

**LANA‘I PLANNING COMMISSION
REGULAR MINUTES
DECEMBER 15, 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, December 15, 2021, online via BlueJeans Meeting No. 958 540 839.

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

Ms. Shelly Preza: Thanks Leilani. When I call your name if you could just unmute and let me know you're here. Sally? I don't see Sally's name so maybe she's not here yet. John de la Cruz? I see your picture. Zane? Zane de la Cruz are you here? Okay, I see his name so hopefully that means he's here. Lisa Grove? Oh, Lisa, hi, I just saw you join in. Thank you. Sherry Menze?

Ms. Sherry Menze: Here.

Ms. Preza: Hi. Thank you. Natalie Ropa?

Ms. Natalie Ropa: Here.

Ms. Preza: Hi. Thank you. Shirley Samonte are you here? And then Chelsea Trevino?

Ms. Chelsea Trevino: Here.

B. COMMUNICATIONS

1. **MR. CHRIS SUGIDONO of MUNEKIYO HIRAGA on behalf of LANAI RESORTS, LLC DBA PULAMA LANAI requesting comments on the 2nd Draft Environmental Assessment prepared in support of the District Boundary Amendment and Change in Zoning for the proposed Miki Basin Industrial Park, a 200-acre master planned light and heavy industrial development, located at Lanai, Hawaii. TMK (2) 4-9-002:061 (POR). (A19-809) (EAC 2021/0009) (K. Wollenhaupt)**

The EA trigger is the use of State of Hawaii lands.

Ms. Preza: Thank you. Okay. We definitely have quorum. So great. So with that we'll move on. Oh, sorry, call to order. So just a reminder for people who are joining us, if you would like to testify, please submit your name to Leilani. You can directly message her and let her know you would like to testify on which agenda item and then we'll call at each item for public testimony. So we'll start with people who are joining in via BlueJeans, and then if you're calling in via phone, then I'll, I'll ask you if you'd like to testify. And just a reminder that the commissioners won't be responding to the chat. So if you have specific questions, please

direct them to Leilani. And, I think that's it. So if you are testifying, you, you can feel free to unmute your audio and video at that time.

And with that, we'll move on to our first item on the agenda, which is B.1., which is comments on the second Environmental, Environmental Assessment for the Miki Basin Industrial Park. I'm not sure if we have a rep from the County who's going to introduce that. Jordan, are you here?

Mr. Kurt Wollenhaupt: Hi, this is Kurt and Jordan is here to introduce it. And I'll just give a couple of comments after Deputy Director Hart introduces the item.

Mr. Jordan Hart: Thank you very much, Chair. The matter is a communication item, number B.1., Mr. Chris Sugidono of Munekiyo Hiraga on behalf of Lanai Resorts LLC, dba Pulama Lanai, requesting comments on the second Draft Environmental Assessment (EA) prepared in support of the District Boundary Amendment and Change in Zoning for the proposed Miki Basin Industrial Park, a 200 acre Master Plan, Light and Heavy Industrial Development located at Lanai, Hawaii. TMK, parentheses, two, four, dash nine, dash, zero, zero, two, colon, zero, six, one, portion. It's a, I believe that's EAC 2021/0009 and A19-809. The planner for the department is Kurt Wollenhaupt.

Mr. Wollenhaupt: Hello members of the Lanai Planning Commission. I hope that you all survived a treacherous week of storm and we're on a more peaceful path towards Christmas. So why are we here this evening? Well, we are here in order to review the proposed second Environmental Assessment for a project known as the Miki Basin Industrial Park. The applicant, Lanai Resorts doing business as Pulama Lanai is seeking to develop the Miki Basin Industrial Park, a 200 acre Master Plan, Light and Heavy industrial development, on land which adjoins the Lanai Airport, the Maui Electric Company Power Plant, and the existing Miki Basin Industrial condominiums.

The project implements the vision for the placement of industrial land uses on Lanai, expanding industrial zoned land, which is called for and importantly in the Lanai Community Plan. Which, in the update indicated that this area is proposed for light and heavy industrial uses. Hence, the current community plan is congruent with the proposed project. So that being the case, why are we here this evening? This evening currently the Planning Department is requesting, on behalf of the State of Hawaii Land Use Commission, to get the comments from the Lanai Planning Commission on this second Draft Environmental Assessment for this project. The reason that we have the need for an environmental assessment is because there are proposals for some improvements on a state roadway. That's known as a trigger. A trigger that activates the need to do this environmental assessment.

There was an environmental assessment published for the project in November 23rd of 2019. But there have been additional information that has been developed including, and it will be presented by the applicant and consultant, greater detail about this project and the proposed

uses. Hence this additional second Draft EA allows for updated technical studies to be prepared. What's a little different tonight is that you are the commenting agency. Needing comments done by December 23rd, the comment period, which will then go to the applicant and the consultant for eventual deliberation of the EA by the State of Hawaii Land Use Commission.

The next phases in this project, upon the acceptance of an environmental assessment, are then to have a debate at the State Land Commission of the proposed District Boundary Amendment. As you're all familiar, lands in Hawaii have four districts: urban, conservation, ag and rural. This currently is in the ag district. Then in order to make it congruent with the community plan which proposes industrial uses, this needs to go to the urban district. Since it's over 15 acres, the State Land Use Commission will deliberate on that. If all goes according to the plan for the District Boundary Amendment to urban, then it will come back to the Lanai Planning Commission for a proposed Change in Zoning for the industrial uses, the light and the heavy industrial, and then moves on to the County Council for final disposition and either approval or denial of this project.

So we're here to get your comments so that we can get them to the applicant and the consultant prior to the deadline of December 23rd. As you have done before, you have a round robin of many comments and then we try to put together in a concise letter the comments that you believe represent your views.

I believe that representatives of Pulama Lanai, Dr. Keiki-Pua Dancil, and also Chris Sugidono and Tessa Munekiyo Ng from the consulting firm of Munekiyo and Hiraga will have a presentation. Thank you for listening to my introduction this evening.

Ms. Preza: Thanks so much, Kurt.

Dr. Keiki-Pua Dancil: Aloha Chair Preza. If it's okay would I have permission to share my screen?

Ms. Preza: Yes, please do. Thank you.

Dr. Dancil: Thumbs up if you can see my screen, please. Thank you. Aloha Commissioners. I'm not going to --. I know we have a stacked agenda, so I'll be brief. Kurt did an excellent job in explaining why we are here tonight. So a lot of this he already covered. I just want to reiterate that the Land Use Commission is the approving agency for the Environmental Assessment. And we are here tonight to share with you some information and the Planning Department will be collecting your comments and drafting a letter and sending to us.

I want to point you to a couple of pages in your very voluminous document that you received. As you can see on this slide in the top right corner, you'll see an orange box with draft dash 12 to 22. These are what I like to call cheat sheets. It's a summary of the voluminous document that you have before you. We commissioned, as Kurt mentioned, several studies as part of

the second draft. The studies are highlighted in blue that have been updated from the first draft here. Professionals, technical experts have evaluated the existing conditions, potential impacts, and mitigation measures. And it's summarized, so if you want to look up where these are, this is a really good area to look if you want to quickly go through the document.

So as you all know Miki 200 is in this area here. Kurt went over the different land district of the Maui County zoning and Lanai Community Plan. So the Lanai Community Plan identified 225 acres for heavy and light industrial uses in the Miki Basin area. The Miki 200, which is before you today, the Miki 20 that is already zoned urban, and the HECO power plant. The District Boundary Amendment will rezone the 200 acres from agricultural district to urban district. The rezoning will relocate existing or direct new urban uses nearby other similar uses, such as the airport and the MECO Power Plant. We have five acres of the fossil fuel plant that's owned by HECO, the Miki 20 Industrial Park, and then what's before you today, the Miki 200, which in the community plan has identified 100 acres as light industrial in the light-pink, and 100 acres as heavy industrial in the darker magenta pink. Which brings us to the 225 acres that I mentioned before. As Kurt mentioned, it's triggered by HRS Subsection 343 5(a)(1).

So the updated studies were completed because there was more granularity of what was going to be taking place; what type of uses were going to happen on those 200 acres. Ten percent is for infrastructure, roads, common areas, etc. We have 127 acres for renewable energy projects, photo voltaic and battery energy storage projects. Fourteen point five acres to relocate the concrete crushing and recycled operations. So these are existing uses already island that were relocated in the area. Twelve point five acres for the asphalt plant. And then there would be 26 acres left for other industrial uses as seen fit. The adequate supply of industrial land is necessary for a resilient future, and more than 85 percent of the project is already allocated either with the renewable project that is right before us today, that's out for request for proposals by the Hawaiian Electric Company, and 15 percent already existing uses.

The full build out is expected to take place over 20 years. In years one through ten, these are the activities that you might see. The relocation of existing industrial uses, the concrete recycling and rock crushing operation and existing asphalt plant, the Renewable Energy Project. The current request for proposals includes an expected guarantee commercial operation date of August 2025. However, developers are encouraged to have GCOD (guarantee commercial operation) date of December 2024. New industrial uses if deemed necessary will also have an opportunity to relocate to the area. We believe that the new industrial uses, if not identified, will continue through years 11 through 20. Majority will happen within the first ten years, if not the first five years.

So we're back to this slide. I just want to point to you again. Again, this is a cheat sheet. You can look at this for reference on various things if you have questions, and find the location in the first column where you can find it in the larger document. This concludes our presentation and I'll stop sharing my screen. Thank you.

