



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

DONNA APISA, CHAIR
GERALD AKO, VICE CHAIR
HELEN COX, MEMBER
FRANCIS DEGRACIA, MEMBER
GLENDA NOGAMI STREUFERT, MEMBER
JERRY ORNELLAS, MEMBER
LORI OTSUKA, MEMBER

RECEIVED
24 OCT -2 AM 11:26
CLERK OF
THE COUNTY CLERK
COUNTY OF KAUAI

- 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

- 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, October 8, 2024
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

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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. September 10, 2024.

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. None for this meeting.
3. **Continued Public Hearing**
 - a. None for this meeting.
4. **New Public Hearing**
 - a. None for this meeting.

G. CONSENT CALENDAR

1. Status Reports

- a. 2024 Annual Report on the progress of compliance and conditions of the subject permits for RP21 COCO PALMS LLC. (formerly Coco Palms Hui, LLC.) in accordance with Condition No. 29 of Special Management Area Use Permit SMA(U)-2015-6, Class IV Zoning Permit Z-IV-2015-8, Project Development Use Permit PDU-2015-7, and Variance Permit V-2015-1, Tax Map Keys: (4)4-1-003:004 (Por.), 005, 007, 011, 017; 4-1-005:014 & 017.

- 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. Request for amendment to Condition No. 5 of Special Management Area Use Permit SMA(U)-1979-14, Class IV Zoning Permit Z-1979-30, Use Permit U-1979-21, and involving a parcel situate at 3811 Edward Road, further identified as Tax Mape Key: (45-4-005:039, Princeville, Kauai = **The Cliffs at Princeville**.

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

I. COMMUNICATION

- 1. None for this meeting.

J. COMMITTEE REPORTS

- 1. Subdivision Committee Report.

- a. None for this meeting.

K. UNFINISHED BUSINESS (For Action)

- 1. None for this meeting.

L. NEW BUSINESS (For Action)

- 1. None for this meeting.

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. 2024 Annual Report on the progress of compliance and conditions of the subject permits for RP21 COCO PALMS LLC. (formerly Coco Palms Hui, LLC.) in accordance with Condition No. 29 of Special Management Area Use Permit SMA(U)-2015-6, Class IV Zoning Permit Z-IV-2015-8, Project Development Use Permit PDU-2015-7, and Variance Permit V-2015-1, Tax Map Keys: (4)4-1-003:004 (Por.), 005, 007, 011, 017; 4-1-005:014 & 017.
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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 November 12, 2024. 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



SPECIAL MANAGEMENT AREA (SMA) Minor Determinations

Date (Action)	SMA Minor Permit number	Location (TMK)	Activity/ structure
9.16.2024 (Approved)	SMA(M)-2025-3	Līhu'e (3-5-002:002)	Placement/ Temporary tents for special event functions.
9.17.2024 (Approved)	SMA(M)-2025-4	Hanalei (5-8-008:034 and 039)	Installation/ Three (3) propane tanks and gas lines to dwellings. Grading involved.
9.20.2024 (Approved)	SMA(M)-2025-5	Hanalei (5-8-008:058)	Fact Structures-Shed, tents and fence.

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.

October 8, 2024

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Development/Reasons
SSD-2025-12	Gabriel Prieto	2-8-020:010	Kōloa	Storage to bedroom conversion. / Rocky shoreline minimum setback required 60 feet; Proposed setback is 183 feet.