: The only thing I would add to that is that the main difference is just the delay in review and approval. So with the noticing requirements, the waiting for the once-a-month meeting where an application can come in, be reviewed and issued very quickly inhouse. It's more the delay to the, to the applicant of getting on the agenda, waiting for the meeting. It -- so that, I think, that's the bigger difference versus what maybe the only minor differences of what they are actually submitting for their application and navigating the MAPPS process and the requirements of, of paperwork.

Mr. Gima: Erin, if you don't have any further comments or questions, I'm going to move on to Nikki.

Ms. Atacador: Okay, sounds good. Thank you.

Mr. Gima: Okay. All right. So, Nikki --. Wait before Nikki, it sounds like these last couple of minutes may be the issue that the two testifiers at the Councilman, Council Member Johnson's Office may be bringing up. So, but we need to get back to the agenda before us right now. But we'll go to Nikki and then we'll, we'll get back to Pulama's application. Go ahead, Nikki. Nikki, you're frozen.

Ms. Grove: While she's getting unfrozen, can I just make a point of clarification? I'm not talking about the, the who decides piece. I'm talking about the thing that Dr. Dancil said earlier around all activities. Three years ago, I think it's true that the Keiki Fishing Tournament could just do this without not having to submit any permits. Same with the Fish Pond Restoration or some of the, Paddle for Life, or others. And now they do because of the complaint driven process of a couple years ago. And all I'm saying is I think we just need to make sure we're talking about that as we think about moving forward. It's not a jurisdiction thing. It's whether or not these groups even have to do this because they never did in the past.

Mr. Gima: Okay. Thanks, Lisa. Nikki's logging back on again. So we'll wait here. This again, this is why we need in person meetings. Again, I hate this, I hate this and I'm having to scroll through three screens to look for the Commissioners.

Ms. Atacador: Yeah, she just texted me. She's trying to get back on now, Chair.

Mr. Gima: Okay, let's take another five-minute recess. Be back at 6:11 p.m.

Lanai Planning Commission recessed at 6:06 p.m. and reconvened at 6:11 p.m.

Mr. Gima: And Erin. Okay. Robin, I don't know if you stepped out during the recess, but could you type in the chat Planning Department's recommendation because your language is different than what is in our packet?

Ms. Liles: Oh, sure, hold on one second.

Mr. Gima: Okay. Well, yeah, so while you're doing that, Nikki, the floor is yours.

Ms. Alboro: I will actually wait till the end to maybe put it on next week's or next month's agenda as well.

Mr. Gima: Okay. So, Commissioners, any final questions, comments, either for the Planning Department or Keiki-Pua regarding this agenda item? Hearing none, I was going to entertain a motion, but I wanted to use your language, Robin, since that's the Department's recommendation. Or, or will it suffice for me to entertain a motion based on the recommendation that's in our packet?

Mr. Dias: Chair, the information in your package should be sufficient, yeah.

Mr. Gima: Okay. Oh, she just did it. Okay, so I will entertain a motion in consideration of the foregoing, the Planning Department recommends that the Lanai Planning Commission adopt the Planning Department's assessment and recommendation, recommendation of an exemption prepared for the August 20, 2025 meeting, as its findings of fact, conclusion of law, and decision and order, and to authorize the Director of Planning to proceed with the issuance of a SMA exemption, exemption for the proposed project. Do I hear a second? I'm sorry, I, I need a motion and then, and then a second. I'm sorry.

Ms. Grove: So moved.

Ms. Atacador: Second.

Mr. Gima: Who's that?

Ms. Atacador: Atacador.

Mr. Gima: Okay, so it's been moved by Commissioner Grove, seconded by Commissioner Atacador. Okay, any, on the motion that I just read, any further questions or discussion on the motion? Okay, hearing none, all. All in favor, please raise your hands. I gotta see, I have to see Sandi's. Okay, all five. Okay, so motion passes unanimously. Thank you very much. Thank you, Robin. Thank you, Keiki-Pua.

Okay, moving on to the Director's Report. I will turn this over to Danny.

It was moved by Ms. Lisa Grove, seconded by Ms. Erin Atacador, then unanimously

VOTED: to adopt the Planning Department's assessment and recommendation of an exemption prepared for August 20, 2025 meeting as its findings of fact, conclusion of law, and decision and order, and to authorize the Director of Planning to proceed with the issuance of a SMA Exemption of the proposed project.

