

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

AGENDA

DATE: FEBRUARY 10, 2015
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Park Building,
250 South High Street, Wailuku, Maui, Hawaii 96793

RECEIVED
2015 JAN 30 AM 9:24
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 HEARING (Action to be taken after public hearing.)

- 1. Resolution No. 14-114 referred by Councilmember Don Guzman of the Maui County Council to the Maui, Molokai, and Lana'i Planning Commissions for an AMENDMENT TO CHAPTER 19.30A - Agricultural District of the Maui County Code, to Allow for the Creation of Agricultural Conservation Lots.

The proposed amendment is intended to provide flexibility in site planning and design to:

- 1) Promote land conservation;
- 2) Preserve agricultural land resources; and
- 3) Maintain district character consistent with the General Plan.

The amendment proposes provisions for the creation of agricultural conservation lots that will be dedicated for agricultural use, in perpetuity, through a conservation easement or a unilateral agreement.

The proposed amendment to the Maui County Code (MCC) Chapter 19.30A.030, District Standards, provides for the ability to subdivide agriculturally zoned land into lots with a minimum lot area of one (1) acre provided that:

- 1. For parcels with a lot area of at least 92 acres, at least 70% of the lot area must be placed in an agricultural conservation lot. For parcels with a lot area of less than 92 acres, at least 60% of the lot area shall be placed in an agricultural conservation lot.
- 2. The design of the subdivision incorporates best management practices that support the purpose and intent of the Agricultural District.

3. Non-substantive grammatical improvements are also proposed.

It is not the intent of the proposed amendment to allow for the creation of agricultural lots beyond the maximum lot limit established under MCC Section 19.30A.030(G).
(S. Bosco)

2. MR. GREGG LUNDBERG of WESTIN MAUI LLC requesting a Special Management Area Use Permit and a Shoreline Setback Variance for the Westin Maui Resort and Spa Improvements Project to include a new parking garage, renovation and expansion of the existing convention hall and ballrooms, expansion of the existing spa facility, demolition of structures, decking, and a manmade mound within the 150 ft. shoreline setback area and replacement of said structures with new decking, installation of roof coverings and new decking areas as well as relocation of an existing County sewer line and related improvements located at 2365 Kaanapali Parkway, TMK: 4-4-008: 019, Kaanapali, Lahaina, Island of Maui. (SM1 2014/0002) (SSV 2014/0002) (A. Cua)
3. MS. CHRISTINE CONLON-KEMP, Director of the MILOWAI MAALAEA AOA requesting a Special Management Area Use Permit and a Shoreline Setback Variance for the proposed seawall repairs at the Milowai Maalaea, 50 Hauoli Street, TMK: 3-8-014: 022, Maalaea, Island of Maui. (SM1 2012/0008) (SSV 2012/0004) (K. Scott)
4. MS. JANICE R. WELSH of HULA MAUI, LLC requesting a Change of Zoning from R-1 Residential District to Service Business Residential (SBR) District for property of approximately 11,117 square feet of land situated at 2241 W. Vineyard Street, TMK: 3-4-014: 038, Wailuku, Island of Maui. (CIZ 2014/0005) (P. Fasi)

D. ACCEPTANCE OF THE ACTION MINUTES OF THE JANUARY 27, 2015 MEETING

E. DIRECTOR'S REPORT

1. Notification of the Issuance of the following Special Management Area (SMA) Emergency Permit for review:

January 12, 2015 approval letter to MR. MACARIO SARIAN, On-Site Manager of the PAKI MAUI AOA for a Special Management Area Emergency Permit to temporarily fill large cavities that have recently formed in the rear yard behind an existing seawall at the Paki Maui, 3615 Lower Honoapiilani Road, TMK: 4-4-001: 050 and 051, Lahaina, Island of Maui. (SM3 2015/0001) (SSA 2015/0003) (K. Scott)

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

4. Discussion of Future Maui Planning Commission Agendas
 - a. February 24, 2015 meeting agenda items

F. NEXT REGULAR MEETING DATE: February 24, 2015

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 February 10, 2015 was on January 27, 2015.

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.

