

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AGENDA  
([HYPERLINKS TO MEETING MATERIALS ADDED](#))

DATE: JANUARY 8, 2019  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Keaka Robinson (Chair), Larry Hudson (Vice-Chair), Lawrence Carnicelli, Stephen Castro, Tina Gomes, Kahu Alalani Hill, P. Denise La Costa, Kellie Pali, Christian Tackett

**Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.**

A. CALL TO ORDER

- B. Workshop on the County's Planned MAPPS Permit Tracking System Conducted by the County Information and Technology Services (ITS) Division, Department of Management. (Postponed from the September 11, 2018, September 25, 2018, and October 9, 2018 meetings.)

The workshop is for information purposes only. No action will be taken.

C. COMMUNICATIONS

1. MR. GALE NOTESTONE, Chair of the Hana Advisory Committee to the Maui Planning Commission transmitting its recommendation on the following application:

RICHARD LEE LOPEZ and DEVIN LOPEZ requesting a Bed and Breakfast Home Permit in order to operate the Hana Aloha Hale, a two (2)-bedroom bed and breakfast home located in the Interim District at 6820 Hana Highway, TMK: (2) 1-4-010: 018, Hana, Island of Maui. (BBHA T2018/0001) (R. Quigless) (Public Hearing conducted on October 29, 2018) ([Memorandum/Report](#))

There is at least one permitted bed and breakfast home operation located within 500 feet of the subject property

The Commission may take action on this request.

D. REVIEW OF PROPOSED SETTLEMENT AGREEMENT FOR ALLEGED SPECIAL MANAGEMENT AREA VIOLATION

1. [Proposed Settlement Agreement](#) between the COUNTY OF MAUI and the KAPALUA RESORT ASSOCIATION for the partial demolition of a rock wall within the Special Management Area (SMA) without first receiving an SMA determination or permit for such improvements on property adjacent to Lower Honoapiilani Road, TMK: 4-2-004:034, Kapalua, Lahaina, Island of Maui. SMA Notice of Violation issued as follows: NOV 2017/0050.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES, AND LIABILITIES PURSUANT TO SEC. 92-5(a)(4), HRS.

The Commission may take final action on the proposed Settlement Agreement pursuant to the provisions of Section 12-202-23(d)(3) of the Maui Planning Commission's Special Management Area Rules.

#### E ADOPTION OF WRITTEN DECISION AND ORDER

1. Rejection of the Hearings Officer's Report and Denial of the County Special Use Permit by action taken at the December 11, 2018 Maui Planning Commission meeting on the following: (Tom Kolbe, Deputy Corporation Counsel)

Hearing Officer's Report dated July 13, 2018 from E. JOHN MCCONNELL, Retired Judge, Hearing Officer, containing his proposed Findings of Fact, Conclusions of Law, and recommendation regarding the following remanded application:

County Special Use Permit application from SEASHORE PROPERTIES, LLC for the proposed nine (9) room transient vacation rental on the property referenced as the Paia Inn located at 93 Hana Highway, TMK: (2) 2-6-002: 027, Paia, Island of Maui. (CUP 2015/0006) (CTB 2015/0009) (SMX 2015/0522) (K. Wollenhaupt)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the [proposed Findings of Fact, Conclusions of Law, Decision and Order](#).

#### F. UNFINISHED BUSINESS

1. R.D. OLSON II INVESTMENTS, LLC requesting a Special Management Area Use Permit for the Keolani Triangle Retail Center, a 4-unit commercial retail space in two structures, with supporting infrastructure, onsite parking, and loading zones, located on 0.779 acres in the M-2 Heavy Industrial District at 520 Keolani Place, Kahului, Island of Maui, TMK: (2) 3-8-079:015. (SM1 2017/0005) (J. Dack) (Public hearing conducted at the November 27, 2018 meeting.).

The Commission may take action on the permit application.

G. DIRECTOR'S REPORT

1. MICHELE MCLEAN, Planning Director transmitting the following application to the Maui Planning Commission pursuant to the provisions of Section 19.32.020.C, Planned Development, of the Maui County Code:

RD OLSON INVESTMENTS II, LLC requesting a Step III Planned Development Approval in order to construct Hotel Ike, a 110-unit hotel in two (2) buildings with pool, spa, fitness center, lounge and on-site parking located in the A-2 Apartment and H-M Hotel Districts at 55 Gateway Place, TMK: (2) 2 1-028:004, Wailea, Island of Maui. (PD3 2018/0003) (C. Thackerson) ([Application](#))

The Commission may act to waive or not waive its review.

2. SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.

3. SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.

4. Discussion of Future Maui Planning Commission Agendas

- a. January 22, 2019 agenda items

H. NEXT REGULAR MEETING DATE: JANUARY 22, 2019

I. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES PURSUANT TO SECTION 92-5(a)(4), HAWAII REVISED STATUTES.