(Assenting: N. Alboro, E. Atacador, R. Gima, E. Grove, S. Rabaca)

(Excused: M. Fujie-Kaauamo, Negus Manna)

B. DIRECTOR'S REPORT

1. Completed Lānaʻi Applications Report (*Permits issued from the period of 06/09/25 to 08/08/25.*) (*No permits were issued during this period.*)

Mr. Dias: Thank you, Chair. Okay, make sure I have the right one. So for the Director's Report, item number B1 is the completed Lanai applications report. Two items on here. One is a request for comments. This is something that the, the Commission normally doesn't review or essentially has jurisdiction over. But whenever a government agency is proposing a project, as you folks know, Chapter 343 of the Hawaii Revised Statute requires an environmental assessment for, you know, government funded projects or funds on, you know, like State or County lands. And so in this case, it's the Maui County Department of Public Works proposing to resurface some roads here. Give me a minute to pull up exactly where it is. It's a resurfacing Seventh Street in between Fraser Avenue and Nani Street. And basically this RFC is then just asking a bunch of different government agencies if they have any comments on their project. So that, that's what the RFC is.

And then the next item is something that you folks reviewed, I think, a couple months ago. Kurt Wollenhaupt brought this project before you and that's for the Lanai Wastewater Treatment Facility, So that's item B1, Chair.

Mr. Gima: Okay, thanks Danny. Commissioners, questions, comments for Danny on this? Okay, number two.

2. Status of LPC vacancies and potential nominees (Chair Gima - 06/09 email from Deputy Ana)

Mr. Dias: Okay, item B.2., status of the Lanai Planning Commission vacancies and potential nominees. I can attempt to address this, Chair, but I know you were in conversation with Deputy Director Ana Lillis. Did you want to discuss this and the, the, the requirements to have different Lanai residents on different boards and commissions and et cetera? I mean, I, I can attempt to explain it unless you want to.

Mr. Gima: Yeah, I mean my, my e-mail conversations with Ana had to do with the, the fact that the two potential nominees have been interviewed by the Independent Nominations Board (INB), and I was wondering what the status was. And then I had asked Ana to invite the INB Chair to attend tonight's meeting to provide us with a status report and when specifically they were going to get the recommendation down to County Council. Ana said that the Planning Department cannot compel another department to attend a meeting. So I was gonna call Jody, but I forgot. I forgot to call her. Not that, not that she would have listened and attended the meeting. But, but yeah, I mean the, the people have been interviewed for, one has been interviewed for over a month now, and one that's been interviewed maybe two to three months ago, I think.

Mr. Dias: Yeah, Chair, yeah, to be honest, we, we have been trying to get in contact with Jody ourselves, you know, numerous times because almost all of our boards and commissions are short. You know, so we've been asking for statuses because like you folks, you know, a lot of the other board and commissions are asking, you know, okay, when are we gonna be, you know, get new members, et cetera. And we haven't had too much success, so.

But as I was mentioning earlier, my understanding is Jody did respond to Ana at some point and basically said that there's different boards and commissions that are required to have Lanai member and so because they don't have one, they're prioritizing those boards and commissions when they do have Lanai applicants. And so yeah, that's -- I can't really speak more on top of that because that's just all I see in the e-mail. Thank you, Chair.

Mr. Gima: Thanks Danny. Questions or comments from the Commissioners on, on the vacancies and what Danny brought up about the overall number of vacancies? Lisa?

Ms. Grove: What else can we do to try to put pressure on getting --? I mean, we see how we're barely hanging on here with quorum every time, and I think it puts a lot of pressure on you guys too because you don't know whether or not you're showing up late for work and you know late in the evening and whether or not a meeting is going to go off. Is there anything that we could do to support making sure that we're getting these people into chairs?

Mr. Dias: Yeah, all I can think of is just the more people that apply, I mean, the better it is. It's just -- and I don't really understand the, the entire process, but my, I, I believe people apply and then it's like the Mayor's Office that vets them. If they're okay with them, then it goes to this INB, which is like another commission, like a commission on commissions, I guess, and they have to vet the person. Then if they're okay with it, then it goes to the County Council. You know, so it's like this multi-step process. If there are applicants and, like, you know, they don't make it through the process, I don't know where or when you know. I don't know if it made it past the Mayor's Office, but not INB, and then INB but not the Council. We're just sort of out of the loop, unfortunately. But I mean, that's the only thing I could think of is the, the more applicants we send, and then at some point, you know, I would assume you know these people will get through. But yeah, right now it's, it's a bit of a mysterious process even for me.

