

Exhibit "C"

County of Maui, Planning Department

Response to Draft 201H-38 Comments

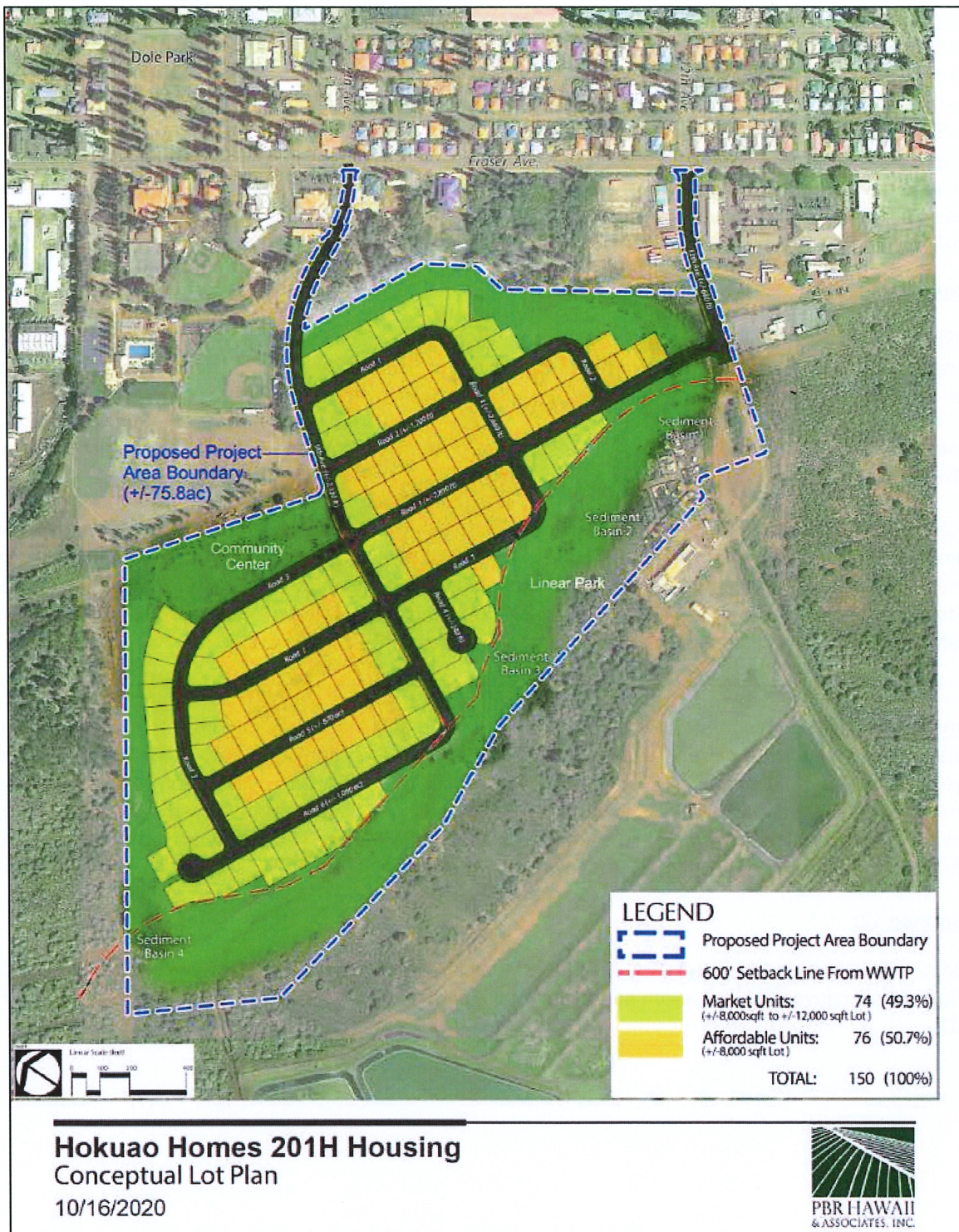


Figure 9: Dotted red line depicts the 600 foot setback line from the WWTP.

Exhibit “C”

County of Maui, Planning Department

Response to Draft 201H-38 Comments

Comment 11: Page 139 of the DEA states, “At build-out the average daily de-facto population of the community will be some 418 fulltime residents. The cumulative resident household income during the first 10 years of occupancy will total \$70.4 million and will stabilize at \$12.1 million annually thereafter.” Discuss why the Applicant believes such estimates of household income are important for this project review. Is an increase in median income anticipated? If so, will that increase be driven by an increase in wages of current residents, or new residents to the island? Does the Applicant believe this new income will be generated by off-island residents moving to Lanai? If the homes are for people who are already on Lanai, does it make sense to discuss the total household income of the community when potential tenants may just be moving from another part of town to this new rental project?

Response 11:

CBRE (consultant) completed Exhibit F Market Study Economic Income Analysis for the Hōkūao 201H Housing Project. The calculations and tables presented in Exhibit F and discussed in Section 4.9 of the DEA is standard for these types of reports.

As stated in the DEA, Exhibit F, Table A-5, footnote (1): Average resident households were estimated at 150% of Lanai household income average of \$53,590 in 2020; or \$80,385 (150% * \$53,590).

When discussing this question with the consultant (CBRE), they indicated that the 150% of median income estimate is the weighted average based on the unit mix and type of workforce/affordable and market-rent homes. The household income for the workforce/affordable component is set at between 80% to 120% of median household income for Lanai (per HUD guidelines) and the market-rent units at 160% to 220% (and potentially higher). The increase is not attributed to “new residents to the island.”

Comment 12: Further elaborate on water usage and provide data that shows the project's proposed water demand, plus the island's current water usage combined with the approved water allocation for entitled projects. Plot this data graphically against the threshold set by the Commission on Water Resource Management. This data should be shown in an easily read graphical format. Please state the level of approved water consumption where the need for a well on the windward side of the island will be triggered in the context of the current level of approved water consumption.

Response 12:

In Section 4.7, on page 101 of the DEA, the Lānaʻi Monthly Pumpage chart²⁹ was presented. It is replicated in **Figure 3** for convenient discussion purposes. At the time of the DEA, the current daily demand was 1.6 MGD.

²⁹ The data set used to create this graphic was downloaded from
https://files.hawaii.gov/dlnr/cwrm/monitoringdata/pump_lanai.pdf.

Exhibit “C”

County of Maui, Planning Department

Response to Draft 201H-38 Comments

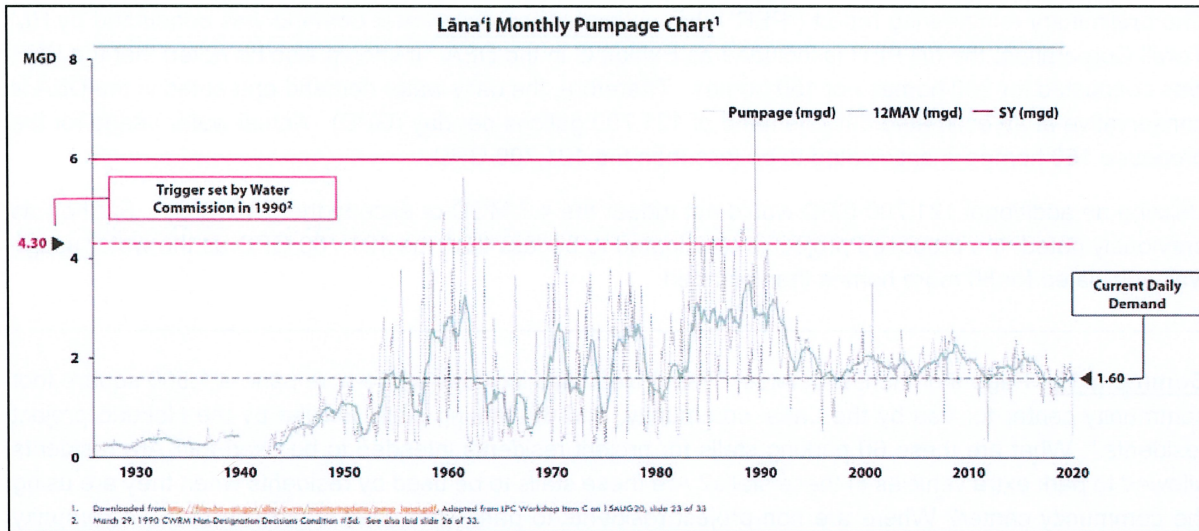


Figure 10: Duplication of chart on page 101 in the DEA. The solid light aqua blue line shows the 12-month moving average, the dotted gray line is the monthly Pumpage, the solid red line is the sustainable yield (“SY”) for Lāna’i at 6 million gallons per day (“MGD”), and the red dotted line is pegged at 4.3 MGD, which is the trigger set by the Water Commission in 1990.

As stated on page 99 of the DEA, when the actual water use exceeds 4.3 MGD (see **Figure 3**, dotted red line trigger), the Chairperson of the Water Commission is authorized to re-institute water management-area designation proceedings and, hence re-evaluations of the ground water conditions would commence. The current daily demand in **Figure 3** is 1.6 MGD, which is 73.3% less than the sustainable yield (“SY”) and 62.8% less than the trigger set by the Water Commission. **Figure 4** was created using the information from **Figure 3** to aid in these calculations.

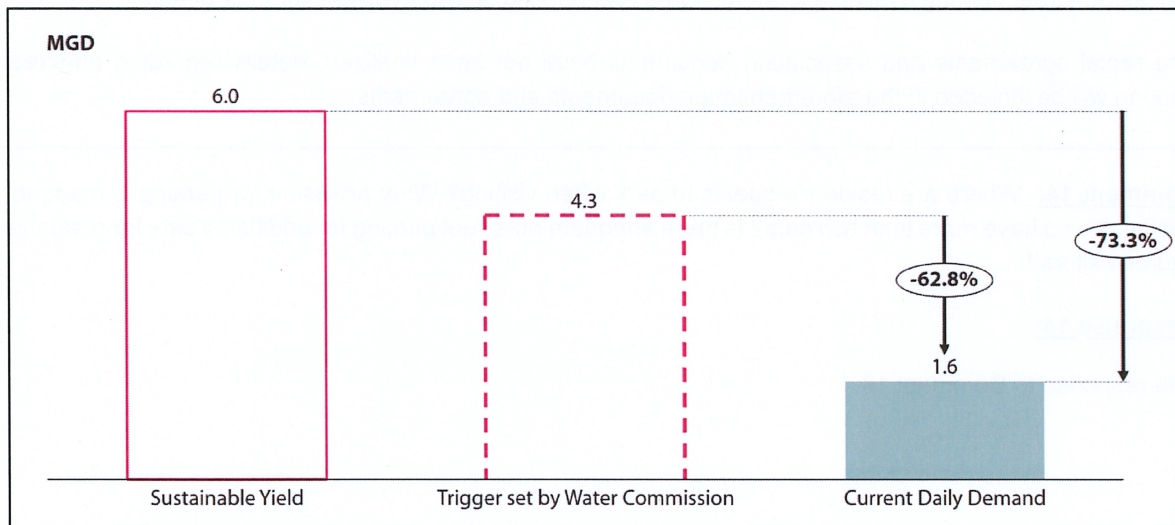


Figure 11: Graphical representation to aid in the comparison of the current water daily demand, the trigger set by the Water Commission, and the Sustainable Yield for Lāna’i.

Exhibit “C”

County of Maui, Planning Department

Response to Draft 201H-38 Comments

The preliminary engineering report (“PER”) that estimated the daily water demand was conducted by RM Towill Corporation; the full PER is included as Exhibit G in the DEA. It should also be noted that the PER was conducted for 200 homes not 150 homes. Therefore, the daily water demand presented in the DEA is conservative at an estimated daily demand of 121,700 gallons per day (GPD). Actual water usage for the proposed 150 homes is anticipated to be less than the 121,700 GPD.

Utilizing an additional 121,700 GPD would not trigger the 4.3 MGD or exceed the 6 MGD SY. Further, as previously noted, the proposed project is anticipated to be less than the 121,700 GPD as the water usage was calculated for 50 more homes than planned.

Comment 13: Page 9 of the DEA states, “The project also includes a one-acre park, a 1,500 square foot community center for use by the Lanai community, and 60-parking stalls for use by the Hokuao project residents.” What are these 60 parking stalls for project residents intended to be used for? Are residents allowed to park extra vehicles in these stalls? Are these stalls to be used by residents when they are using the community center? Where are non-project residents to park when they make use of the community center?

Response 13:

Although the comment is not within the scope of the draft Environmental Assessment (“DEA”), the applicant recognizes the comment regarding the parking stalls located near the community center.

The parking lot is intended to be used by community members (residents of Hōkūāo 201H Housing Project and non-residents of Hōkūāo 201H Housing Project) when visiting the community center or park.

Residents of the Hōkūāo 201H Housing Project will each have two parking stalls on their rental property as well as on-street parking available to them. On-street parking is also available for their guests.

The rental agreements and association documents have not been finalized, details regarding on-street parking will be included in the aforementioned documents and agreements.

Comment 14: Where are resident's guests to park when visiting? What provision for parking is made for residents who have more than two cars? Is there adequate off-street parking for additional cars for residents and/or visitors?

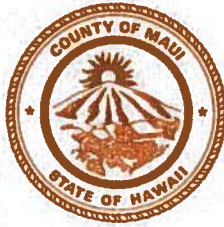
Response 14:

See response to Comment 13.

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

MARY A. KIELTY
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawai'i 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

April 9, 2021

Chris Sugidono, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Sugidono:

SUBJECT: DRAFT 201H-38 HAWAII REVISED STATUTES APPLICATION FOR THE HOKUAO 201H HOUSING PROJECT AT TMK: (2)4-9-002:061 (POR.), (2)4-9-014:001 (POR.) AND 009 (POR.); LANAI CITY, LANAI, HAWAII

Thank you for the opportunity to review the subject project. As the project will not be 100% affordable, it will be subject to the requirements of Maui County Code Section 18.16.320 Parks and Playgrounds. The Department of Parks and Recreation looks forward to working with you to satisfy the requirements.

Should you have any questions or concerns, please feel free to call me, or Samuel Marvel, Chief of Planning and Development, at (808) 270-6173.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Peters".

KARLA H. PETERS
Director of Parks and Recreation

c: Samuel Marvel, Chief of Planning and Development

KHP:SM:kb

July 16, 2021

Karla Peters, Director
County of Maui
Department of Parks and Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793


SUBJECT: Draft 201H-38 Hawai'i Revised Statutes Application for proposed
Hōkūao 201H Housing Project at TMKs (2)4-9-002:061 (POR.), (2)4-
9-014:001 (POR.) and 009 (POR.), Lāna'i City, Hawai'i.

Dear Ms. Peters:

Thank for your letter dated April 9, 2021, on the subject project. On behalf of Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge the Department of Parks and Recreation's comment on the requirements of Maui County Code Section 18.16.320 Parks and Playgrounds. The Applicant is proposing to provide a 1-acre park in addition to a community center and comfort stations, totaling 2.10 acres, which is 68% more land than required, to meet the County park and playground regulations. The park and community center are proposed to be privately owned and maintained and open to the public. The Applicant appreciates the department's offer of assistance in addressing the requirements.

We appreciate your input and will include a copy of your comment letter and this response in the final 201H-38 Hawai'i Revised Statutes Application. Should you have any questions or require further information regarding the proposed action, please contact me at 244-2015, extension 221.

Very truly yours,



Chris Sugidono
Senior Associate

CEJS:ab

Cc: Buddy Almeida, County of Maui, Department of Housing and Human Concerns
Keiki-Pua Dancil, Pūlama Lāna'i

K:\DATA\Pūlama Lanai\Lanai City Expansion 1939\Applications\201H Application\201H Response Letters\DPR response.docx



COMMUNITY ENGAGEMENT
SUMMARY

10



Hōkūao 201H Residential Project Community Engagement and Support

Throughout the planning stages of the Hōkūao 201H Residential Project, there have been at least five opportunities for larger community engagement, including three Community Informational Meetings, the Draft Environmental Assessment (DEA) comment period, which incorporated an atypical Lānaʻi Planning Commission (LPC) meeting, and a Maui County Council meeting, where Bill 10 (2021), potentially impacting the Hōkūao 201H Residential Project was discussed. These five community engagement opportunities resulted in over 200 supportive, on the record testimonials for the Hōkūao 201H Residential Project at a County venue (i.e., LPC or Council Meeting), which further elaborated on the profound need for housing on Lānaʻi. The community engagement efforts and supported commentary by Lānaʻi residents are summarized in the table below and further discussed herein.

Community Engagement Opportunity	Date	Community Touchpoints	Exhibit
Community Informational Meeting #1	August 1, 2016	102 participants	A – Meeting flyer
Community Informational Meeting #2	November 12, 2018	65 participants	B – Meeting flyer
DEA Public Comments <ul style="list-style-type: none"> - LPC Meeting - DEA supportive comment letter sent to DHHC as part of the public comment period for the DEA 	LPC Meeting: <ul style="list-style-type: none"> - January 20, 2021 Additional DEA supportive written comments: <ul style="list-style-type: none"> - January 2021 	LPC meeting supportive testimony: <ul style="list-style-type: none"> - 7 written - 10 oral Supportive DEA comment: <ul style="list-style-type: none"> - 2 letters 	C – DEA Public Comments <ul style="list-style-type: none"> • C.1: Written testimony provided for Agenda Item C.1. on January 20, 2021 LPC Meeting, • C.2: LPC minutes, • C.3: Comment Letters submitted to DHHC
Community Informational Meeting #3	February 22, 2021	96 participants	D – Meeting flyer
Maui County Council Meeting: Bill 10 (2021)	March 5, 2021	Supportive testimony: <ul style="list-style-type: none"> - 7 written - 1 written with 175 Lānaʻi resident signatures 	E – Written testimony provided for Agenda Item K. Bill No. 10 (2021) on March 5, 2021 Maui County Council Meeting

Community Informational Meeting #1

The first Hōkūao Community Informational Meeting was held on August 1, 2016. There were 102 persons in attendance at an in-person meeting on Lānaʻi. The flyer that was circulated via email distribution and posted around Lānaʻi City to inform the community of this meeting can be found in **Exhibit A**. During this meeting, Pūlama Lānaʻi shared preliminary information about the Hōkūao project, including the location, and that 51% of the 150 homes would be affordable. Carol Reimann, the County of Maui Director of Housing and Human Concerns (DHHC) at the time, was also in attendance and discussed the County's affordable housing project. She also introduced a survey that was meant to identify the demand for affordable housing, and encouraged everyone to participate. Director Reimann explained the Affordable Sales Prices and Affordable Median Income as it relates to a 20% down mortgage balance and monthly payment handout that was distributed at the meeting.