Ms. Preza: Thank you for the presentation. So Commissioners, before we have our discussion, I just want to open public testimony if there's anyone who would like to testify on this agenda item. Leilani, has anyone signed up to testify?

Ms. Leilani Ramoran-Quemado: Thank you, Chair. Yes . . . (inaudible) . . . to testify.

Ms. Preza: Sorry, Leilani, you kind of cut out. Could you repeat what you just said?

Ms. Ramoran-Quemado: Butch Gima is signed up to testify.

Ms. Preza: Great. Butch, if you want, you can unmute yourself and share your testimony.

Mr. Reynold "Butch" Gima: Okay. Good evening. First of all I'd like to say that overall, I agree with the project's concept. But like in prior opportunities to testify, I think both the applicant and the County has done a poor job in conveying the overall water scheme for our island. There is little or no mention of the Ag Park and its impact on the project. For some background information, 500,000 gallons a day has been reserved for ag uses in the Lanai Water Use and Development Plan (WUDP). And I think it's important that they show all the reserved water or water that's been allocated for projects that have not been built yet in addition to current uses and uses that are proposed for the specific project. So, again, they're not giving you the big picture. You can't look at this project only in a vacuum.

I think it's important to point out, again, you're being inundated with a lot of information. And again, this is a perfect project to have been run by the Lanai Water Advisory Committee (LWAC). We could have easily vetted the project had Pulama and Lanai Water Company make whatever modifications if proposed by the LWAC, and then come back to the Lanai Planning Commission with a proposal. And I think it would have made your job much easier.

I think it's important to differentiate also when you see terms like pumpage, use, and demand. Pumpage is hard data, so is use, and you have to keep that in mind. As opposed to demand, which is soft data, that which is on paper and projected. So it's easy, it's easy to get caught up or confused when, when these terms are used interchangeably.

So again, like I said, I agree with the overall concept with this project. But again, both the applicant and County officials have done a poor job presenting the overall water picture to you so that you can make an informed decision. Thank you.

Ms. Preza: Thank you, Butch. Commissioners, any questions for him? If not, Leilani has anyone else signed up to testify?

Ms. Ramoran-Quemado: Thank you, Chair. No one else has signed up.

Ms. Preza: Okay. I'll just open it up if anyone is here who would like to testify or calling in via phone. Is there anyone who also would like to testify? If not, I'll close public testimony. And I'm sorry, Butch, you're unmuted if you want to mute yourself please. Great. So, Commissioners, do you have comments or questions? We can enter our discussion. Yes, sorry, Kurt.

Mr. Wollenhaupt: Yes. For -- in order to try to prevent any problems with comments, if, this case, we're quite fortunate, that we received the environmental assessment that has red numbers, REF dash nine. So if when Commissioners are making a point, if they could point and express their note and that red number so that we don't have the problems we had the last time. Thank you.

Ms. Preza: Sounds great. And I was going to say thank you to the applicant for adding in those red numbers because I think it will definitely make our discussion go a little smoother in terms of trying to keep up with all the page references. So thank you. Okay, Commissioners, questions, comments? And Jordan or Kurt, just sorry, just to clarify, we're just providing a list of comments. We're not formally vote --. I mean, we'll vote on our collective list to be submitted, but that, that's it, right?

Mr. Wollenhaupt: Yes. This is similar to the affordable housing project that you'll have comments. It would be nice if there's some sense of agreement on the comments. But this is a letter coming from the Lanai Planning Commission. That in no way discourages individual letters if there is an issue that perhaps other people don't agree with, that you can certainly send them to. But we're hoping that this is a consensus of comments from the Lanai Planning Commission and we'll help try to write the letter and then send it to you, Chair, for a quick review before we send it out.

Ms. Preza: Thank you. Sounds good. So Commissioners, I know it was a very long document, but do you folks have comments on anything specific? I know --

Mr. John de la Cruz: I'll just make some general comments.

Ms. Preza: I'm sorry, John, just, I'm sorry, a reminder for everybody, too, if you're pointing out something specific, could you reference to page number too so we could we can all follow along? If you're referencing anything specific, but if not, then --

Mr. J. de la Cruz: I'm not going to reference anything specific. I'm okay with the State changing the designation to urban and the County changing zoning to Heavy Industrial One and Heavy Industrial Two. But I think it's already set up that before anything can be placed there, like relocation of a function like the concrete slab, the asphalt plant, especially anything new, before that can happen the applicant has to come back to the County and the Planning Commission for comment and recommended approval especially when it comes to water. Like Butch Gima was saying we have no idea how much water really these projects will, will actually use. They provide some estimates based on number of employees or based on

functions. But we have no idea how that is really going to work out until they send good data on the proposed functions, actions or whatever to the County and the Planning Commissions so that we can make assessments on those specific proposal. So I would say go ahead and change the designation to urban, change the zoning to light industrial one, and heavy industrial two. But before anything else is built there or replaced there, they need to come back to the Planning Commissions to get assessment by the Planning Commissions and input from the community when they know or we get an idea of what specific action the applicant wants to take. Thank you.

Ms. Preza: Thank you, John. And just to confirm with you, Jordan, I mean, this is like based on the timeline that we're --. This is just one layer of comments that we're providing, and then eventually this will come back to us like you folks explained right?

Mr. Hart: Okay so --

Ms. Preza: Not the EA, but like with the Change in Zoning?

Mr. Hart: Yeah. The Final EA will not come back to you. The Change in Zoning and the, and the District Boundary Amendment. Change of Zoning will certainly come back to you. The District Boundary Amendment -- Kurt, can you comment on that. Have we been soliciting comments from the planning commissions on DBAs process by the Land Use Commission?

Mr. Wollenhaupt: That's normally not a process. We're getting the EA's now, but we could certainly, we can certainly get the comments on the District Boundary Amendment because there will be a period of deliberation. So, yes, for --. And again, it's going to be very similar to what we're seeing here because this EA is the document for the DBA. So the DBA is not going to be significantly different than what we're discussing this evening most likely.

Mr. Hart: Okay so --

Mr. Wollenhaupt: So then, then you would go to the Change, Change in Zoning. And at that period of time, that sets the stage for approved uses in that area which it has then thereby zoned. So each individual project would not be coming back every time there's something that's proposed. So if the solar project, if the District Boundary has been approved to urban, the community plan says it's urban, the Change in Zoning has now occurred and codified by the Council, then the uses that are allowed by that zoning would allow to be used there.

Ms. Preza: Thank you. Sorry, so just reiterating what kind of what John de la Cruz says which is that this is the final time. I mean this is the final, final time we'll see EA. But when the Change in Zoning happens, this, this project will come back.

Mr. Hart: Okay, so the Change in Zoning certainly comes to you. We can, we can hear from Counsel. I believe that you could create an item, the Chair could create an item on the agenda to discuss the, or provide comments on the DBA. Although you wouldn't outright be a

commenting agency in that process. You could set --. But to put the, to redirect more specifically to Commissioner de la Cruz's comments, there wouldn't be an existing mechanism after they got their Change in Zoning completed where they would come and visit the Planning Commission for individual projects. This collectively the, this EA process, the DBA, if you choose to, to, you know, schedule a time to discuss it and comment on it if that's appropriate, and the Change in Zoning, that, those are the commission's opportunities to interact.

Mr. J. de la Cruz: Well, if that's the case, then I am seriously concerned. For example, if you are zoned, if this property is zoned for light industrial and heavy industrial, then let's say at that point they could put in what they want. So you put in a slaughterhouse, okay. The slaughterhouse would not come to the Lanai Planning Commission for permission to get built, right. It's an approved use of the zoning, a slaughterhouse. So you slaughter pigs, you slaughter cattle, you wash up the mess, and how many gallons of water you're going to use? And we have no say so on that once we approve the zoning. Is that correct Jordan?

Mr. Hart: Yeah, so any -- once, once the property gets a DBA and a District Boundary Amendment and a Change in Zoning, provided there's no conditions applied to those two steps, which would preclude a permitted use, then they would be able to initiate any of those permitted uses. It would be assumed -- not assumed -- it would need to get building permits, for example, for any structures and things like that. But yeah, this is, what is being proposed is this is not a Project District or Planned Development so there's no planning commission iterative component. This is just outright land use designations.

Mr. Wollenhaupt: Just one, one point. Since I did the Puunene Heavy Industrial Subdivision in Central Maui, which also needed to do a DBA, and a CPA, and a CIZ. During that process, the Planning Commission specified in the ordinance exactly which uses they were going to be okay with. So they might not have been okay with the slaughterhouse or they might not have been okay with the lime kiln. So they outlined the ten or fifteen uses that are currently allowed in zoning, struck out the ones that they did not feel were appropriate for the Change in Zoning, and then that bill was adopted. So there are specifics, but yes these, there were limited uses. So that would be an opportunity when you see the zoning. If there were particular ones you did not feel were appropriate to review at that time for your proposal up to the Council.

Mr. J. de la Cruz: Yeah, and then I think we should do that. When the zoning comes up we should be very specific on the proposed usage, especially when it comes to water. I think it would be good for us to do that. However, I won't be around for that. My term is up in March, so you won't see me after March.

