



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

GERALD AKO, CHAIR
HELEN COX, VICE CHAIR
JERRY ORNELLAS, MEMBER
LORI OTSUKA, MEMBER
GLENDA NOGAMI STREUFERT, MEMBER



RECEIVED

26 MAR -4 P3 51

OFFICE 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, March 10, 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

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26 MAR -4 P3:51

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. January 13, 2026.
2. February 10, 2026.

E. RECEIPT OF ITEMS FOR THE RECORD

F. COMMITTEE REPORTS

1. Subdivision Committee Report

- a. Subdivision Application No. S-2026-8
Tony T. Brun / Titus T.K. Brun
Proposed 6-Lot Subdivision
TMK: (4) 2-3-004: 011
Kalāheo, Kōloa, Kaua'i
- b. Subdivision Application No. S-2026-9
Visionary LLC
Proposed 2-Lot Subdivision
TMK: (4) 3-7-002: 021
Hanamā'ulu, Līhu'e, Kaua'i
- c. Subdivision Application No. S-2019-8
Stephanie Fernandes
Proposed 5-Lot Subdivision
TMK: (4) 4-2-005: 044
Wailua, Kawaihau, Kaua'i

- d. Subdivision Application No. S-2024-4
George and Patricia Souza Trust / Kevin and Monique Souza Living Trust
Proposed 2-Lot Consolidation and Re-Subdivision into 4-Lots
TMKs: (4) 4-2-010: 012 and 059
Wailua, Kawaihau, Kaua'i

- e. Subdivision Application No. S-2024-5
Thomas N. and Lisa D. Thompson
Proposed 2-Lot Subdivision
TMK: (4) 1-3-004: 023
Kekaha, Waimea, Kaua'i

- f. Subdivision Application No. S-2024-6
Kukui'ula Parcel HH Subdivision
BBCP Kukui'ula Infrastructure, LLC. /MP Kaua'i HH Development Fund, LLC.
Proposed 3-Lot Consolidation and Re-subdivision into 51-Lots
TMKs: (4) 2-6-019: 026, 029, and 031
Kōloa, Kaua'i

- g. Subdivision Application No. S-2024-9
Inouye Family Trust Et. Al.
Proposed 2-Lot Boundary Adjustment
TMKs: (4) 2-3-018: 015 and 036
Kalāheo, Kōloa, Kaua'i

- h. Subdivision Application No. S-2024-1
Jiro Yukimura Trust and Jennie T. Yukimura Trust
Proposed 4-Lot Subdivision
TMK: (4) 3-7-006: 002
Hanamā'ulu, Līhu'e, Kaua'i

G. HEARINGS AND PUBLIC COMMENT

1. **Continued Agency Hearing**

- a. None for this meeting.

2. **New Agency Hearing**

- a. **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 Kaumualii 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 = **KAAWANUI SOLAR LLC. [Director's Report Received, 2/24/2026].**

- 1. Director's Report Pertaining to this Matter.
- 2. Transmittal of Agency Comments to Planning Commission.
- 3. Transmittal of Public Testimony to Planning Commission.

- b. **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 = **JOSEPH SCHWARTZ**. [Director's Report Received, 2/24/2026].

1. Director's Report Pertaining to this Matter.
2. Hearing postponed to allow the Applicant's compliance with KCC §8-3.1(f)(4).

- c. **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 = **KAUAI FEDERAL CREDIT UNION**. [Director's Report Received, 2/24/2026].

1. Director's Report Pertaining to this Matter.
2. Transmittal of Agency Comments to Planning Commission.
3. Supplement No. 1 to Application and Petition to Modify Use and Site Plan.
4. Supplement #1 to the Director's Report Pertaining to this Matter.

3. **Continued Public Hearing**

- a. None for this meeting.

4. **New Public Hearing**

- a. **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" = **KAUAI COUNTY COUNCIL**.

1. Director's Report Pertaining to this Matter.

- b. **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" = **KAUAI COUNTY COUNCIL**.

1. Director's Report Pertaining to this Matter.

H. CONSENT CALENDAR

1. Status Reports

- a. 2025 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.

I. GENERAL BUSINESS MATTERS

1. None for this meeting.

J. COMMUNICATIONS

1. None for this meeting.

K. UNFINISHED BUSINESS (For Action)

1. None for this meeting.

L. NEW BUSINESS (For Action)

1. **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 = KAAWANUI SOLAR LLC. [Director's Report Received, 2/24/2026].**
2. **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 = KAUAI FEDERAL CREDIT UNION. [Director's Report Received, 2/24/2026].**

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. Subdivision Application No. S-2026-8
Tony T. Brun / Titus T.K. Brun
Proposed 6-Lot Subdivision
TMK: (4) 2-3-004: 011
Kalāheo, Kōloa, Kauaʻi
2. Subdivision Application No. S-2026-9
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3. Subdivision Application No. S-2019-8
Stephanie Fernandes
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Wailua, Kawaihau, Kauaʻi
4. Subdivision Application No. S-2024-4
George and Patricia Souza Trust / Kevin and Monique Souza Living Trust
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TMKs: (4) 4-2-010: 012 and 059
Wailua, Kawaihau, Kauaʻi
5. Subdivision Application No. S-2024-5
Thomas N. and Lisa D. Thompson
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6. Subdivision Application No. S-2024-6
Kukuiʻula Parcel HH Subdivision
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Kōloa, Kauaʻi
7. Subdivision Application No. S-2024-9
Inouye Family Trust Et. Al.
Proposed 2-Lot Boundary Adjustment
TMKs: (4) 2-3-018: 015 and 036
Kalāheo, Kōloa, Kauaʻi

8. Subdivision Application No. S-2024-1
Jiro Yukimura Trust and Jennie T. Yukimura Trust
Proposed 4-Lot Subdivision
TMK: (4) 3-7-006: 002
Hanamā‘ulu, Līhu‘e, Kaua‘i

9. **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 = **KAAWANUI SOLAR LLC. [Director’s Report Received, 2/24/2026].**

10. **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 = **JOSEPH SCHWARTZ. [Director’s Report Received, 2/24/2026].**

11. **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) 4-9-012:021, 022 & 043, and containing a total area of 26,998 square feet = **KAUAI FEDERAL CREDIT UNION. [Director’s Report Received, 2/24/2026].**

12. **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” = **KAUAI COUNTY COUNCIL.**

13. **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” = **KAUAI COUNTY COUNCIL.**

14. 2025 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.

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 **April 14, 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

SPECIAL MANAGEMENT AREA (SMA) Minor Determinations

Date (Action)	SMA Minor Permit number	Location (TMK)	Activity/ structure
	None for this meeting.		

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.

March 10, 2026

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Development/Reasons
SSD-2026-21	Chris Basler	2-6-022:013	Kōloa	Construction. / Ground mounted solar photovoltaic system. The development sits at an additional 108 feet from the required 84-foot setback from the shore on a rocky high cliff.
SSD-2026-22	Kaua'i Federal Credit Union	4-5-012:021 and 4-5-012:043	Kapa'a	Renovation/ Existing commercial building. Work is an additional 25 feet to 36 feet from the required 60-foot setback. Location of the shoreline has been established by certified shoreline map dated 9. 29.2025.