Mr. Gima: In answer to your question, Lisa, one thing that we can do that, but it's not specific to the two vacancies we have now is to try and get the, the rules changed on boards and commissions. So I understand why the boards and commissions are having a hard time because every March that's when all the vacancies occur and so they just get slammed. And so when INB was at the Pineapple Festival, I said please take the initiative of having the rules change so you stagger when the terms are up, so you guys don't get slammed just in March. So and since INB is fairly new, I think they're just catching up much, much to the detriment of all the boards and commissions. Okay, any further comments, questions on boards -- I mean, our two vacancies? All right, Danny, Departments visit to Lanai.

3. Department's visit to Lanai

Mr. Dias: Yes, thank you, Chair. I've been out of the loop on this also, but I do believe Deputy Director, Ana Lillis and Corporation Counsel Adrian will be visiting Lanai, I think, early September. But that's all I know, and I think they're meeting with you, right, Chair?

Mr. Gima: Yeah, they're coming in September 5th. I'm picking them up and we're looking at potential places so we can have in-person LPC meetings again. Okay, questions, comments, about Planning Department's visit to Lanai?

4. Agenda items for the September 17, 2025 meeting

Mr. Gima: All right on to agenda items for September 17th. Danny and Leilani?

Mr. Dias: Okay. Last item for tonight. So next meeting September 17th there's three public hearing items. First item, as we discussed earlier, this meeting is SMA Rule amendments. We're bringing that back to you folks. And then Greg Pfof, he has two ordinances that he's bringing to you folks for comments. The first is an amendment to Chapter 19.35 of the Maui County Code, and this is basically revising the maximum floor area requirements for accessory dwellings. I believe it's a proposal to enlarge the minimum floor area as it stands right now. And then also an amendment to Chapter 19.36 regarding electrical vehicle parking requirements. And so that those are the three items we'll be bringing to you folks next month. Thank you, Chair.

Mr. Gima: Thanks Danny. So, Nikki, you wanted to wait till this to, to bring up your request or proposal for an agenda item?

Ms. Alboro: Oh yeah, Chair. I guess there's two. So the first one would be the SMA rules changes as far as like the exemptions, minors, majors. I know that we're changing the language and whatnot, but I'd like to circle back and maybe reconsider, especially with not having quorum, the amount of vacancies we have. Correct, correct me if I'm wrong, but right now we see majors and exemptions correct.

Mr. Gima: Yes.

Ms. Alboro: So I mean, tonight, like tonight's, tonight's presentation by Pulama in regards to the blanket 94 page document is my second question, which is referring to I guess County Code is 12-402-13. I sent a screenshot of it. I can read it out to you guys but it says that all proposed actions within the Special Management Area shall be subject to an assessment and determination made by the Director. So I took out our super huge binder from Planning Commission and also found that there is no actual activity definition in that law or code. It goes over to like the next one is over to Code 12-403-15 and then it goes on and on. There's some exceptions. What I'm getting at is activities. What is your -- what, what does that encompass? At the beach park we have birthday parties, we have class reunions, we have family reunions, we have camping. Those are all activities. So would that be a requirement to go forth and have an assessment done, an application in to the Planning Department, and then wait to come in front of the Planning Commission and maybe us not having quorum or them just showing up and doing it, you know? So it's like, how do you --? How, how are we going to address this? I mean, we need to figure out if, like Lisa said, if we can get an exception or a no need list or not change the rules and let it let it go through Planning Department as far as the minors. Like we don't see the minors and all that stuff. I mean, I'm just, I'm just worried about the whole timing issue because

this SMA one got me pretty worried about like it came up from the Huloponi Sailing Canoes. Then of course we have the Keiki Fishing Tournaments, which now they have to go through. We have paddle for life who came numerous years and then now this year we'll have to go through this process. Yeah, as I've had many residents come and inquire about, oh, can I have a birthday party at the beach? Oh, can I have my granddaughter's birthday party at the beach? Oh, can I have our class reunion? And now it got me thinking is like, wait a minute, you know, like that's an activity. So I just need I guess definition on what is "all activity" because fishing, camping all that is an activity so.