Mr. Hart: Chair, if I could add on to this conversation. I think that you have an environmental assessment before you and there is, you know, you have the opportunity to call for things to be evaluated, and assessed, and to become the final environmental assessment. But I think that you should try and capitalize on that opportunity as thoroughly as you can, especially in the context of things like the resources of water. Because I'm going to make you opinion

comment next is that I think that it's advisable to be very careful about limiting uses in zoning because you won't know what may be appropriate for the community into the future. And when you cut things out, it requires a change in zoning to get those things back in. And if you're trying to address the issue of water, you know, whether or not you're doing that through zoning, whether or not zoning is the appropriate way to do that or that you have the applicant evaluate those things in, for example, this environmental assessment or in their change in zoning applications as opposed to deleting uses of the anticipation of water use. That might not be the best vehicle to pursue that. But, but you do have the opportunity to ask them to evaluate any of your concerns so that those could be documented before you see this potential change in zoning that's coming forward.

Ms. Preza: Thank you, Jordan.

Mr. J. de la Cruz: Thank you, Jordan.

Ms. Grove: My comment is germane to the conversation we're having now, and it pertains to REF-8. It's the third paragraph where we do there is some delineation of possible new future use that talks about the laboratory and possible slaughterhouse and so on. And I know it's prospective at this point, but the very last words were "and other uses." And that goes to the point we've just been discussing. If we approve this, does that mean that that one can fill in the blank? I would like to know exactly what other uses are being considered or have those words taken out. I mean, I don't want to, again, I don't want to hamstring us from great opportunities. And I see a lot of jobs for our kids in that list of things that they're talking about doing. But I also just --. It's so specific, and then there's "and other uses."

Ms. Ropa: I agree too because it's not just water, but like pollution and stuff like that. We want to make sure we, you know, not allow just anything to come in.

Ms. Preza: Thanks, Natalie. And thank you, Lisa, for your comment on REF-8. If anyone is still looking for that, that's the third paragraph down I think you're referencing, so that's a good catch. Other comments? Zane?

Mr. Z. de la Cruz: So just going kind of like the discussion we're having. I know --. So we can't --. It sounds like once we, once the zoning is approved we kind of have carte blanche on it. But is there a way, instead of limiting usage, that we can limit water, like, tap water usage instead of limiting industrial uses, specific uses?

Mr. Hart: Chair?

Ms. Preza: I don't . . . (inaudible) . . . Yeah, Jordan?

Mr. Hart: Yeah, I mean, that --. How do I phrase this? Generally the way that's done is that the applicant is presenting what their anticipated consumptions are and, you know, it's established that way. But yes, those, those types of things can be done through the process.

You know, working out exactly how to do them that can be an ongoing discussion because we're some time away from a potential completion of a DBA or the Change in Zoning, which happens on the County level. So, again, what this document is, is a draft environmental assessment. It's a, it's an identification of all potential impacts and mitigation measures with the anticipation of including a Finding of No Significant Impact (FONSI). So I think that the way to use this step of the process is to ask them to disclose any of the things that you may be concerned about and present how they will mitigate those concerns. And then you can use this informational document when you're reviewing, if you're going to decide to put the DBA on your agenda and deliberate on that and provide comment to the Land Use Commission. And then certainly the Change in Zoning will automatically be on your agenda before it goes to Council. So, so this could be your information gathering document here. So all of the things that you want information on in order to make an informed decision in the next step can be asked for here. And they have the obligation to reply to all substantive comments that are made into the Draft EA.

Ms. Preza: Thank you, Jordan. I actually -- sorry Zane, I'm going to hand it back in a sec. But I guess, Commissioners were, you know, there's been a lot of comments about water. I guess I'm wondering, do you folks have specific comments on the water use? Because on page, I guess REF -- let's see -- 62 and 63, they do provide numbers for estimated water demand per gallons per day. So let's see newer incremental water demand on the Manele Bay water system specifically, 156,000. And then at full build out 163,125 gallons per day. And then right underneath that, there are graphs that show that it's a 28 percent total estimated water demand on that system. So I guess I'm wondering, if there is a specific concern about the number of gallons that they're proposing or is it just you want to keep track of that? Which, you know, like for other projects we have requested quarterly water usage reports, which is I think, you know, something to consider. Zane, go ahead.

Mr. Z. de la Cruz: Yeah, like so with reference 62, right, the 156 GPD that's under their new use category. And all of the new uses proposed are like it's hypothetical right now, so where does that number come from? Like what industry are they basing that GPD off of? Yeah, so that my concern.

Ms. Preza: Oh I see, so you're asking specifically when it's under a new industrial use, like what is that.

Mr. Z. de la Cruz: Yeah because like they --. Like, for, like they know how much the concrete plants are going to take. They know how much the asphalt plant is going to take because it's not new, they're just relocating, right? But the new usage, there's just like proposed hypothetical uses. And so what, what is the metric that they're using there? Like what type of industry are they basing that water consumption off of?

Ms. Preza: I wonder if that also kind of goes back to Lisa's question about how there were very specific uses and then, "and other uses," so maybe that can kind of be packaged into one question from us about defining what that really means. What other uses are and what

like new industrial uses are. If there could be some sort of breakdown of those numbers. Does that sound okay to everyone? It sounds like those are kind of related, those questions. Great, other comments or questions? Yes, Zane?

Mr. Z. de la Cruz: And I'm not sure if this was like if this exact zoning was created by the community plan or not. I was curious as to why there's like a 35 acre parcel in the project area, proposed project area that jumps over into the Palawai Basin. And I was just curious as to why it doesn't continue along in the Miki Basin that goes over to the Palawai.

Ms. Preza: That's just like the way the map is laid out. If like the -- that extra segment that's kind of going the other way?

Mr. Z. de la Cruz: Yeah. So if you look in -- shoots -- it's in a bunch of the maps and I think --

Ms. Preza: Does it have a red number on the bottom right?

Mr. Z. de la Cruz: Yeah, I'm trying to think of where I saw it. But like it's, it's, it's spread through, throughout the document.

Ms. Preza: Maybe, maybe when you, when you find it you can, you can raise your hand again so we can make sure the, you know, Jordan folks have the right . . . (inaudible) . . .

Ms. Grove: I think it's 39.

Ms. Preza: REF-39? Man, it's so nice to have standardized pages based on our last discussion where we were all going off of different numbers.

Mr. Z. de la Cruz: Yeah. So like the exact acreage might be on that reference 39 but the, the project area it's shown on all the highlighted project area maps that jumps over. And, so I'm just curious as to why instead of keeping it contiguous along, you know, the makai side of the Miki Road, they're going mauka into the Palawai Basin.

Ms. Preza: Okay, thanks, Zane. Other comments or questions that we were -- we can add to our list?

Mr. Z. de la Cruz: I don't want to like hog the time or anything, but --

Ms. Preza: No, no. Go ahead. You know, it's time for our discussion so feel free.

Mr. Z. de la Cruz: Like in the reference to the PV generation station, it's more like, you know, our, the Lanai grid is small. And to supply base load the diesel generators have to run at a certain capacity. And so I'm curious to know, like, what level of power would the PV, the new the 127 acres of PV be feeding into the Lanai grid or the normal community grid, or is that power meant to be staying on site for the rest of the, for the rest of the industrial complex?

Like, what's the, what's the intent of that power? Because if they do plan on pushing it into the rest of the grid -- yeah, like it seems like 127 acres is a lot of solar panels even with battery storage. So kind of like what that that energy demand would be because I'm fairly certain that you can't power down the diesel generators too much in order to take that additional load into the grid system.

Ms. Preza: Thank you. Chelsea, Sherry, Sally, anyone else have questions or comments? Natalie?

Mr. J. de la Cruz: I'd like to add on to what the other Commissioner de la Cruz is saying about the why the light industrial is not contiguous at the, the 20 acre industrial site. I think south of the 20 acre industrial site, and west of Miki Road, isn't that where the Ag park supposed to be?

Ms. Preza: I'm not sure. You're referencing this, this Agriculture park that, that's a County project, right? Is that right?

Mr. J. de la Cruz: It could be a project, but that could be -- if that land is set aside to Ag park maybe that's why your light industrial area goes east of Miki Road instead of south of the current 20 acre industrial park.

Ms. Preza: Well, luckily, I think it's okay to just have the question. If it's okay, Jordan, we can just have the question on the list about why it goes that way, and then we can wait for a response. But thanks for sharing, John, about maybe that's the reason.

Mr. Hart: What my notes in response to Commissioner de la Cruz's recent comment was potentially to explain and delineate the relationship to the future Ag Park that is proposed.

Ms. Preza: Okay, that sounds good, if that's okay with everyone.

Mr. Wollenhaupt: And just from a historical standpoint, although it had nothing to do with this, the community plan parallels what this change in zoning is. So why the community plan years ago was developed like this? I don't have an answer, but that's why it looks like it does to a great extent.

Ms. Preza: Thank you Kurt.

Mr. Hart: That is obviously implied by the proposal. But I do think that it's appropriate to request that the, the logic that established the community plan. I mean, I think that that was the intent of the question, but I do, I agree with Kurt that that's what they're keying off of. But why that was initially established that way, it's a relevant question.

Ms. Preza: Thank you. Other comments, questions? Sherry?

Ms. Menze: I was just wondering why it seems so close to the airport, or is that just the way the map looks? Does it really seem close to the runway or are we just -- am I just seeing it on the map that way?

Ms. Preza: Which map are you looking at? Sorry. There's a lot of maps here. Which one are you looking at specifically?

Mr. Wollenhaupt: Reference, reference 26 is a pretty good project area map if you go to that page.

Ms. Preza: Reference 26.

Ms. Menze: Okay. Thank you.

