

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
OCTOBER 22, 2019**

(HYPERLINK TO AUDIO RECORDING OF THE MEETING)

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 9:03 a.m., Tuesday, October 22, 2019, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

B. INTRODUCTION OF NEW MEMBER – KAWIKA FREITAS

Chair Carnicelli introduced and welcomed new member, Kawika Freitas.

The Commission had no objections to taking up Item E.1 first.

E. PUBLIC HEARING

1. MS. MICHELE MCLEAN, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapters 19.12, 19.24, 19.26 and 19.37, relating to transient vacation rentals in the Apartment Districts and Industrial District and dwelling units in the Industrial Districts. (J. Takakura)

(Item E.1 begins at 00:03:30 of the audio recording.)

(Motion was made at 00:41:25 of the audio recording.)

It was moved by Mr. Robinson, seconded by Ms. La Costa, then unanimously

(Vote was taken at 00:41:36 of the audio recording.)

VOTED: To Recommend Approval of the Proposed Amendments to the County Council as Recommended by the Department.

**(Assenting – K. Robinson, P. D. La Costa, D. Thompson, K. Freitas
C. Tackett)**

(Excused – K. Pali, S. Castro, T. Gomes)

**C. Presentation on the Department's activities supporting beach restoration
(J. Buika)**

(Item C begins at 00:41:55 of the audio recording.)

Jim Buika, Staff Planner and Tara Owens of the University of Hawaii Sea Grant, Coastal Processes and Hazards Specialist did a presentation regarding the Department's activities supporting beach restoration and ongoing beach restoration projects.

D. Workshop on the Planning Department's proposed amendments to the Maui Planning Commission's Special Management Area Rules and Shoreline Area Rules conducted by Planning Department, including presentation by Dr. Chip Fletcher, School of Ocean and Earth Science and Technology, University of Hawaii, Manoa (M. McLean)

This workshop is for information purposes; no action is anticipated.

(Item D begins at 01:29:08 of the audio recording.)

Dr. Chip Fletcher gave an overview regarding the climate crisis, sea level rise, and the erosion problem.

Jim Buika of the Planning Department also went over the proposed amendments to the Maui Planning Commission's Special Management Area Rules and Shoreline Area Rules.

F. DIRECTOR'S REPORT

(Item F begins at 03:57:05 of the audio recording.)

1. MICHELE MCLEAN, AICP Planning Director, transmitting the following applications to the Maui Planning Commission pursuant to the provisions of the Maui Planning Commission's Special management Area Rules that the following permit transfer has occurred by approval letters dated October 7, 2019 and October 8, 2019.
 - a) MR. KEITH KOOPER, VICE PRESIDENT, ATC MAKENA HOLDINGS, LLC AND VICE PRESIDENT, MAKENA GOLF AND BEACH CLUB OWNERS requesting a transfer of Special Management Area (SMA) Use Permit from ATC Makena Holdings, LLC to Makena Golf and Beach Club Owners (transferee) for the Makena Resort H-M Project on approximately 23.89 acres at 5400 Makena Alanui Road, Makena, Island of Maui, TMK: (2) 2-1-005:086 (SM1 2013/0013) (A. Cua)
 - b) MR. KEITH KOOPER, VICE PRESIDENT, ATC MAKENA HOLDINGS, LLC AND VICE PRESIDENT, MAKENA GOLF AND BEACH CLUB OWNERS requesting a transfer of Special Management Area (SMA) Use Permit from ATC Makena Holdings, LLC to Makena Golf and Beach Club Owners (transferee) for the M-5/M-6/S-7/B-2 Project on approximately 47.15 acres on Makena Alanui Road, Makena Island of Maui, TMK: (2) 2-1-008:080, 098, 099, 100, and 106 (SM1 2015/0012) (SSA 2015/0065)(A. Cua)

For notification purposes only.

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.

Commission had no questions or comments on the SMA Minor and SMA Exemption Reports.

Chair Carnicelli asked for a motion to amend the agenda to add the Decision and Order for Denying the Bed and Breakfast Home Permit for the Maui Beachside B&B to the agenda.

(Motion was made at 04:07:50 of the audio recording.)

It was moved by Mr. Robinson, seconded by Ms. La Costa, then unanimously

(Vote was taken at 04:09:20 of the audio recording.)

VOTED: To Amend the Agenda to Add the Decision and Order Denying a Bed and Breakfast Home Permit for the Maui Beachside B&B, Island of Maui, Hawaii, TMK: 3-2-020: 025..

**(Assenting – K. Robinson, P. D. La Costa, D. Thompson, K. Freitas
C. Tackett)
(Excused – K. Pali, S. Castro, T. Gomes)**

Proposed Findings of Fact, Conclusions of Law and Decision and Order denying the request for a Bed and Breakfast (B&B) Home Permit by Lawrence and Jacquelyn Longworth in order to operate Maui Beachside, a one bedroom B&B in the County Interim Zoning District and State Urban District located at 1382 Hiahia Street, TMK (2) 3-2-020:025, Wailuku, Island of Maui. (BBWK T2018/0006) (T. Furukawa) (Action was taken at the April 23, 2019 meeting.)

(Motion was made at 04:09:45 of the audio recording.)

It was moved by Ms. La Costa, seconded by Mr. Freitas, then unanimously

(Vote was taken at 04:10:55 of the audio recording.)

VOTED: To Approve the Decision and Order Denying a Bed and Breakfast Home Permit for the Maui Beachside B&B, Island of Maui, Hawaii, TMK: 3-2-020: 025.

**(Assenting – K. Robinson, P. D. La Costa, D. Thompson, K. Freitas
C. Tackett)
(Excused – K. Pali, S. Castro, T. Gomes)**

4. Discussion of Future Maui Planning Commission Agendas
 - a. November 12, 2019 agenda items

Ms. McLean went over the items scheduled for the November 12, 2019 meeting.

G. NEXT REGULAR MEETING DATE: November 12, 2019

H. ADJOURNMENT

The meeting was adjourned at 1:30 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli, Chair
Kawika Freitas
P Denise La Costa
Keaka Robinson
Christian Tackett, Vice Chair
Dale Thompson

Excused

Kellie Pali
Stephen Castro
Tina Gomes

Others

Michele McLean, Director, Department of Planning
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel