

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

### AGENDA

DATE: OCTOBER 14, 2014  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building,  
250 South High Street, Wailuku, Maui, Hawaii 96793

RECEIVED  
OCT -2 AM 11:28  
OFFICE OF THE  
COUNTY CLERK

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. MR. WAYNE H. MURAOKA of WAILEA MF-15 LLC requesting Steps I and II Planned Development Approvals and a Special Management Area Use Permit for the Makalii at Wailea Project, a proposed multi-family development consisting of 68 townhouse units grouped in 17 clusters of 4 units, a Residence Club, a lap pool and jacuzzi, a garden pond, a micro park, a multi-use path, guest parking, tropical landscaped grounds, onsite infrastructure systems, and utility connections at the northeast corner of Wailea Alanui and Kaukahi Streets, at TMK: 2-1-008: 120, Wailea, Island of Maui. (PD1 2013/0004) (PD2 2013/0004) (SM1 2013/0016) (D. Dias)
2. MR. DANIEL SANDOMIRE of ARMSTRONG HOMES, LTD. requesting a Special Management Area (SMA) Use Permit in order to construct the Kalama Kai 100% Affordable Senior Condominium Project, a 40-unit 100% affordable senior preference condominium development on a 1.962 acre vacant lot at 45 Kanai Road (formerly 101 Kanani Road), TMK: 3-9-017: 002, Kihei, Island of Maui. (SM1 2013/0017) (C. Thackerson)
3. ROYAL KAA NAPALI GOLF COURSE requesting a Conditional Permit in order to conduct up to 24 special events per year at the Royal Kaanapali and Kai Golf Courses at properties in the A-2 Apartment District and R-3 Residential District at 2290 Kaanapali Parkway, TMK: 4-4-008: 009 (por.), 010 Por.), and 4-4-013: 003 (por.), Kaanapali, Island of Maui. (CP 2013/0001) (G. Flammer)
4. MR. ALEX FERGUS of LOT F-1, LLC requesting a Special Management Area Use Permit for the 215 Wakea Avenue - Flexible Warehouse Building Project, the construction of a roughly 29,000 square foot flexible warehouse building with associated parking, landscape, and utility improvements at 215 Wakea Avenue, TMK: 3-7-002: 001 (por.), Kahului, Island of Maui. (SM1 2014/0007) (C. Thackerson)

D. COMMUNICATIONS

1. MR. SCOTT CRAWFORD, Chair of the HANA ADVISORY COMMITTEE TO THE MAUI PLANNING COMMISSION transmitting the Committee's recommendation on the request by MR. TORMOD ISETOP for a State Land Use Commission Special Use Permit in order to operate Ekena, a three (3) bedroom short-term rental home located in the State Agricultural District at 290 Kalo Road, TMK: 1-3-009: 013, Hana, Island of Maui. (SUP2 2013/0018) (G. Flammer)

The Commission may take an action on this request.

E. ACCEPTANCE OF THE ACTION MINUTES OF SEPTEMBER 23, 2014 AND REGULAR MINUTES OF THE JULY 22, 2014 MEETING

F. DIRECTOR'S REPORT

1. Designation of the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing on the following application:

CASCADIA/AT&T MOBILITY requesting a County Special Use Permit for the AT&T Cell Tower Hana Project in order to install a 75 ft. monopine communications tower and related improvements at the Hana Airport, TMK: 1-3-002: 053 and 54, Ulaino, Hana, Island of Maui. (CUP 2014/0005) (K. Scott)

The Commission may take action to designate the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing on subject application and make a recommendation to the Maui Planning Commission or take some other action.

2. Notification of the Issuance of the transfer of a Special Management Area Use Permit pursuant to Section 12-202-17(d) of the Maui Planning Commission's Special Management Area (SMA) Rules:

Transfer by letter dated August 14, 2014 of the Special Management Area Use Permit from HOST MAUI VACATION OWNERSHIP, LLC to MAUI TIMESHARE VENTURE, LLC for the proposed Hyatt Regency Maui Timeshare Addition located at TMK: 4-4-013: 003, 004, and 008, Kaanapali, Island of Maui. (SM1 2006/0001) (J. Dack)

The Commission shall acknowledge receipt of the notification.