Ms. Preza: I don't know personally I feel like Miki is close-ish to the airport, you know. So I don't -- I, I don't think it's too close but that's just my personal opinion. I'm not sure. Do you have concerns, Sherry, about the proximity to the runway?

Ms. Menze: It just seemed kind of close. But, you know, I did read through the environmental assessment and, you know, it talked about the birds and it talked about, you know, all the things that are -- the rules governing the airport, it just seemed on the map a little close. But it's, maybe it's just me looking at it.

Ms. Preza: Thanks Sherry. Sorry Zane, go ahead.

Mr. Z. de la Cruz: It is, it is very close to the airport. I mean, the -- that, there's, there's a, there's a good chunk like after the runway that's controlled by the airport that isn't part of this project district, or not project district but project area. But it is, it is like abutting up on airport property but --

Ms. Preza: I wonder maybe that's something we could get clarification on for from reference 26 kind of --. Because there are those black lines that are circling the airports so I wonder if that's kind of what you're referencing, Zane, is maybe that buffer that, you know, that is the airport property. Maybe that's something we can get clarification on to your, to your question, Sherry? Does that sound okay?

Ms. Menze: Thank you.

Ms. Preza: Anyone else? Yes, Zane.

Mr. Z. de la Cruz: So it's reference 95 that has like the acreage parceled out. And so like that bit that goes into the Palawai is mapped out is 35 acres. And kind of like a question I guess I would have for that is there's nothing that seems to, like, fit in that 35 acres depending on, like, how you look at the breakdown of the 127 acres for the Renewable Energy Project, the

12.5 acres for the asphalt plant. So I was just wondering like what, how, kind of like what was, what's going to be fitted in there. Like how are things going to be together? I guess like is the asphalt plant heavy industrial or light industrial? I don't, I don't know those designations and I couldn't really find them.

Ms. Preza: Thanks Zane. So that's in reference, reference 95, you said, right? Kind of breaking down, I mean I guess in addition to the question about like that 35 going on the side of the road going to be asking also about the breakdown of the usage within those parcels?

Mr. Wollenhaupt: Oh just for information, Zane, you can look at the Maui County Code and look under heavy industrial and light industrial, and they will indicate the different kinds of uses that are allowed in each of those areas. So that will be important for your discussion at the zoning level time. But you can get head start by looking at it now.

Mr. Z. de la Cruz: And you said that was the Maui County Code?

Mr. Wollenhaupt: Yeah, the Maui County Code, and you look under the heavy industrial and light industrial and it will actually be industrial. Let's see, there's heavy industrial one and two -- the different categories of industrial uses are in there.

Ms. Preza: And I believe, if I'm not mistaken, the Code is fully digitized and searchable, right, so you can you can search for it?

Mr. Wollenhaupt: Oh, Maui County dot gov, and then there will be a drop down under government, and then Council, and then code, and then you can search for the different sections in chapters. Thank you. And Jordan, just put the link in the chat. So I said we're not checking it, but thank you Jordan. That's really helpful. And I think it's great that it's searchable now so that I think when we all join the Planning Commission, we get like a thick copy, a hard copy of it. But I think the searchable version is definitely more helpful. Okay, great. Any other questions or comments? Yes, Zane?

Mr. Z. de la Cruz: Just going with, like, the like the slaughterhouse thing, it sounds thing, it sound, it's very specific and it sounds like they have a plan for it. So I was just wondering what their, what -- yeah, kind of what is it they're planning on, are they planning on slaughtering domestic animals, wild game? Just because it's -- I mean it doesn't have a direct implication on the project. But like Uncle Butch was saying, you know, like these things, you can't really view them in their own little microcosm. You have to look at the larger picture on the whole. So it's kind of would lead us to thinking, like, if they're thinking about doing, like, more animal husbandry and agricultural work or processing like wild venison or something like that. So I'm curious to know what their plans for the slaughterhouse are.

And as for the testing facility also, like, laboratory testing facility is super vague and general. I would assume it has something to do with the slaughterhouse, but like just trying to

understand what those testing facilities are going to be built out as. Like are we doing soil testing for agriculture? You know, are we doing like are we trying to implement some sort of, you know, biomedical facility? So just getting more specific on what their testing in laboratory facilities are.

Ms. Preza: Thanks Zane. I feel also, you know, maybe that could also be kind of paired with that question earlier about the -- I mean, more like kind of added onto it about what other uses are, what are the new uses, and then maybe getting a little more specific about the things that are currently proposed that are somewhat specific, but also a little vague. Okay, great.

Ms. Trevino: I'm just wondering the context of the expectation of being told what the land use is going to be for because my understanding is that we're just deciding whether or not this land can be designated for whatever type it is. I don't know that we're able to --. I guess I'm just a little confused on the discussion of what it's going to be used for in the context of making a decision on approval or not, versus on the context is, as we said, for water use, you know, and the impact of that based on, of course, what the space is going to be used for. I guess I'm just a little bit confused on the relevance of us knowing what it's being used for versus deciding that we're going to have this land be designated this type of land, and us figuring out how to address things, like we said, the water use or whatever. So I'm sorry, I'm just a little confused and that's why I'm not giving any input and I'm just kind of listening because I'm not sure that us asking is, is relevant to the situation at hand. So if somebody can just help, help me understand that or, or whatever. Or if it's relevant, then great. But I can't --.

Ms. Preza: Yeah, yeah. Sorry. I see Jordan you're unmuted if you want to answer. I'm sorry -
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Mr. Hart: Chair, thank you very much. So the -- and I'll reiterate this because there's a lot of moving parts to it and so, you know, it's not expected that you're going to memorize it the first time. But they're going through this Draft Environmental Assessment and receiving comments and then they have to prepare responses. They have to acknowledge and prepare responses to each of those comments for a document that will be the Final Environmental Assessment. And that is expected to -- it was anticipated to result in a Finding of No Significant Impact. If it can't, then it becomes an Environmental Impact Statement and then that goes through its own process and results in either an acceptance of the adequacy of that Environmental Impact Statement or a rejection of it. But that's, that's that process for the assessment of environmental impacts related to HRS 343.

After that's concluded, they're pursuing a State Land Use Commission District Boundary Amendment to put the lands in the urban district. And it was discussed earlier that the Lanai Planning Commission may take that item up and provide comment to the Land Use Commission on that item. After the land is urbanized as a County of Maui has the authority to rezone it, and so they would be pursuing the Change in Zoning application. And that process includes a review by the Lanai Planning Commission, where you recommend to the Maui

County Council whether or not they should approve it, or deny it, or approve it with conditions. And you would provide recommendations on what those conditions are.

So it is relevant to ask for further information on what those specific uses may be so that potential impacts can be clearly identified and potential mitigation measures can be established. And then you can use that information for your decision making and recommendations on those other two steps that are coming if you choose to, to participate in or comment on the DBA, but certainly for the CIZ.

So this is kind of a great opportunity for information gathering for you, for specifically the CIZ step where it is your duty to comment on and provide recommendations to the Maui County Council. So if you can, you can identify any of those things that you'll want to drill down on, then you can ask for them to analyze that in this document, which will become the Final EA. And then you will have the . . . (inaudible) . . . you have to do your final review, which would be the Change in Zoning. And then you may be, at the point, where you're recommending conditions specific to address concerns that you may have. But, but, you can get information on those subjects through this process now.

Ms. Preza: Thank you, Jordan. Chelsea, does that help answer the question?

Ms. Trevino: Yeah, yeah. Yeah. I just, I just wasn't sure if we were spending time on things that maybe weren't going to be relevant to, you know, us contributing to this. Or, or maybe not relevant, but would support our contribution, yeah, in a manner that's conducive to what some of the concerns are, I guess. Thank you.

Mr. Wollenhaupt: Hi, this is Kurt again, to help clarify something. There was something troubling when you kept talking about certain uses. There are permitted uses in zoning, but there are also special uses. Special uses shall be permitted in the M-2 Heavy Industrial District provided a County Special Use Permit has first been obtained. So while some of the special uses are rather noxious, glass furnaces, coal ovens, and if we go down slaughter of animals. So while I would need to get this specifically confirmed, it would appear that in the M-2 Heavy Industrial, the slaughter of animals would be a special use, which would then come back to the Lanai Planning Commission, which would indeed solve some of the issues that commissioners have been bringing up, especially about some of the more noxious uses; things like crematories, explosives, fertilizer manufacturing, fish canneries, gas manufacturing. So the Code does allow some permitted uses in each of the districts. But the ones that would be considered more noxious have to have another level of review. They aren't just allowed by the zoning without any review at all. So that, I think, is an important issue that's being brought up certainly in the future. Just a comment.

Ms. Trevino: Thanks, Kurt, because, yeah, that's what I was wondering about this overlay of approval. Thank you.

Ms. Preza: Thank you. And thank you, everyone, for sharing your thoughts and comments. I see, Lisa, you have your hand up.

Ms. Grove: And Kurt may have just answered this because I was going to ask before his comment. But it sounds like we also, though, need to ask what sort of hazardous or toxic materials might be used at the industrial sites so that we can have that information and then understand what it means for the industrial zoning. I mean, I get that there might be special use -- that they had me to apply for special uses, but it seems like if we don't ask them to tell us what potential hazards may exist, then we can't find that information out, right. If we don't ask, we can't learn it. Is that true? Is if so, then I would like to know, like some sense of what the use or -- and if there is a crematorium at the animal hospital, for example, but, and maybe that is that falls as designation as a special use. But we've talked about water and Natalie mentioned the other things, I'd like to understand just any sort of proposed use of hazardous or toxic materials on the site if that makes sense.

