

LĀNA‘I PLANNING COMMISSION

PURSUANT TO CHAPTER 92, PART I, OF THE HAWAI‘I REVISED STATUTES AS AMENDED; NOTICE IS HEREBY GIVEN OF A REGULAR REMOTE PUBLIC MEETING OF THE LĀNA‘I PLANNING COMMISSION

AGENDA

(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: MAY 21, 2025

TIME: 5:00 P.M.

REMOTE MEETING LOCATION: Interactive conference technology via Webex Videoconferencing: **Meeting ID: 2661 114 3445 and Password: 052125**

PHYSICAL LOCATION: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Current Planning Division Conference Room, One Main Plaza, 2200 Main Street, Suite 619, Wailuku, Maui, Hawai‘i 96793. **Due to physical meeting space constraints, attendees are encouraged to attend virtually via Webex Videoconferencing.**

COURTESY TESTIMONY SITE: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Maui County Council, Lāna‘i District Office, 814 Fraser Avenue (entrance on Gay Street), Lāna‘i City, Hawai‘i 96763. The venue for the courtesy testimony site is subject to change without notice.

Members: Reynold Gima (Chair), Nicole Alboro (Vice-Chair), Erin Atacador, Michelle Fujie-Kaauamo, Elisabeth Grove, Sally Kaye, Negus Manna, Sandi Rabaca

A. CALL TO ORDER

Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.

To watch the meeting or provide video testimony: Click on or use meeting link: <https://mauicounty.webex.com/mauicounty/j.php?MTID=m9c168747457063c6dc6f0a7bae91d97b>

To listen to the meeting or provide oral testimony via phone, dial 1-650-479-3208 and enter Meeting ID: **2661 114 3445** (Press *6 to mute/unmute)

Testifiers via video are asked to sign-up using the Chat function by providing your name and the item you’re wishing to testify on. Testifiers via phone will be called by the Chair after video and phone testimony are finished.

Testifiers will be called by the Chair to offer their testimony and are asked to mute their audio and video when they are not testifying.

To provide written testimony: Email testimony to planning@mauicounty.gov or submit written testimony by mail to Lāna'i Planning Commission, c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawai'i 96793. While the Commission requests that written testimony be submitted by noon, one business day prior to the meeting, to allow time for it to be transmitted and reviewed by the Commission, testimony submitted after such date and time will still be accepted by the Commission.

Commissioners **shall not** be contacted by the Chat function.

B. PUBLIC HEARING (Action to be taken after public hearing.)

1. STATE SPECIAL PERMIT

LĀNA'I RESORTS, LLC, doing business as PULAMA LĀNA'I, requesting a State Special Permit to continue operations at the Lāna'i City auxiliary R-1 wastewater treatment facility on 11.5 acres of land located at 310 Twelfth Street, Lāna'i, Hawai'i, Tax Map Key (2) 4-9-002:061 (por.) (SSP22023-00002) (K. Wollenhaupt)

[\(Report\)](#)

[\(Documents Received After Posting\)](#)

2. ***DUE TO AN ERROR IN THE PUBLIC HEARING NOTICE'S DESCRIPTION, THE FOLLOWING ITEM WILL BE RE-PUBLISHED IN THE NEWSPAPER WITH THE CORRECTED DESCRIPTION AND RE-SCHEDULED FOR THE JUNE 18, 2025, LĀNA'I PLANNING COMMISSION MEETING:***

A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.30A (AGRICULTURAL DISTRICT), MAUI COUNTY CODE, WHICH WOULD AMEND THE DEFINITION OF "AGRICULTURAL RETAIL STRUCTURE" TO INCLUDE "VEHICLE" AND "STRUCTURE ON WHEELS" AS TYPES OF AGRICULTURAL RETAIL STRUCTURES