Community Informational Meeting #2

The second Hōkūao Community Informational Meeting was held on November 12, 2018, 65 participants attended in person on Lānaʻi. The flyer that was used to inform the community of this meeting can be found in **Exhibit B**. Pūlama Lānaʻi shared updated information about the project, including design details such as plantation style homes, park, and community center. The permitting process, including the Environmental Assessment and the 201H application was explained.

DEA Comment Period

The Draft Environmental Assessment (DEA) for the Hōkūao 201H Residential Project was submitted in Q4 2020 and published in the OEQC Environmental Notice on December 23, 2020, starting the statutory 30-day public review and comment period.¹

The accepting agency for the DEA is the Department of Housing and Human Concerns (DHHC) and not the Lānaʻi Planning Commission. The Planning Department recently adopted a policy to have all DEA documents for affordable housing projects reviewed by the appropriate Planning Commission during the public comment period. As such, the Planning Department requested comments from the Lānaʻi Planning Commission on the DEA.² The DEA was included on the LPC meeting on January 20, 2021, as Agenda Item C.1.³

Seven community members submitted supportive written testimony and ten community members provided supportive oral testimony at the LPC meeting. Two additional supportive letters were submitted directly to the DHHC as part of the DEA public comment period. These supportive comments can be found in **Exhibit C** as Exhibit **C.1**, **C.2**, and **C.3**, respectively. All written comments regarding the DEA submitted to the LPC and DHHC within the public comment period are included and addressed in the Hōkūao Final Environmental Assessment.

¹ The Environmental Notice, OEQC, December 23, 2020, [2020-12-23-TEN.pdf \(hawaii.gov\)](#), page 3.

² Department of Planning Memo to the Lānaʻi Planning Commission, [012021_Item-C1_EAC-20-15-Hokuao-Housing-Project-Memo \(mauicounty.gov\)](#)

³ Lānaʻi Planning Commission Agenda, January 20, 2021, [27895 \(mauicounty.gov\)](#), page 2.

The number of supporting comments (e.g., written and oral) were overwhelming compared to the number opposing comments. There were a few members of the Lānaʻi community that expressed concerns with project details (e.g., location), however overwhelmingly the testimonies agreed that there was a severe shortage of housing on Lānaʻi and that the Hōkūao 201H Residential Project would address the immediate need.

Community Informational Meeting #3

The third Hōkūao Community Informational Meeting was held virtually via the BlueJeans Events platform on February 22, 2021, there were ninety six unique participants. The flyer that was distributed via email and posted in Lānaʻi City to inform the community of this meeting can be found in **Exhibit D**.

The initial agenda for this meeting was set to discuss the changes from the second Community Informational Meeting, however the agenda was adjusted due to the eminent Second and Final Reading of Bill 10 (2021), which was scheduled for the Maui County Council Meeting, on March 5, 2021.⁴ In summary, Bill 10 (2021) was a bill for an ordinance amending Section 2.96.030 Section F, to increase the minimum percentage of affordable housing units for 201H projects to 75%, unless approved by council resolution, and excluded households in the “above-moderate” income category, earning between 120% and 140% AMI.⁵ Bill 10 (2021), as drafted, had unintended consequences to the Hōkūao 201H Residential Project. Pūlama Lānaʻi informed the community about Bill 10 (2021) and how it could affect the Hōkūao 201H Residential Project. Pūlama Lānaʻi also informed the community about the County of Maui’s Affordable Housing Project. Pūlama Lānaʻi encouraged residents to voice their concerns to Councilmembers at the March 5, 2021 Council Meeting regarding Bill 10 (2021)’s unintended consequences regarding affordable housing on Lānaʻi.

Maui County Council Meeting

Bill 10 (2021) was discussed at the Maui County Council Meeting on March 5, 2021.⁶ Written testimony for Bill 10 (2021) was submitted by many Lānaʻi residents and business owners. Seven letters and a petition was signed by 175 Lānaʻi residents in opposition to Bill 10 (2021), as drafted were submitted. The testimonials described the housing shortage on Lānaʻi and demonstrated strong overwhelming support for the Hōkūao 201H Residential Project as submitted to DHHC. The letters and signatures can be found in **Exhibit E**.

⁴ Maui County Council Agenda, March 5, 2021, [A G E N D A \(legistar.com\)](#), page 8.

⁵ Bill 10, dated February 23, 2021, [View.ashx \(legistar.com\)](#)

⁶ Maui County Council Agenda, March 5, 2021, [A G E N D A \(legistar.com\)](#), page 8.

EXHIBIT A

Hōkūao Community Information Meeting #1 Flyer

August 1, 2016

COMMUNITY UPDATE

Informational Meeting



SUBJECT: Housing –
Public - Private Partnership

Monday, August 1, 2016
ILWU Hall • 6 p.m.

Light refreshments will be served.
For more information, call (808) 237-2213.



EXHIBIT B

Hōkūao Community Information Meeting #2 Flyer

November 12, 2018

COMMUNITY UPDATE

Informational Meeting



SUBJECT: Hōkū-ao 201H Housing

Monday, November 12, 2018

ILWU Hall • 6 p.m.

Light refreshments will be served.
For more information, call (808) 237-2213.



Pūlama Lānaʻi
Preservation. Progress. Sustainability.

EXHIBIT C.1

Supportive Hōkūao Draft Environmental Assessment Public Comments

Written Testimony submitted to the Lānaʻi Planning Commission

January 20, 2021 Meeting, Agenda Item C.1.



FOUR SEASONS
RESORTS
LĀNA'I

January 18, 2021

Maui County Planning Department
planning@mauicounty.gov

Dear Councilmembers:

I am writing today in support of the proposed Hōkūao 201H Residential Project, which will provide affordable workforce housing for the residents in our community who choose to call Maui County home as they work, live and even raise families.

Please accept my testimony as a current Lāna'i City resident and General Manager of Four Seasons Resorts Lanai. Tourism is an integral part of Lāna'i's economy and our two properties - Four Seasons Resort Lāna'i and Sensei Lāna'i, A Four Seasons Resort - directly employ over 800 people, a significantly large segment of the local community. The vast majority of our workforce lives on Lāna'i. This number does not include the supporting elements of local business owners and tour operators that play an active role as ambassadors to everyone that visits our beautiful island as well as the many other members of the community that choose to make Lāna'i home.

It is vital for projects like this to move forward, so our residents, and those who would like the opportunity to live in the community, have access to a choice of available housing.

The proposed development would add 150 new single-family homes for lease with just over half the units set aside as affordable units, allowing for a variety of pricing options to accommodate a range of residents, no matter where they are on their life path. The additional elements of a Community center with parking, a park, and pocket parks along the south border will serve to enhance the overall project.

I thank you for the opportunity to share my perspective as you gather the viewpoints of the various stakeholders - from county officials, community members, neighborhood homeowner's associations, local business and immediate neighbors and know that we all are working towards making Maui County, our home, the best it can be for us all.

Once again, please accept this letter in support for the Hōkūao 201H Residential Project.

Alastair McAlpine

From: Larry Nixon <larry@sensei.ag>
To: "planning@mauicounty.gov" <planning@mauicounty.gov>
Date: 1/15/2021 4:47 PM
Subject: Hōkūāo 201H Housing Project

All,

I appreciate the opportunity to offer my excitement over this housing project here on Lanai. As somebody who has dreamt of living and farming on Lanai for some time, it is nice to see affordable housing that is new and unique, coming to the island. As a mid-size group of greenhouses, we are hiring mostly young locals from Lanai, it is nice to know there are homes for them to start their lives in! Sensei stands on food security, building people and securing futures, and this project speaks to that. I was so impressed with the park space, and even the look of each house, it just looks like Lanai. While having only lived here less than a year, I have wanted to be on Lanai half my life, I am careful with how this land is treated in and around the greenhouses, and I know this project will do the same. Be blessed and confident in your support for this wonderful opportunity for all of Lanai. Stay Safe.

Larry Nixon
General Manager

Cell: 808.853.0065 | Office: 808.999.8716

larry@sensei.ag

<https://protect2.fireeye.com/v1/url?k=fc8386a7-a318bf90-fc87b3a1-86ab8bdaf1e2-374911e91f7ba9bf&q=1&e=e8cc7479-d59e-4867-9b51-e84ca687aa73&u=http%3A%2F%2Fwww.sensei.ag%2F>

From: kuniz kunimitsu <kuniz4lyph@gmail.com>
To: <planning@mauicounty.gov>
Date: 1/18/2021 5:22 AM
Subject: Testimony

Aloha,

Currently we are struggling dealing with the lack of opportunity to rent a home on Lana'i. Specifically a 2 or 3 bedroom is seemingly impossible. Currently there are many local family's that are stuck living in a one bedroom home, including my family. I have been noticing that when homes open up for rental it's already reserved for someone who is not a resident on Lana'i. Understanding yes they save those for non resident because a company needs to fill a specific position and need to house them. We need more rentals! And we need more homes to own! I know for a fact we are all waiting and waiting for this to happen. This community needs homes for the community, not for non resident. There is a huge difference between the culture, the people that are here and now. Please hear me out my family needs a bigger place. It's 4 of us in a one bedroom apartment.

Mahalo!

□

From: Scott Ashworth <scott.ashworth@fourseasons.com>
To: "planning@mauicounty.gov" <planning@mauicounty.gov>
Date: 1/18/2021 9:32 AM
Subject: Hokuao 201H Housing Project

Good morning,

I am writing this note to show support for the Hokuao 201H Housing project. We are in desperate need of more housing on Lanai for our current residents as well as future residents. With the two Resorts being the main economic engine on Lanai, we need new, affordable housing for our future employees and to ensure the continued success of the Resorts here on Lanai.

Please support this important Project.

Mahalo,
Scott

Scott Ashworth, PGA
Director of Golf

Four Seasons Resorts Lanai
One Manele Bay Road, Lanai City, Hawaii

Voice: (808) 565-2225

scott.ashworth@fourseasons.com<mailto:scott.ashworth@fourseasons.com>

https://fourseasons.com/lanai<https://urldefense.proofpoint.com/v2/url?u=https-3A__fourseasons.com_lanai&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=HVa5UtriTEB9VnkWho4VVS63feACs84Xzoo2WR3fUpM&e=>

Need Anything? Click [HERE](#)

<https://urldefense.proofpoint.com/v2/url?u=https-3A__fourseasons.com_lanai_chat&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=r2QjsND5YaObyO6N7L3qb9Eevlr5f_2QZ7c1tfbCw8&e=>> to Chat with us.

[Four Seasons Mobile

App]<https://urldefense.proofpoint.com/v2/url?u=https-3A__secure.fourseasons.com_mobileapp&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=z1BpQWiW1k7QvbnHUPh0bOMUgjtAFNpYhgTAIJKI-g-8&e=>

[Facebook]<https://urldefense.proofpoint.com/v2/url?u=https-3A__facebook.com_fourseasonsresortslanai&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=cUtp3ENyUdWoiTumZXUiAujJy6RCXW7JHOB0YsTFOs&e=>> [Instagram]

<https://urldefense.proofpoint.com/v2/url?u=https-3A__instagram.com_fslanai&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=FAmWy4upah09aTq8fd4dmqpt02TLIMG8olUhzTUuc0&e=>> [Twitter]

<https://urldefense.proofpoint.com/v2/url?u=https-3A__twitter.com_FSLanai&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=duZmVR9zPytZ-Xtbc9OyVlimAiG_TWpUCmnA7Z0BWPw&e=>> [YouTube]

<https://urldefense.proofpoint.com/v2/url?u=https-3A__www.youtube.com_playlist-3Flist-3DPLFB930393B16C9D15&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=rc0e2UmDdUPX90o4ww4F7AOJ1E8d-_0kXXRHfQhXt0s&e=>>

AAA Five Diamond

Awards<https://urldefense.proofpoint.com/v2/url?u=http-3A__press.fourseasons.com_news-2Dreleases_awards-2Dand-2Daccolades-2Dfor-2Dfour-2Dseasons-2Dhotels-2Dand-2Dresorts_&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=dzjwU_ZJ-XG_JUXTRMAwzM6D8K-VGVuwPt0ps52WNzA&e=>>

Business Traveller

Awards<https://urldefense.proofpoint.com/v2/url?u=http-3A__press.fourseasons.com_news-2Dreleases_awards-2Dand-2Daccolades-2Dfor-2Dfour-2Dseasons-2Dhotels-2Dand-2Dresorts_&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=dzjwU_ZJ-XG_JUXTRMAwzM6D8K-VGVuwPt0ps52WNzA&e=>>

Forbes Travel Guide Five-Star

Awards<https://urldefense.proofpoint.com/v2/url?u=http-3A__press.fourseasons.com_news-2Dreleases_awards-2Dand-2Daccolades-2Dfor-2Dfour-2Dseasons-2Dhotels-2Dand-2Dresorts_&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=dzjwU_ZJ-XG_JUXTRMAwzM6D8K-VGVuwPt0ps52WNzA&e=>>

[Four Seasons Resort Lanai at Manele

Bay]<https://urldefense.proofpoint.com/v2/url?u=https-3A__fourseasons.com_lanai&d=DwMFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=YiBdCUZRB5tZM87tWeA6ERHlRxlS1DeZks7Juctdq6M&m=5858j9Og0pUci4H_bLzVijlZJ_BAtjkZLRMkdndjGVQ&s=HV

a5UtriTEB9VnkWho4VVS63feACs84Xzoo2WR3fUpM&e=>

Elevate your experience. Travel via Oahu on Lanai

Air<https://urldefense.proofpoint.com/v2/url?u=https-3A__www.fourseasons.com_lanai_services-2Dand-2Damenities_lanai-2Dair_-&d=DwMF
Ag&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=YiBdCUZRb5tZM87tWeA6ERHIRxIS1DeZks7Juctdq6M&m=5858j9Og0pU
ci4H_bLzVijlZJ_BAtjkZLRMkdnjdGVQ&s=GfoSZbPvP_64GX-TQFc8rWwViiryvPk6kze0iE00Fu w&e=> included with all qualifying
reservations made by December 15, completed by June 30, 2021.

From: Rama Di Luzio <rama@sensei.ag>
To: "planning@mauicounty.gov" <planning@mauicounty.gov>
CC: "lzablan@pulamalanai.com" <lzablan@pulamalanai.com>
Date: 1/18/2021 11:53 AM
Subject: Hōkūao 201H Housing Project

Dear Maui County Planning Department,

I am writing to show my support for the Hokuao 201H Housing Project.

I had recently moved to Lanai and I am aware of the lack of affordable housing. I believe this project will bring a lot of growth and jobs for the islanders.

Thank you in advance.

Yours truly,

Rama Di Luzio

Assistant Grower

808.379.6637 | rama@sensei.ag

<https://protect2.fireeye.com/v1/url?k=31d39c35-6e48a4d1-31d7a933-8621b744bf41-e5c35c8918488ec1&q=1&e=d9960751-7a84-4235-8f59-9a845f34a99d&u=http%3A%2F%2Fwww.sensei.ag%2F>

[A picture containing drawing Description automatically generated]

Fairfax (Pat) Reilly
468 Ahakea Street
P.O. Box 630111
Lanai City, HI 96763-0111
Email: kimchi508@outlook.com

To: planning@mauicounty.gov

Shelly Preza, Chair and Members of the Lana'i Planning Commission

Re: COMMENTS REGARDING HOKUAU 201H HOUSING PROJECT DRAFT EA

Position: **MODIFY THE PROPOSAL**

Aloha Chair Preza and Members,

Happy New Year. Thank you for the opportunity to comment on this important proposal. Your work in reviewing the EA is appreciated.

1. Request sufficient time to review and accept community input prior to concluding final comments on the plan.
2. The project should conform to Chapter 11, Housing of the Lana'i Community Plan, updated in 2016 which reflects the opinion of the broad Lana'i community via several years of work by the Community Plan Advisory Committee and accepted by the Lana'i Planning Commission.
3. The HOKUAU Project needs to address the needs of resident families working for Federal, State, County, healthcare, private businesses, non-profit organizations who have been preparing to purchase homes for years.
4. The County and Pulama conducted multiple community meetings which confirmed a desire to purchase a home was expressed.
5. Mortgage interest rates are at historic lows presenting perhaps a once-in-a-lifetime opportunity for long-term residents to save thousands of dollars over a thirty-year mortgage contract.
6. A variety of financing models were discussed along with models for maintaining low construction and sales costs.
7. Employees in the service and support sectors wish to remain on Lana'i and to raise families thus establishing a stable community.
8. I have included a web address of a study conducted by SMS for the Hawaii Housing Finance and Development Corporation.

Mahalo for your time.

<https://hi-mauicounty2.civicplus.com/DocumentCenter/View/105983/2016-Lanai-Community-Plan-?bidId=>

https://dbedt.hawaii.gov/hhfdc/files/2020/01/FINAL-State_Hawaii-Housing-Planning-Study.pdf

From: Jon Dillehay <jon@sensei.ag>
To: "planning@mauicounty.gov" <planning@mauicounty.gov>
Date: 1/19/2021 12:22 PM
Subject: Hōkūao housing project Written Testimony

To whom it may concern,

I am writing in support of the Hōkūao housing project for Lānaʻi. I have lived and worked on Lānaʻi since May 2018 in the pursuit of food security. In my humble opinion, housing availability has been one of the most significantly limiting factors in respect to the growth and development goals of the island. I believe a project such as this one is necessary to incentivize the return of folks born Lānaʻi and the retention of experienced labor.

Hawaii, as a state, imports far more food than is produced locally. Sustainable, reliable, local food production is critical in reducing this dependence, and Lānaʻi has the potential to contribute greatly to that effort.

Additionally, taking property values into consideration, renting is the only viable housing option (at least for people in situations similar to mine). Buying a house is well out of budget, so availability of rentals is critical. For these reasons, I think the Hōkūao housing project is the correct step forward and is very important.