Mr. Gima: So to summarize for next month's agenda, you would like the term all activities or activities more specifically defined.

Ms. Alboro: I would like to take a look at those two Codes, 12-402-13 and it rolls over to 12-403-15 on. So there's, I mean I guess if we have homework, if you can skim through, through that, but yes, the major thing is the definition of all activity and if an exception or a no need list can be generated and published in the Rules, current Rules, updated.

Mr. Gima: Okay, so a rule change with these --.

Ms. Alboro: Or an amendment? Yeah.

Mr. Gima: Yeah, an amendment or to the rules or rule change would require a public hearing. Is that accurate, Adrian?

Mr. Reifsnyder: Yeah, correct, Chair.

Mr. Gima: Okay. So yeah, I think it's important how you word what you want on the agenda for next month. I, I, I hear what I hear what you're saying. You want, you want, definitely want more specificity in what activities mean?

Ms. Alboro: Yes. I mean, it's just, it's just a broad word. Like it just says activity. So, anything you do at the beach park is an activity. It's in the SMA. Will that require an SMX? Are you gonna have residents to go through this process? Yeah.

Ms. Grove: And it's not, it's not asking for definition, right? Isn't it our kuleana to define it or would the Planning Department to do that so that we, we decide what activities are and get rid of the word all and what are allowed and not allowed or require an SMX, right?

Ms. Alboro: I mean --.

Mr. Gima: Yeah, and but, and, and it's two issues that several of you brought up. And, and if in fact these groups are gonna have to apply, does it meet the definition, number

one. And number two is whether we have final say or the Planning Department; you were talking about the timing. And that, that that goes to the SMA Rule change proposal that's already set for next, for next month. So Nikki, maybe when we meet with Ana and Danny prior to next month's meeting, we can solidify the, the, the language on what's going to be on the agenda?

Ms. Alboro: Yeah, I mean, I just wanna give an example, like, if you, if your, if your kid, like, if you wanna do a kids birthday party this coming weekend you would have had to months prior to try and get on the agenda, you know. And it's just it's, it's always been a rule, I understand that. But you know, like Lanai has just been doing it, you know, so we're technically not following the rules. So just my two cents and getting it clarified and defined would be very helpful.

Mr. Gima: Okay. Any other proposed agenda items for next month? Roxanne, do you still have those two testifiers in your office who want to offer a request?

Ms. Morita: No. When we were talking earlier -- they had already departed -- but essentially from what it sounds like from Nikki's conversation and trying to clarify the verbiage, that's kind of what they're, they're wanting to discuss also.

Mr. Gima: Okay. Okay. Sandi, Erin, anything for next month? Okay, if there are no other requests for agenda items. Danny?

Mr. Dias: Chair, can I ask for clarification? So regarding Vice Chair's request, I don't necessarily think that would be an agenda item. I think that all just fits under the SMA discussion, right? Like, I don't think we would put that as like a separate, like, we'll define activities. I think we can lump that all under the overall discussion of, you know, the SMA rules and what, you know, quote, all activities mean for the SMA.

Mr. Gima: I have, I have some ideas. I'll, I'll put it on, on paper and, and send it to the Department and then you can disseminate it to the, to the Commissioners, and then we can follow up Nikki at the meeting with Ana and Danny next week.

Mr. Dias: Okay.

Mr. Gima: Okay. Thank you everybody. If there are no objections, meeting is adjourned. Thank you.

NEXT REGULAR MEETING DATE: September 17, 2025

ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting adjourned at 6:33 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

PRESENT:

Nicole Alboro, Vice-Chair
Erin Atacador
Reynold Gima, Chair
Elisabeth Grove
Sandi Rabaca

EXCUSED:

Michelle Fujie-Kaauamo
Negus Manna

OTHERS:

Danny Dias, Planning Program Administrator, Current Planning Division
Robin Liles, Planner
Adrian Pierce Reifsnyder, Deputy Corporation Counsel
Roxanne Morita, Executive Assistant, Maui County Council, Lanai District Office
Leilani Ramoran-Quemado, Secretary to Boards and Commissions II, Current Planning Division