MS. KATE L. K. BLYSTONE, Planning Director, referring to the Maui, Moloka'i and Lāna'i Planning Commissions, a proposed bill to amend Maui County Code Chapter 19.30A; allowing "vehicle" and "structure on wheels" to be added as types of agricultural retail structures to the definition of "Agricultural Retail Structure." The bill would allow "vehicle" and "structure on wheels" to be considered as types of agricultural retail structures, thereby allowing them, under certain provisions, to be considered as permitted accessory uses in the Agricultural District. Note that County Council Resolution No. 25-60, FD1, referring this bill to the Planning Commissions for their review, findings and recommendations to the County Council also included a proposed change to Section 16.25.105.2 "Work exempt from permit." The Planning Commissions

are only responsible for reviewing and providing recommendations on proposed land use ordinances affecting Title 19 – Zoning Code and not Title 16 – Buildings and Construction. (G. Pfof)

The entire text of the proposed bill for ordinance is available at:
<https://www.mauicounty.gov/DocumentCenter/View/152042/Reso-25-60-FD1>

3. A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.64 (BED AND BREAKFAST HOMES), MAUI COUNTY CODE, WHICH WOULD AMEND SECTIONS 19.64.030(C) AND 19.64.030(N) PERTAINING TO RESTRICTIONS AND STANDARDS FOR BED AND BREAKFAST HOMES

MS. KATE L. K. BLYSTONE, Planning Director, referring to the Maui, Moloka'i and Lāna'i Planning Commissions, a proposed bill to amend Maui County Code Chapter 19.64 – Bed and Breakfast Homes. The proposed bill would clarify that an owner-proprietor applying for a bed and breakfast home permit while their single-family dwelling is being reconstructed or repaired following a disaster does not have to reside, on a full-time basis, on the same lot being used as the bed and breakfast home until the dwelling has been reconstructed or repaired. Further, the bill would also allow an exception to the requirement that a single-family dwelling must have been constructed at least five years before an application for a bed and breakfast home permit is submitted provided that the existing single-family dwelling was damaged or destroyed by a disaster and was constructed at least five years prior to the disaster. (G. Pfof)

The entire text of the proposed bill for ordinance is available at:
<https://www.mauicounty.gov/DocumentCenter/View/151842/Reso-25-48>

[\(Memorandum\)](#)

[\(Reso 25-48\)](#)

[\(County Council 02-07-2025 Transcripts\)](#)

[\(Documents Received After Posting\)](#)

C. COMMUNICATIONS

1. SPECIAL MANAGEMENT AREA USE PERMIT TIME EXTENSION

MUNEKIYO HIRAGA on behalf of LĀNA'I ESTATES, LLC, requesting a Special Management Area Permit time extension to complete construction of the Kaluako'i Estates Project, five single family residences, located within the Mānele Residential Subdivision, Lāna'i Project District 1, Mānele, Lāna'i, Hawai'i at TMK: (2) 4-9-017:014, 015, 016, 017, and 018 (SM12020-0006,

PH22020-0002) (R. Liles)

[\(Report\)](#)

[\(Documents Received After Posting\)](#)

2. MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LĀNA'I, submitting the Q1 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.

[\(Q1 2025 Report\)](#)

[\(Documents Received After Posting\)](#)

D. DIRECTOR'S REPORT

1. Completed Lāna'i Applications Report *(No permits were issued from the period of 04/04/25 to 05/08/25 – no report generated.)*
2. Transition to Microsoft Teams: Starting July 1st, Department will transition to Microsoft Teams as our videoconferencing platform, replacing Webex.
3. Transition to Dropbox for Testimonies: Effective July 1st, testimonies will be managed by using Dropbox. This platform will provide improved accessibility and organization for shared documents.
4. Status of the LPC SMA permit rule change proposals. [\(Memorandum\)](#)
5. Agenda items for the June 18, 2025 meeting.

