

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

AGENDA

DATE: JANUARY 26, 2016  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

RECEIVED  
2016 JAN 14 PM 12:42  
OFFICE OF THE  
COUNTY CLERK

Members: John "Keone" Ball (Chair), Max Tsai (Vice-Chair), Sandra Duvauchelle, Wayne Hedani, Richard Higashi, Larry Hudson, Ivan Lay, Jason Medeiros, Keaka Robinson

- 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. MR. JAMES P. ARGYROPOULOS requesting a Special Management Area Use Permit, and a Shoreline Setback Variance for debris removal at shoreline and slope repair project to mitigate the severe erosion fronting the project site at 475 Hana Highway, TMK: 2-6-009: 005, Kuau, Island of Maui. (SM1 2013/0015) (SSV 2013/0003) (J. Buika)  

Due to recent erosion events, the Applicant is examining several possible design modifications. The public hearing will be rescheduled and renoticed when the Applicant is ready to proceed.
  - 2. MR. ED ALEXANDER and MR. KYRON BRIMMER requesting a Bed and Breakfast Home Permit in order to operate the Nani Pulelehua, a four (4)-bedroom bed and breakfast home located in the Rural District at 3537 Malina Place, TMK: 2-1-017: 017, Maui Meadows, Kihei, Island of Maui. (BBKM T2015/0008) (E. Aako)  

The subject application is being brought to the Maui Planning Commission for review because there is at least one permitted bed and breakfast operation located within 500 feet of the subject property.
- D. NEW BUSINESS
  - 1. ATC MAKENA HOLDINGS, LLC requesting comments on the Draft Environmental Assessment for the proposed Makena Resort M-5/M-6/S-7/B-2 project on approximately 47.15 acres of land located in the vicinity of the Makena Alanui Road and Honoiki Street intersection, TMK: 2-1-008: 080, 098, 099, 100 and 106, Makena, Island of Maui. (EA 2015/0007) (A. Cua)

The Chapter 343 triggers are the use of County lands and work within the shoreline setback area. The Commission is the accepting authority of the Final EA.

The applicant also filed for a Special Management Area Use Permit. The public hearing on this application will be scheduled after the Chapter 343, HRS process has been completed.

The Commission may designate itself as the Approving Agency of the Final Environmental Assessment for an anticipated Finding of No Significant Impact (FONSI) and provide comments on the Draft Environmental Assessment.

E. ACCEPTANCE OF THE ACTION MINUTES OF THE JANUARY 12, 2016 MEETING.

F. DIRECTOR'S REPORT

1. MR. WILLIAM SPENCE, Planning Director, notifying the Maui Planning Commission of the transfer of the Special Management Area (SMA) Use Permit pursuant to its SMA Rules of the following:

January 7, 2016 letter to MS. ANNE TAKABUKI, LLC, President and General Manager of WAILEA GOLF, LLC approving the transfer of the Special Management Area Use Permit from WAILEA OLD BLUE, LLC to BURNHAM LAKE FOREST ASSOCIATES, L.P., FRESNO RENAISSANCE SPE LLC, and SCTC DEYOUNG LLC, for the proposed renovations and expansion to the existing pro golf shop and restaurant buildings, the addition of six (6) single-story commercial office and retail buildings, and parking lot expansion located at 100 Wailea Ike Drive, TMK: 2-1-008:118, Wailea, Island of Maui. (SM1 2012/0001) (C. Thackerson)

This is for notification purposes.

2. SMA Minor Permit Report
3. SMA Exemptions Report
4. Discussion of Future Maui Planning Commission Agendas
  - a. February 9, 2016 meeting agenda items

G. NEXT REGULAR MEETING DATE: FEBRUARY 9, 2016

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

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 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 January 26, 2016 was on January 11, 2016.

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.

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\012616.age)



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

## PD-Approved SMA Minor Projects for Maui

01/13/2016

Permit Completion Date: 12/23/2015 - 01/13/2016

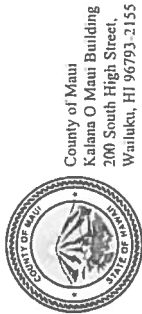
Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2-20150076	PALM NURSERY LOT 84	PALM NURSERY LOT 84	PROPOSED WORKSHOP/STORAGE/LOWALU	OLOWALU ELUA ASSOCIATES LLC	SCOTT	01/08/2016	DONE-DONE	2480030840000
SM2-20150103	SACRED HEARTS CONVEN	SACRED HEARTS CONVENT	HISTORIC DISTRICT APPLICATION/ LAHAINA	F E SKOWRONSKI	AAKO	12/24/2015	A W/COND-APPROVED WITH CONDITIONS	2460100010000

Grand Total : 2

ATTACHMENT A

# PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 12/23/2015 - 01/13/2016



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 - 20150381	AUHANA KULEANA	AUHANA CONDO REPAIRS / KIHEI	AUHANA KULEANA AOAO	CABAIS	12/28/2015	A-APPROVED	2390170380000
SM5 - 20150383	MILOWAI CONDO UNIT	COMMERCIAL TO RESIDENTIAL UNIT	PETER NIESS	SCOTT	12/24/2015	A-APPROVED	2380140220010
SM5 - 20150384	PHANTOM FIREWORKS	KUKUI MALL FIREWORKS TENT / KIHEI	PHANTOM FIREWORKS	QUIGLESS	12/30/2015	A-APPROVED	2390030160000
SM5 - 20150385	OLSON RESIDENCE	EXTEND LANAIS RETAINING WALL/KIHEI	ANDREA OLSON	HIGA	12/29/2015	A-APPROVED	2390501030000
SM5 - 20150386	O LILIHUA LLC	NEW DWELLING + OHANA UNIT/WAILUKU	O LILIHUA LLC	SCOTT	12/30/2015	A-APPROVED	2340290360000
SM5 - 20150389	MAYER, CATHERINE	APARTMENT ALERATION, UNIT #F210/KIHEI	RICK MCGOVERN	SCOTT	12/30/2015	A-APPROVED	2210070950060
SM5 - 20160002	HOFFMAN, DAVID	MAIN DWELLING REPAIR	ANDERS LYONS	HIGA	01/05/2016	A-APPROVED	2320150830000
SM5 - 20160003	KIHEI REGENCY LLC	INSTALL PV ON ROOF/KIHEI	RICHARD BATTAGLIA	FASI	01/06/2016	A-APPROVED	2390200090000
SM5 - 20160004	FOADI, TANAZ CONDO	CONDO BATH & KITCHEN REPAIRS/LAHAINA	FOADI, TANAZ	QUIGLESS	01/07/2016	A-APPROVED	2430100070060
SM5 - 20160005	ROYAL KAHANA #818	ROYAL KAHANA #818 REPLACE SHOWER/LAHAINA	DENNIS FARLEY	QUIGLESS	01/07/2016	A-APPROVED	2430100070154
SM5 - 20160006	KAMAOLE BEACH CENTER	INSTALL WATER SUB METERS/KIHEI	COLLIERS INTERNATIONAL	QUIGLESS	01/07/2016	A-APPROVED	2390200300000
SM5 - 20160007	MAALAEA SURF UNIT D-	CONDOMINIUM REPAIR	BRANDON ERICKSON	QUIGLESS	01/12/2016	A-APPROVED	2380130060023

Grand Total : 12