



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

GERALD AKO, CHAIR
HELEN COX, VICE CHAIR
DAN GIOVANNI, MEMBER
GLENDA NOGAMI STREUFERT, MEMBER



RECEIVED

26 APR -8 AM 51

- 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

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

- 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, April 14, 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**

RECEIVED

26 APR -8 AM 11:51

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. February 24, 2026
2. March 10, 2026
3. Excerpt of the March 10, 2026 Planning Commission Minutes – Transcripts in the matter of the Application of Kaawanui Solar, LLC, for Permit U-2026-9, Class IV Zoning Permit Z-I-2026-12, and Special Permit SP-2026-4 Reported by Chantelle Hee, RPR, State of Hawaii CSR No. 536, iDepo Hawaii, LLC.

E. RECEIPT OF ITEMS FOR THE RECORD

F. COMMITTEE REPORTS

1. Subdivision Committee Report

- a. Subdivision Application No. S-2025-2
Kukui'ula Parcel Q Subdivision
Makai Kōloa, LLC. Et AL.
Proposed 3-Lot Consolidation and Resubdivision into 20 lots
TMKs: (4) 2-6-014: 041 and 046 / 2-6-015: 005
Kōloa, Kaua'i
- b. Subdivision Application No. S-2023-1
Kukui'ula Parcel A2F2F3 Subdivision
BBCP Kukui'ula Development, LLC.
Proposed 31-Lot Subdivision
TMK: (4) 2-6-022: 020
Lāwai, Kōloa, Kona, 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-2026-13), 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; Hearing Postponed, 3/10/2026].**

1. Director's Report Pertaining to this Matter.
2. Supplement 1 to Director's Report Pertaining to this Matter.
3. Transmittal of public testimony to Planning Commission.

- b. **CLASS IV ZONING PERMIT (Z-IV-2026-14), and USE PERMIT (U-2026-11)** to allow construction of a new electrical switching substation facility on a parcel situated along the mauka side of Kaumualii Highway in Kipu, approximately 3.1 miles inland, further identified as Tax Map Key: (4) 3-4-001:002 (Por.), and affecting a 3.03-acre portion of a larger parcel containing 345+ acres = **KAUAI ISLAND UTILITY COOPERATIVE (KIUC). [Director's Report Received, 3/24/2026].**

1. Director's Report Pertaining to this Matter.

- c. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2026-5)** to allow construction of a new single-family residence and associated site improvements on a parcel situated on the makai side of Kūhiō Highway in Wainiha, approximately 400 feet west of the Alealea Road/ Kūhiō Highway intersection, further identified as 5-7436 F Kuhio Highway, Tax Map Key: (4) 5-8-010:025, Unit 1 containing a total area of 18,129 square feet = **ZONA URDINA, LLC.**

1. Director's Report Pertaining to this Matter.
2. Transmittal of agency comments to Planning Commission.

3. Continued Public Hearing

- a. Proposed amendments to the Special Management Area (SMA) Rules and Regulations. **[Director's Report Received, Hearing Continued, 1/13/2026; Hearing Continued, Deferred 2/24/2026].**

1. Director's Report Pertaining to this Matter.
2. Supplement #1 to Director's Report Pertaining to this Matter.

4. **New Public Hearing**

- a. None for this meeting.

H. **CONSENT CALENDAR**

1. **Status Reports**

- a. 2025 Annual Report on the progress of compliance and conditions of the subject permits for COCONUT PLANTATION RESORT in accordance with Condition No. 8 of Special Management Area Use Permit SMA(U)-2006-5, Class IV Zoning Permit Z-IV-2006-10, Project Development Use Permit PDU-2006-7, Tax Map Keys: (4)4-3-007:027, Waipouli, Kauai – **COCONUT PLANTATION BEACH INVESTORS, LLC (FORMERLY COCONUT PLANTATION HOLDINGS, LLC)**

1. Director's Report pertaining to this matter.

2. **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. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2026-4)** to allow construction of a new single-family residence and associated site improvements on a parcel situated on the mauka side of Kūhiō Highway in Wainiha, approximately 350 feet west of the Alamihi Road/ Kūhiō Highway intersection, further identified as Tax Map Key: (4) 5-8-011:024 containing a total area of 5,940 square feet = **TIMOTHY J. QUINN. [Hearing Postponed, 2/10/2026, Director's Report Received, Hearing Closed, Deferred, 2/24/2026].**

- a. Director's Report Pertaining to this Matter.
b. Supplement 1 to Director's Report Pertaining to this Matter.