Thank you for your time,

Jon Dillehay

From: Alice Granito <Alice_Granito@hotmail.com>
To: "planning@mauicounty.gov" <planning@mauicounty.gov>
Date: 1/20/2021 3:59 PM
Subject: Hokuao Affordable Rental Housing Development written testimony

To whom it may concern,

I am writing in support of the Hokuao Affordable Rental Housing Development project on Lanai.

My name is Alice Granito and I have been a resident of Lanai since 2003. I worked at the only licensed preschool on the island for 14 years. Currently, I work for the State of Hawaii - Child Welfare Services. When I first moved here, I was ok with living with my significant other and his family. As time went on, more family members joined the household. With 8 people, we live in an old plantation home with 1 bathroom. Usually this living situation is interesting to say the least, but during this pandemic it has been difficult living in a multi-generational home with one bathroom. We have all had to make extra sacrifices in order to care for everyone else in our household. With only one bathroom there is no option for isolation in the event anyone was to get sick.

During my time here I've applied for housing through Castle and Cooke and then Pulama Lanai at various times. The first time I applied, I was called for housing, but at the time I was unable to afford living expenses plus the higher rent on my own versus living at home. Most recently, I applied for housing with Pulama Lanai and my application was accepted. I waited two months for an answer before I was finally notified that they were unable to offer me housing. The notice also stated that Pulama Lanai was not accepting any applications until further notice. This was a letdown as it is difficult to live on your own here with limited resources for housing. Private rentals are expensive and limited as well.

Although it is a disappointment that this project would not be offering homes for sale, it is great to know that units will be available for rent. This will ease stress to families living in multi-generational and multi-family homes. I personally look forward to having the option to move into a single-family home on my own.

Thank you,
Alice Granito

EXHIBIT C.2

Supportive Hōkūao Draft Environmental Assessment Public Comments

Oral Testimony submitted to the Lānaʻi Planning Commission

January 20, 2021 Meeting, Agenda Item C.1., Meeting Minutes (Pages 12 – 20)

**LANA'I PLANNING COMMISSION
REGULAR MEETING
JANUARY 20, 2021**

A. CALL TO ORDER

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Ms. Shelly Preza, Chair, at approximately 5:00 p.m., Wednesday, January 20, 2021, online via Bluejeans Meeting No. **454 352 220**.

A quorum of the Commission was present (see Record of Attendance).

Ms. Shelly Preza: I just want to remind everyone that if you are not a Planning Commission member, it would be most helpful if you could mute your audio and video. I believe Leilani mentioned that in the chat, but it's easier to keep track when there's so many participants. So if just commission members could keep their audio and video on, that will help limit distractions and any unwanted audio. And if you're testifying on a specific item or you're part of presentation, then we invite you to unmute yourself and turn on your video at that time.

But before we get started, I just wanted to read through what the kind of guidelines are for this virtual meeting of the Planning Commission in case any of you folks are new or need a refresher. So if you wanted to provide written testimony then that should have been emailed to the Planning Department by noon prior to this meeting. But public testimony will be taken when each agenda item is discussed, and testimony will be limited to a maximum of three minutes. Testifiers will be called on by me to offer their testimony and are asked to mute their audio and video when they are not testifying. If you are going to be testifying via video, you're asked to sign up via the chat function directly to Leilani, who I believe is the only person who has chatted anything in the chat box. If you're unfamiliar with the BlueJeans platform, the chat should be in your upper right hand corner, and so you can directly message. There's a, there's a column that says everyone, and there's a column that says direct message, so you can directly message Leilani if you would like to testify. And please let her know your name and also what agenda item you would like to testify on. And testifiers via phone I'll call on after anyone who has called in via BlueJeans is finished.

We will -- Commissioners shall not be contacted by the chat function. If you have any comments, we won't be checking that, so please sign up to testify if you have any comments. If you're here to testify on more than one agenda item, also, please Leilani know that because we're going to be taking testimony as each agenda item comes up. But in the meantime, for those of you who are just joining us, please, if you could mute your audio and video that would be most helpful.

Sorry, so I won't be checking the chat, but I see that Kathy asked how to mute video and audio. There is if you're on your laptop, then on the middle upper part of your, this, the screen, there's a mute video button and then a mute audio button. I think she figured it out. Great. But in case anyone else needs to know too BlueJeans is, you know, different from Zoom, Zoom and everything.

And with that being said, I would just call out the names of the Commissioners so we can make sure everyone is here who said they were going to be. Okay, I'll just started. I hear some audio so please remember to mute yourself if possible because we're hearing some noise. Is Chelsea Trevino here? I think she was maybe not supposed to be here, so I just wanted to check. Roxanne Catiel.

Ms. Roxanne Catiel: Here.

Ms. Preza: Thank you. John Delacruz.

Mr. John Delacruz: Here.

Ms. Preza: Thank you, Sally Kaye?

Ms. Sally Kaye: Here.

Ms. Preza: Thank you, Sherry Menze.

Ms. Sherry Menze: Here.

Ms. Preza: Thank you. John Ornellas. John, are you here? Okay. I'm not getting anything. Usually he calls in via phone, so we'll see if he comes in later, but right now, he's not here. Natalie Ropa?

Ms. Natalie Ropa: Here.

Ms. Preza: Thank you. And Shirley Samonte.

Ms. Shirley Samonte: Here.

B. PUBLIC HEARING (Action to be taken after public hearing.)

1. BED AND BREAKFAST HOME PERMIT

KAREN DE BRUM and MARTIN DE BRUM requesting a Bed and Breakfast (B&B) Home Permit in order to operate "de Brums Lanai," a one-bedroom B&B home rental located in the R-3 Residential District at 950 Konawai Place, Tax Map Key: (2) 4-9-001-026-0000, Lanai City, Island of Lanai. (BBLA T2020/0001) (J. Burkett)

On the island of Lanai, the initial B&B home permit application is required to be review by the Commission.

Ms. Preza: Great. Thank you so much. So we definitely have a quorum, so we'll get started. I would like to ask that if possible, we'll, we'll probably have presentation. So if I'm, I'm going to open up public testimony preferably after the presentations unless anyone urgently needs to testify now and they can't stay. But please let Leilani know. But I guess without further ado, I think the first item on the agenda is B-1, bed and breakfast home permit for Karen De Brum and Martin De Brum. Is there someone representing the applicants that has any kind of presentation for us?

Mr. Jared Burkett: The Department has an introduction first, then the applicant is present.

Ms. Preza: Okay. Great. Thank you, Jared. Do you want to take it away?

Mr. Burkett: Yes. Okay. So good afternoon, Commissioners, Chair. My name is Jared Burkett, the assigned staff planner for this project. The owner applicants Karen and Martin De Brum are seeking approval for this BBLA T2020/0001 permit request for the rental named De Brum Lanai. This application is one of the pending applications mentioned when you were recommending approval of the moratorium on vacation rentals. So it does not fall under that moratorium bill because this application was deemed complete at the time the moratorium bill was passed. So that's why you're hearing it despite the moratorium. And you're also hearing this item because the application is required to come to before the Planning Commission when it's an initial bed and breakfast application on the island of Lanai. So that is why you are reviewing it.

Now the zoning is R-3 so that is why they are permitted to have two primary dwellings on the property. And because they were both considered primary dwellings, then they are allowed to apply for a vacation rental, in this case, a bed and breakfast in the one bedroom sized home. So there are also no other bed and breakfasts on the island of Lanai, and there are no short term rental homes within 500 feet of the property. There was one request for service (RFS) entered on a property for a suspected set back violation back when the second dwelling was being built. But that RFS was investigated and no set back violations were found and the RFS was closed. So nothing there that is of concern to the bed and breakfast permit. The applicant will be living on the property as required, and the other home on the property.

Also, the, the Department did not receive any testimony for this item. So there aren't any concerns from the public that has been noted by the Department. So as I stated, the applicant, Karen De Brum, has a presentation that she'd like to give, and she'll be sharing her screen. And then she, as well as the Department, will be available to answer any questions that you might have after her presentation. So if there are no objections, I'd like the applicant to make her presentation.

Ms. Preza: Sounds good. Thank you, Jared.

Mr. Burkett: You're welcome.

Ms. Preza: Karen, I believe you're muted.

Ms. Karen De Brum: You know, I do this every day for a living. You'd think I got that, but sorry. Good evening, everybody. Thank you for giving me a few minutes of your time. I will share my screen. Is that working? And I don't know how to present on this. Do you?

Ms. Preza: I also just want to mention, while you're getting situated, for anyone in the audience who is unfamiliar with BlueJeans, if you would like to see the screen as being shared bigger, there is options on your bottom left to see, to see a gallery of, like, who's here or to make it just full screen, the screen being shared. So if you would like to do that option then you might be able to see everything a little bit better. Thanks.

Ms. De Brum: Okay. So I can't get -- it's presenting in a funny format right now for me, so I'm just going to have to present it like this and it won't look as, as beautiful. Jared had told me that you, that some pictures would be helpful. So, so the cottage is in the back there. This is the front of the house. I parked the truck here so you could see where the parking would be for any guest if this is permitted. So where my truck is now would be where the guests park. We have a two car garage there, so we'd be parking in the garage. Guests would be walking up from the driveway to the cottage. The cottage is in the back left-hand corner of the property. Here's a view from Ninth Street. The red roof there -- If I'm going too fast, you let me know, right? -- that's my house, so that shows you a perspective of where the property is.

So the cottage itself, a pretty standard, one bedroom, little cottage. The stairways to the entrance are on the left side there. Here's the, it's really just the living room and the, and the kitchen. Closer into the kitchen there. There's a view from the kitchen corner looking back towards the door, back into the living room. Into the bathroom, there's a hallway that goes right next to the kitchen, down into the bathroom. A pretty standard bathroom, shower enclosure, bathtub, toilet, sink.

Bedroom is queen size bed. There's a sliding glass door on the right-hand side there. So this is a view from the sliding glass door looking out. And then here's the whole front yard. The cottage is tucked up here in the, in the back there. But that's the front of my house. So there you go. We have -- I don't know if you needed to see the house rules and the menu. It's pretty standard stuff; coffee, and tea, and muffins that we'll buy from the store.

So, you know, Martin and I live on site. We've lived here for 25 years. I've been teaching at the school for 25 years. So we'll know the house rules are being observed. We'll know that there's no we're not going to impact the neighbors in any way. We're on a dead end street. It's pretty quiet up here. There's plenty of space. But, you know, it's not going to impact. There won't be a lot of noise factor. We'd be able to share what we love about Lanai with guests and promote Lanai as a tourist destination or as a as a place to visit. We're, we really would like to attract, like, the Maui County folks who have to come over for meetings, teachers or PD that has to happen. That kind of thing is really would, would be great for us. That's, that's the kind of business we'd love to be able to attract. People who just need to stay for a night

because they're here for a meeting, or here to do professional development at the school. And, you know, also it's a place that we usually save graduation because families at commencement around here always need a place to store family so we try to make sure it's always available for families during commencement. It is small, so you can't fit many people inside it, which is great. The parking would all happen in our driveway. There's plenty space for all of that. We can support local businesses and restaurants because we'd be able to recommend them to our guests.

That's about it. Any questions?

Ms. Preza: Thanks so much, Karen. So Commissioners, if you have any questions, if you could just hold off because I'd like to open public testimony and ask Leilani if anyone has signed up to testify on this agenda item.

Ms. De Brum: Should I stop sharing the screen?

Ms. Preza: Sure that's fine. Thanks, Karen.

Ms. Leilani Ramoran-Quemado: Hi. Can you hear me?

Ms. Preza: Yes.

Ms. Ramoran-Quemado: Okay, thanks Chair. First off I wanted to also acknowledge that, Chair, Commissioner Ornellas is on. I see his extension number so he's present. As far as testimony, I have no one signed up for this particular item.

Ms. Preza: Okay. I'll just open it up again if anyone here hasn't or would like to testify on this agenda item who's calling in via BlueJeans. You can speak up now. And if not, then I'll ask if there's anyone calling in via phone who would like to testify on this agenda item. Okay, if not, then I'll close public testimony. And Commissioners, if you have any questions or comments on this application, now's the time for our discussion. Anyone? If not, then the options for us today -- and I'm sorry, I'll just remind everyone, if you could please mute your mic if you're not speaking because there's audio that can be very distracting.

Ms. Kaye: Shelly, . . . (inaudible) . . . ?

Ms. Preza: Yes.

Ms. Kaye: Yeah, I had a question probably for Jared. Is he still with us?

Ms. Preza: Jared, are you here?

Mr. Burkett: Yes. Yes.

Ms. Kaye: Okay, I was curious about the home exemption. If, if a, if a single family property also includes a bed and breakfast, do they lose their homeowner's exemption?

Mr. Burkett: Yes. They get, they have a bed and breakfast tax rate that is different from the short term rental home. It's a little better, but it's, it's still much higher than a — so, no, they would not get an exemption.

Ms. Kaye: Okay, and then the second question was just on parking. I've always been curious is the objection -- is the objective of parking to just simply keep vehicles off the street?

Mr. Burkett: Well, for the bed and breakfast, they're required to have a parking space for each of the rooms. And in this case, there's one bedroom, so they should have at least one space. And yes, it has to be off the street.

Ms. Kaye: Okay. Thank you.

Ms. Preza: Thank you. . . . (inaudible) . . . questions or comments? If not, then these are the things we can do today. We are -- pardon me -- we can defer action, approve with no conditions, approve with conditions, or deny. The County has recommended approval. I'm not sure Jared, if you folks are speaking more on that, or Richelle.

Ms. Richelle Thomson: Just a quick note. If you wanted to give Jared an opportunity to provide either the report and recommendations. He could just summarize it, and that should provide the Planning Department's recommendation.

Ms. Preza: Okay, Commissioners, are we ready for that, if there's no further discussion? I see none. Okay. Great. Jared, if you could go ahead.

Mr. Burkett: Okay, the Department has determined that the B&B Home Permit conforms to the character of the existing neighborhood in the following ways. So there are no private conditions, covenants, or restrictions. And so these are the things that we would look at to be sure that it qualifies, so that's why I'm mentioning them. So that you're aware of how we review this.

The existing land use is also in accordance with of allowable uses for the State and County zoning districts. It's in accordance with the Community Plan. The community has had a chance to provide input regarding this rental, but no testimony was submitted. So it doesn't really show that there's any opposition, and so in keeping with the character of the neighborhood. The rules imposed upon approval will limit the impact from the rental guests and will be similar to that of the long term tenant especially when the owner is living onsite. There are no permitted rentals surrounding the property. There have been no past complaints about illegal rental operations on the property. And the applicant has complied with all government requirements for this property.

I also conducted a virtual site visit because it's the day and age we're living in right now, and confirmed that the property is as it is represented on the application, and that all conditions for approval have been or will be met. And those would be the house rules are posted, that fire extinguisher, extinguishers are easily accessible and it's the acceptable size, and that there are working smoke detectors, and the parking is in place.

So the application, application complies with the applicable standards for a B&B Home Permit and therefore the Department is recommending approval of the B&B subject to the standard conditions that are outlined in staff report, as for a duration of three year period. And I would also like the Commission to consider, if they choose to approve this, that the, the Commission follow the Department's recommendation as well as adopting this as the Findings of Fact, Conclusion of Law and Decision and Order, and to authorize us to transmit that on your behalf. Okay, that was the only thing I have to say, and so back to you.

Ms. Preza: Thanks so much, Jared. So Commissioners, would anyone, was there any further discussion or would anyone like to place motion on the table, please to move forth?

Mr. Delacruz: I move we — oh, this is John La Cruz -- I move we accept the County's recommendation and approve the B&B.

Ms. Preza: Okay. So we have a motion to approve with no conditions. Does anyone . . . (inaudible) . . .

Ms. Catiel: I second.

Ms. Preza: Roxanne seconds. Was there any further discussion? If not we're going to --

Ms. Kaye: Shelly, we're going to, we're going to, we're going to vote to approve with the conditions that the County Planning Department has suggested, correct?

Ms. Preza: Yes. So, but yes. Does that makes sense Richelle?

Ms. Thomson: Yes, that's exactly what I was going to check on is just to make sure that it was adopting the report and recommendation, including the conditions.

Ms. Preza: Okay, thank you for the clarification. Okay, so if we can go to the -- no, if there's no further discussion, then we'll go to the vote. So I'll just go through each of your names, if that's okay, and you can let me know how you vote. So, Roxanne?

Ms. Catiel: Yes.

Ms. Preza: John Delacruz?

Mr. Delacruz: Yes.

Ms. Preza: Thank you. Sally Kaye?

Ms. Kaye: Aye.

Ms. Preza: Thank you. Sherry Menze?

Ms. Menze: Aye.

Ms. Preza: Thank you. John Ornellas?

Mr. John Ornellas: Yes.

Ms. Preza: Thank you. Natalie Ropa?

Ms. Ropa: Aye.

Ms. Preza: And Shirley Samonte?

Ms. Samonte: Aye.

It was moved by Mr. John Delacruz, seconded by Ms. Roxanne Catiel, then unanimously

VOTED:	To accept the Department's recommendation and approve the B&B with the conditions as outlined in the Departmental report.
<i>(Assenting:</i>	<i>R. Catiel, J. Delacruz S. Kaye, S. Menze, J. Ornellas, S. Preza, N. Ropa, S. Samonte)</i>
<i>(Excused:</i>	<i>C. Trevino)</i>

Ms. Preza: Thank you. And I vote, also vote yes, so it passes unanimously. Thank you so much and thank you Karen and County for your time.

Before we move on, Jared, if I could, this is kind of like slightly off topic. It's not about Karen's application, but congratulations on your B&B Permit.

Ms. De Brum: Thank you everybody. I'm going to go.

Ms. Preza: Thank you. Jared, did you, did you say that there are no B&B's on Lanai?

Mr. Burkett: Yes.

Ms. Preza: Okay.

Mr. Burkett: There used to be one, but there is not one at the moment.

Ms. Preza: Okay. I'll e-mail you about this because I thought someone came by saying they were staying at a B&B, so we should probably address that. But all -- we can talk about that separately. I just want to confirm that you said there were none.