3. SMA Minor Permit Report (Appendix A)
4. SMA Exemption Report (Appendix B)

5. Discussion of Future Maui Planning Commission Agendas

a. October 14, 2014 meeting agenda items

G. NEXT REGULAR MEETING DATE: OCTOBER 28, 2014

H. 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 October 14, 2014 was on September 30, 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.

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.

Maui Planning Commission Agenda  
October 14, 2014  
Page 4

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\101414.age)

# PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 09/09/2014 - 10/01/2014

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



Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20140004	MCDONALDS OF HAWAII	MCDONALDS OF HAWAII/KIHEI	EXTERIOR RENOVATIONS/RUBRANDING/KIHEI	MCDONALDS OF HAWAII	THACKERSON	09/23/2014	A W/COND-APPROVED WITH CONDITIONS	2390080170000
SM2 - 20140106	SCHIETTEWI OHANA	SCHIETTEWI OHANA AND STORAGE BUILDING	SCHIETTEWI OHANA AND STORAGE/PAIA	JEFFREY A. LUNDAILL	SCOTT	09/09/2014	A W/COND-APPROVED WITH CONDITIONS	2380020230000
SM2 - 20140107	KAHANA VILLAGE	KAHANA VILLAGE	REPLACE CHAIN LINK W/ROCK WALL /KAHANA	KAHANA VILLAGE	SCOTT	09/10/2014	A W/COND-APPROVED WITH CONDITIONS	2430050290000
SM2 - 20140108	SUGAR HOUSE	PROPOSED RESTAURANT TRELLISES AT WESTIN MAUI	INSTALLATION OF TWO TRELLISES/LAHAINA	WESTIN MAUI LLC	THACKERSON	09/10/2014	A W/COND-APPROVED WITH CONDITIONS	2440080190000
SM2 - 20140109	BASILE, PETER	BASILE, PETER	POOL DECK ADD/ALT - SPA - LAHAINA	PETER JACORSSEN	SCOTT	09/10/2014	A W/COND-APPROVED WITH CONDITIONS	2460050090000
SM2 - 20140110	KIHEI HOLIDAY	KIHEI HOLIDAY AOA	GROUND SIGN KIHEI	ALOHA PROPERTY MANAGEMENT	LOPEZ	09/15/2014	A W/COND-APPROVED WITH CONDITIONS	2390010440000
SM2 - 20140111	AZEKA I ADA WIEBELCIIA	AZEKA I ADA WIEBELCIIA IR LIFTS	COMMERCIAL ADDITION	TESSMER, JEAN	LOPEZ	09/16/2014	A W/COND-APPROVED WITH CONDITIONS	2390080280000
SM2 - 20140112	KMART	KMART SIGN REPLACEMENT	REPLACE 2 GROUND/3 ID SIGNS/KAHULUI	PETERSON SIGN COMPANY	LOPEZ	09/18/2014	A W/COND-APPROVED WITH CONDITIONS	2380790120000
SM2 - 20140113	KMART	KMART SIGN REPLACEMENT	NEW WAL,-IN FRHZER (EXTERIOR)	R CHARLES VOWELL (CHUCK)	THACKERSON	09/19/2014	A W/COND-APPROVED WITH CONDITIONS	2380790120000
SM2 - 20140114	HOTEL WAILEA	HOTEL WAILEA	YOGA DECK/WAILEA	ERIC S TANIGUCHI	THACKERSON	09/23/2014	A W/COND-APPROVED WITH CONDITIONS	2210081050000
SM2 - 20140115	MCQUADE, SEAN	MCQUADE, SEAN & GRETCHEN - RESIDENCE	SECOND STORY ADDITION/LAHAINA	MCQUADE, SEAN AND GRETCHEN	SCOTT	09/25/2014	A W/COND-APPROVED WITH CONDITIONS	2460310440000
SM2 - 20140116	HERBERT, STEVE	HERBERT, STEVE	FENCE/LAHAINA	MONTY CARPENTER	SCOTT	09/25/2014	A W/COND-APPROVED WITH CONDITIONS	2450030310000
SM2 - 20140117	JACKSON, STEVEN	JACKSON, STEVEN	ATF RESIDENCE/PAIA	BAUR, ROBB	SCOTT	09/26/2014	A W/COND-APPROVED WITH CONDITIONS	2260110280000

