

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

## AGENDA

DATE: AUGUST 26, 2014  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Ivan Lay (Chair), John "Keone" Ball (Vice-Chair), Sandra Duvauchelle, Jack Freitas, Wayne Hedani, Richard Higashi, Jason Medeiros, Max Tsai, Penny Wakida

- A. CALL TO ORDER
- B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed.
- C. PUBLIC HEARINGS (Action to be taken after each public hearing.)
1. GENESEE CAPITAL requesting transfer of the Special Management Area Use Permit from GENESEE CAPITAL to KUPONO PARTNERS, LLC for the Maui Lu Redevelopment project at 575 South Kihei Road, TMK: 3-9-001: 083, 086, and 120, Kihei, Island of Maui. (SM1 2003/0021) (A. Cua)
  2. MR. ALBERT KANNO, Manager of ABC DEVELOPMENT COMPANY, LLC requesting the following land use entitlements for the Waikapu Light Industrial 7-lot light industrial subdivision and related improvements at 109 East Waiko Road, TMK: 3-8-007: 105, Waikapu, Island of Maui: (P. Fasi)
    - a. Community Plan Amendment from Ag. to Light Industrial (CPA 2013/0004)
    - b. State Land Use District Boundary Amendment from State Ag. District to State Urban District (DBA 2013/0002)
    - c. Change of Zoning from County Ag District to M-1 Light Industrial District (CIZ 2013/0008)
  3. GAVIN & DEANNA FERGUSON requesting a Special Management Area Use Permit in order to construct a two-story, approximately 9,347 square-foot house, 1,847 square feet of garage area, 1,306 square feet of storage area with both covered and uncovered lanai space, and related improvements on property located at 72 Lae Place, TMK: 2-6-008: 009, Paia, Island of Maui. (SM1 2014/0003) (J. Buika)

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COUNTY CLERK

D. ACCEPTANCE OF THE ACTION MINUTES OF THE AUGUST 12, 2014 MEETING AND  
REGULAR MINUTES OF THE MAY 13, 2014 MEETING

E. DIRECTOR'S REPORT

1. Scheduling of the Site Inspection and Public Hearing Date in West Maui for the following applications relating to the proposed West Maui Hospital and Medical Center. Since the project is seeking both Phase I and Phase II Project District Approvals, pursuant to the provisions of Section 19.45.050 of the Maui County Code, a public hearing needs to be held in the affected community plan area (West Maui). The applications are:

- a. New Proposed West Maui Hospital and Medical Center Site at the Kaanapali-North Beach Mauka Project District:

MR. WILLIAM SPENCE, Planning Director transmitting on behalf of NEWPORT HOSPITAL CORPORATION the following requests for the proposed West Maui Hospital and Medical Center site a Community Plan Amendment to address the inclusion of the hospital in the Kaanapali-North Beach Mauka Project District; a State Land Use District Boundary Amendment from State Agricultural District to State Urban District; a Change in Zoning from County Agricultural District to Kaanapali-North Beach Mauka Project District, a Phase I Project District Approval, and a Phase 2 Project District Approval for property situated at TMK: 4-4-002: 052 (por.), Kaanapali, Island of Maui. (CPA 2014/0002) (DBA 2014/0002) (CIZ 2014/0002) (PH1 2014/0001) (PH2 2014/0002) (G. Flammer)

The proposed West Maui Hospital and Medical Center is an acute care hospital, assisted living facility, skilled nursing facility and rehabilitation center, and medical offices building.

- b. Reversion of Land Use Entitlements at Prior Site (near Lahaina Civic Center) to its original Land Use Designations

MR. WILLIAM SPENCE, Planning Director transmitting on behalf of NEWPORT HOSPITAL CORPORATION the following requests for the former planned West Maui Hospital site a Community Plan Amendment from Public/Quasi-Public to Agriculture, a State Land Use District Boundary Amendment from State Urban District to State Agricultural District; and a Change in Zoning from P-1 Public/Quasi-Public District to County Ag. District at TMK: 4-4-006: 070, Lahaina, Island of Maui. (CPA 2014/0003) (DBA 2014/0003) (CIZ 2014/0003) (G. Flammer)

The Commission may act to select a date(s) to conduct the site inspection and public hearings.

2. Approval of the proposed meeting schedule for Calendar Year 2015

The Commission may act to approve or modify the proposed meeting schedule.