C. NEW BUSINESS

- 1. Request for comment on Draft Environmental Assessment (EA) prepared for the proposed Hokuao 201H-38 housing project located in Lanai City, Lanai, Hawaii; Tax Map Keys (2) 4-9-002:061 (por), (2) 4-9-014:001 (por) and (2) 4-9-014:009 (por). (EAC 2020/0015) (K. Wollenhaupt)**

The entire text of the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) is available at http://oeqc2.doh.hawaii.gov/Doc_Library/2020-12-23-LA-DEA-Hokuao-201H-Housing-Project.pdf

The County of Maui, Department of Housing and Human Concerns, is the approving agency for the DEA.

(Agenda Item C.1. begins at 00:21:40 of the Audio Recording.)

Ms. Preza: Okay, great. So we'll move on. I imagine this is why we have such great participation today. On to item C-1, which is new business. Requests for comment on draft environmental assessment prepared for the proposed Hokuao Housing project. And so, if possible, I'm imagining that there will be people who would like to testify on this agenda item. If you could hold off until after the presentation is made, I think that would be most helpful. And then we'll open up public testimony, if anyone is here to speak on that. I will -- I would like to say, I preface this with the fact that I know this EA is very lengthy. It's, you know, it was 800 pages long, the document was. But I just want to kind of put it out there for the audience and for everyone that if you are planning on testifying, it should be within the scope of the EA, and we're going to welcome commentary on the project. But just so that everyone understands what the Commission's role is here today, we're commenting directly on the EA and we are not making a motion to -- I mean, we're making we will make a motion to accept comments that we conclude. But it's not like we're making a decision about whether to put this project forward or not. Just so that's clear, we're just providing comments to the County and to the various departments that need them. But I will also say that if you are going to provide public testimony, it might be good to not just state whether you like the project or not, but specifically with the within the EA if there is any part that you feel is incomplete or deficient, that is what we can talk about today and put our comments forward that way. But that being said, we, there is a presentation, so I think we should try to get to that. And if you folks have any questions, we can address those later. I'm not sure if the County wants to comment on

this also, if they could clarify some of what we're able to do here today and what the process will be. Maybe Jordan, I think.

Mr. Jordan Hart: Chair, Deputy Director on behalf of the Department. I'm just going to give a brief overview on, on why this item is on the agenda. And then there's going to be a very brief introduction by Kurt Wollenhaupt.

So the, the proposed project triggers an environmental assessment and the accepting authority is the Housing and Human Concerns, the County of Maui, Department of Housing and Human Concerns. Because of the approval process that this project is going through, the Lanai Planning Commission wouldn't have any specific part in the process. However, because of the, the requirement for compliance with HRS 343, and the filing of the environmental assessment, the, the project was published for comment by everyone in December 23rd Environmental Notice put forward by the State Department of Health Office of Environmental Quality Control. And so we are now within the comment period for this Draft EA, which ends on December or January 22nd. So the Director thought it was important to receive the Planning Commissions' comments, and provide the community with an additional venue to discuss this project, because it is a significant project but does not have a review component by this body. So this is a comment letter that may be transmitted would be this body's opportunity to provide their thoughts on this subject.

So we recognized that it is a very long document, but this is the process for everybody who participates in the State, especially when you are not specifically an accepting authority for that draft EA. But anyway, without further ado, I'll pass it on to Kurt Wollenhaupt to give a brief introduction. Thank you.

Ms. Preza: Thank you, Jordan.

Mr. Kurt Wollenhaupt: Good evening members of the Lanai Planning Commission. Yes, the Department of Planning has transmitted the draft environmental assessment for the proposed 201H-38 affordable housing project. Now, for some of the members of the audience that may not be familiar with that term, 201H-38, that was then enacted into law to provide a process whereby an affordable housing project can be granted exemptions from statutes, ordinances, and rules of the governmental agency. Now the applicant can ask for an exemption for planning, zoning, construction standards as long as it doesn't negatively affect the health and safety of the general public. This exemption power normally helps the project move through the process more quickly once it gets to the County of Maui's Council, and also in this case to the State of Hawaii Land Use Commission. Which brings me to understanding why are we here today? As Director, Deputy Director Jordan Hart indicated, there was a trigger for an environmental assessment. All projects have to look if they have a trigger, and indeed this one does, which is noted as a sewer line improvements in the County's right-of-way, on Ninth and Twelfth Street. So that's the trigger that made the development of an environmental assessment required.

So what we're here tonight for, and I will help you, is to take your notes and your questions that you would like answered in the final environmental assessment. The approving agency is the Department of Housing and Human Concerns. It's not the Lanai Planning Commission, as it often times is for other environmental assessments. So what's important tonight is that the Lanai Planning Commission, as a group, as a group, develop a consensus of questions they will like, questions that are specific and can be answered in a final EA. Everyone, as a member of the public, is more than happy, more than welcome to submit their own individual concerns. But tonight's review is that the Commission, as a group, comes up with questions. We are as Deputy Director Hart said in the 30 day public review period. These comments and this period will end on January 22nd. So it's good that we're here on January 20th.

Also for members of the audience that may not have had time to look at the project, the proposed project comprises 76 acres of land, and it's proposed to be developed as an affordable rental housing project under the affordable guidelines. The project proposes 150 single family homes. 76 of which are affordable. When 50 percent are more affordable, they can apply under the 201H process and they can ask for exemptions. Otherwise, this project would have to go through a community plan amendment, a change in zoning; very time consuming processes. But they can ask for an exemption on this and it greatly accelerates the process. All of the homes are to reflect the existing design standards of Lanai City. They are to be generally 8,000 square foot lots. As I indicated before, 76 affordable rentals, 74 market rate rentals for lease. Also part of the project is a one acre park, a 1,500 square foot community center for use by the Lanai community, and 60 parking spaces for use by the project residents.

That is an overview of the project. I'm sure that the, most of the people that are listening tonight are very familiar with the location. Part of the process moving forward, is that once the comments are received by the Department of Housing and Human Concerns, they will incorporate into a final EA. Then if that final EA is accepted and moves through the comment challenge period at the Office of Environmental Quality Control, it will be adopted. Then there'll be an application that is given to the State of Hawaii Land Use Commission for a District Boundary Amendment from agriculture to urban, and also to the Maui County Council for the 201H process and a request for the exemptions such as exemptions, sidewalks, changes in zoning, community plan, building . . . (inaudible) . . . There are numerous exemptions in the environmental assessment that were outlined.

So we hope that gives the people in the audience especially an overview of what this project is. And I thank you for listening to me. I hope I didn't go on too long, but thank you very much.

Ms. Preza: Thank you, Kurt. Do we have any other presentation on this or do we, are we moving straight to a public testimony after this?

Mr. Wollenhaupt: It's my understanding that there is not a presentation, although I believe that there are resources available should the Commission have questions.

**PUBLIC TESTIMONY FOR AGENDA ITEM C.1
BEGINS HERE**

Lanai Planning Commission
Minutes -- January 20, 2021
Page 12

Ms. Preza: Thank you so much for the clarification. So with that said, I'll open public testimony. If you're just joining us, if you would like to testify, please directly message Leilani and she'll be keeping a sign up. And reminder that testimony will be limited to three minutes. So Leilani, if you, if you wouldn't mind keeping time and maybe chiming in when people are at two and a half minutes just so we can kind of respect everyone's time here tonight. That will be great. Okay, so without further ado, I'll open public testimony. Leilani, if you could tell me who the first person on the list is.

Ms. Ramoran-Quemado: Thank you, Chair. Your first testifier, and I apologize in advance if I mispronounced your names, Uri Cabatu followed by Reverend Steven Jerbi.

Ms. Preza: Thank you. And just a reminder, if you are going to testify and you're here on the BlueJeans platform when it's your turn, your feel, feel free to turn on your audio and video so we can hear and see you. And if everyone else could just make sure that muted that will be most helpful. So sorry, who did you say was the first testifier was?

Ms. Ramoran-Quemado: First testifier is Uri Cabatu.

Ms. Preza: Okay, great. Uri, are you here? If you could turn on your video.

Ms. Uri Cabatu: Yes. Yes, I'm here. I'm sorry, I don't want to turn off, turn on my video.

Ms. Preza: Oh, no, no. It's okay.

Ms. Cabatu: So my name is Uri Cabatu. I want to give a testimony regarding the housing. Uh, I am in favor of the proposal. In my opinion, it will help the community. I heard that this proposal is for the work force of Lanai -- correct me if I'm wrong -- and I am part of that workforce. I am employed as a certified nursing assistant, which is a much needed service on Lanai especially for the kupuna. However, my job does not pay very well, but I love it and I'm happy to provide care for others. This proposal gives me hope that I too may be able to rent or buy an affordable home in the future. So thank you.

Ms. Preza: Thank you so much for your testimony. Commissioner, do you have any questions for her? If not, then thank you so much. And we'll move on to the next testifier. Leilani, could you say his name again?

Ms. Ramoran-Quemado: Sure. The next testifier is Reverend Steve Jerbi.

Ms. Preza: Thank you. I see you've unmuted yourself, so please go ahead.

Reverend Steve Jerbi: My name is Steve Jerbi. I am the Kahu at Lanai Union Church, and I am speaking in support of this project. The prophet Micah says everyone shall sit under their own vine and fig tree. I'll reference a scripture that Amanda Gorman, our youth poet laureate referenced earlier today which is a vision that says everyone will have a safe and secure

place to live and to dwell. We know that housing is a major issue for residents here in Lanai especially workforce housing. And so while there are environmental exemptions and accommodations that are made when you make plans for affordable housing, I see this as very supportive for the vision for the residents and for the workers. And so I support the project moving forward and adopting the environmental plan. Thanks.

Ms. Preza: Thank you for your testimony. Commissioners, do you have any questions for Reverend? If not, then thank you so much. And before we continue down the list, in case people are just joining us, I just want to let everyone know if you are interested in testifying, in the upper right hand corner of the BlueJeans app there is a chat function, and you can message Leilani through that and she'll put you on the list. Okay, Leilani, can you let us know who's next please?

Ms. Ramoran-Quemado: Thank you. The next testifier is Diane Preza.

Ms. Preza: Okay, thank you.

Ms. Diane Preza: Hi. Aloha Chair Preza and Commissioners. I'm Diane Preza, and I appreciate the opportunity, opportunity to voice my thoughts. I don't have any comments on the draft EA, but I would like to share some thoughts about Hokuao so I'll go ahead. I love Lanai and its people, and as a lifelong resident of Lanai, I'm well aware of the need for housing on Lanai. 30 years ago, my husband and I were fortunate enough to purchase an affordable at Olopua. I wish the same for young families because it's important they have opportunities which allow me to put roots down here at home. In all honesty, I hope for development in which affordable homes would be available for Lanai residents to purchase. While not a current option, hopefully one day the sale of affordable homes will once again happened on Lanai.

That being said, I am in favor of the proposed Hokuao affordable rental development for these reasons. It's a solution that will help alleviate the current, the current housing shortage. In some instances, there are multiple families and multiple generations living together in one household. This type of living situation may be difficult and has a potential to cause family conflict. As a retired educator and a parent, I realize the need for children to have adequate living space. Creating an environment conducive to studying and a good night's rest results in increased performance in school. Many of us were lucky enough to grow up in a home with a yard. A yard affords children a place where they can unplug from technology, exercise, socialize and most importantly, create special memories. Parents can maintain supervision as children play in the yard. Activities that strengthen family bonding, such as gardening and barbecuing, can take place in the yard, which is, by the way, is very huge, I thought. Finally, this development will free up other Pulama Lanai rental properties. I hope that preference for these homes is given to Lanai residents currently working on the island. Thank you so much.

Ms. Preza: Thank you for your testimony. Commissioners, do you have questions for Diane? If not, and thank you so much, and we'll move on. Leilani, if you could let us know who's next.

Ms. Ramoran-Quemado: Your next testifier is Noemi Barbadillo.

Ms. Preza: Okay. Do you mean Noemi maybe? Yeah. Okay. Sorry, go ahead.

Ms. Noemi Barbadillo: Hi. Good evening. I just wanted to voice my support for the Hokuao project. There's definitely a need for housing to support all of the agencies on island, to bring in talent needed to help get Lanai to a place where we can be self-sustaining. We see it all the time where people are in bad situations or relationships, and they leave their home only to return to the same situation because they don't have any other options due to the lack of housing. There are many families that are stacked in homes because family members can't find anywhere affordable to live on island, and so this, with having this new housing option, it will allow those who have also outgrown their current home a chance to move into a home that is the right size for their family. And so, I mean, I moved back home seven years ago, but I was lucky enough to be able to move into our home and we have enough room so four of us can coexist. But that's not the case for a lot of people who move home. They go into their family homes and there are so many of them that then it causes conflict in their homes and they're trying to get out and we are not able to help them. So I'm in favor for this project.

Ms. Preza: Thank you Noemi. Commissioners, do you have any questions for her? If not, then thanks so much for your testimony. And Leilani, if you could let us know who's next.

Ms. Ramoran-Quemado: Thank you. Next testifier is Kathy Carroll.

Ms. Preza: Thank you, Kathy. Feel free to unmute. Hi, Kathy. Are you are you there? I think you're still muted if you're trying to talk. Kathy? The unmute button is in the top middle right. I mean, sorry, the middle of the screen. Okay, if not, maybe we can just try to get back to Kathy. Maybe she's having technical difficulties. Leilani, can you let us know who's next, please?

Ms. Ramoran-Quemado: Our next testifier is Charlie Palumbo.

Ms. Preza: Charlie, you can feel free to unmute. You can unmute your audio and video if you'd like to. It's up to you. Are you there Charlie? We can't hear you.

Mr. Charlie Palumbo: So here we go. Here we go. All right. Um, well, as you probably know, we're in a critical housing shortage here in Lanai. We have multi-generational. I mean, it's the same thing that Diane talked about, and we all know the issues. We have multi-generational families living in tiny plantation homes. You know, people stacked on top of people, and we need more room. We have an economy that's starting to grow here. We have a, you know, ownership that is interested in creating this sustainable island here. And so in addition to all of the people here that are, you know, living in sort of substandard conditions right now, they really need to spread out, and, you know, what has been previously

mentioned, you know, room to grow, live, play, all of that good stuff. We also need room for people that will help us become a more sustainable island in the future.

The things I like about this location is it's walkable. It's near the stores and school. There are parks that are going to be, you know, a part of this development. So there are a lot of good stuff that's going on. This is not the do all and end all. This is a stepping stone, I think, in the right direction for where we need to go. I understand, you know, homeownership is something that is near and dear to many of us that cannot afford to purchase a home right at the moment. But with affordable housing, this will allow us to save, get ready for, you know, future opportunities. The County is, I know, at work trying to come up with solutions for affordable housing that is for purchase in the future. Pulama may follow that. There may be another phase of this project or other similar projects that will offer home ownership. So this is certainly not the do all and end all project. This is a step in the right direction. So I'll just leave it at that. Thank you for my time to participate.

Ms. Preza: Thank you, Charlie, for your testimony. Commissioners, do you have any questions for him? Okay, if not then, then thanks so much. And Leilani, can you let us know who's next please?

Ms. Ramoran-Quemado: Our next testifier is Elton Kinoshita.

Mr. Elton Kinoshita: Oh, thank you Commissioners for allowing me to speak up. I'll admit I did not read the 800 page EA, but I'd like to speak on behalf and to support this proposal. And I'm speaking as principal of Lana'i High and Elementary School. Pulama Lanai has been very accommodating and providing us much housing for me, for teachers when I recruit. This year they gave me, they managed to give me two more than what my inventory was so I really appreciate that. However, even with that, we were four or five -- we had four or five teaching positions at the beginning of the school year, and I had to discontinue recruiting efforts because there just was no, were no available units. Eventually we did have one of our teacher colleges that opened up. But this is a struggle for us to provide housing as we recruit. And the housing here compared to other islands is very, very affordable. But still, for many people that are struggling, even that is not a viable option right now in terms of . . . (inaudible) . . . I will say I don't know if my teachers would qualify with the income part of the affordable rental units, but if other people can do move into those units, it may also free up units in Iwiole or Kanepuu. So I, I hope that this goes through just shortly take of the recruiting of teachers at the, the school here on Lanai. That's all I have to say. Thank you again for allowing me to share.

Ms. Preza: Thank you Elton. Commissioners, do you have any questions for him? If not, then thanks so much for your testimony. Leilani, is there anyone else?

Ms. Ramoran-Quemado: Yes. Next testifier is Butch Gima.

Mr. Butch Gima: Okay. Good evening everybody. I submitted written testimony regarding the draft EA and to summarize, you know, conceptually, I'm in agreement with this project. I feel it will meet, increase the supply for the demand for housing, and I think the, the benefits outweigh some of the deficits in this project. But the gist of my testimony had to do with water. And I, I felt that the both the applicant and the entity that prepared the EA arrived at a premature conclusion that there was a finding of no significant impact (FONSI). And I stated that because I think the section on water was deficient in the sense that you as Commissioners could not comment on whether overall this project would have an impact on our water supply and the ability to transmit water to all the projects. Ideally, what, what should have been provided in the EA was, number one, our current usage. Number two, the projected use of water in this project. And number three, the approved allocations for other projects not yet built. Then once you get those three, then you'll have a total and then you can compare that to the island's sustainable yield and ability to pump that much water. So without that information, I don't, I think it's premature to have that FONSI. It is encouraging that hopefully the Department of Housing and Human Concerns will take that into consideration, and incorporate that into the final draft. Thank you.

Ms. Preza: Thank you Butch. Commissioners do have questions for him? Okay, if not, then thanks so much for your testimony. And Leilani, could you please let us know who's next?

Ms. Ramoran-Quemado: I have Phoenix Dupere next. He's calling via phone.

Ms. Preza: Okay. Phoenix, you can feel free to speak up and we can let you know if we can hear you. Phoenix, are you there? We can't hear you. I don't know if you're on mute. If there's a button you can press.

Mr. Phoenix Dupree: Can you hear me now?

Ms. Preza: Yes, we can. Go ahead.

Mr. Dupree: Good evening. I'm Phoenix Dupree, co-owner, and operator Blue Ginger Cafe. Thank you for letting me share my testimony. My family moved to Lanai 30 years ago, and into a brand new rental housing complex called Iwiole Hale. Without Iwiole, I wouldn't have had a place to live here. Seven years later, we had the opportunity to buy a home. It gave me roots. I might have left Lanai if I hadn't bought it, but I stayed. And then in 2010, my parents, Joe and Georgia Abilay the torch to the Blue Ginger Cafe to me. If I hadn't been able to rent and then purchase a home, I can humbly and honestly say there would be no Blue Ginger Café today. We have a housing crisis here. Lanai City desperately needs an increase in overall housing capacity.