Ms. Preza: Thanks, Lisa. Yeah, I think that makes sense to add that to the, the, the request for information, the question list that we're compiling. Okay, we're coming up on six o'clock, but that doesn't mean we should stop our discussion. But just, you know, are there other comments or questions that we can add. Zane, go ahead.

Mr. Z. de la Cruz: Just like basically they, they're obviously basing their water usage numbers on something. So this kind of goes along with that. But like how many businesses, like, outside entities do they plan to be able to anticipate on that twenty, like less than 26 acres of new industry. Because it sounds like they have some places or some ideas of what they want to do with that 26 acres. And so kind of like how much of that is left over for, I guess, third parties to develop and use.

Ms. Preza: Okay, and that's specifically for that 35 light industrial? Thirty five acres?

Mr. Z. de la Cruz: Oh no. So this, so this is like their breakdown, you know, the 200 acres -- 127 is renewable energy, 20 acres for infrastructure, 26 acres is slated for new industry. But that includes things that you know, like, they, the company seems to have plans for it, like the cold storage, the slaughterhouse, lab testing facilities, and the other category, which I'm assuming is what they're going to open up to, like, third party private business. And so how much in their estimate, how much of that acreage is left over after what they want to put in for their new uses? And how many businesses do they think they can accommodate with that acreage? I know it's a very hard question to answer, at least for how many businesses, but kind of the idea of what acreage is left over in that 26 acres after they put in what they want to put in.

Ms. Preza: Sorry, I'm a little confused. Sorry. What page are you looking at also real quick?

Mr. Z. de la Cruz: So this is even before the, the referencing. It's the like the breakdown of the acreages. It's, it's in several places in the document.

Ms. Preza: Sorry. I seem to have lost that part. It's such a big document. So you're asking?

Mr. Z. de la Cruz: So there are 26 acres slated for new industrial use. In that 26 acres they already have plans for what they want to build, for things like the slaughter house, the cold storage, the testing facilities, the multimedia zone or --. So how much of that 26 acres is left over after they put in stuff that they already want to put in?

Ms. Preza: For potential other uses?

Mr. Z. de la Cruz: Yeah. For potential other uses.

Ms. Preza: Okay. Thanks. Other comments? If not --. Yes, Zane?

Mr. Z. de la Cruz: Sorry, this is kind of like add on. Because, because they do specifically reference throughout the document that they're trying to fill a need, that putting this industrial zone is trying to fill a need. And that, you know, like there are industrial things scattered throughout the business and residential area. Sorry I'm trying to find the exact reference on it. And so they must have some sort of idea of some sort of estimate on, you know, businesses that want to move out to the industrial area. So I'm curious to know what those numbers are and how they generated that data. The REF-71, what are the current industrial facilities scattered in the business and residential areas? Because they, they say that there are industrial, like, industries scattered through the business and residential areas. So I'm curious to know how many of those there are and how they generated that data and if their acreage on the industrial site will be able to accommodate those identified industries.

Ms. Preza: Okay, thank you for clarifying. I see the portion of the map.

Mr. Z. de la Cruz: And then this is just one of those maps. Again, this one specifically on REF-28. Because there is a, you know, there is a guided hunt presence in that area, and especially with the jump over into the, the industrial zone jumping into the Miki Basin, if they have any ideas of how that would impact, like, the current guided hunts in that area. Like, if they anticipate there being an impact on the existing hunting. Sorry, I know this is a lot and --

Ms. Preza: No, go ahead.

Mr. Z. de la Cruz: -- I keep jumping to different things, but also on that REF-95 where the, where it breaks down the acreage, they also have a proposed new private road running through the Palawai. And so I'm wondering if that is part of their 20 acre infrastructure or if that's not actually part of this project area and would be separate from it. But I imagine it would be because that would connect out to the highway and that's kind of the trigger that started this in the first place. But it's only on that one map that I could find and isn't specifically referenced other than in the key.

Ms. Preza: Sorry, which page was that, Zane?

Mr. Z. de la Cruz: REF-95.

Ms. Preza: I see. Thank you. Good. Anything else?

Mr. Z. de la Cruz: That's it for me. Thanks.

Ms. Preza: Any other? Yes, John.

Mr. J. de la Cruz: Just to add to this conversation, I don't know what page it's on, but there will be two access directions to the industrial park. I'm guessing one is from, it states, one is from Kaunalapau Highway and the other one I'm guessing is coming from the other direction, probably leading up to the Manele property. But there will be two access roads to the project district, which will be widened and paved.

Ms. Preza: So sorry, is that question or is that --

Mr. J. de la Cruz: Statement.

Ms. Preza: You're saying that it's going to be paved? So I mean -- sorry -- so the map that Zane just referenced, REF-95, it shows, you know, obviously the Miki Road that's that we know is Miki Road and then there's that perpendicular one that connects to the Manele Road. Do you see . . . (inaudible) . . .

Mr. J. de la Cruz: I didn't see where it was specific on the direction. But to me on the second road it's more likely it will lead south and join up to the Manele Road at the turn.

Ms. Preza: Sorry John did you see . . . (inaudible) . . .

Mr. J. de la Cruz: . . . (inaudible) . . . uphill. That's my guess. It's not specific on the second direction, but it is specific the first hook up will be with Kaunalapau Highway. And I don't remember what page it was on.

Ms. Preza: So that's an, that's an existing road, right, is the one that connects with Kaunalapau Highway. Did you see -- do you have the document . . . (inaudible) . . .

Mr. J. de la Cruz: It's not really paved. It's not getting paved.

Ms. Preza: Right. So is your comment?

Mr. J. de la Cruz: If there are two vehicles traveling in opposite directions, one vehicle must get off that road for the other vehicle to pass. So they will pave and improve that road, I'm guessing, in both directions.

Ms. Preza: Sorry, is there a question there to add to our document? Are you asking if, if that's what's going to happen?

Mr. J. de la Cruz: This adds on to Zane's comment about, he said something about access to the project district or the project area --

Ms. Preza: Right.

Mr. J. de la Cruz: -- and somewhere in this huge document it does say that it will be accessible from two directions.

Ms. Preza: I see. Yeah, I think, I think that map that Zane referenced it shows the access from the two so thanks for confirming. Okay.

Ms. Trevino: REF-19, under infrastructure, D-1 roadways, I think is where John is, is referencing because it talks about driveway access points.

Ms. Preza: I see, I see. Thank you, Chelsea. Okay, so that's just for our information which is that's good. Yes, Zane.

Mr. Z. de la Cruz: Yeah. So just to clarify though, for reference, the map on REF-95, it's the, it's not an existing road. There is a proposed new private road. So it's not referring to the repaving and widening of the Miki Road. It's listed on the key is a proposed new private road, and there is no road currently where that one is proposed to be.

Ms. Preza: Sorry, Sherry, are you raising your hand? Oh, no. Sorry. I thought I saw hand. Okay, any other final comments, questions? I thought it was very thorough, so --. Sally, anything?

Ms. Kaye: No, I'm not, I'm not prepared to offer anything tonight. Thank you.

Ms. Preza: Thank you. Okay, but okay. So I mean, based on the list we just compiled, I don't know if we -- Richelle, do we need to formally move to, you know, accept the comments that were provided collectively or do we, can we just have consensus that --

Ms. Richelle Thomson: You can just do it by consensus.

Ms. Preza: Okay, so is everyone okay with the questions that were posed to be submitted on behalf of the entire Lanai Planning Commission? I see head nods. Anyone not okay? That will be great. And just to confirm also, Jordan, we individually can submit comments to up until the 23rd of is that?

Mr. Hart: I'll ask Kurt to clarify the deadline for comments. But yes, the Commissioners can submit comments as individual members of the community.

Mr. Wollenhaupt: Yes, the deadline is in the environmental notice, the environmental notice of November 23rd, and it is to be by December 23rd. And that would be to planning at Munekiyo Hiraga dot com. That would be planning at Munekiyo Hiraga dot com. That's probably the easiest way to submit additional comments. Or you can submit them, if you needed to, to me and I can forward them on. But it's better to go straight to the consultant, I believe.

By consensus and without any objections, the Lanai Planning Commission accepted the comments, as discussed, to be forwarded to the consultant.

2. **November 12, 2021 Third Quarter 2021 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: Thank you, Kurt. So Commissioners, if you have additional questions or comments up until, I guess, a week from now, you know, feel free to, to email those as well. Because it is, is a long document so if there's other things that come up. Okay, great. Thank you all so much for your thorough look through of the document and we'll move on to item B.2., which is the third quarter 2021 report from mid-June to mid-August water usage reports. I believe we got copies of those. So first, sorry is there anyone who's going to present on this or should I just open public testimony?

Dr. Dancil: We're here for questions only.

Ms. Preza: Thank you. We have the report, so that's great. So I'll open public testimony on this if there's anyone who would like to testify on this item. Leilani, has anyone signed up yet?

Ms. Ramoran-Quemado: Thank you, Chair. No one signed up.

Ms. Preza: Okay, I'll open it up if anyone's calling in via phone would like to testify or anyone else on BlueJeans. If not, then we'll close public testimony and Commissioners, do you have any questions about the report? If not, then we can move on? We're all good?