Grand Total : 13

# PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 09/09/2014 - 10/01/2014



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 - 20140262	LARSON FAMILY TRUST	BUILD 2 STORY SGL FAMILY HOUSE, POOL, SPA	LARSON FAMILY TRUST	ABBOTT	09/19/2014	A-APPROVED	2210110170000
SM5 - 20140283	HALE MAIIHALANI	RE-ROOF/SIIAKE TO SHINGLES - KIIEI	SANDRA ALBRECHT	SCOTT	09/10/2014	A-APPROVED	2390050210000
SM5 - 20140284	MOSCATELLI, ANTONIO	WATERFALL & SPA/KIHEI	RICKY J MCGOVERN	HIGA	09/11/2014	A-APPROVED	2390600810000
SM5 - 20140285	CASAYURAN, EDUARDO	MAIN DWELLING COVERED DECK ALTERATION	CASAYURAN, EDUARDO	HIGA	09/12/2014	A-APPROVED	2390220030000
SM5 - 20140286	ROHRS, FRED	REDO/CONSTRUCT ACCESS RD /HAIKU	CDF ENGINEERING LLC	SCOTT	09/12/2014	A-APPROVED	2290020190000
SM5 - 20140287	BASILE, PETER	MAIN DWELLING ADDITION/LAHAINA	PETER M. JACOBSEN	SCOTT	09/15/2014	A-APPROVED	2460050090000
SM5 - 20140288	DIEP, PAULA MY	DEMO MAIN DWELLING	DIEP, PAULA MY	HIGA	09/16/2014	A-APPROVED	2390230400000
SM5 - 20140289	THE WHALER	PAVILION REPAIRS/KAANAPALI	SHARON WRIGHT, MWA, INC	THACKERSON	09/16/2014	A-APPROVED	2440080020000
SM5 - 20140290	MAHINAHINA BEACH CON	PHOTOVOLTAIC INSTALLATION/LAHAINA	THOMAS PULIDO	SCOTT	09/16/2014	A-APPROVED	2430080010002
SM5 - 20140291	SAFEWAY	RETAIL ALTERATION/KIHEI	FRANCISCO VARELA	THACKERSON	09/22/2014	A-APPROVED	2220240270000
SM5 - 20140292	JONES, HOWARD	MAIN DWELLING ADDITION/KIHEI	HOWARD TREVOR JONES		09/19/2014	A-APPROVED	2390520250000
SM5 - 20140293	MATTSON, NORMAN	ATF - MAIN DWELLING ALTERATION/KIHEI	NORMAN MATTSON		09/19/2014	A-APPROVED	2390420500000
SM5 - 20140294	KEALOHA, SHIELDON	DWELLING ADDITION/PAIA	SHELDON S KEALOHA	HIGA	09/30/2014	A-APPROVED	2250130640000
SM5 - 20140295	PUAMANA 150-1	DEMOLITION - CABINETS, FLOORING/LAHAINA	BRIAN VOLK	SCOTT	09/22/2014	A-APPROVED	2460320170000
SM5 - 20140296	LEDE RESIDENCE	CANTEEN ROOF OVER SPA/LAHAINA	NICK WAGNER	SCOTT	09/23/2014	A-APPROVED	2420040450000
SM5 - 20140297	KAANAPALI BEACH CLUB	CONVERT DINING AREA TO FITNESS CENTER	DAVE WARD	THACKERSON	09/22/2014	A-APPROVED	2440010980000
SM5 - 20140298	HEHEMANN, PETER	NEW SINGLE FAMILY DWELLING/PAIA	ATOM KAPRZYCKI	SCOTT	09/29/2014	A-APPROVED	2380950130000
SM5 - 20140299	FEAST AT LELE	FEAST AT LELE/LAHAINA	FEAST AT LELE	LOPEZ	09/27/2014	A-APPROVED	2460020070200
SM5 - 20140300	KAMAOLE III BEACH	RESTORING SAND DUNE BLOWOUT/KIHEI	DEPT OF PARKS & RECREATION	BUIKA	09/29/2014	A-APPROVED	2390040480000
SM5 - 20140301	KALAMA TERRACE APTS	INSTALL PV PANELS ON ROOF/KIHEI	DOUG CLEMANN	FAZI	09/29/2014	A-APPROVED	2390160270000
SM5 - 20140302	PURE BARRE	COMMERCIAL ALTERATION	KRISTAL BATALONA THOMAS	AZBILL	09/30/2014	A-APPROVED	2370090040000

Grand Total : 21

\* = Shoreline Projects