One disadvantage of this plan is, is that it's exclusively rental. There is no path for young families to achieve home ownership. I would ask Pullum and the County to consider making some of the units rent to own so the others can have the same opportunity as me, to make Lanai their permanent home. There are mutual advantages of home ownership. It's a win-win

for the company because they get guaranteed workers. When you have a 30 year mortgage to pay, you become a permanent part of the workforce. Home ownership is a win for local families because they can establish roots and build wealth through equity.

Another downside of this project is that you likely have to be employed by Pulama to qualify. It would be preferable if units could be set aside and made available to more teachers, to nurses, and to other essential workers. In their desire to attract international talent to move here, it's in Pulama's best interest to retain good teachers. I would prefer if employees of Lanai small business could qualify. But to reality, in spite of reservations that I have Pulama needs more rentals for building our economy, and to house the growing workforce for the same reason that Iwiole was built 30 years ago.

I think we need Maui County to be actively involved in building affordable housing for the people of Lanai. Politics is a problem. Olopua Woods was the last County funded subdivision 30 years ago. It seems that Maui County powers that be want Pulama to be 100 percent responsible for affordable housing on Lanai which I understand because that was the plantation mentality. They own the island, they should have to do everything. But I don't not agree with that. We are no longer your plantation anymore.

Ms. Ramoran-Quemado: Two and a half minutes.

Mr. Dupree: There are many more, there are many homes and businesses. Maui County in action has led us to the crisis that we're in now, and waiting for Pulama to do everything is not a workable approach.

So tonight I'm asking for your vote in support of this proposition in spite of the drawbacks. I believe the proposal will help to ease our housing crunch by opening up more rentals in town. It will help provide an immediate solution to housing Lanai's growing workforce, and it can lower the density of Lanai housing. And as Charlie said, it's a first it's a first step in 30 years, a step in the right direction. Thank you very much for listening to my testimony.

Ms. Preza: Thank you Phoenix. Right on time. Commissioner, do you have any questions of him? Okay, if not, then thanks so much Phoenix for your testimony.

Mr. Dupree: Thank you so much.

Ms. Ramoran-Quemado: Leilani, if you could let us know who's next, please.

Ms. Ramoran-Quemado: I have no one else signed up, but you might want to try Kathy Carroll if she was able to link back on.

Ms. Preza: Yes. Kathy, are you there and if so, would you like to --. I see your video is back up.

Ms. Kathy Carroll: Yeah.

Ms. Preza: If you'd like to testify, feel free to now.

Ms. Carroll: My internet, my internet. I'm hoping in this new project that you'll have good internet support. But we've lived here 20 years and have our gallery 18 years. And ever since we moved here 20 years ago, housing, housing, housing has really been the big issue and we, we are in total support of this project. And we think it's a project whose time is long overdue. I think Diane, and Charlie, and Noemi, and others have really pretty much stated all of the excellent points for why this is an important project. I really also want to say that we love the -- we saw a drawing that included a lot of parks and green space, and I think that's very, very important. And as Diane said, yards for kids to play in is, is key.

I had a question, I think during the brief summary, I heard them say that there were 60 parking places. Is that correct? If it's only sixty, that's, that's not nearly enough for 150 units, so, or homes. So I'm hoping I heard that wrong. And then also just building on Phoenix's point that I do hope that the, that this will be open to workers beyond the Pulama family. As a small business, you know, all of us need, need housing for employees. So I'm hoping that that will, will be so. That's all. We think it's a great project and can't wait for it to happen. The only other note, of course, I'm hoping that the rents stay low so that people who are even in the fair market part of this can afford them as well.

Ms. Preza: Thank you, Kathy. I'm not sure if there's anyone present who might be able to answer her question about the parking units. And if they're not ready right now, perhaps we can loop back to that after public testimony. But is anyone available to clarify or to add additional comment? Okay, well, if not, I --

Mr. Wollenhaupt: This is the Department speaking. Actually the Department is also going to be, is writing a letter. And we did have a question, a 1,500 square foot community center for use by the community, and 60 parking spaces for use by the project residents. Are these parking spaces dedicated for non-project residents who will be using the community center? Please elaborate on the facilities inside the center, the process of administration. So the Department also has a question as to where these 60, if they're just for the community center. But it doesn't sound like the use of the community. So that would be a clarifying question that we identified. So perhaps some of the experts would know the answer. Thank you.

Ms. Preza: Thank you Kurt for the clarification. Kathy, does that kind of help that, you know, maybe that's a question that we can include in our comments?

Ms. Carroll: Yeah. Thank you.

Ms. Preza: Thanks.

Ms. Carroll: Yeah, when he said that now I am thinking that's probably more for the community center that I would assume it's a given for each home would have at least one parking space or two.

Ms. Preza: Yeah, I think it would be a good point of clarification. I do recall seeing in some of the layouts that it seemed like there were parking spaces in front of each home. So hopefully that's the case and maybe this is a separate thing, but maybe that can be a clarifying question comment in our, in our letter.

Ms. Carroll: One, one other question are, are there garages with each home?

Ms. Preza: I'm not --

Ms. Carroll: Is that --

Ms. Preza: I didn't notice that in the EA, but --

Mr. Delacruz: Each home will a carport.

Ms. Carroll: Okay, carport.

Mr. Wollenhaupt: Well, it's actually a little more complicated than that, as many things in life are. It depends on if it's affordable, they have a pad. If it's some of the market rate, there are to be garages. So it depends on the unit price, and whether it's an affordable unit or for market. So that's outlined in the specifics as to which units will and which units will not have garages. So they either have a parking pad on lot, or they do have a garage. So that's --

Ms. Preza: Thank you. That's helpful.

Ms. Carroll: Thank you.

Ms. Preza: Commissioners, do you have questions for Kathy? If not, then Leilani, is there anyone else who would like to testify?

Ms. Ramoran-Quemado: Yes, I've had a couple more add ons. The next person is Nelinia Cabiles.

Ms. Preza: Okay, thank you. Nelinia . . . (inaudible) . . .

Ms. Nelinia Cabiles: Okay. Good evening Commissioners and members of the Lanai Planning Commission. My name is Nalinia Cabiles.

Ms. Preza: Nelinia, if I could just -- it's really noisy. I don't know if anyone else's mic is on, but if you're not Nelinia, if you could make sure that you're muted so there's no feedback. That will be really helpful. Thank you. Go ahead Nel.

Ms. Cabiles: Okay. Thank you. I want to start by saying thank you for giving me the space to share my thoughts. I want to start by saying that I was born in the Philippines and I came here with my family when I was four. My dad worked for Dole, a year, before we could join him. But I grew up here at a time when pineapple was the dominant industry. Men were arriving from the Philippines to work in the pineapple fields and they brought their families with them. It was a time when Dole ran this town, dictating it, nearly every aspect of our lives, including housing. What I remember when my mom and my three brothers and older sister arrived on Lanai is that there wasn't a house to rent so a couple of Lanai families were kind enough to open their homes to us for a number of months until a rental on Queen Street became available. It didn't matter that the house on Queen had only two bedrooms, and one bathroom, and we were a family of eight. What mattered was that nearly nine months since our arrival, our family had a place we could call home. What mattered is that we were imposing on another family space. It was our first real home. We had our own yard to play in. We had good neighbors. We felt safe and free. And I'm sharing this experience to offer the background of our island's housing situation. It seems that the demand for homes has always exceeded inventory on our island. And now we have the whole Hokuao housing project before us, which I think is super exciting for families. And I, I support this project because, one, there is a great need for housing on this island and having 150 single-family homes for rent would help make a dent in meeting that need. Two hundred -- two -- 8,000 square foot lot sizes is downright palatial. I would argue that a workforce and families who live in dwellings that they can make feel like home, that offer ample living space and yards for kids to play in are happy people. It speaks to a quality of life.

Ms. Ramoran-Quemado: Two and half minutes.

Ms. Cabiles: Three, with the pocket parks and a community center as part of the bills and with keeping the design and feel of these structures similar to those in town maintains a certain continuity. It means on paper like a well-planned neighborhood. So for all these reasons, I'm in full support of the Hokuao housing project. Thank you.

Ms. Preza: Thank you Nelinia. Commissioners, do you have any questions for her? If not, then thanks so much for your testimony. And Leilani, is there anyone else who signed up?

Ms. Ramoran-Quemado: Yes, I have Linda Kay Okamoto.

Ms. Linda Kay Okamoto: Okay, is my, mine on?

Ms. Preza: Yes, we can hear you.

Ms. Okamoto: Okay, mine is more a question for the County. I didn't have a chance to read the whole environmental statement. One of my questions is the, for the affordable rentals, are those going to end up being only the two bedroom houses? Because as I think everyone knows, it's our large families that are really hurting right now and they tend to be in the category of affordable. But if the affordable rentals are all two bedroom, that's going to make it very difficult. If the larger houses are also going to be available, some of them as affordable, that would be great. So I just would have a question for the County if they know, you know, exactly how that's going to be allocated.

I agree with all the others who have said, you know, there needs to be a pathway to purchase. People do want to purchase their own homes and there's just no opportunity here right now. So if there could be a pathway to doing purchase, I think that would be great. That was, that was all I had.

Ms. Preza: Thank you Kay for your testimony. I'm not sure if the County is able to answer that question and if not, then yes, sorry, I'm speaking.

Mr. Wollenhaupt: Yes. The County --. Hello, this is Kurt again. I'm looking at the environmental assessment, and that's all that you can go by. On page 13, it says the project proposes the affordable leased units are anticipated to be the two bedrooms. That is 76 homes. The market rate units are anticipated to be 59 two-bedrooms, and 15 four-bedrooms. So the answer to testifier, Ms. Okamoto, would be the four bedrooms are, according to the EA, to be market rate. Thank you.

Ms. Preza: Thank you, Kurt, for that clarification.

Ms. Okamoto: I would, I would have an objection there that, you know, only the two bedrooms, and we all know that it's large families that are really in the affordable category and that are hurting for housing. So I think that's a drawback.

Ms. Preza: Thank you. Commissioners, do you have any questions for Kay? Or, sorry, Jordan, I saw that you unmuted yourself if you had something to say?

Mr. Hart: Chair, thank you. I just wanted to say when, when the Commission enters discussion, the Deputy Director of Housing and Human Concerns is here as well.

Ms. Preza: Great. Thank you so much for letting us know. Okay, if not, then Leilani, could you please let me know who's next?

Ms. Ramoran-Quemado: The next person is David Embrey.

Ms. Preza: Okay, thank you. David, feel free to admit yourself.

Mr. David Embrey: Yeah. Do you hear me?

Ms. Preza: Yes.

Mr. Embrey: Hello?

Ms. Preza: Okay. Hi there Council. I, I reviewed the 800 pages on the testimony. I read all the pages, and I looked at everything. I had some strong issues on where the site was because by the sewer plant and the EPA how they did the testing. That was one of my issues.

The other issue was on the wording, they had newcomers. I didn't see anything about outside Pulama people finding housing. I'm a State worker. There is no housing for us. Every time we go to Pulama, they say we need to go outside and find housing outside. Outside, there is none. Zero. The problem I have in that, we have this project only become a Pulama project for the hotel. In this report, there has been no notification in this.

Number three, yes, we need housing. It's very important, but we need affordable housing. We had a good plan put together in the beginning, presented to Pulama on the housing Chapter 11. It never happened. I don't what happened. What happened to the 200 houses in first plan, that 100 was going to be for sale and the other 100 would be for low cost housing? And pretty well that is it. Any questions?

Mr. Preza: Thank you, David. Commissioners have any questions for David? If not, then thank you so much for your testimony. And Leilani, if you could let me know who is next.

Ms. Ramoran-Quemado: Thank you Chair. That's the last. That's it. I don't have anyone else signed up to testify.

Ms. Preza: Okay, thank you. Well, I just want to open up one more time. If anyone calling in via BlueJeans would like to testify, feel free to speak up at this time. And if not, then I would like to ask if anyone calling in via phone would like to offer testimony. Okay, and if not, I'll close public testimony at this time.

If it's all right with all of you, I'm sure we'll have a lot to discuss. But perhaps now might be a good time for a quick five minute break and then we can reconvene and continue on this agenda item. Does that sound okay for everyone? Okay, so if we can try to be back at 6:12 p.m., and then we can continue our discussion, so thank you.

(The Lanai Planning Commission recessed at 6:07 p.m., and reconvened at 6:13 p.m.)

Ms. Preza: So we'll get started on our discussion if Commissioners would like to start talking about if they have any comments or questions on this environmental assessment.

Ms. Kaye: Shelly, I have two.

Ms. Preza: Two accounts happening? Sorry, I see Sally with the video and then there's another Sally Kaye that's unmuted, so maybe that's, that's where the feedback is coming from. Did you mean to log in twice? Sorry we can't hear you Sally. Is there any way you can click out of the other one? The other one doesn't have a video on and it's unmuted. I think that's what's causing the feedback. I'm not sure if this is something Leilani can help with. Sorry everyone, technical difficulties. Okay, I see. Okay, Sally, do you want to try unmute yourself again. I saw the other account left the call. Sally, are you there? Are you able to unmute yourself on the upper, the middle, and mute button? Can you hear me, Sally? Sorry, I'm not even sure if you can hear me. Okay, it seems like Sally is having technical difficulties. So while she's figuring that out, other commissioners, maybe if you any of you would like to get started on some commentary. And I don't know, sorry, actually, Leilani if I don't know if you're able to call Sally or if someone is able to help her.

Ms. Ramoran-Quemado: I'm not able. It's on her end that she has to unclick the unmute button.

Ms. Preza: Okay. Sally, can you hear us? Okay, I don't even think she can hear us, so maybe we'll just have to -- maybe she can --. Leilani, do you think in that chat, I don't know if she's checking the chat, but maybe you can see she can log out and come back in. That might be a quick fix. Sorry, everyone.

In the meantime, commissioners, do you have other comments on? So just to go back to what we're doing here tonight is we're just -- what we would like to do is to gather all of our comments and questions, and submit them cohesively as a Commission. So all we're doing tonight is having offering some comments, questions, and we're not voting. I mean, we're not voting on whether they should go forward or not. Sorry, I do believe -- I think this is Sally texting me. She said her video died. I'm going to just let her know maybe she should try to exit and come back if that's okay, while everyone takes a look through the EA, and if there's any section that we can work through. Richelle did suggest that perhaps a good way to do this might be to kind of go through the table of contents because it's such a long document and decide if we have any comments on specific sections. So if you could all just take a quick minute and I'll just text Sally back real quick.

Hi, everyone. So sorry. Oh, gosh. Sorry for the --. I'm sorry Sally, I'm taking you off speaker real quick. So I'm on the phone with Sally. She's saying that she can hear us, she can't see us, but maybe she can speak through my mic, like, my phone mic and share her comments. She said when she tries to exit and come back in, it's not allowing her to turn the mic on. But as a commissioner, I do want to hear her comments, so maybe we can try that out. If you could all just bear with us. Apologies for the technical issues. But Sally, I'm going to put you on speaker now and then maybe we can hopefully --. Oh, Jordan, yes, do you have a suggestion?

Mr. Hart: Would Commissioner Kaye like to try and telephone in?

Ms. Preza: Oh, that's interesting. Sally, did you hear that, maybe try to just telephone in. Yes, I believe if you -- there's a number. Leilani, could you put the number in the chat please, that she can use to dial in?

Mr. Hart: I believe it's also on the agenda.

Ms. Preza: It's also on the agenda, Sally. Okay, let's try that. I'm going to, I'm going to hang up now so you can call. Sorry everybody for the holdup but maybe while Sally is trying that out, if, Commissioners, do you have questions or do you want to just go through the table of contents like suggested just so we can start to develop some comments? I'm not sure if you can hear, Richelle, if you folks have gone through this process and have any suggestions for how this might go most smoothly. But I welcome any, any suggestions.

Mr. Wollenhaupt: This is Kurt from the Planning Department. And I go to the Urban Design Review Board, and how they do it is that they have after the presentation that we already have, they have a round robin with each of the commissioners that talks about their issues, concerns, things they like, things are a little bit concerned about. Then once that's been done, then they go around again and try to then formulate specific and measurable questions and then they vote if they think they'd like this by motion. Is this something that the group thinks is important? So that's -- they kind of have two rounds to flesh out the project and then they hone it down on certain issues they've identified. Just one example.

Ms. Preza: Thank you. That's really helpful. Maybe we can do that. I have a question, Kurt, actually about that. So do you think the end product will be purely questions or any kind of comment, cohesive comment would also be welcomed?

Mr. Wollenhaupt: Well, I think that cohesive comments could be like a couple of paragraphs at the beginning. But this really is the opportunity to identify specific questions or issues that you would like answered. That's why the questions are important. If they can be pretty specific. Not something like talk about affordable housing on Lanai. Well, okay, that's a fine question, but it would be better if it's really honed down so that they can measure it or get their hands around it, and then come up with an answer that's useful. So, yes, you can have general comments and we can kind of put those in the beginning. But then, and here are a list of. So what the Department has done is they've had a couple of paragraphs in the beginning and then the Department offers the following comments. And then those are specific questions, such as, let's see here, can the applicant provide adequate storage space on site of lawn and other equipment to maintain the property? That's something that we've seen is helpful on projects. So we just -- that's, that's something that we'd like them to explore. And they may say, no, that's not possible or yes, it could be. Anyway, that's just one example. Thanks.

Ms. Preza: Thank you. That really helps. Okay, great. Sorry, I also saw Richelle unmute if you had additional comments on how we should move forward.

Ms. Richelle Thomson: I think, I think Kurt covered it very well. And I agree this. Just to reiterate, it is the chance for the Commission to provide collective comments. So which is important at the end of the process, I would recommend that you can either adopt them by consensus or you could actually make a motion and then vote on the motion to adopt the comments and send them as your official comments on the EA. And you can also ask questions, too, you know, if that's something that comes up as the Commissioners are going through their turns, if there are questions that they have, you know, in their reading of the EA, or maybe they just didn't see the information. It is a long document, but I know that the resources are on line if you have specific questions.

Mr. Delacruz: Have a few.

Ms. Preza: Yes, John.

