

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

AGENDA

DATE: APRIL 12 , 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 APR -4 AM 10:05
OFFICE OF THE
COUNTY CLERK

Members: Lawrence Carnicelli, Stephen Castro, Sandra Duvauchelle, Wayne Hedani, Richard Higashi Larry Hudson, Jason Medeiros, Keaka Robinson, Max Tsai

- 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. INTRODUCTION OF NEW MEMBERS - LAWRENCE CARNICELLI and STEPHEN CASTRO
- D. ELECTION OF OFFICERS FOR THE 2016-2017 COMMISSION YEAR - CHAIR AND VICE-CHAIR
- E. ORIENTATION WORKSHOP NO. 1
 - 1. Opening Remarks by the Planning Director
 - 2. The Planning Framework
 - 3. Zoning
 - 4. Chapter 343 HRS - Environmental Assessments and Environmental Impact Statements
 - 5. Bed and Breakfast Home Permits, Short-Term Rental Home Permits, and State Land Use Commission Special Use Permits
 - 6. Special Management Area Rules and Shoreline Area Rules
 - 7. Flood Hazard Districts
- F. PUBLIC HEARING (Action to be taken after public hearing.) (To begin at 1:00 p.m. or shortly thereafter)
 - 1. MR. WILLIAM SPENCE, Planning Director, transmitting Council Resolution No. 15-139 referring to the Lanai, Maui, and Molokai Planning Commissions a proposed bill relating to transient vacation rentals in planned developments. (J. Alueta)

2. MR. WILLIAM SPENCE transmitting Council Resolution No. 16-1 referring to the Lanai, Maui, and Molokai Planning Commissions a Proposed Bill a proposed Bill amending Title 19, Maui County Code relating to composting in the County Agriculture District. (J. Alueta)
3. MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 16-9 referring to the Lanai, Maui, and Molokai Planning Commissions a Proposed Bill to Regulate Agricultural Tourism Activities in the Agricultural District. (J. Alueta)
4. MR. BRIAN MACFARLAND of W-ADP MAUI requesting a Special Management Area Use Permit the Proposed Retail and Restaurant Buildings and Renovations at Maui Mall Project including the development of a 10,000 square foot retail building and 5,000 sq. ft. restaurant/retail building, renovation of existing Maui Mall lobby and lounge space, 3,600 sq. ft. storage addition at Whole Foods Market, the addition of 30 new parking spaces, and related site and landscaping improvements at 70 E. Kaahumanu Avenue, TMK: 3-7-009: 004 (por.), Kahului, Island of Maui. (SM1 2015/0008) (C. Thackerson)
5. MR. ARTURO WESLEY and MS. TIARE ROBERSON of ULUMALU MARKET LLC requesting a State Land Use Commission Special Use Permit and a Conditional Permit to re-open the neighborhood market and commercial agricultural structure as permitted under Ordinance No. 4246 in the State Agricultural District for property situated at 4320 Hana Highway, TMK: 2-8-002: 016, Haiku, Island of Maui. (SUP2 2014/0012) (CP 2014/0004) (G. Flammer)

G. COMMUNICATIONS

1. MS. ANNE TAKABUKI, President of WAILEA GOLF, LLC requesting a transfer of a Conditional Permit to WAILEA GOLF, INC. to continue operation of an off-site parking lot in the A-2 Apartment District to satisfy parking requirements for the Wailea Tennis Center on approximately 0.55 acres of land at 0 Wailea Iki Place, TMK: 2-1-008: 141, Wailea, Island of Maui. (CP 99/0007) (L. Callentine)

The Commission may take action on this request.

H. ACCEPTANCE OF THE ACTION MINUTES OF THE MARCH 22, 2016 MEETING AND REGULAR MINUTES OF THE DECEMBER 8, 2015 MEETING

I. DIRECTOR'S REPORT

1. March 8, 2016 Invitation Letter from MR. MARK A. ROY, AICP, Vice President of MUNEKIYO HIRAGA, on behalf of ATC MAKENA HOLDINGS, LLC to conduct a site inspection to review view analysis of the proposed Makena Resort M-5/M-6/S-7/B-2 Project at TMK: 2-1-008: 080, 098, 099, 100, and 106, Makena, Island of Maui. (EA 2015/0007) (A. Cua)

The Commission may take an action to schedule date and start time for the site inspection or take some other action.

2. Designation of the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing and provide its recommendation on the following application:

MR. STEWART STANT, Director of the DEPARTMENT OF ENVIRONMENTAL MANAGEMENT requesting a Special Management Area Use Permit for the proposed clean-up and closure of the inactive Makai Hana Landfill at TMK: 1-3-006:012 (por.) And 007 (por.), Hana, Island of Maui. (SM1 2016/0001) (K. Scott)

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

3. SMA Minor Permit Report
 4. SMA Exemptions Report
 5. Discussion of Future Maui Planning Commission Agendas
 - a. April 26, 2016 meeting agenda items
- J. NEXT REGULAR MEETING DATE: APRIL 26, 2016

K. 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 April 12, 2016 was on March 29, 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 AND/OR EMAILED 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 AND/OR EMAILS 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\041216.age)

03/30/2016

PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 03/09/2016 - 03/30/2016



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

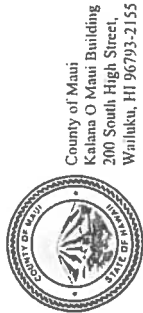
Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
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Grand Total : 0

ATTACHMENT A

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 03/09/2016 - 03/30/2016



Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20160062	MAKENA BEACH & GOLF	SET-UP FOR SPECIAL EVENT	DECLAN MCCARTHY	FLAMMER	03/09/2016	A-APPROVED	2210060360000
SM5 - 20160063	LEIBLING RESIDENCE	TWO STORY RESIDENCE/PALA	JEFFREY A. LUNDAHL	SCOTT	03/11/2016	A-APPROVED	2380950020000
SM5 - 20160064	PUAMANA	PUAMANA SIDEWALK REPLACEMENT/LAHAINA	FOHE NGALU	SCOTT	03/17/2016	A-APPROVED	2460280010000
SM5 - 20160065	SUNNY SURF	ROOFED LANAI COVER/KIHEI	CHARLES THIERIOT	SCOTT	03/21/2016	A-APPROVED	2210100200000
SM5 - 20160066	COLE CONDOMINIUM	INTERIOR RENOVATION/WAILEA	SATISH K. GHOLKAR	QUIGLESS	03/21/2016	A-APPROVED	2210230050069
SM5 - 20160067	FOUR SEASONS MAUI	ALTERATION TO GUEST ROOMS 397, 402, 503	GARY HOUSTON	DIAS	03/24/2016	A-APPROVED	2210230070000
SM5 - 20160068	4A HOLDINGS MAUI	INTERIOR RENOVATION - UNIT 203/WAILEA	SATISH K GHOLKAR	QUIGLESS	03/22/2016	A-APPROVED	2210230060012
SM5 - 20160069	PUAMANA OFFICE RENO	PUAMANA OFFICE RENO/LAHAINA	SCOTT NAGANUMA	SCOTT	03/29/2016	A-APPROVED	2460280010000

Grand Total : 8

ATTACHMENT B