UNLESS OTHERWISE SPECIFIED BY PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN A PROCEEDING BEFORE THE MAUI PLANNING COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines of ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O the DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely

Petition to Intervene for an item where the first public hearing date is on January 8, 2019 was on December 21, 2018.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES, AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE. IN ACCORDANCE WITH THESE RULES MAXIMUM TIME LIMITS OF AT LEAST THREE MINUTES MAY BE ESTABLISHED BY THE COMMISSION ON INDIVIDUAL TESTIMONY. PLEASE NOTE THAT ANYONE WISHING TO PROVIDE ORAL TESTIMONY PERTAINING TO AN AGENDA ITEM THAT IS A "CONTESTED CASE" PURSUANT TO CHAPTER 91, HAWAII REVISED STATUTES, MAY BE ASKED TO TESTIFY UNDER OATH OR AFFIRMATION, AND MAY BE SUBJECT TO LIMITED CROSS-EXAMINATION IN ACCORDANCE WITH SECTION 91-10(3), HAWAII REVISED STATUTES.

WRITTEN TESTIMONY, WHETHER SENT VIA FAX, EMAIL, OR USPS MAIL SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

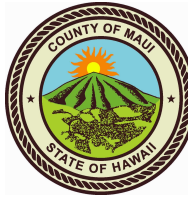
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA 2200 MAIN STREET SUITE 315, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634 AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**PLEASE NOTE:** If any member of the Commission is unable to attend the scheduled meeting, please contact the Planning Department at least one day prior to the meeting date. Thank you for your cooperation.  
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County of Maui  
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 200 South High Street,  
 Wailuku, HI 96793-2155

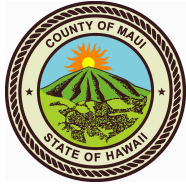
## PD-Approved SMA Minor Projects for Maui

12/27/2018

Permit Completion Date: 11/28/2018 - 12/26/2018

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20160029	AHIMSA SANCTUARY FAR	AHIMSA SANCTUARY FARM	VARIOUS FARM IMPROVEMENTS / MAKAWAO	LEW & MARIA ABRAMS	SCOTT	12/21/2018	A W/COND-APPROVED WITH CONDITIONS	2280030750000
SM2 - 20180032	LONGHI BUILDING	LONGHI BUILDING	REPAIRS AND RENOVATIONS/LAHAINA	RICHARD YOUNG		12/19/2018	A W/COND-APPROVED WITH CONDITIONS	2450010500000
SM2 - 20180084	FREE MOVIES	FREE MOVIES IN THE PARK	FREE MOVIES\LAHAINA	LAHAINA ARTS ASSOCIATION	QUIGLESS	12/20/2018	A W/COND-APPROVED WITH CONDITIONS	2460080060000
SM2 - 20180085	505 FRONT ST	PROPOSED ELEC IMPROVEMENTS AT 505 FRONT ST	ELECTRICAL IMPROVEMENTS/LAHAINA	RED TAIL ACQUISITIONS, LLC		11/30/2018	A W/COND-APPROVED WITH CONDITIONS	2460020070200
SM2 - 20180087	ROOF	ROOF	ROOF REPAIR\LAHAINA	ERIC FARRIS	THACKERSON	12/11/2018	A W/COND-APPROVED WITH CONDITIONS	2460120180000
SM2 - 20180088	CUPIES WINTER	CUPIES WINTER HOLIDAY FESTIVAL\12/15/18	WINTER FESTIVAL-12/15/18\KAHULUI	RONALD K DANIELS	FASI	12/13/2018	A W/COND-APPROVED WITH CONDITIONS	2370050220000
SM2 - 20180089	NAPILI PLAYGROUND	NAPILI PLAYGROUND SHADE STRUCTURE	COVERED PLAYGROUND\LAHAINA	GLOBAL SPECIALTY CONTRACTORS	QUIGLESS	12/18/2018	A W/COND-APPROVED WITH CONDITIONS	2430180400000
SM2 - 20180090	GOLDSBERRY, GARY	GOLDSBERRY, GARY	VACANT/WAILUKU	NICK WAGNER		12/21/2018	A W/COND-APPROVED WITH CONDITIONS	2320100170000
SM2 - 20180091	SACRED HEARTS	SACRED HEARTS CHURCH AND SCHOOL	INSTALL FENCE/LAHAINA	GARY L SECOR	WILLENBRINK	12/21/2018	A W/COND-APPROVED WITH CONDITIONS	2460100010000

**Grand Total : 9**



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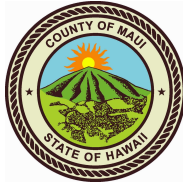
## PD-Approved SMA Exempt Projects for Maui