Mr. Delacruz: A least one comment and then a question. The -- all the two bedroom homes are 1,080 square feet and all the lots are, it seems, like 8,000 square feet. Generous, generous sized homes and generous sized lot. It all, it almost seems that they're inviting multifamily dwellings. You know, rent them out and have people just naturally have 10, 11 people living in there. Although being rentals, they cannot modify the buildings. And even though it's 8,000 square feet, being a rental, they cannot build ohana houses on the properties. That's a comment.

And I also have a comment to expand on the garages only 15 of the four bedroom houses will have garages. The two bedroom market houses will not have garages. They also will have only parking pads and the garages are 250 square feet, which is kind of almost less than big, but not small. That's just a comment.

My big question is some of us had started attending the Pulama meetings in, I think, it was August of 2016 the first one in. And then after that the meetings were slow and far between. But the focus from the beginning was purchase. And now with this EA and this presentation today, it's rental. And I, I feel that most people want to purchase. So I would like some response from whoever planned this thing would, with this project from the beginning why it moved from purchase to rental. That's my position on this. Thank you.

Ms. Preza: Thank you John for your comments. Other Commissioners have anything to add to that or anything to add to the discussion? I see Sally's back. I'm not sure.

Ms. Kaye: Yes, I am. I'm sorry. I was going to start --. Can you hear me?

Ms. Preza: Yes.

Ms. Kaye: Okay, with two process questions. The first one was what we're doing tonight is to reach a consensus, hopefully on comments and questions. So if it doesn't preclude us as

individuals from actually commenting directly on the OEQC website, if there are additional questions we come up with after this meeting, that's the first question. And the second is --

Ms. Preza: If I can I just interrupt you there Sally.

Ms. Kaye: Yeah.

Ms. Preza: Sorry. Can I just interrupt you there real quick, and the County can chime in, but I believe the public comment time ends on Friday, that is the 22nd. So I believe, I believe we can comment as individuals on the site, but I think that ends on Friday, and . . . (inaudible) . . . that's incorrect, but --

Ms. Kaye: Yeah, I think that's --. Yeah, that's my understanding. I just wanted to make sure that we have additional opportunity as individuals. And secondly, if we ask a question tonight, like I had that same question John just had much of the supporting documentation to this EA had actually has it as for sale, and there's very little explanation on how it went from that to all rental. So if that kind of question gets answered tonight, does it also get in, get sent in on behalf of the County so that the EA has to address it in its final draft?

Mr. Hart: Chair?

Ms. Preza: Go ahead Jordan. Thank you.

Mr. Hart: Yeah. Okay, so, so the first question regarding acting as an individual capacity versus acting as a member of the body, I think that that's a question for Richelle.

Regarding the question about whether or not discussion that may be fielded by project representatives will be answered in the final EA or not. You know, I would, I would I would encourage you to keep your eye on that, as far as deciding what you want, what the Commission as a body wants to make it into the final letter. Because, you know, if you resolve things here, they're discussed here, but, but they may not necessarily be in the final EA if they don't make it into your comments to the do the applicant. So just that would be my response to that question. Is that clear? What I did -- was what I --. Okay, what I'm trying to say is that if you, if you discuss and the project representative replies to you and you feel you're satisfied and then you don't have that question go into the letter that leaves the Planning Commission, then then I don't see any obligation for them to put it into the final EA unless they tell you here now that they're going to put it in the final EA.

Ms. Preza: Thank you. And we also aren't expecting, like, we, we -- even though maybe some members or representatives of the applicant are here, they're not required to be answering our questions about this, right? We're just meant to be compiling comments, questions that could be submitted for a future draft or a final draft?

Mr. Hart: Yeah, that's an important Chair -- Jordan Hart again -- I just want to kind of reiterate my comments earlier, my opening comments. So this is the first time that the Department sent an EA to the any of the Commissions where the Commission is not the accepting authority that I'm aware of. And so, you know, typically we rely on the applicant to do presentations. And so just because it was a relatively short notice to the project representatives and it's not specifically a requirement, the Department took the responsibility of doing the introduction. So it doesn't have graphics and things that you would normally experience. Thank you.

Ms. Preza: Thank you. So is that kind of clear for everyone? Like we're here to if we have concerns, questions about the EA, we can, we're here to come to a consensus about that as a Commission and then to get that submitted to the parties who hopefully that will, you know, they'll address that in their final EA. I believe that's what's being said. But Richelle, sorry, if you wanted to address the, if we're able to provide individual comments outside of this as well.

Ms. Thomson: Yes. So you can provide your collective comments, you know, by tonight. But then also as individuals, you can submit your comments up through, the deadline is Friday. And you would submit your comments to the approving agency, which is the County Department of Housing and Human Concerns, with a copy to the applicant and to the applicant's consultant. And that information is on the first few pages of the, of the draft EA. And the contact information is there as well. It's also for the public, the same goes for the general public, if they have comments on this draft EA. And if they don't have it in hand, they can always go to the OEQC's website. And it was published on the 23rd December, so that's how you can find the OEQC bulletin for the project, and then that will have all the links.

Ms. Preza: Thank you Richelle. And while I have you on, can I just ask a question about as we're kind of, you know, kind of talking about our comments and questions, before, so before we submit it officially as a body, I guess because we're commenting specifically on the EA, does it have to be attributable to a specific section within the EA or can it just be our general feedback?

Ms. Thomson: It doesn't have to -- if you know, you know if you say that you have like a specific section that you would like more information or feel that it's deficient in some way, the more specific you can be in your, in your comments, the more that the applicant can address them properly. But you can also, you know, you don't have to reference specific sections.

Ms. Preza: Thank you. That that's helpful. Okay. So sorry. That was a lot of, you know, prefacing all this. But I think if we can get back to the discussion. Commissioners, do you have other comments after reading through the EA or skimming through?

Ms. Kaye: I'm sorry, I still have a concern. If, if you ask question A and it gets answered and it doesn't make, there's no paper trail in the final draft of the EA. I've done this process several times, and I, I'm wondering if we might just be better off to say, here are our questions, please address them, and don't ask for a resolution tonight. Because then then it's just a matter of

our minutes and it doesn't get into a letter that goes to the applicant. Do you see what I'm saying?

Mr. Hart: Chair, can I respond? Yeah, I, I believe that that's what I was trying to say to you. And so basically the kind of questions that you might ask I think are detailed or like understanding so that you can better shape your questions. But I do think that you shouldn't try to do it back and forth to resolve. You should basically just decide on the questions that you want to present so that they are required to be put into the final EA.

Mr. Wollenhaupt: Hi, this is Kurt again. So, an example, is a question was asked, well, which units have garages? Well, that that was an easily answered question. It's in the EA. Said there's 15 four bedroom units that have garages. Okay, that's already in the EA. So that's, that's a simple, simply answered question. But as Commissioner Kaye indicated that this isn't the time to be working out issues. It would be the time to ask questions of issues that are not clearly black and white. Okay, thanks.

Ms. Preza: So Kurt, so to follow up with that. The example you brought up that was clearly answered question, answerable question based on the document. But John's question earlier about why only the four bedroom homes have garages attached to them, is that a . . . (inaudible) . . .

Mr. Delacruz: That wasn't a question. That was a comment.

Ms. Preza: Oh, so you're just commenting on that is what it says in the document.

Mr. Delacruz: Yeah, I read that off the EA.

Ms. Preza: Right.

Mr. Delacruz: So question was, why did the focus change from purchase or sales to rentals?

Ms. Preza: Okay.

Mr. Delacruz: That is a question.

Ms. Preza: Never mind. I was trying to make an example, which was could we -- I know that's not your question, John, but maybe what could that be a question that we asked, right, is like, why are there only --? Like it's a concern of his that there are only garages for a four bedroom homes, is that a something that we could pose.

Mr. Wollenhaupt: Hi, it's Kurt again. Yes, exactly. Exactly. We can answer the question, how many units in the project have, have garages? 15. But if you'd like to say, can the applicant consider adding garages to other two-bedroom types, or can the applicant consider different mix of four and two bedroom units? That that would be something then they could look at and

then they would either decide, yes, we're going to answer it or it doesn't pencil out or whatever. But that would be the difference. It's clearly stated in the document or no, there's no, there's no answer in the document, but that's something you'd like explored.

Ms. Preza: Right. Okay, thank you for that clarification. And sorry everyone, I know we're just trying to get through the nitty-gritty to make sure that we understand what we're able to put forward tonight. And so something that I -- and maybe as Commissioners feel free to chime in -- but if, if I may kind of share some of what I was thinking about as we were hearing public testimony. I feel like there was a few comments read that were throughout some of the testifiers' comments tonight. One of them being the -- I don't, I don't recall it being mentioned clearly in the EA kind of specifically who the housing would be for. And I think that's a comment that has come up. And I know it is addressing that it's for the workforce, and its affordable options for Lanai residents. But I was hearing tonight that there is concern about specific -- I don't know if this is possible for them to address, but kind of specifically what parts of the workforce, right. Because I was hearing things about I don't, I don't ever recall seeing this in the document that it's only reserved for Pulama Lanai. I didn't, I didn't see that in this draft. So I think one of the testifiers may have brought that up, but I don't recall reading that. But I know there was, you know, people brought up about teaching staff or, or small business owners, or current residents who've been here a while, you know. I, I think that is one of my questions and that I was hearing from testifiers is kind of maybe some clarification on if there will be priority for, you know, people who've, you know, in certain sectors or who've lived here for, you know, X number of years or if it's reserved for, you know, specific workforce that's coming in for a specific project. I don't know if that's too specific a question, but I don't know if you folks agree that that is something that we were hearing tonight from testifiers.

Mr. Delacruz: This is John Delacruz. I think that should be a specific question on who will be the rent, the renters, or who will be living in those units, and what the criteria is? Is it specific for local people? But somewhere in the beginning of the EA it talks about housing for, I think, it's worded temporary off island workers needing housing for a short period of time and to me, that sounds like construction workers. Whereas if they would bring in a construction crew to build the next unit on the next housing project, and they would live there in that housing to build the next project. So I would like to see specifically who this rental housing is intended for.

Ms. Preza: Commissioners, other thoughts? Yes, Sally or Shirley.

Ms. Samonte: Yes. And maybe in addition to that, not only maybe asking who, who is it specifically for, but maybe we can ask, can they consider the work, workforce being and we state what workforce we want to see?

Ms. Preza: I see what you're saying. So like -- so I'm, I'm hearing that, like, the discussion might be heading towards the asking the applicant to clarify what workforce really means. I don't know if we can say that these are the only two people that they will rent you. But what we would prefer is what you're saying, Shirley, like maybe identifying certain.

Ms. Samonte: Right, because they maybe come back to us and it can be very generic and, you know, subject to interpretation. But I think if we asked them to consider specifically, like we say, if we say teachers, we say nurses, we say other, you know, other job careers that we need in our community, community . . . (inaudible – technical difficulties) . . .

Ms. Preza: Sorry Shirley to interrupt you. I think your connection --. Sorry Shirley, your connection was weird, so I didn't really --

Ms. Samonte: . . . (inaudible -- technical difficulties) . . .

Ms. Preza: Oh no. Is everyone else hearing this? Oh, no, Shirley. Sorry. Shirley, can you hear me?

Mr. Delacruz: Might be too close to the microphone.

Ms. Preza: Sorry, Shirley. I think the last minute and a half it was like very, it was like cutting off what you were saying. Could, could you try say something again?

Ms. Samonte: Can you hear me?

Ms. Preza: Yes. Now we can hear you.

Mr. Hart: Chair, you can see the power of the connection right next to the microphone for each participant.

Ms. Preza: Okay. So now Shirley you have two bars. You had one bar earlier, and that's why I think we couldn't hear you. But maybe could you go back like a minute to what you were talking about --

Ms. Samonte: Sorry. You know, maybe it's we asking to consider specifically what, what we want that's not maybe covered or part of careers that's in the . . . (inaudible) . . . So examples would be teachers, nurses, business owners as far as what what's in the workforce, or who would be considered in the work, in the work force.

Ms. Preza: Thank you, Shirley. Other thoughts on that from other Commissioners? I mean, I think it's definitely worth asking the question about clarifying the intent of, like, who this, like, who will be housed here and maybe some prioritization. I think that's what I was hearing was some concern from testifiers tonight. I'm not sure if we all agree or if you have other ideas. Well, maybe we can come back to this when we're finalizing our, our comments and questions. But I think that's definitely one is like a question about clarifying the workforce and if there would be a possibility of prioritizing certain groups of people like how Shirley was suggesting maybe we can come back to that. Are there other comments? I'm just going to

look at my notes real quick to see what else I had written, but feel free for anyone else to speak up.

Ms. Kaye: Yeah, I have, I have some pretty simple questions that I think should be asked and, and they should be asked and addressed. One is, are, would this, is this project required to use the HUD affordable guidelines? It might not accurately reflect the high cost of living for Maui County. And at one point at page 22, it says something about being based on the income for Honolulu. So if they could clarify whether there are local affordable guidelines that could be applied, that's one.

Well number seven has been indicated to be the primary source of water for this project. I'd like them to address what status that well is at, when will it be tested, and when do they anticipate it will be in production?

Another and I'm assuming Jordan is or someone is taking this down. So if I'm going too fast -
-

Mr. Wollenhaupt: No, I'm fine. This is the planner. I'm taking it down.

Ms. Kaye: Okay. Thanks Kurt.

Mr. Wollenhaupt: I'm trying to stay with it.

Ms. Kaye: Okay, well, stop me if you need to. Hawaii Revised Statutes 196 requires solar hot water systems for all new houses built after 2010. There's no indication in the EA that there are going to be any solar hot water systems. So they need to address why. I, I see that in November of last year DEBD has a, has an exemption granted, which I think might be for this project, but I it's not clear what it's based on. So if they could address the solar.

Also a page 209, it says homes may include solar photovoltaic, photovoltaic onsite generation with individual home battery storage. Who would pay for that? And why is -- I mean, that's not for a rental property. Is that going to be on everyone? So that I think needs to be clarified. And that's what I've got so far. Thank you.

Ms. Preza: Thank you Sally.

Ms. Kaye: I'm sorry. One more. One more. On page 67, there's something about the, the odor, odor from the wastewater treatment plant. You know, there's a 600 foot setback and then, and I quote, "which we determined was of only a minor issue," and there's no explanation for who "we" is, and how it was determined that that is not a major issue because locally, you know, it is considered an issue. Kona winds. You know, this is right next to the waste water treatment plant. So I'd just like clarification on how they arrived at that. Thank you.

Ms. Preza: Thank you Sally. And other Commissioners comments or questions as you were reading through the EA?

Mr. Delacruz: This is John. Could I add or respond to Shelly's question about the income? On page 24, it shows the affordable rent guidelines and the printed size is so small even when I magnified it by 25% you can hardly read it. But by using this card I could see that the guidelines for a two bedroom, at the 140 percent AMI is \$1,688 for a two bedroom. If you're making 80 percent of the monthly income average, the two bedroom will cost, rent would cost, \$1,065. So, you know, I don't know how you feel about that being affordable. It may or may not be depending on your opinion, but it is on page 24 for Lanai.

Mr. Hart: Chair, this is Jordan Hart on behalf of the department. We also do have the Deputy Director of Housing and Human Concerns. But I do just want to say that the affordable sales price guidelines for the island of Lanai are specifically provided every year by the Department of Housing and Human Concerns, and published on their website. So that's a regularly generated piece of information. If you did want to talk to the Director, Deputy Director of Housing and Human Concerns about that, or if you just wanted to stick with your comment. But I do want to just point out that that's somewhat of a standardized item.

Ms. Preza: Thanks Jordan. Your comments and questions? I, I think, one of the things that I was realizing or coming up a lot, too, was the -- and John, kind of to your question earlier about, you know, early talks being about, you know, the opportunity to purchase a home. And I know that we're commenting specifically on this EA which doesn't include that. But I do think that was something that was brought up quite a few times in the testimony tonight about how this --. You know, no one doubts that affordable housing is needed on Lanai, and it's very important. And, you know, this project provides an opportunity for additional rental homes that could be affordable for more families here. But maybe one of our questions could be about, you know, addressing the also the need for purchasing, you know, for the opportunity to purchase homes. I'm not sure if that's something that, you know, fits in with this EA. I think throughout the document in referenced the Lanai Community Plan and no doubt that this project addresses the need for affordable rentals. But the community plan also discusses the need for, you know, opportunities for first time home buyers, and, and this doesn't necessarily, you know, this doesn't address that. So maybe if there could be some clarification on, you know, why that changed or if there is any thought given to the opportunity to purchase some homes. Or I think one of the testifiers brought up the idea of rent to buy. The opportunity to rent for a set amount of time and then have an opportunity to purchase.

And I just bring this up because, you know, as a young person living on Lanai, you know, being able to purchase a home. And this is not something that Hokuao needs to address, but just like in general, my commentary on this is that, or even just a young person living in Hawaii, that the path to success and to try to establish roots in a place. One of those things is homeownership. And, you know, I really, I love history, and, you know, one of the things that came up in the 1951 strike was higher wages and the right to purchase a home on Lanai because that generation of workers, you know, such admirable people they recognized that

homeownership was a way to establish roots and success for their own families here. So I think that that is definitely something to consider for the next generation of, you know, my, my age people coming up. And while I -- but I do think that this Hokuao project addresses the affordable housing rental situation, I just wanted to throw that out there as a young person that it would be nice if there were other opportunities to, you know, purchase homes. And that doesn't need to be addressed by Hokuao, but, you know, I think other people have mentioned, you know, potential County housing in the future or stuff like that. I think it's just something that we should be thinking about.

Ms. Kaye: Okay, so Shelly, I disagree. I think after John raised that, raised it initially, they need to explain why the supporting documentation started in this EA focused on sales and then it vanished. So just asking them to clarify how they went from one place to another. I mean, there's the Courts, there's Iwiole, there's the Quads. There's a lot of rental properties on the island. And I don't even know what's, what's supposed to be going on at Koele. There's units being built up there. I don't know who those are for. So I think just asking them to clarify that is, is not a bad idea. Rent to own is a great idea. Everyone in my neighborhood is devastated that they can't buy. They've been renting and, you know, there's a lot of, there's a lot of support for that, so I think it should be addressed in this.

Ms. Samonte: I agree with Sally.