L. **NEW BUSINESS (For Action)**

1. **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; Hearing Postponed, 3/10/2026].**

2. **CLASS IV ZONING PERMIT (Z-IV-2026-14), and USE PERMIT (U-2026-11)** to allow construction of a new electrical switching substation facility on a parcel situated along the mauka side of Kaunualii Highway in Kipu, approximately 3.1 miles inland, further identified as Tax Map Key: (4) 3-4-001:002 (Por.), and affecting a 3.03-acre portion of a larger parcel containing 345+ acres = **KAUAI ISLAND UTILITY COOPERATIVE (KIUC)**. [Director's Report Received, 3/24/2026].
3. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2026-5)** to allow construction of a new single-family residence and associated site improvements on a parcel situated on the makai side of Kūhiō Highway in Wainiha, approximately 400 feet west of the Alealea Road/ Kūhiō Highway intersection, further identified as 5-7436 F Kuhio Highway, Tax Map Key: (4) 5-8-010:025, Unit 1 containing a total area of 18,129 square feet = **ZONA URDINA, LLC**.

M. EXECUTIVE SESSION

1. Subdivision Application No. S-2025-2
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Makai Kōloa, LLC. Et AL.
Proposed 3-Lot Consolidation and Resubdivision into 20 lots
TMKs: (4) 2-6-014: 041 and 046 / 2-6-015: 005
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6. Proposed amendments to the Special Management Area (SMA) Rules and Regulations. **[Director's Report Received, Hearing Continued, 1/13/2026; Hearing Continued, Deferred 2/24/2026].**
7. 2025 Annual Report on the progress of compliance and conditions of the subject permits for COCONUT PLANTATION RESORT in accordance with Condition No. 8 of Special Management Area Use Permit SMA(U)-2006-5, Class IV Zoning Permit Z-IV-2006-10, Project Development Use Permit PDU-2006-7, Tax Map Keys: (4)4-3-007:027, Waipouli, Kauai – **COCONUT PLANTATION BEACH INVESTORS, LLC (FORMERLY COCONUT PLANTATION HOLDINGS, LLC)**
8. **SPECIAL MANAGEMENT AREA USE PERMIT (SMA(U)-2026-4)** to allow construction of a new single-family residence and associated site improvements on a parcel situated on the mauka side of Kūhiō Highway in Wainiha, approximately 350 feet west of the Alamihi Road/ Kūhiō Highway intersection, further identified as Tax Map Key: (4) 5-8-011:024 containing a total area of 5,940 square feet = **TIMOTHY J. QUINN**. **[Hearing Postponed, 2/10/2026, Director's Report Received, Hearing Closed, Deferred, 2/24/2026].**

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 May 12, 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
03.30.2026 (Approved)	SMA(M)-2026-21	Kōloa (2-6-022:013)	Construction. /Solar Photovoltaic Ground Mount.

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.

April 14, 2026

SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Development/Reasons
SSD-2026-23	Hale Ipukukui LLC	5-2-004:069	Kilauea	Construction. / Swimming pool, spa facilities, and pool equipment enclosure. Project is located an additional 99 ft from the required 111 ft setback.
SSD-2026-24	Verizon Wireless	3-5-005:002	Līhu'e	Construction/ Non-penetrating guardrail systems, walking pads, step over, warning tape, and safety gate. Propose project takes place an additional 90-70ft from the required 120ft setback.