12/27/2018

Permit Completion Date: 11/28/2018 - 12/26/2018

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20180245	WESCO WETLAND	ENCAMPMENT CLEANUP\KIHEI	WESCO PROPERTIES, INC	BUIKA	11/28/2018	A-APPROVED	2390020160000
SM5 - 20180246	WAILEA EKAHI POOL	POOL RENOVATION\KIHEI	MWA INC	SCOTT	12/05/2018	A-APPROVED	2210080640000
SM5 - 20180247	OLOWALU ELUA ASSOCIA	IMPROVEMENTS/OLOWALU	RICHARD S. YOUNG	SCOTT	11/29/2018	A-APPROVED	2480030840000
SM5 - 20180248	ELLRODT POOL	SWIMMING POOL	ALFRED & MARY ELLRODT		11/29/2018	A-APPROVED	2390600030000
SM5 - 20180249	PHANTOM FIREWORKS	FIREWORKS SALE TENT/QKCTR-KAHULUI	PHATOM FIREWORKS WESTERN REGION LLC	WAIKIKI	11/29/2018	A-APPROVED	2370020200000
SM5 - 20180250	KOHLHEPP, AMY	DWELLING REPAIRS/ADDITIONS (ATF)	PAUL & AMY KOHLHEPP	SEGUNDO	12/04/2018	A-APPROVED	2430110140000
SM5 - 20180251	EYESIGHT HAWAII	OFFICE ALTERATIONS/UNITS 260&270/KAHULUI	RANDALL H ENDO		12/06/2018	A-APPROVED	2370070100000
SM5 - 20180252	AZEKA II SHOPPING CE	DEMOLITION/KIHEI	RONIN PROPERTIES, LLC	AARONA	12/06/2018	A-APPROVED	2390020280000
SM5 - 20180253	HANA HWY EMERGENCY	ROADWAY REPAIRS/HANA	DAVID C GOODE	FASI	12/18/2018	A-APPROVED	2160030030000
SM5 - 20180254	PWC/GILLIS SWIMMING	SMA APP/SWIMMING POOL-KIHEI	PACIFIC WEST COMMUNITIES, INC.	WAIKIKI	12/19/2018	A-APPROVED	2390011570000
SM5 - 20180255	HI0215A	ADDITION OF 3 NEW PANEL ANTENNAS/LAHAINA	CENTERLINE SOLUTIONS, AUTHORIZED AGENT FOR T-MOBILE	WAIKIKI	12/20/2018	A-APPROVED	2440080050000
SM5 - 20180256	GRANT RESIDENCE	ADDITION/PAIA	JULIAN GRANT	WAIKIKI	12/20/2018	A-APPROVED	2260050920000
SM5 - 20180257	VAN UNEN SWIMMING	SMA APP/SWIMMING POOL-KIHEI	VAN UNEN, DARREN & KELLY	AARONA	12/20/2018	A-APPROVED	2210210840000
SM5 - 20180258	KALAMA PARK SKATE	DEMO SKATE PARK RAMP REPLACEMENT	COUNTY OF MAUI PARKS AND REC	FASI	12/21/2018	A-APPROVED	2390050520000
SM5 - 20180259	DICKS ACCES DWELLING	DWELLING CONSTRUCTION/KIHEI	DICKS,THEODORE		12/21/2018	A-APPROVED	2390300320000
SM5 - 20180260	VALLEY ISLE PRODUCE	SUBDIVISON OF TMK 237011019/KAHULUI	A&B PROPERTIES, INC.	THACKERSON	12/21/2018	A-APPROVED	2370110190000
SM5 - 20180261	HDOT HANA HWY ROCKFA	ANCHOR EROSION CONTROL MATTING/HANA HWY	HI STATE DOT	FASI	12/21/2018	A-APPROVED	2110010440000
SM5 - 20180262	242 LAHAINALUNA	CONVERT RESIDENCE TO AN INN\LAHAINA	DEBBIE MITCHELL	QUIGLESS	12/21/2018	A-APPROVED	2460100120000

\* = Shoreline Projects  
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## PD-Approved SMA Exempt Projects for Maui

12/27/2018

Permit Completion Date: 11/28/2018 - 12/26/2018

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20180263	MEDEIROS RESIDENCE	REPLACEMENT OF GAS TANK\LAHAINA	MEDEIROS,COLLEEN P	QUIGLESS	12/24/2018	A-APPROVED	2430020770000 2430020770001
SM5 - 20180264	DANNY BOYD	NEW BATHROOM\LAHAINA	PRO DRAFT INC	FASI	12/24/2018	A-APPROVED	2440080220004
SM5 - 20180265	MCBARNET, TERRY	FDP/INTERIOR ALTERATIONS/PAIA	MICHELE COCKETT	BURKETT	12/26/2018	A-APPROVED	2380020340000

**Grand Total : 21**