Ms. Preza: Thank you. So maybe just the clarification would be helpful. Yes, Sherry, go ahead.

Ms. Menze: I agree with Sally too. Why, why did they change midstream and I think we need some clarification because people really want to buy homes on Lanai and if this is just for their workforce, well, then make it clear that it's not affordable, it's for their workforce. It's not going to be, I mean, county wide affordable homes if that it's really just going to be homes for their workforce. We need clarification on really where this is going or why it, why it changed midstream.

Ms. Preza: Thank you, Sherry. Other comments? And sorry --. Yes, Jordan.

Mr. Hart: I just want to just chime in just on some terminology at this time, just because, you know, it's a specific process that's happening and maybe first time for some people. But you do have the ability to request that various alternatives be evaluated. So it seems like you're talking a lot about a certain kind of scenario for the project. You know, you might just ask that that be evaluated as an alternative gets evaluated.

Ms. Preza: Thank you Jordan. That's actually helpful. I didn't know that we could ask for that. So Commissioners, we might, you know, in our final conclusions that we might want to ask for that alternative be explored. The possibility of rent to own or some kind of, you know, not, not solely rentals. But other comments? Sorry, I don't want us to get too far off track, but other, other comments that we should bring up, or questions we had?

Ms. Kaye: I think the two more that I had was why weren't three bedrooms considered? There were no three bedrooms at all, which is a pretty standard size. I'd like to know why, why that was not considered. And has, has any thought been given by the applicant to what lease terms? I saw a reference to how many units and they were going to do it with some sort of pre sign up. But how would a lease term, again, to John's point, be framed so that this isn't just going to be a place for high contractor turnover?

Mr. Preza: Thank you Sally. Good comments. Are there other comments from Commissioners? Something I did want to address too is on page one-thirty -- sorry, I don't know who's taking notes, but sorry -- I know this is a lot. But I think on page 139 in the economic impact analysis, I think there's, you know, CBRE constructed a model kind depicting the different economic impacts that Hokuao will have, and I had a question -- or maybe this is clarification that the applicant can clarify in their final EA. One of the bullet points talks about the at build out, the average de facto population of the community will be some 415 full time residents exclusive of guests. The cumulative resident household income during the first ten years of occupancy will total 70.4 million and will stabilize at 12.1 million annually thereafter. So I think the other bullet points, just to refresh everyone's memory, it talks about how it will bring revenue or bring, you know, wages in, like, construction jobs, all those things. I think that's, that's valid. But I'm, I'm kind of curious about why the number of, like, why the household income for that area matters? Because I feel like if, if we're providing housing primarily for people who are already here, then that won't really change, like the income that's coming into Lanai unless it's new people that are coming in, then they would be contributing, you know, the annual household income would be contributing to the community. But that was just a specific question that I had about that section. Sorry, I didn't mean to bring it that too far into the . . . (inaudible) . . . , but other comments or --?

So we do need to figure out kind of, you know, gain consensus on the comments that we would like to provide tonight as a Commission. So I feel like there were a lot of good thoughts shared. Were there any comments or questions that we discussed that we don't want to include in the letter that we will be, you know, on behalf of the Planning Commission? I think these clarifications sound pretty reasonable. Hopefully they were -- maybe the County or whoever is taking notes can comment on if the specificity was clear enough or if, if they need clarification on any of the myriad of things that we just discussed.

Mr. Wollenhaupt: Hi. This is Kurt again. I've been . . . (inaudible) . . . trying to type down some comments here. So I don't know, I guess I could start working through. I don't want to repeat. But one, one comment to craft would be how is the focus on this project changed from a for sales model to a rental model? That seemed to be an important point. And corollary to that, who exactly is this housing for? What groups are going to be prioritized for this housing? How will this prioritization even work? Is that even legal plausible? And parts of the workforce is targeted, teaching staff, small business owners, nurses. And clarification on priority for affordable rental units to be provided in the EA. Who are these renters and what will be the

criteria? Let's see. Is it possible to target specific workforces? Clarify what workforce even mean. So that's kind of one body of question.

There was a question that this project is required . . . (inaudible) . . . affordable guidelines. And then it talks about, page 22, talking about Honolulu. But then I think on page 24, it shows the Lanai guidelines so that may have been answered, but we can continue. Clarification on well number seven which is the primary source of water. What's the status of the well? When this well is going to be tested? When it be in production? Clarification on requirements for solar hot water systems. Was there an exemption? Clarify what this exemption would entail through DBEDT. Page 209, homes may include solar photovoltaic on site generation with individual battery storage. Is this going to happen? Who would pay for this? Is this on every house?

Page 67, there was a discussion on odor from the WWTP, quote, "which we determined only a minor issue." But who is "we" and how is that determined?

Let's see here. Again, and then we reverted back about early talks about purchasing the home, addressing the need for purchasing affordable homes. This perceived change and focus; please explain.

And that gets to evaluating alternative scenarios. I'm not sure. It would be helpful, though, to specify what alternative scenario you want. The rental to buy or 100 percent purchase. These are in the EA to be in perpetuity just to let you know that. So it would be that this would go to all the market.

Then you talked about the midstream change. That seems to be a big thing here. Why weren't the three bedrooms considered, three bedroom? Has any thought been given it lease terms? How are lease terms are framed so not just a place for a high contractor turnover? Then the Chair talked about the . . . (inaudible) . . . real estate model depicting a built out 415 full time residence with the cumulative income. Well, um, what what's really the purpose of such numbers? What's that trying to say?

So that's some of the issues that we've come up with so far. Thank you.

Ms. Preza: Thank you Kurt for taking such great notes. That was -- I'm sorry that we've been going so quickly through all these things, and I appreciate your time and effort on this. I think based on hearing back some of what we've just discussed, I think something that definitely needs clarification and cohesion is the, the comment about the work force prioritization. I'm not sure how that works, but sorry, Jordan, I see you've unmuted yourself also.

Mr. Hart: I just wanted to clarify whether or not the question regarding ohana units was supposed -- was that an aside or was that supposed to be included?

Mr. Delacruz: That's just a comment. The square footage requirement for ohana houses is 7,500. All the 8,000 square foot units would qualify to build ohana units. But, these are rental units. You're not going to build an ohana house on a rental unit.

Ms. Preza: Sorry . . . (inaudible) . . .

Mr. Delacruz: . . . (inaudible) to remodel a rental house.

Ms. Preza: Okay. So I don't think it needs to be included because I feel like we're just pointing out that that will probably not happen. But maybe if we could get back to the discussion about the workforce and asking the applicant to clarify what that means. I don't know. I'm kind of at a loss for how we convey, you know, I don't know. I'm not sure how we say, like, we would prefer X, Y and Z. But Commissioners feel free to jump in with your ideas on if we just want to ask them to clarify if the workforce is meant to be traveling, people who are traveling in and out, or meant to be for, you know, residents who've lived here for a number of years and have been waiting for housing? I'm not sure how to go about crafting that, that comment.

Mr. Wollenhaupt: This is Kurt again. I don't know if there are, if there are any resources that are currently listening to this conversation that may know legally about how prioritization can or cannot work. I don't know if there's any other resources. I'm not familiar with the rules of affordable housing, and okay, we'd like only people that live here to have one. I just don't know how that all works, but --

Ms. Preza: Thank you Kurt. Yeah, thank you. I think that's why I'm conf -- I'm, I'm not sure if we can fully make --. I like the, you know, I like the idea of being able to say like we would prefer this type of person, or you know, like this job. But I'm not sure exactly legally how that would work. So do you folks still want to pursue this, you know, clarification on what the work force is or --? I think we brought it up primarily because so many people had testified about kind of who qualifies and that kind of thing. So maybe it could be veered from this is the work force, you know, clarify exactly what that means or versus maybe asking if, like, what qualifications should be met to be. I'm not sure. Sorry, I'm not really sure how to address that comment. Sherry, do you want to go ahead?

Ms. Menze: Yeah. I'm curious to know if the, if once these houses are built, if they're going to go to their housing list. Because I know that they have a housing list. Would the people on the list be the first people to move into these or to rent these homes? Would they be going according to the list that they have? And this is another thing back to, you know, the workforce. Are they going to rent these houses to people from the housing list that they already exist? Or are they going to have it for, like you said, construction workers or whoever they choose? Because I know they have a big housing list right now. Just a comment.

Ms. Preza: Thank you Sherry. How do other Commissioners feel about this?

Mr. Delacruz: I think we have to ask. It's not our dime. It's not our dime, so we cannot dictate anything. But we can ask. And if we ask, they should answer. It's very important for us, at least for me to know who's going to be living in those rental unit. And I'm sure they already know who they want to live in there. So I think this is one question that should be asked. Who's going to live there and why the move from purchase to rental. At least those two.

Ms. Preza: Sorry. I'm not sure if I agree with -- I don't know if we can ask them who is going to live there because we I don't think it's fair to say for certain that the applicant already knows exactly who they're putting in there. I think that's, that's maybe a little bit of an assumption. But maybe we can ask about the selection process for who would be, you know, able to qualify for these homes. That might give some clarification. I'm sorry, I see Jordan is unmuted if you wanted to try to chime in.

Mr. Hart: Sure. Two things Chair. I just want to say that, first, the Deputy Director of Housing and Human Concerns is here and turned her video on in case there was any questions related to that subject. And then the other thing I would say is that, you know, I don't think that you should be concerned in expressing what the concerns that you have as this body and as members of the community participating in this body. So, you know, I think that you can state whatever you believe your concerns are, whether it be this group is, is needs housing or whatever you may, you know, think you want to express into the document. I do think that you're not going to be able to dictate to the applicant what they will do. But you can ask for things to be analyzed or request by various things or, or not analyzed or asked that they do that review.

But anyway, that's just to basically say, I think that you can essentially say whatever you want into this comment letter. But separate from that, I do want to encourage you to take advantage of Ms. Munsell, who's, who's been with us here tonight.

Ms. Preza: Thank you Jordan. And hi, Ms. Munsell. Thank you for joining us, and thank you for turning your video on. It's good to see you.

Ms. Linda Munsell: Thank you for having me. Maybe there's a couple of things that maybe I can help address for you. What you are talking about right now is the EA. But this is part of a 201H project, and so this is eventually going to be heard in front of the County Council. First, it'll go to the Affordable Housing Committee, which Mr. Johnson is the chair. And then it will - - once it, if it passes that committee, it will go on to the full Council. So you will have an opportunity on multiple occasions, other occasions to comment on, on, on various elements. So there are going to be other opportunities.

The second thing I can address is 201H is for workforce housing, so Pulama Lanai cannot restrict it to their own employees. It has to be out there for a workforce. The choice of the people who go into those homes are going to be based on a lottery that will be held in public that someone from usually the Housing Division will attend and oversee. So it's not like they can choose who they want to have in there, at least for the workforce elements of it. The

market elements, they, you know, there are other rules associated with that. We'll also indicate the spread of AMI so they will have to have certain number of units set aside for very specific AMI levels, depending on what the ordinance says. And typically we follow if 201H their admin rules are silent, then we would follow the 2.96 rules. So for this project, it's a rental project, they would be required to provide units from as low as 50 percent AMI, all the way up to a 120 percent AMI. And that would be the limit for the rental project. So I don't know if that's helpful to you or not, but certainly I'm here if you have other questions like that.

So one last thing, six month is lease is the minimum. So I don't know how they would structure a temporary construction work, construction worker coming over to reside in these homes. That would be a question that we would have for our own Corporation Counsel to make sure that we have a resolution on that.

Ms. Preza: Thank you. And sorry, can you just clarify AMI again or just --

Ms. Munsell: Yeah. So for Lanai, we're talking about incomes as low as about \$26,000 all the way up to about \$64,000.

Ms. Preza: So you're saying -- sorry, just clarifying the acronym -- average median income, right, for household?

Ms. Munsell: Yes.

Ms. Preza: Okay. Thank you so much. Actually thank you so much for your comments because that was most helpful in helping me understand kind of the limits of --. You know, I think it's great that you're here so you can hear maybe some of our concerns with our community. But if it's, you know, the selection process is being held by a lottery, then, you know, we can't necessarily say like we would prefer X, Y and Z, correct?

Ms. Munsell: And I think, well I think Corporation Counsel would have to chime in on, on some of it, but you can or there have been ways that other juristic, jurisdictions have done preferences for essential workers and things like that. That has to be very carefully crafted, however, because what you have to show is that you're not discriminating against minorities or other protected classes. So, you know, there are some things that can be considered, but it has to be very carefully crafted and tracked to make sure that there is no disparate impact.

Ms. Preza: Thank you. And I hope and I'm glad the clarification came up about the fact that Pulama Lanai is not allowed to reserved it only for their own workforce because I feel like that, that came up in some of the testimonies. So thank you for addressing that.

So Commissioners, based on all the information we just heard, do we want to proceed with any kind of clarification on this workforce comment or --? I think someone's unmuted, but maybe shouldn't be if you could make that we're muted because we're hearing some, some conversations happening. Okay, thank you. Sorry, Roxanne, I saw you on mute.

Ms. Catiel: Yeah. I don't know. It might be me, my husband watching TV. But anyway, I was, I was wondering because 76 affordable homes for lease, and there's 74 market rate homes. So being that there, you know, there are family, there's a large family who falls into affordable homes. So would it be possible to have some of the market rate homes fall into the affordable, you know, the four bedrooms homes instead of two bedroom homes fall into the fair market? I mean the --

Ms. Preza: You're suggesting like maybe asking an alternative be considered where there were some other homes in the affordable bracket that, that have more than two bedrooms?

Ms. Catiel: Right. So those big family with eleven, they cannot fit into a two bedroom. So why don't we suggest the applicant that put some of the fair market homes into that category.

Ms. Preza: . . . (inaudible) . . . the four bedroom, though, right?

Ms. Catiel: Yeah, the four bedroom, the four bedroom homes to accommodate this larger family.

Ms. Preza: Okay, I think that's a fair comment to ask to explore like other --. And I think that kind of goes with Sally's comment about, you know, why weren't three bedroom homes explored? So maybe that can be one cohesive comment about, you know, potentially ask them to explore other options, or larger, larger homes beyond two bedrooms that could be included in the affordable housing, the fifty one percent.

Ms. Catiel: Right. Yeah, I think that's fair because we had 13 in our family. We had a three bedroom home.

Ms. Preza: Thank you. Does that sound okay for Commissioners? Is that like a cohesive idea?

Ms. Ropa: Sorry Shelly, I had one too. Would it be discriminatory if we prioritized the new subdivision for residents who, who've lived here for a certain amount of time? I think with the new subdivision, if residents who lived here for, say, five years or whatever have the opportunity to live in the brand new housing, it might alleviate some of the stress of the residents thinking that they would be able to own the option. Also, there's a lot of families who, like, live in Iwiole their whole lives and were looking forward to, like, an upgrade, and being able to live in a brand new house or being able to own a home. And, you know, a lot of the work force that comes in are very transient even teachers. So if Iwiole opens up a little bit, then maybe teachers and construction workers could live in Iwiole, and the new subdivision could go to residents who are going to raise their families here, who's going to increase the community, the, the value of our community, and really prioritize those who are committed to living here for a long period of time, as opposed to completing a job and then moving on back to their homes where they already own something elsewhere, you know. So I don't know if that would be an idea.

Ms. Preza: Thank you Natalie for bringing that up. I think it's a good idea. I think we need to consult our, Richelle, our Corp Counsel, and maybe Ms. Munsell again. I don't know if that's ever been done. I think Lanai is a very unique case where we are very ingrained in the community and we really care about people who invest their lives here. And so that might be -- I understand why, like and in other parts of the County, maybe like the lottery works. You know, I think, speaking as a community member, I agree with Natalie that I think it would be great to invest in people who have spent ten plus years here, aren't planning on moving, but have indeed lived in some of the other lower income apartments for most of their life, their lives. As opposed to like someone random who randomly moved here a year ago, who might have a great might, you know, might be contributing a good thing to the community but they got a lottery number ahead. And I don't know if that's fair, for, you know, we, we want to prioritize people who, who have invested time here. So I'm not sure if that's a question for our Corp Counsel or for Linda. If you could try and please.

Ms. Munsell: I'd really rather Corp Counsel hopped in here but my understanding is that you cannot put time limits on the length of residency for one of these projects.

Ms. Preza: Thank you.

Ms. Thomson: You know, I agree with what Linda is saying. You know, she brought it up earlier in terms of preferences for certain groups or classes. There are, there are ways to achieve the end, but we do have to be careful about how it's done. In terms of what you're doing today, though, commenting on, as Jordan mentioned this earlier, really I think you should feel free to make your comments without trying to restrict them or craft the solution, you know, right now. And definitely what I'm hearing is that you want to be sure that this document, that the EA explore whatever types of rental programs that may be most beneficial to long term Lanai residents. I think that would be a fair comment and that would give them the indication that you want to make sure that, that that is explored to its fullest extent as it goes through the process.

Ms. Preza: Thank you, Richelle. I feel like you definitely summarize exactly what we're trying to say in a way that doesn't get us in trouble legally, so thank you. Commissioners, are you okay with that comment about how she's saying that maybe our comment can just be explore alternative options that -- I'm sorry, I don't want to resay what she said and then mess it up. But is that okay?

Ms. Kaye: That was perfect.

Ms. Samonte: I agree.

Ms. Preza: I agree with that, too. Yes, I agree with that. I think investing in our community and our workforce who have dedicated their lives here and are, you know, are committed to being

here for the rest of their lives. I feel like it would be great if they had, like you said, Natalie, you know, options for, for housing beyond just you know, Iwiole or some other places.

Ms. Ropa: There was a lot of young people who emailed in that were really disappointed that it was changed from sales to rental. And if this project goes forward, I think there's going to be a lot of loud voices that are going to, you know, be against the rental thing. And I think if, if Pulama can come up with a really good reason and some good options, I think it would help alleviate those angry young people who have really committed to wanting to live here and have are raising their family, you know, are raising their families.

Ms. Preza: Thank you Natalie for sharing that. I think that's fair. I think that's what I've also, you know, heard around, like, in the community as, yeah, especially amongst young people who are, you know, wanting to purchase a home because they were planning to raise their families here and be here. I feel like it'd be great to explore an option where, you know, rent to buy or purchase is an option. But I think that being said too, I think that kind of goes hand in hand with potential exploration of other layouts or other, you know, kind of what Roxanne was saying about how, or Sally felt about how, you know, there's only two bedroom homes that are available in the affordable housing, you know, bracket that 51 percent. So maybe exploring other options for that as well. I think those kind of go together, but thank you.

