



AGENDA FOR THE MEETING OF THE LAND USE COMMISSION

DATE: June 24, 2026

TIME: 9:30 a.m.

VIRTUAL: <https://us02web.zoom.us/j/89448666708>

LOCATION: King Kamehameha's Kona Beach Resort, Conference Room 4
75-5660 Palani Road, Kailua-Kona, HI 96740

This meeting will be held using interactive conference technology under Hawaii Revised Statutes ("HRS"), Section §92-3.7. Commission members, staff, testers, and the public can choose to participate in person, online via Zoom, or by telephone.

1. Call to Order

2. DR21-73 Honoipu Hideaway, LLC, Petition for Declaratory Order (Hawai'i)

To Consider the Remanded Petition for a Declaratory Order for Boundary Interpretation under Hawai'i Administrative Rules ("HAR") §15-15-22 for certain land consisting of approximately 17.5470 acres situated at 56-102 Old Coast Guard Road.

The matter is before the Land Use Commission on remand following the opinion of the Hawai'i Supreme Court in Hono'ipu Hideaway, LLC v. Land Use Commission (Civil Case 3CCV-22-0000088), which vacated the Commission's Decision and Order and remanded the matter for further proceedings. The remand hearing is conducted pursuant to HAR §15-15-100(a)(3).

Files pertaining to this docket are available at: <https://luc.hawaii.gov/dr21-73>

Parcel information: Tax Map Key: (3) 5-6-001:074. Approximately 17.547 acres located in Kapa'a-Upolu, North Kohala, County of Hawai'i, State of Hawai'i.

3. Approval of Meeting Minutes for May 13, 2026 and May 14, 2026

Meeting Minutes are available at:

<https://files.hawaii.gov/luc/meetings/minutes/2026/2026-05-13.pdf>

<https://files.hawaii.gov/luc/meetings/minutes/2026/2026-05-14.pdf>

4. Election of Commission Officers for Fiscal Year 2027 (July 2026 – June 2027)

The Commission will discuss and take action on the election of Commission officers for Fiscal Year 2027.

5. Discussion on Protocol for Executive Officer's Annual Performance Evaluation for Fiscal Year 2026 (July 2025 – June 2026)

The Commission will discuss the process and protocol for conducting the Executive Officer's annual performance evaluation for Fiscal Year 2026.



6. Tentative Meeting Schedule

7. Adjournment

NOTE: Agenda items may be taken out of order.

Participating Virtually via Zoom. You may be asked to enter your name or email. The Commission requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous.

Join the Zoom Webinar:

June 24, 2026: <https://us02web.zoom.us/j/89448666708>

Webinar Passcode: **0624** Webinar ID: **894 4866 6708** Dial-In Number: **+1-689-278-1000**

If the audio-visual connection is lost during the public portion of the meeting, the meeting shall automatically recess for up to 30 minutes while the Commission attempts to restore connection. Online viewers should check the Land Use Commission (“LUC”) website at <https://luc.hawaii.gov/> for reconnection information. If the connection is lost for more than 30 minutes, the meeting will be continued to a specific date and time, with the new link for the continued meeting to be provided at the LUC’s website (<https://luc.hawaii.gov/>).

Oral Public Testimony. To provide oral public testimony, you can attend the Commission meeting in person at the physical meeting location or remotely via the Zoom link, as listed on page 1. Participants attending via Zoom who wish to provide oral testimony should use the Q&A feature during the scheduled meeting. We strongly encourage participants to limit to two minutes for each testifier per agenda item.

Written Public Testimony. We encourage interested persons to submit written testimony in advance of the meeting, which will be distributed to Commission members prior to the meeting to allow for a timely review. To ensure the Commissioners have time to review your written testimony, we suggest that it reaches us at least 24 hours before the scheduled meeting. Late written testimony will be retained as part of the record and distributed to Commission members as soon as practicable, but we cannot ensure that the Commission will receive it in sufficient time to review, prior to decision-making.

You may submit written testimony online at <https://luc.hawaii.gov/testimony>, mail your testimony at P.O. Box 2359, Honolulu, HI, 96804-2359, or send an email to dbedt.luc.web@hawaii.gov. Written testimonies may be posted to the LUC meeting website; as a precaution, please be mindful with any personal information prior to submitting it unless you intend for it to be shared.

Executive Session. During the scheduled meeting, the Commission may elect to go into Executive Session for reasons limited to those set forth in section HRS § 92-5(a)(4), to consult with its legal counsel on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities.



Board Packet. Meeting materials for this session are available for public viewing on the LUC website at <http://luc.hawaii.gov>. Meeting materials are available for public inspection at the LUC office located at 235 S. Beretania Street, Room 406, Honolulu, HI 96813. The Board Packet typically includes the draft minutes and staff reports and supporting documentation for the items listed above. In accordance with HRS § 92-7.5, these documents will be posted at least three full business days prior to the scheduled meeting.

Special Assistance. If you need an auxiliary aid/service or other accommodation due to a disability, please contact the State Land Use Commission at (808) 587-3822 or dbedt.luc.web@hawaii.gov as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.