[\(Documents Received After Posting\)](#)

E. NEXT REGULAR MEETING DATE: June 18, 2025

F. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

INTERRUPTION IN VIDEO/AUDIO: IF THE CONNECTION BETWEEN ANY TESTIFIER AND THE VIDEO CONFERENCE IS LOST, THE MEETING WILL CONTINUE. A MEETING HELD BY INTERACTIVE CONFERENCE TECHNOLOGY SHALL BE AUTOMATICALLY RECESSED FOR UP TO 30 MINUTES TO RESTORE COMMUNICATION WHEN AUDIOVISUAL COMMUNICATION CANNOT BE MAINTAINED WITH COMMISSION MEMBER PARTICIPATING IN THE MEETING OR WITH THE PUBLIC LOCATION IDENTIFIED ABOVE. IF CONNECTION CANNOT BE RESTORED WITHIN 30 MINUTES, THE MEETING IS AUTOMATICALLY TERMINATED.

AN **EXECUTIVE SESSION** MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(a)(4), HRS.

DOCUMENTS RELATING TO THIS MEETING ARE ON FILE WITH THE DEPARTMENT OF PLANNING AND MAY BE FOUND BY CLICKING ON THE LINKS PROVIDED ON THIS AGENDA, AND ON THE OFFICIAL COUNTY OF MAUI WEBSITE AT WWW.MAUICOUNTY.GOV UNDER BOARDS AND COMMISSIONS, LĀNA'I PLANNING COMMISSION.

THE **ADDRESS OF THE COMMISSION** IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAI'I 96793, PHONE NUMBER IS 808-270-7735, AND EMAIL IS planning@mauicounty.gov.

THE LINKS FOR **DOCUMENTS RECEIVED AFTER POSTING** WILL BE UPDATED PERIODICALLY WHEN TESTIMONY OR DOCUMENTS ARE RECEIVED.

UNLESS OTHERWISE SPECIFIED BY ANOTHER PLANNING COMMISSION RULE, ANY **PETITION TO INTERVENE** AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten (10) days or less excludes weekends and State recognized holidays.) THE FILING OF ALL DOCUMENTS TO THE COMMISSION IS NOTED ABOVE.

ORAL TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAI'I REVISED STATUTES, AND THE BOARD'S RULES OF PRACTICE AND PROCEDURE. IN ACCORDANCE WITH THESE RULES, MAXIMUM TIME LIMITS OF AT LEAST THREE MINUTES MAY BE ESTABLISHED BY THE COMMISSION ON INDIVIDUAL TESTIMONY. PLEASE NOTE THAT ANYONE WISHING TO PROVIDE ORAL TESTIMONY PERTAINING TO AN AGENDA ITEM THAT IS A "CONTESTED CASE" PURSUANT TO CHAPTER 91, HAWAI'I REVISED STATUTES, WILL BE ASKED TO TESTIFY UNDER OATH OR AFFIRMATION, AND MAYBE BE SUBJECT TO LIMITED CROSS EXAMINATION IN ACCORDANCE WITH SECTION 91-10(3), HAWAI'I REVISED STATUTES.

TESTIFIERS: PLEASE BE ADVISED THAT APPLICATIONS FOR COMMUNITY PLAN AMENDMENT, STATE DISTRICT BOUNDARY RECLASSIFICATION, CHANGE IN ZONING, AND CONDIITONAL PERMIT REQUIRE THE APPROVAL OF THE MAUI COUNTY COUNCIL. IN ORDER TO BE NOTIFIED OF FUTURE AGENDAS OF THE MAUI COUNTY COUNICL, PLEASE NOTIFY THE OFFICE OF COUNCIL SERVICES AT (808) 270-7838 OR BY MAIL TO THE MAUI COUNTY COUNCIL, 200 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAI'I 96793.

SPECIAL ASSISTANCE: IF ANY PERSON NEEDS AN AUXILIARY AID/SERVICE OR OTHER ACCOMMODATION DUE TO A DISABILITY, CONTACT THE PLANNING DEPARTMENT AT 808-270-7735 (MAUI), 1-800-2720177 (MOLOKAI), or 1-800-272-0125 (LĀNA'I), or planning@mauicounty.gov, AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL THE REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Department of Planning at least one day prior to the meeting date. Thank you for your Cooperation.
K:\WP_DOCS\Planning\Agendas\Lpc\2025\052125_age.pdf