Okay, sorry. I know that was a lot of -- we've gone through a lot of different ideas here. Are there other comments or anything else that we need to maybe --

Ms. Ropa: Do we want to add the thing that Butch said about the water like --

Ms. Preza: Oh, thank you for bringing that up.

Ms. Ropa: What is the current usage? The protected water . . . (inaudible) . . . the approved allocations that have not yet been built. That's what he had said.

Ms. Preza: Yeah, thank you for bringing that up. I, I, I almost forgot to bring it up again, so thank you. When I was looking through this I thought it does say what the current usage is. I saw a graph that showed what our current use, our yield is, and then with against the six million dollar -- I'm sorry, not dollars, gallons -- six million gallon sustainable yield. And then I also saw that there was an indication of how much they estimate this product, this project would take up, which is I think was 120 --. Sorry. I'm trying . . . (inaudible) . . . section -- 120,000 gd, you know, gallons per day, GPD. So in my head that didn't, you know, if it was going to be that amount for this project. Again, from other meetings we've heard that we're currently around like a three million gallons per day yield with a six million sustainable, daily sustainable yield, an addition of like 120,000-something thousand per day to me didn't seem significant. But I'm sorry, I'm still trying to scroll through this part of the EA, but --

Ms. Kaye: I think -- Shelly, if I can? I think Butch's concern and it's mine as well, is that it seems to be playing with water on paper. There's X project that's going to use this. There's Y

project that's going to use that. But I think there's not a coherent, cohesive way in which a trigger would be met so that if you do three projects --. You see what I'm saying? I mean, okay, you do the 120 here. But I think what he was suggesting was that if everything on the books was built out, there's no question that the company would have to dig a new well on the windward side of the aquifer. And there's no commitment in any of the projects. I mean, we've got the 200 acre Miki Basin. We've got this one, and then all the other ones that are on paper. I think that was, that was his, his suggestion that there be a more robust discussion of an incremental way in which to assess when you start to need more resource. Which is one reason why I really want to know where well seven is.

Ms. Preza: Thanks, Sally. So I guess my confusion with this comment is on page 20 -- sorry, no -- 101, I finally found it. On page 101 there is a Lanai monthly pumping chart, which is for --. Because you're talking about a cohesive like, you know, what is our water usage, right, for all of these? Maybe not the projects individually, but us as an island. And so what I am confused about is this chart is showing us that, you know, the, the monthly pumping chart from 1930 and how much water was used. And then it shows the sustainable yield at six million gallons per day. And then there's a 4.3 million trigger set by the Water Commission where that would trigger like you know, if we get to that point, then that would trigger something to, you know, to check. But right now we're way below that. I don't know if you see that chart. I'm not don't . . . (inaudible) . . . I'm not trying not to be an expert in water. But I guess after looking at that chart, that's why I wasn't as concerned about it. But I don't know if you can clarify, maybe you know more about this than I do. If that chart --

Ms. Ropa: I think Butch did say he just wanted a collective report. What's going on, what this is going to add to it, and then what the future usage is going to be like? I mean, I don't know I don't really know that much about the water.

Ms. Kaye: And I think Butch said he's already submitted these comments, so I'm so glad you brought it up. So I guess what I'm, Natalie, what I'd like to know is what additional question would you have? Because he's already submitted his. They're going to have to address it. So somehow that struck a nerve with you, so --

Ms. Ropa: No, I just taking notes and I wanted to be able to speak. I'm still learning. But there was --

Ms. Samonte: . . . (inaudible) . . . Sally. So sorry, sorry. This is Shirley. Sorry, I had to join by phone because my video, my internet is not working well, but I also took notes on that when Butch mentioned that. And I think, for myself, I mean, I too would like to know how the water usage would look like knowing, knowing how we would look like with all projects, all the, the projected projects put together.

Ms. Preza: Thank you. Okay, so that sounds like it's going to be maybe a cohesive comment from the Commission is expiration of a kind of more overarching . . . (inaudible) . . . those projects together?

Ms. Samonte: And Shelly, I just wanted to comment also if we're going to we're going to ask clarification regarding the parking.

Ms. Preza: You know, I'm not sure. Do you folks feel strongly about that? Because Kurt said that that is in part of the County, the County questions to them was clarification about the parking stalls and what exactly that was for.

Ms. Ropa: I think they said it was for the community center.

Ms. Preza: Right. So I don't feel strongly about --. I think it's okay that I don't feel strongly about inserting a parking question into the our, our comments.

Ms. Kaye: Sorry, could you, could you, could you rephrase the question?

Ms. Preza: Are you speaking to me?

Ms. Kaye: Well, whoever -- I'm sorry, I can't remember who raised it. But the 60 parking stalls would be like right across from, from where the laundry is now, right? And that is just for the community center or is that . . . (inaudible) . . . ?

Ms. Samonte: . . . (inaudible) . . . for the residents.

Mr. Wollenhaupt: Hi, this is the planner again. That, that was the question that the Department has, and it was, it was the question --. The EA says 60 parking spaces for use by the project residents. Now the question that I had, well then are there going to be parking spaces dedicated for non-project residents who are going to be using the community center? So if the community center is open to the public, we'll then where is the public going to park if there are 60 dedicated to the residents? There just needs clarification on this, this phrasing. And so we brought that up. You're certainly happy to bring it up in a different manner also. Thank you.

Ms. Preza: Thank you Kurt. I feel comfortable that the County has addressed it in their comments. I don't know if we need to input it in ours unless anyone feels strongly. I think as long as it gets addressed, I feel like that's what's important.

Ms. Catiel: I don't know, for me, the parking pad, how many cars can you park on that pad?

Ms. Preza: I think the schematic that we saw, it seemed like two, right? It's off his video, so I can't get back to where I saw that. But I'm pretty sure . . . (inaudible) . . .

Ms. Catiel: Yeah, because you don't want the street like Olopua Woods.

Ms. Preza: I see.

Ms. Catiel: When everybody's home.

Ms. Preza: Right. Well I think the good thing is at least there is like, you know, yeah, parking areas available. But sorry, Jordan, I saw that you unmuted yourself.

Mr. Hart: Chair, I just wanted to say that I was seeing two stalls on the, on the lot diagrams. And then the other thing I would want to say is that, you know, just the way EAs are converted into final EAs by the land use planning consultants, I really wouldn't spend a lot of time debating which one should go in or out. If you have any, you know, thought at all that it should go in, just throw it in. There's no problem with double commenting or anything like that.

Ms. Preza: Thank you. Okay, so maybe we should just throw in that comment about the 60 parking stalls, and the, if it's only for the residents of the project area. Thank you Jordan. But yes, so, but I think he did confirm that it was two. And sorry I can't find where I saw this, but I saw that there are two cars in this layout.

Mr. Hart: Right, I just want to . . . (inaudible) . . . me not having read the, the whole EA cover to cover, I want to say that I'm not, I'm not verifying that this is the case. I was just saying that I was seeing two cars shown in the lot diagrams with the parking pads that I was reviewing in the document.

Ms. Preza: Thank you.

Mr. Wollenhaupt: Hi, this Kurt again. On page 207, there's schematics that show two cars in the, the pads, so two would be the number.

Ms. Preza: Thank you Kurt.

Mr. Wollenhaupt: Now I don't know if, you know, two sometimes becomes four because people decide they are going to park on the lawn. I don't know how you prevent, I don't know how you prevent that.

Ms. Preza: Thank you. As long as it's adequate off street parking, I think so, thank you. I think, I think two at least on property . . . (inaudible) . . .

Mr. Hart: Chair, I apologize that we're all over this. But that statement would be an example of an appropriate statement, you know, so long as there's adequate off-street parking. You know, those are the kinds of, you know, suggestions that you bring.

Ms. Preza: Okay. So maybe -- okay. Wait, sorry, Jordan, can you rephrase that? What, what --? So, so long as there's adequate off-street parking.

Mr. Hart: Right. So, so basically we're spending a lot of time discussing whether or not there's two and potential impacts. But you could just say, you know, the Lanai Planning Commission wants to see adequate off-street parking in the, you know, on the project or provided on the lots, you know, considering family size and things like that.

Ms. Preza: Thank you. Okay, that's great. I like exactly what Jordan said if everyone's okay with that.

Ms. Kaye: Yeah, but you know what? He's -- Roxanne raises a really good point. I didn't even look to see with the road width is. So if someone has a party there, is it going to look like Olopuia when everybody's home. And it's -- are the roads wide enough and perhaps the planner, Kurt, could address this to accommodate temporary parking on the streets?

Ms. Preza: Maybe we could just add that as a comment.

Mr. Delacruz: I think I saw 20 feet. But, you know, we're finding reasons, we're looking for reasons for why not to ask questions. I think any question that comes up should be asked. The more questions we have, the more information we can have back, so we can have a better idea of what the big picture is. I think it's important to ask why they mentioned the 60 parking spaces because I think the, the rec center is only 1,500 square feet. Why do you need 60 cars for 1,500 square feet rec center? The more information that we can get, I think the better off we will be in total as a Commission.

Ms. Preza: Thank you. Other questions or inquiries for this EA? It is coming up on seven thirty. I'm sorry I know we need to provide comments today basically because the public comment closes on the 22nd, but we do have a couple of other items to address and I don't want us, I don't really want to keep us past eight. So are there any other pressing questions or comments about this EA? Sorry, I don't know Ms. Munsell is still here, but you did say that there will be other opportunities for us as a Commission, as an individuals, and as individuals to comment on this project, correct?

Ms. Munsell: That is correct. This is the comments that you're providing us for the environmental assessment. But there will be other opportunities that will go before the Affordable Housing Committee, assuming it gets that far and it will also go before Council. So there's at least two more opportunities for you to comment.

Ms. Preza: Thank you. And I just bring that up because I don't want to, I feel bad kind of, you know, cutting us off just in the name of being, you know, honoring everyone's time tonight. But I do want everyone to know that if there are additional things that come up after this Commission meeting, if you've had more time to peruse, then there will be other opportunities to present those, those comments at other forums. But sorry, Commissioners, other comments or questions? I don't want to totally rush through this but I feel like we did go through quite a few specific ideas and comments. Does anyone else anything to add?

Mr. Delacruz: So what questions are we going to ask tonight?

Ms. Preza: So I believe every --. I'm, in my head, it was everything that Kurt kind of read through earlier, all the questions that we'd asked and then with clarifications as we went on. Is that sufficient, Kurt, or is there --? Sorry, maybe I should ask Kurt and the planners if there are questions that you need clarification from us on. But otherwise, you know, based on your, your comment John, about just give it all the questions we had, just put it in there, I feel okay with that but maybe the planners can comment.

Mr. Wollenhaupt: Well, I think I have lots of, lots of ideas here, taking every one down. The time is somewhat minimal. Sometimes that that deadline can be extended for a couple of days just thinking about mail and all that. So I will come up with a letter and I can give that to Jordan to peruse. And if need be, maybe I could email it to the Chair. Maybe you could take a quick look at it depending on how the time is going, although we don't have a lot of time. But I think we have a good idea on the topics to cover. It's just word-smithing that's this because we've had lots of different, different ways of explaining the same thing, especially this idea of prioritization. So we'll just have to work on it a little bit.

Ms. Preza: Thank you. And we really appreciate your time and effort because I know we, we went through a lot of things and maybe we weren't necessarily always clear with exactly what we wanted. So thank you so much for taking great notes and for being willing to wordsmith it. Commissioners, are, are you all comfortable with that, with them taking the comment? I mean, based on what Kurt read of all the comments that the comments that we said I feel like they've taken really good notes. And we, we did say things kind of multiple ways, a few different times about some things. So are we all comfortable with them proceeding with all of our comments and crafting a letter?

Ms. Kaye: Yes.

Mr. Delacruz: So Kurt, this is John. So could you please quickly review what we are asking?

Ms. Preza: Sorry. I, I might ask maybe I don't know if that's -- Kurt you can feel free if you would like to do that. Commissioner, but I feel like Kurt did read through every single thing that we did except for, like, the very tail end, which we have just talked about. So are you interested -- are the Commissioners interested in hearing the entire list back again? Because I feel, I feel comfortable, like, with what we've heard because he already read to us what he had.

Ms. Ropa: Would we be able to review it after he's done wording it out or --?

Ms. Preza: I think it's based on, based on what he said, it's kind of based on the time because the public comment is supposed to end on Friday. Is that correct, Jordan?

Mr. Hart: Yeah, that's correct. I did want to say I also took notes. I did it by person rather than chronologically, but so it would be a nightmare for me to read my version back. But if you guys want to like -- the only way to address it so that everybody feels completely comfortable if they want to hear them all is for Kurt to read them right now. Otherwise you would basically rest assure that Kurt and I collected everything, and that the Chair would review our final draft before it goes out. But there is a real time consideration and I do want to make sure that the letter goes out timely.

Ms. Preza: Thank you. Sorry, John, I apologize for cutting you off, but the other Commissioners have concerns about do you want to be does anyone else want to have everything read back? Sorry, just in the interest of time, John, I apologize. But luckily this meeting is recorded, so as soon as it's posted, I believe everything has been accounted for. So thank you, Jordan. And if, I, if you folks have the time to get it to me, that would be great. But if not, I understand that that was a lot to work through, so thank you so much.

Okay, I'm sorry, I don't know if it's a question for Corp Council, but do we need to officially make a motion that we've accepted this or is the verbal agreement of the Commission Member's okay to proceed?

Ms. Thomson: I think that, you know, it seems to me that you have consensus on the way that you're handling it, and then we're going to request it. You know, the Planning Department is going to put together all of your comments and transmit them on your behalf. But I think it's fine doing it the way you are.

Ms. Preza: Thank you. Okay, great. Thank you all so much. I know it's getting late, so thank you so much for bearing with all of us and for Commissioners for all of your thoughts and you know, their own in terms of going through this EA.

The Commissioners' comments and recommendations on the Draft EA were compiled by Mr. Wollenhaupt, staff planner, and will be transmitted to the DHHC on behalf of the Planning Department.

D. COMMUNICATIONS

1. **October 21, 2020 Third quarter of 2020 Report from mid-June through mid-August (Condition 15) water usage reports for the project site submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI for Project District Phase II Application for the Four Seasons Resort, Lanai, Koele Proposed Improvements (PH2 2017/0001).**

The Report is provided to the Lanai Planning Commission for its review.

Ms. Preza: So I guess we'll move on to item D-1 which is communications, the third quarter of 2020 report from mid-June through August on water usage reports from or submitted by Ms. Keiki-Pua Dancil, PhD, Senior Vice-President of Government Affairs for Pulama Lanai. Is Keiki-Pua present, or present?

Ms. Keiki-Pua Dancil: Aloha Chair, can you hear me?

Ms. Preza: Yes. I can hear you now. Thank you.

Ms. Dancil: Sorry about that. BlueJeans not working so well tonight.

Ms. Preza: No worries there. We have technical difficulties.

Ms. Dancil: Well, thank you so much. It's been a – it's 7:38 so I'll be brief. Joy Gannon is also here with me. In front of you have agenda item D-1. It's associated with our project district phase two application for the Four Seasons Resort Koele, improvement at Koele. Condition 15 states that we shall provide the Commission with quarterly and year end water usage reports for the project site. Tonight, we're presenting a third quarter report of calendar year 2020, reported from mid-June through mid-August. If you look at Exhibit A, the red box is the quarter in question. We provide a year's worth of history, and it's also graphed for you. And we're here for questions. And as I mentioned, Joy Gannon is here as well.

Ms. Preza: Thank you so much. Commissioner, any questions or comments on this report? If not, then thank you. Oh, yes, okay, go ahead Sally.

Ms. Kaye: Sorry. Yeah, I'm going to remind us again that it is our public trust doctrine responsibility to oversee water use, and I find this interesting, but less than useful for our review purposes because it doesn't show a trend. So I'd just like to request that in the future that we show all of the periods together. I know that that can be done so that we can see if there's an increase in water use and it can be explained by drought or whatever, a decrease because of efficiency that's congratulatory. It's just, just seeing this doesn't tell us anything, so that's my request.

Ms. Dancil: Aloha. Chair Preza, may I address that comment please?

Ms. Preza: Yes please. Thank you.

Ms. Dancil: Thank you Commissioner Kaye. Just to remind you, we just started with Koele, so it started in Q4 2019, so this does show everything to date for the Koele Condition 15 report. The project district phase two was approved in 2017, and it was when we started operating. So we started operating in Q4 of 2019. So I just want to call that to your attention, so this does show it.

Ms. Kaye: Okay. So I'm sorry I wasn't on the Commission then. So you're saying that there is no previous uses of water in the project district that could be compared to this?

Ms. Dancil: This is our condition so this was for the project district two in 2017 applications. So that's when the condition was imposed was for that, the improvements at Koele. And so that's, the first report was Q4 2019.

Ms. Kaye: Okay.

Ms. Preza: They thank you for the clarification. Any other questions or comments? If not, then thank you so much, Keiki-Pua and Joy for your time and for waiting to come on for this item so we appreciate it.

E. DIRECTOR'S REPORT

1. Open Lanai Applications Report as distributed by the Planning Department with the January 20, 2021 agenda.

Ms. Preza: Moving on to agenda item E, the open application report, which we get every month. I'm not sure if there are comments on any of these are questions.

2. Status update on the STRH/B&B proposed changes.

Ms. Preza: Okay, if not, we'll move on to E-2, which is the status update on STRH/B&B proposed changes. Is that Jordan maybe?

Mr. Hart: That is me, Chair. You know what, I apologize. I did not realize that that item was on the agenda. I don't know if I have an update for you.

Ms. Preza: Okay, maybe next month?

Mr. Hart: Yes, I apologize for that. Next month for sure.

Ms. Preza: That's okay. No worries. Thank you.

3. Status update on the 20-acre Miki Basin CPR project.

Ms. Preza: So next is the status update on the 20-acre Miki Basin CPR project. Maybe -- I'm not sure if anyone who's updating on that or if that needs to be moved next month also?

Mr. Hart: Yeah I believe this to me. I'm not, I'm not sure where this --. But yes, that will need to be moved to next month as well. I apologize Chair.