C. DIRECTOR'S REPORT

1. Discussion of updated requirements related to the Sunshine Law and Public Meetings for Boards and Commissions.

The Committee may vote on the type of meeting it will conduct to meet the updated requirements.

Ms. Preza: Okay, we'll move on to item C.1. which is a discussion of updated requirements related to the Sunshine Law and public meetings for boards and commissions. And it says the committee may vote on the type of meeting it will conduct to meet the updated requirements. So I think Richelle is presenting on this.

Ms. Thomson: Thank you, Chair. And I'm sure Jordan has probably sat through many of these meetings at which this was discussed so he'll probably have some, some things to add to this. The, the State Legislature changed the Sunshine Law requirements last year. Everything was suspended by the emergency rules and all. But we understand from the Governor's Office that at this time they're not going to be extending any kind of lifting of by way of the emergency rules past the end of the year. So starting January 1st, the main thing that's going to be different is that we can continue having these virtual meetings. But for any of the boards and commissions, they're going to have, need to have one physical meeting location where members of the public can go to testify, and also where they can watch the meeting. So they'll need to be able to watch it on a screen. The board members don't need to be at that location, at that location. You can continue to meet virtually or you can be at, you can physically be present at the location. We can also have multiple meeting sites, which I don't think that this commission is going to need to do that. But, you know, with Council, I think you've seen in the past that they've had their satellite offices where people can go to testify on Molokai or in Hana. So at any rate, that's, that's an option. But I think really what this board needs to discuss is, and with Jordan, because there's, you know, logistical issues also in terms of the Planning Department's staffing and travel, transportation, all that stuff, whether you're looking forward to having in-person meetings, continuing on the virtual platform, or some kind of combination. And you're not wedded to anything. It's going to be an ongoing, an ongoing discussion going forward. And I think, you know, obviously it's going to depend on the state of the, of the pandemic here in the State, you know, and everyone's comfort level with meeting in-person again. And then also, of course, the Planning Department's just logistics in terms of people traveling over and ultimately a physical location. Jordan, did you have anything to add to that?

Mr. Hart: Yeah, I would like to add that I think that the department is going to need to ask for a little bit of time to make a transition. We're looking into lodging right now. It sounds like that might be a little bit of a change for us as far as the past lodging we were getting, we're using. So we're going to have to figure out how we're going to address that. However, if you're completely resolved to go to the in-person meetings, we would address that. But if there needs to be -- if you want to continue to virtual meetings then there needs to be an onsite in-person meeting. Unfortunately, the County, the Department is going to have to do that in Wailuku until we can kind of get re-established and have a more normalized return back to Lanai just

because of the logistics of maintaining a person with a live space on a Lanai in our, you know, how we are organized right now. We'll be able to get back there, but we need a couple of months to, to organize that unfortunately, at this point.

Ms. Preza: Thank you, Richelle and Jordan. Lisa, you have a question?

Ms. Grove: Are we allowed to defer? I just think with Omicron and the potential hit in January that we may be feeling with this new variant, that it seems premature to be making a decision right now.

Ms. Thomson: So, yeah, the State law goes into effect on January one. And unless the Governor suspends the sunshine law or parts of it again, of which, you know, which he may do depending on what happens with the case counts and all that. You know, and that's certainly what we would encourage if we saw anything starting to go up, we would request that they continue that provision. But for right now, yes, you don't have to, you don't have to decide or make any commitments on it. I think, you know, what Jordan is, is saying is it the Planning Department would appreciate continuing virtual meetings, you know, just at least for the next couple of months. The in-person location that's going to be required by the law starting January 1st can be accommodated in Wailuku at this point. But of course, it will, I assume, be transitioned back to Lanai as soon as they can work out housing, and you know, just all of those logistical issues.

Ms. Preza: Thanks, Richelle. I'm sorry, so you said there does need to be a location where people can go to testify like community members so that that would be somewhere on Lanai like at the County office or something. But I don't know if you folks have decided or are you saying --

Mr. Hart: That's the challenge? I'm sorry, Chair, I didn't realize you were continue to talk. That's the challenge is that basically -- so, so the easiest, the closest thing to deferring would be to basically continue in the virtual meetings and then the Department will accommodate this requirement. It's counterintuitive, but we would create the live location to testify here on Maui, but everyone would still be having the opportunity to testify via BlueJeans. But once we get up and running, we would, we would ideally have that live location to testify on the island of Lanai.

Ms. Preza: I see.

Mr. Hart: Yeah, and then, you know, at a time where you're interested in meeting all together completely, we would probably still want to be providing what to be providing -- well, we still would provide the opportunity for people to testify via BlueJeans into your live meeting. But because the rules are being directed to open up, but we're not actually open yet, it's going to be difficult to be ready on day one to actually open up a live testimony location on Lanai. So that's kind of the issue.

Ms. Preza: Right. I think --. Right, I mean, I think we should continue virtually for now. And I do think that eventually I don't think any of us want to discount you know having in-person meetings. I think that would be great. But I think with the changing situation, it seems pertinent just to continue with the virtual and logistically, I think that makes sense as well. I guess I would --. So, you know, having live in-person testimony in Wailuku, is that because one of your folks needs to be the one running it? Because we do have, we do have a small County office here, right in the old bowling alley? Could they not run it, I believe Gabe Johnson's office?

Mr. Hart: We'd be willing to explore whether or not --. The challenge would be our staff getting over there and setting up and operating it. So, you know, if, if that was something that Gabe Johnson's office was interested in doing on a volunteer type basis, that may be something that can be explored. But within the resources that the Department has control over, the most practical way to comply with the anticipated regulations would be to open up something here in Wailuku. So that would, that would meet the requirement and then everyone would still have the same opportunity they've had over this entire time to testify via BlueJeans. But obviously the spirit and intent of it is to have something on Lanai. I mean, but, you know, the virtual participation remains an option. So that's a way for us to bridge the gap until we're totally ready.

Ms. Preza: But you answered my question too about, like, the fact that when someone from your department, the Planning Department, would be the one to set up the equipment. So I was just wondering logistically, like, why it would have to be in Wailuku, but that makes sense if it has to be like someone from, from your department because there's no one over here.

Mr. Hart: I'm not aware that it needs to be someone, someone from the Planning Department. I was under the impression that it just needs to be a public space and meeting set up. Yeah, and so I'm seeing a nod from Counsel. So, again, to reiterate, if, if Council Member Johnson --. We're discussing this in a public meeting and we haven't even asked him this, so I don't like, you know, that's not really very fair to foist it on him. But anyway, we will, we'll inquire on that and, or whatever reason they may have existing obligations or be unable to do so. It's really our duty, the Department's duty, and we're not really fully prepared to, to do this the way we would like to, which would be completely on Lanai. So we'll explore other options, but we're able to make sure that our meetings are compliant by doing this interim step here on Wailuku. And we'll try to bring a conclusion to that as quickly as possible.

Ms. Preza: Thank you, Jordan.

Ms. Grove: I'd like to say for the record that I'm very uncomfortable with the Wailuku option to say that that's a satellite office for people on Lanai to give their opinions. I mean, I appreciate the work around. I think it's very creative. I'm also uncomfortable with it because I don't think that it -- I think it violates the spirit of public testimony and, and, doesn't really give the people of Lanai a voice. Again, I understand what you're trying to do and appreciate it. I just don't think it works for Lanai. I personally I want to be on the record saying that.

Ms. Preza: Thanks, Lisa. I agree. That's why I was asking you about, like, I'm not trying to put the council member's office on the spot, but maybe if you folks could explore some of those options because there are there are people here that are a part of the County that if they'd be willing to. I think I agree with Lisa on that, you know, if we want to have an in-person place, it should definitely be on Lanai. But, yeah, if you could just explore, like, maybe with your office, if that would be something that would be possible. I was just thinking logistically like that might be easier, you know, if as opposed to having the Wailuku thing going on. But I agree that the . . . (inaudible) . . . I mean, commission members agree that, you know, virtual for now sounds like the way to go and that we can --. This is, this will be an ongoing discussion, right, Richelle, we can, like, if things become, you know, safer, you know, we might decide later that we want to reinvigorate the in-person?

Ms. Thomson: Right. And there may be, you know, applications or subjects that come up on your agendas that, you know, you feel an in-person meeting as more warranted, you know. One of the things that's, that's difficult in terms of --. You know, I think it's good to explore whatever options might be out there, you know. And the other counties aren't like Maui County with three islands. So for them, finding an in-person location that works isn't as logistically difficult.

But at any rate, one of the things that I know that that Jordan and the planning folks need to deal with is with this in-person location the person who is there running it, you know, manning it really needs to be on top of things because they're both controlling, you know, the testimony by anybody who might show up who want to do it in-person. It also has to be a meeting space where people can stay there and watch the entire meeting. So it needs to have, like, a large TV screen or something where they can sit there and watch after they testify, you know, watch the process. So there's, there's a bit more of the logistical stuff.

Also, if the connection is lost, you know, or say you have a really long meeting and whoever is there is like, yeah, I get to go home now. But if that connection is lost, for any reason, then you need to terminate the meeting. So there's some, some kind of nuanced pieces to this that I know Planning is trying to get a handle on. And the other boards and commissions, you know, you guys are not alone and trying to navigate, what the, what the new law both allows and requires.

Ms. Preza: Right. Thank you. And sorry, Chelsea, if I could just ask, is the library equipped with, like a you know, like Wi-Fi and TV and stuff where something like this could happen?