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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:\a1\carolyn\021014.age)



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

PD-Approved SMA Minor Projects for Maui

01/28/2015

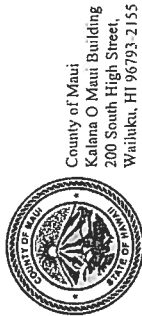
Permit Completion Date: 01/14/2015 - 01/28/2015

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20150003	E & P/RASMUSSEN	E & P/RASMUSSEN ADDITION	ENCLOSED LIVING ROOM LANAILAHAINA	MARIE KIMMEY	AAKO	01/16/2015	A W/COND-APPROVED WITH CONDITIONS	2440010990000
SM2 - 20150004	1688 HALAMA ST CONDO	1688 HALAMA STREET CONDOMINIUM	CONSTRUCT FENCE/KIHEI	MATTHEW MORTON		01/20/2015	A W/COND-APPROVED WITH CONDITIONS	2390110080000
SM2 - 20150005	MCBARNETS	MCBARNETS PAIA MARKET SQUARE	LOT REDEVELOPMENT/PAIA	DEAN K. FRAMPTON	WADE	01/22/2015	A W/COND-APPROVED WITH CONDITIONS	2260020250000
SM2 - 20150006	KELLY, EDWARD	KELLY, EDWARD	APARTMENT ALTERATION	EDWARD KELLY	DIAS	01/23/2015	A W/COND-APPROVED WITH CONDITIONS	2440080230044
SM2 - 20150007	NANILOA REV TRUST	NANILOA REV TRUST POOL	SWIMMING POOL/PAIA	ARIK SALVADOR	SCOTT	01/22/2015	A W/COND-APPROVED WITH CONDITIONS	2260080070000

Grand Total : 5

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 01/14/2015 - 01/28/2015



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 - 20150001	KAMOA VIEWS CONDO	INSTALLATION OF PHOTOVOLTAIC SYSTEM	WALTER CLUR	CABAIS	01/16/2015	A-APPROVED	2390160410000
SM5 - 20150002	WORLDMARK	HOTEL/TIMESHARE - UNIT 2102 RENOVATIONS	DANIEL R. RYAN	CABAIS	01/16/2015	A-APPROVED	2390180170000
SM5 - 20150005	SACRED HEARTS SCHOOL	REPLACE VENT HOOD IN CAFETERIALAHAINA	FR. JOSEPH PATHIYIL	AAKO	01/15/2015	A-APPROVED	2460100010000
SM5 - 20150006	GG SAVAGE ARTIST	PORTRAITS OF PEOPLE BY ARTIST; LAHAINA	GARY SAVAGE	WADE	01/20/2015	A-APPROVED	2460090070000
SM5 - 20150008	PIONEER INN	FLOOD DAMAGE REPAIRS/LAHAINA	JIM LENNON	AZBILL	01/27/2015	A-APPROVED	2460010080000
SM5 - 20150009	TUAIMEIUTA, IUNI	DISPLAY/SALES OF HAWN GOODS; LAHAINA	IUNI TUAIMEIUTA	WADE	01/21/2015	A-APPROVED	2460010080000
SM5 - 20150011	KIPAHULU OHANA INC	ATF STORAGE & OBSERVATION DECK/KIPAHULU	KIPAHULU OHANA INC.	WAIKIKI	01/22/2015	A-APPROVED	2160090110000
SM5 - 20150012	FAIRMONT KEA LANI PV	FAIRMONT KEA LANI PV	HMC KEA LANI LLC	DIAS	01/22/2015	A-APPROVED	2210230030000
SM5 - 20150014	JONES RESIDENCE	DEMO MAIN FARM DWELLING/HAIKU	JONES,THADDEUS C		01/23/2015	A-APPROVED	2280040810000
SM5 - 20150015	TIM & VICKY ROBINSON	MAIN DWELLING ADDITION	TIM ROBINSON		01/23/2015	A-APPROVED	2280030940000
SM5 - 20150016	HECKER RESIDENCE	NEW AWNING WINDOW/LAHAINA	HECKER,MICHAEL A	HIGA	01/27/2015	A-APPROVED	2380780500000
SM5 - 20150017	WHITBECK TRUST	REPLACE 2 GLASS WINDOWS/LAHAINA	BILL SALA WICH	SCOTT	01/26/2015	A-APPROVED	2460290240000
SM5 - 20150018	LEANN WEASLER	PV SYSTEM ON ROOF/KIHEI	BILL SALA WICH	DIAS	01/26/2015	A-APPROVED	2460330050000
SM5 - 20150019	MAUI SUNSET AOAO	CONSTRUCT SECOND FARM DWELLING/HAIKU	EILEEN BITTEN	SCOTT	01/27/2015	A-APPROVED	2390010020000
SM5 - 20150021	IMRIE SECOND FARM		TAMSIN IMRIE		01/27/2015	A-APPROVED	2280040340000

Grand Total : 15