3. SMA Minor Permit Report (Appendix A)
4. SMA Exemption Report (Appendix B)
5. Discussion of Future Maui Planning Commission Agendas
  - a. September 9, 2014 meeting agenda items

F. NEXT REGULAR MEETING DATE: SEPTEMBER 9, 2014

G. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

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

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS 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 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 August 26, 2014 was on August 11, 2014.

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.

WRITTEN TESTIMONY REQUESTED SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO INSURE 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 ARE ON FILE WITH THE PLANNING DEPARTMENT.

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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.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO ENSURE THAT IT IS CIRCULATED TO THE COMMISSION.

**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. (S:\all\carolyn\0082614)**



County of Maui  
 Kalana O Maui Building  
 200 South High Street,  
 Wailuku, HI 96793-2155

## PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 07/30/2014 - 08/12/2014

08/12/2014

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 201110079	LAHAINA ROADS AOAO	LAHAINA ROADS APARTMENTS	LAHAINA ROADS SEAWALL REPAIR	LAHAINA ROADS AOAO	BUIKA	08/06/2014	A W/COND-APPROVED WITH CONDITIONS	2450130270000
SM2 - 20140088	MAALAEA SURF	MAALAEA SURF - IRRIGATION WELL	CONSTRUCT WATER WELL/KIHEI	ALPHA INC.	SCOTT	08/05/2014	A W/COND-APPROVED WITH CONDITIONS	2380130060000

**Grand Total : 2**

## APPENDIX A

# PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 07/30/2014 - 08/12/2014



County of Maui  
Kalana O Maui Building  
200 South High Street,  
Wailuku, HI 96793-2155

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140243	MANOLIS PIZZA CO	RESTAURANT ALTER- REPLACE HOOD/KIHEI	WILL WILLETT	AZBILL	07/31/2014	A-APPROVED	2210081180000
SM5 - 20140244	SAUFFERER, CIAD	CONSTRUCT MAIN DWELLING/GARAGE - KIHEI	CHAD SAUFFERER		08/01/2014	A-APPROVED	2390360400000
SM5 - 20140245	GIESA, ERIK	APARTMENT RENOVATION (62-3)	ROBERT BOWLUS		08/01/2014	A-APPROVED	2460310350000
SM5 - 20140246	JEFFERIES, STUART &	CONSTRUCT ROCK WALL & FENCE/KIHEI	STUART & COLLEEN JEFFERIES		08/01/2014	A-APPROVED	2390410040000
SM5 - 20140247	DILLABAUGH, CALVIN	APARTMENT ALTERATION	MICHAEL LEONE		08/01/2014	A-APPROVED	2420010280126
SM5 - 20140248	SUBWAY SANDWICH SHOP	RETAIL ALTERATIONS, UNIT #FC05/QKCTR	BIG GUY SUBWAY		08/01/2014	A-APPROVED	2370020200000
SM5 - 20140249	WHOLE FOODS MARKET	INTERIOR UPGRADE/KAHULUI	RIECKE SUNNLAND KONO ARCHITECTS	AZBILL	08/04/2014	A-APPROVED	2370090040000
SM5 - 20140250	FUJI BEAUTY COMPANY	RETAINING WALL/KIHEI	RICKY J MCGOVERN	SCOTT	08/06/2014	A-APPROVED	2210250030000
SM5 - 20140251	SOLSTICE SUNGLASS	IMPROVEMENT OF EXISTING SPACELAHAINA	HONOLULU BUILDERS, LLC	THACKERSON	08/06/2014	A-APPROVED	2450020090000
SM5 - 20140252	MOORE, DAVID	MAIN DWELLING, GARAGE, COVERED LANAI	DAVID E MOORE		08/06/2014	A-APPROVED	2260130140000
SM5 - 20140253	MAKENA PLACE	RELOCATION - 3 STAIRS ON BEACH PATHWAY	SHARON WRIGHT, MWA, INC.	SCOTT	08/06/2014	A-APPROVED	2210070960000
SM5 - 20140254	LIBERTY DIALYSIS KAH	MEDICAL CLINIC/LAHAINA	CURTIS K K M MIYAMURA		08/07/2014	A-APPROVED	2430050340000
SM5 - 20140255	GOODROW, DOUGLAS	MAIN DWELLING ALTERATION/KIHEI	PRO DRAFT, INC	HIGA	08/11/2014	A-APPROVED	2390620100000
SM5 - 20140256	SHERATON MAUI	TENTS FOR SP. EVENT/NOV 2014 - LAHAINA	MAUI RENTS, INC.	AZBILL	08/12/2014	A-APPROVED	2440080050000

Grand Total : 14