Ms. Trevino: There is Wi-Fi in the library, however, not to be -- you'd have to bring all your own equipment. And then generally it would have to be within the library's public hours, which Thursday evenings are the only time. And right now our rooms are not available until further notice.

Ms. Preza: I'm just trying, just trying to troubleshoot on the spot and offer some suggestions for Jordan.

Ms. Grove: Gabe's office does have a big TV and a Wi-Fi. It's got a big screen.

Ms. Preza: Oh, great. Yeah, so maybe Jordan, if you folks wouldn't mind reaching out to them and just maybe see if that might be an option. But we appreciate your folks trying to troubleshoot.

Mr. Hart: Sure. And I recognize Commissioner Grove's concerns, and I have the same concerns. It's just that our Maui Planning Commission conference room is set up as far as Counsel was describing. And the Senior Center, as far as I'm aware, is not set up in that way. And then I would also add that the Senior Center is the, is the County facility that we rely on. Whereas I believe that the libraries are state facilities, so that would be --. You know, that, that's our, that has been our go to location and it's not set up for this situation, yet.

Ms. Trevino: Another option, I think possibly would be the, the courthouse, because I know that they do remote when the judges are in there. I've been in there for court before and there's screens and . . . (inaudible) . . .

Ms. Preza: Thank you. Thanks, Chelsea. Yeah, I think we're just trying to throw out even if it's not like a county related property, just other options, because we know it's quite limited here. So thank you. But yes, Zane.

Mr. Z. de la Cruz: I'm just curious, like is there a minimum person requirement? Because I mean space, like, how many people can the space accommodate, I would imagine as part of this in-person requirement. So that's something we might have to consider. So I pose that question.

Ms. Thomson: Yeah, I asked actually the, our office of, the State Office of Information Practices. They're kind of the state agency that oversees and comments on the Sunshine Law matters, and they, they basically didn't answer it directly. You know, they, they said, well, if you're expecting a large a large number of people --. What I was asking about is, you know, say we have a meeting that we know is going to be very interesting to the public. We can't really know in advance how many people will want to show in person, presumably. So, you know, I said, for Covid distancing reasons, you know, can they come into the room, testify and then leave and then view the rest of the meeting on, you know, kind on a device? Or do we have to have capacity to be able to accommodate all the people? And the answer was, you have to have the capacity to accommodate all of the people. And their encouragement was to put televisions in the hallways. I don't know if he's been to the State Leg, but they have outside of the rooms, they have basically TV screens where people can kind of stand around and see what's going on in the chambers. So it was to me not -- it wasn't helpful for our circumstances, you know. So, yeah, I think that is, is definitely going to be a learning curve, you know, until we get it wired.

I also I think that we're going to be encouraging the public as much as possible to participate virtually because I think we've all gotten kind of used to it. You know, the public's kind of used to how it goes, and when you folks are used to it. You also can see and hear them usually pretty well. You know, so I really don't know how much in-person participation is really going to be happening, at least initially, you know. I think it will take a few months.

Ms. Preza: Yeah. Thank you, Richelle. And I do think eventually it would be nice to go back to in-person just with --. Like I, I feel like some of the older generation that used to come out to the meetings, you know, that haven't really gotten with the tech. And like now there's Zoom and BlueJeans and, you know, there's all these different platforms, I think it would be easier for them to participate. But, you know, with understanding that right now, that's just not, you know, I think, it's safer to be virtual. But thank you all for great discussion on this. Do -- I think it says we have to vote, right, so we officially have to vote to remain virtual for the time being?

Ms. Thomson: No, you don't need to vote. It's really more just kind of seeing where you folks are all at, and if you're okay with, we'll post the next agenda as a virtual meeting and then, you know, the in-person location at this point, you know, until we can get it ironed out a little bit more, it will be Wailuku.

Ms. Preza: Yeah, I think, I think for now the virtual sounds okay for me. And it seems like Commissioners are okay with that for now as well. Is that okay? I see head nods. Anyone else have any, Commissioners have comments on that? Not then. We're going to move on to C.2. which is --.

Ms. Ramoran-Quemado: This is Leilani. Sorry. I have Butch Gima raise his hand so I wasn't quite sure if you --

Ms. Preza: Oh, sorry, do I have to open public testimony? Apologizes. Was I supposed to open public testimony? So Butch, you can, can share your comment if you'd like. If you could keep it brief.

Mr. Gima: Yeah. I just wanted to let you know that the Hulopoe Beach Park Council had a public hearing and we did it in the Dole Park. And we did it in person and, and virtually. We got the approval from the Mayor's Office and that everybody had to be masked. Everybody who testified had to be masked. And we had pods of ten chairs situated. So that's something to consider. Although it's logistically doing it in Dole Park, you've got to work with Pulama for the right of entry, and the . . . (inaudible) . . . the PA system. That is another option for you guys to consider. Thank you.

After discussion ensued, the Lanai Planning Commission will continue to conduct meetings virtually with the in-person location to be held at the Kalana Pakui Conference Room in order to comply with the sunshine laws that takes into effect on January 1, 2022.

2. Highlights from the Lanai Planning Commissioners who attended the Virtual 2021 Hawaii Congress of Planning Officials (HCPO) Conference, October 4-8, 2021. (Scheduled on the November 17, 2021 LPC agenda)

Ms. Preza: Thank you for your comment. Okay, so move on to item C.2. which is highlights when commissioners -- who I believe it was just Sally -- on who attended the virtual Hawaii Congress of Planning Officials Conference. And we push this back from last month's meeting so Sally could kind of compile her, her thoughts. And also thank you, Leilani, because I saw that she was able to forward us the full meeting, the conference packet, so thank you for following up on that. And then I'll turn it over to Sally.

Ms. Kaye: Okay, thank you. I, thank you first of all to whomever, Jordan made this possible because I went back and looked at the sessions again and I'm going to take it back. It was the best planning conference and I've been to probably five or six of them that I've ever been to. So I really recommend when you have downtime that you just go through the sessions one by one. I'm just going to point out a couple of them.

The very first one that's really interesting is on housing. And obviously they had a great panel. We had Stanford Carr, the developer, who said the problem with housing is too much regulation, get out of the way. And then State Senator Chang had some really interesting points of view on how to get around that fighting battle after battle people don't want things in neighborhoods. It was really robust discussion.

The other -- well, they're all very, very good. But the one that was that followed on development and planning and land use law really had some good visuals on coastal erosion and sea level rise. And the one case that I wanted to point out and Richelle, I'm sure you will correct me if I'm wrong, but it was -- it's a Cedar Point versus Hassid. It was a union case, where the union was allowed under California statute to enter a landowner's property so many days of a year and conduct business. And the landowner got really upset and just said, no, you can't do it. And it went up to the Supreme Court, and the Supreme Court found that the statute actually was a taking, which is, you know, prohibited by the Fifth Amendment. You can't take property for use without compensation. So his, the professor Callies from UH that discussed this, said that it was a really interesting decision, especially in light of Hawaii's traditional and cultural uses that this court is going to be very, very hard on anything that prevents a landowner from being able to exclude people from his property. On the other hand, I think it might be a really interesting decision to consider from the point of view of a landowner like Pulama that often might feel like they have to let people into something like the Hulopoe Beach Park. So it was just a really interesting case.

Then the last one that I that -- I mean, they're all very good like I said -- the director's forum, I came away having done this for a couple of years with the understanding that we have a really vibrant and very robust young group of Planning Directors. And they, they just they

seem to all have such passion and commitment to what they want to achieve for their counties. And I know Michele did some very good discussion about what's going on in our County and what some of the programs that are going to be replaced, like Kiva is going to go away, thank God. And they're doing the first strategic plan for the Planning Department.

So I just really highly recommend that you all take advantage of this. I'm so grateful for whoever made this possible for you all to see it.

Ms. Preza: Thank you Sally. Great update.

Mr. Hart: Chair?

Ms. Preza: Yes, Jordan.

Mr. Hart: I want to thank Tessa Munekiyo Ng and the APA Executive Committee for providing the material to the Lanai Planning Commission.

3. Open Lanai Applications Report as distributed by the Planning Department with the December 15, 2021 agenda.

Ms. Preza: Thank you. And sorry I don't know if Tessa's still on, but thank you, Tessa, on behalf of the Planning Commission for getting us the materials. Okay, great. Moving on to C.3. which is open Lanai applications report. Are there any questions on that or comments? If not, then our next --. Oh sorry agenda items for January 19, which is our next meeting. Leilani is anything on the document?

4. Agenda Items for the January 19, 2022.

Ms. Grove: Chair? I had requested at the last meeting that we get an update from the, on the potable water use down at Manele and whether or not that had been transferred to non-potable water. And I was promised that I'd get a report tonight.

Mr. Hart: You --. Chair, I want to clarify, who promised you the report tonight?

Ms. Grove: I asked, I asked if we could have an update on we had that huge spike in potable water use down at Manele, and asked if we could add it as an agenda item to get an update on whether or not that water has, that it's been transferred over to non-potable water. It's been used, I think, for the construction site.

Mr. Hart: Sure. I clearly recall, my recollection --. Okay, so the request went out November 18th, the letter was transmitted to Pulama.

Ms. Grove: Right.

Mr. Hart: My recollection is that we may have even given them to January to reply, though.

Ms. Grove: Okay, thank you.

Mr. Hart: We had that discussion. Okay, that's all I want to clarify. Thank you. But that request has been sent by the department.

Ms. Grove: Wonderful. Thanks.

