

DEPARTMENT OF PLANNING
 KA'ĀINA HULL, DIRECTOR
 JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
 MICHAEL A. DAHLIG, MANAGING DIRECTOR

NOTICE OF PUBLIC HEARING
NOTIFICATION PROCEDURES

COPY

Pursuant to Sections 8-3.2 through 8-3.4, and 8-27.9 of the Kaua'i County Code, as amended, Section 9.0 of the County of Kaua'i Special Management Area Rules and Regulations, and Chapter 13 of the Planning Commission's Rules of Practice and Procedures, the following notification requirements shall apply:

TYPE OF PERMIT	NOTIFICATION DEADLINE		
	Twelve (12) Days	Twenty (20) Days	Thirty (30) Days
USE PERMIT within the Residential, Agriculture, and Open zoning districts	X		
PROJECT DEVELOPMENT USE PERMIT pursuant to Section 8-3.2 of the Kaua'i County Code (KCC), as amended	X		
VARIANCES involving height limitations pursuant to Section 8-3.3 of the KCC	X		
AMENDMENTS pursuant to Section 8-3.4(c) of the KCC	X		
SPECIAL PERMITS pursuant to Chapter 13 of the Planning Commission's Rules of Practice and Procedures		X	
SPECIAL MANAGEMENT AREA USE PERMITS pursuant to Section 9.0 of the County of Kaua'i Special Management Area Rules and Regulations		X	
SHORELINE SETBACK VARIANCES pursuant to Section 8-27.9 of the KCC			X

Prior to the scheduled date of public hearing, the Applicant shall either hand deliver written notice to persons listed on the current Notice of Property Assessment Card File located at the Real Property Division of the Department of Finance of the County of Kaua'i, or mail, by certified mail, written notice to the addresses shown on such Notice of Property Assessment Cards for at least **eighty-five per cent (85%)** of all parcels of real property within **300 feet** from the nearest point of the premises involved in the application to the nearest point of the affected property. For each condominium project within the affected area, one notice of the hearing shall be sent addressed "To the Residents, Care of the Manager", followed by the name and address of the condominium involved. The notice shall include the following information and shall be in a form approved by the Planning Director:

1. Date;
2. Time;
3. Location;
4. Purpose; and
5. Description or sketch of property involved.

For SHORELINE SETBACK VARIANCES, the Applicant shall mail notices of public hearing by certified or registered mail, postage prepaid, **to owners of real property which abut the parcel** that is the subject of the application. The notice shall include the information identified in the preceding paragraph noted above.

SUPPLEMENTAL INFORMATION

The following additional information shall be included in the public hearing notice:

TYPE OF PERMIT	REQUIRED ADDITIONAL INFORMATION
SPECIAL PERMITS	<ol style="list-style-type: none">1. Land area of the proposed use; and2. A statement that persons may petition for intervention pursuant to Chapter 4 of the Planning Commission's Rules of Practice and Procedures, as amended.

Attached for your information and use is a copy of the public hearing notice which may be transmitted to adjacent and abutting landowners. Any other public hearing notice that does not contain the information as noted in the enclosed public hearing notice must be reviewed and approved by the Director of Planning.

At least **seven (7)** days prior to the hearing date, the applicant shall file with the Planning Commission an affidavit as to the mailing or delivery of such notice and a list of persons to which such notices were sent.

Should the Applicant fail to submit the affidavit within the time required, the public hearing shall be postponed. In this case, the Planning Commission shall reschedule another hearing within sixty (60) days of the postponed hearing. The Applicant shall be required to pay for the republication costs and shall follow the same notice requirements of this paragraph in the renotification of affected persons.

PLEASE CONTACT THE PLANNING DEPARTMENT SHOULD YOU HAVE ANY QUESTIONS
RELATIVE TO THE ABOVE NOTIFICATION REQUIREMENTS.



KA'AINA S. HULL
Director of Planning

Encl.

COUNTY OF KAUAI PLANNING COMMISSION – 4444 Rice Street, Suite A473, Lihue, Kauai, Hawaii, 96766, tel: (808) 241-4050, email: planningdepartment@kauai.gov.

NOTICE IS HEREBY GIVEN of an **agency hearing with a public hearing and an opportunity for public testimony** from all interested persons to be held by the Kaua'i Planning Commission pursuant to the provisions of Special Management Area Rules, Kauai County Code, Chapter 8, as amended, Hawaii Revised Statutes (HRS) Chapter 92 and 91, and the Rules of Practice and Procedure of the County of Kauai Planning Commission. The hearing will be held regarding the following:

CLASS IV ZONING PERMIT (Z-IV-2026-12), USE PERMIT (U-2026-9) and SPECIAL PERMIT (SP-2026-4) to construct and operate a solar utility facility on lands located on the mauka side of Kaunualii Highway in Makaweli, directly across of the Makaweli Post Office facility, further identified as Tax Map Keys: (4) 1-7-006:006 (Por.) and 010 (Por.), and containing a project area of approximately 269 acres.

CLASS IV ZONING PERMIT (Z-IV-2026-13), USE PERMIT (U-2026-10) and SPECIAL PERMIT (SP-2026-5) to conduct a guided agricultural tour operation involving Unit 71 of the Moloa'a Hui I Condominium, on a parcel situated along the makai side of Kuhio Highway in Moloa'a, approximately 1,000 feet east of the Ko'olau Road/Kūhiō Highway intersection, immediately adjacent to the Green Earth composting facility, further identified as Tax Map Key: (4) 4-9-009:012 (Por.), and affecting a portion of a larger parcel containing 281+ acres.

Amendment to SPECIAL MANAGEMENT AREA USE PERMIT SMA(U)-92-5, CLASS IV ZONING PERMIT Z-IV-92-22, USE PERMIT U-92-23, and VARIANCE PERMIT V-92-6 to allow renovations that would accommodate a mixed-use facility containing a banking operation, community event space, retail uses, and five (5) apartment units, and to allow deviations from the commercial development standards involving the existing facility on a parcel situated on the makai side of Kuhio Highway in Kapaa Town, further identified as Tax Map Keys: (4) 4-5-012:021, 022 & 043, and containing a total area of 26,998 square feet.

ZA-2026-3: A bill (2973) for an ordinance amending Chapter 8, Article 1 of the Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to further clarify the definition of "Family" and "Dwelling Unit."

ZA-2026-4: A bill (2979) for an ordinance amending Chapter 8, Article 1 of the Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to introduce new definitions for "Employee Dormitory" and "Group Housing Dormitory."

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

* Interested parties should look to the Planning Commission Agenda for March 10, 2026, for final determination of location.

Date: March 10, 2026

Time: 9:00 a.m. or shortly thereafter

Oral testimony will be taken on specific agenda items, in-person 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, Lihue, 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.

Publication Date: February 6, 2026

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KE: 3/10/26 PHN Z-IV-2026-12/U-2026-9/ SP-2026-4