Ms. Preza: Thank you. So hopefully Leilani that will be on our January agenda. Is there anything else?

Ms. Kaye: Yeah, I, I would like to suggest two things to my fellow commissioners and see if there's any interest in it. I'd like to ask somebody from the Planning Department, Jordan or Richelle, somebody to give us a little primer on how enforcement of illegal vacation rentals should be handled on this island. I got several calls and a couple of emails and texts from people saying that they have been aware of some illegal rentals going out and they have called enforcement and nobody ever calls them back. And so I just, I just want a little, if somebody could make a little presentation on that.

And then the second thing would be if the State and, or Pulama could give us some sort of update on the deer control efforts that are going on because I'm getting a lot of people asking about that. And I've been made aware the last couple of days of some kind of outrageous rumors going around. So I, I'd really like to know a little bit more what kind of formal advice we could be getting from the powers that be on how to deal with the deer that are trying to get into our yards and that sort of thing.

Ms. Preza: Thanks, Sally. I think the enforcement of the STRHs, you know, that would be interesting since we spent so much time on those changes. I guess, Jordan, I mean, would that be -- sorry. First of all, that's a request. You know, Jordan, do you think that would be possible to add in, you know, have a presentation on that in the upcoming meeting about the enforcement of the STRHs? And then I guess the follow up.

Mr. Hart: If you want to talk about it for about five minutes? I mean, our process is very straightforward and I could share that with you now or if you want to, you know, do some sort of presentation.

Ms. Kaye: Yeah, I would prefer that Jordan because not everybody knows that that would be discussed tonight and so they're not on this call. And if it's an agenda item, then, you know, people might phone in and get the information directly. So I would rather see it as an agenda item.

Mr. Hart: Sure.

Ms. Kaye: It could be five minutes, whatever, but --

Mr. Hart: Well extremely briefly, if any individual of the public feels like they've, you know, tried to notify the planning department, and they didn't get a response, they could contact me directly and I'll make sure to follow up on it. And I'll put my contact information into the chat right now.

Ms. Preza: Thank you, Jordan. And if it could be on the agenda, even if it's just for a couple of minutes in January, that'll be great just so --

Mr. Hart: We will add that.

Ms. Preza: Thank you. And then, Sally, if people are calling you or they're concerned you can kind of let them know that's going to be on the agenda. I think on the deer control issue, is that something that we cover or that we can request information on as a planning commission, Jordan or Richelle? I am, I'm very, I mean, I think most residents are concerned about that. But I guess I just wonder if that's within our realm of discussion on this commission.

Ms. Thomson: Right. You know, I'm sure Jordan -- we've all heard quite a bit about it, and I know that the Council is quite concerned as well. And you're right, the, the Lanai Planning Commission doesn't necessarily have control in terms of your jurisdiction isn't -- doesn't involve that type of regulation. So it's, you know, it's outside, it really is outside the scope of your business. I understand that this is a platform that people are comfortable with, though, with your community. It may be better, though, Commissioner Kaye, to reach out to Council Member Johnson and ask him if he will follow up and maybe schedule a community meeting to update because a lot of these things would be Council generated efforts. I know Council Member Sugimura has been working really hard over here on Maui, you know, with the farming operations that are being severely affected, and I assume it's similarly on Lanai. But, that would be my suggestion as it is to work through Council Member Johnson's office to try to get a public meeting.

Ms. Kaye: Okay. That's, that's a great suggestion. In the past, we have had workshops like this that were community generated. People have just said we need a workshop on this and on that. So that's what I was, I was thinking. It's not that we could do anything about it. It's just it's an informative. We used to see ourselves as an, as an informative venue and forum for the community.

Ms. Thomson: I understand that. The --. I think the downside is just as you said that this body doesn't have anything that they can necessarily do about it. The Council and then the State does. You know, so those are really the entities that need to, to be at the at the table addressing it, you know, to be able to offer any members of the public, you know, actually concrete versus just discussing that it is a problem. That's why I'm suggesting that maybe

Council Member Johnson could arrange with, is it DLNR or DOFA, you know, bringing those agencies together, you know, and, and then having a public forum. And if it was more of a town hall type forum, which he could do, you know, outside of the confines of like a sunshine law meeting, it may be more productive because then members of the public can really engage in more of a back and forth discussion instead of just a presentation.

Ms. Preza: Thank you, Richelle. I, I agree with Richelle, I think on this one. I think it's such an important discussion to be had, but I think it should be initiated by the parties that are directly involved with that on island and could probably like Richelle said actually offer substantive comments or, you know, they can initiate some sort of, you know, based on that discussion, hopefully something that will help control the population. But for us, you know, there's nothing we can do as a planning commission on that. So if it's okay, I think, you know, if we could add the STRH enforcement thing on the agenda and then maybe Sally if you could follow up with, you know, maybe the County, or State, or Pulama on the game control.

Ms. Kaye: I really think that that this is something we could have a workshop on. I'm, you know --. No, I don't think I'm --. I mean, I'll talk to Gabe, but this isn't -- I'm not going to arrange a community meeting. I think this is the forum that we could do that in, but that's okay. I get it. I get --

Ms. Preza: Other commissioners, sorry, I don't mean to be the end all. You know, do the other commissioners feel like you want to initiate that on behalf of the LPC or --? Thank you for bringing it up Sally, though, I think it's important, but I don't know if other commissioners how they feel.

Mr. Z. de la Cruz: I think it's an important topic and I don't see it as being like exclusively outside of the planning commission, right, like because even if it is just, just informative, this might inform other decisions that come before the planning commission as far as land use, resource use, and things of that nature.

Ms. Kaye: Well, okay, so let's just to clarify, the way this used to work is if, if there were some things that Commissioners were interested in learning about, then the Planning Department would do just what Jordan did with Lisa's question to just send a letter out to the interested people and they may not respond. They may not want to do it in this format, but at least it was a step we took to try to educate the community on what the community asked us to educate them on. So it's, you know, it's up to you guys.

Ms. Grove: I've been hearing comments. I just think that I'd like to have to try DLNR or DOFA, or somebody with, you know, more quote unquote, authority to try to speak to solutions. I think it would just be -- could end up being more frustrating for the public to just to kind of get to come and hear and air grievances, but not hear any plans moving forward from the people who are in charge of this.

Ms. Kaye: But that's what I had in mind was the people in charge of this would be the ones presenting.

Ms. Grove: But if, if we can't have this sort of back and forth because the sunshine laws and --

Ms. Kaye: No. It would be an open meeting. I mean it would be on the agenda.

Ms. Grove: Okay.

Ms. Kaye: So that's not a concern. But if you all think it's a better format somewhere else, then so be it. That's fine.

Ms. Preza: Zane?

Mr. Z. de la Cruz: But I'm just offering some opinion on this one. Like, DLNR and DOCARE don't really have that much authority on, like, game control. Because I mean even the CGMA is leased land and is a healthy portion but not, the not the entirety of the habitat for the ungulates. So we would have -- if we wanted any sort of like real information on it we would have to involve Pulama. You know just for, you know, if you, if you want to look into this topic, just involving the State isn't going to get you the answers you want.

Ms. Preza: Thanks, Zane. I think for now, let's not put this on the agenda. And if we feel like we want to discuss it again next time for, you know, maybe we can have some time to think about it. But I do hope that these other entities would initiate a community forum where it would be more productive, I think, than coming to, to us. And then, you know, I think people have a lot to say about it, but I'm just not what we can do besides compile comments and then submit it to, to the people who are in charge of managing the game here. Okay, I think let's keep it off the agenda for now and if, you know, commissioners feel strongly about this, we can maybe you can email Jordan or Richelle and we can we can figure something out. Leilani, is there anything else on the agenda for next month?

Ms. Ramoran-Quemado: Yes. In addition, I believe AT&T Mobility time extension that was deferred at your October meeting will be coming back in January.

Ms. Preza: Thank you. Okay.

Ms. Grove: Can I ask a quick question about the deer issue? Do we have any authority to, to ask that Gabe Johnson or the other powers that be convene this? Or, is that outside of our purview?

Ms. Thomson: I think that any, any of you as individual citizens can request that of your council members. So I'd probably just do it that way versus having it be an official Lanai Planning Commission request.

Ms. Preza: Thanks, Richelle. And yeah, maybe we can all do that, send an email out to these different parties, because I know people want to talk about it in the community. So hopefully there will be some sort of community forum hosted that can discuss this issue in particular.

D. NEXT REGULAR MEETING DATE: January 19, 2022

E. ADJOURNMENT

Ms. Preza: Okay. If there's nothing else, then our next meeting is January 19th and we'll adjourn at 6:49 p.m. Thank you all so much for pushing through. I know I didn't have a break an hour and half in like we usually do, but thank you for your time tonight and wishing you all happy holidays with your families, and see you folks in the New Year.

Mr. Hart: Thank you. Bye.

Ms. Preza: Thank you, everyone.

There being no further discussion brought forward to the Commission, the meeting was adjourned at 6:49 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

PRESENT:

John de la Cruz
Zane de la Cruz
Elisabeth Grove
Sally Kaye, Vice-Chair
Sherry Menze
Shelly Preza, Chair
Natalie Ropa
Chelsea Trevino

ABSENT:

Shirley Samonte

OTHERS:

Jordan Hart, Deputy Director, Planning Department

Kurt Wollenhaupt, Staff Planner

Richelle Thomson, First Deputy, Department of Corporation Counsel