

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

AGENDA

DATE: June 14, 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 JUN -6 AM 9:15
OFFICE OF THE
COUNTY CLERK

Members: Max Tsai (Chair), Jason Medeiros (Vice-Chair), Stephen Castro, Lawrence Carnicelli, Sandra Duvauchelle, Wayne Hedani, Richard Higashi, Larry Hudson, 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 each public hearing.)
 - 1. MS. ROBYN KAHALELEHUA of CENTERLINE SOLUTIONS for VERIZON WIRELESS requesting a County Special Use Permit in order to construct and operate HI1 Ulumalu Project, a telecommunications facility and related improvements located in the County Agriculture District at 1500 Kaupakalua Road, TMK: 2-7-013:0175, Haiku, Island of Maui. (CUP 2015/0005) (R. Quigless)

Application withdrawn by the Applicant by letter dated June 2, 2016.
 - 2. MR. DAVID GOODE, Director, DEPARTMENT OF PUBLIC WORKS requesting a Special Management Area Use Permit and Shoreline Setback Variance for the Kulanihakoi Bridge Replacement Project in order to replace the existing four-culvert bridge with a six-culvert bridge and associated improvements in the South Kihei Road Right-of-Way at TMK: 3-9-001:015 (por.), 147 (por.) and 162 (por.), Kihei, Island of Maui. (SM1 2013/0006) (SSV 2013/0002) (K. Scott)
 - 3. MR. BARRY HELLE on behalf of 355 HAIKU ROAD LLC requesting a State Land Use Commission Special Permit and a Conditional Permit in order to operate a transient vacation rental and special events in the State and County Agricultural Districts on a lot located at 355 Haiku Road, Haiku, Maui on TMK: 2-7-003:087 (Por.), Haiku, Island of Maui. (SUP 2015/0012) (CP 2015/0007) (G. Flammer)

4. MR. PHILLIP COLLINS MCGAIN requesting a State Land Use Commission Permit in order to operate a Little Piece of Paradise Bed and Breakfast, a three (3)-bedroom bed and breakfast located in the State Agricultural District at 1055 Upper Ulumalu Road, TMK: 2-8-009:007, Haiku, Island of Maui (SUP2 2016/0001) (T. Furukawa)

D. UNFINISHED BUSINESS

1. MR. JAMES H. BARRY of SEA ENGINEERING, INC. on behalf of the HOLOLANI AOA requesting a Special Management Area (SMA) Use Permit and a Shoreline Setback Variance for the Hololani Shore Protection Project consisting of the proposed development of a 370-foot combined steel sheet pile seawall and rock revetment and related improvements at 4401 Lower Honoapiilani Road, TMK: 4-3-010: 009, Kahana, Lahaina, Island of Maui. (SM1 2014/0001) (SSV 2014/0001) (J. Buika) (Public hearing was conducted on April 26, 2016 and the matter was deferred.)

The Commission may take action on these applications.

E. ADOPTION OF WRITTEN DECISION AND ORDER

1. Having voted on April 26, 2016 to deny the Petition to Intervene request from DEBORAH K. WRIGHT, KEITH D. KIRSCHBRAUN, and DOUGLAS R. WRIGHT of WRIGHT & KIRSCHBRAUN, attorneys for the ASSOCIATION OF APARTMENT OWNERS OF ROYAL KAHANA dated April 12, 2016 on the following application:

MR. JAMES H. BARRY of SEA ENGINEERING, INC. on behalf of the HOLOLANI AOA requesting a Special Management Area (SMA) Use Permit and a Shoreline Setback Variance for the Hololani Shore Protection Project consisting of the proposed development of a 370-foot combined steel sheet pile seawall and rock revetment and related improvements at 4401 Lower Honoapiilani Road, TMK: 4-3-010: 009, Kahana, Lahaina, Island of Maui. (SM1 2014/0001) (SSV 2014/0001) (J. Buika)

- a. Proposed Findings of Fact, Conclusions of Law, and Decision and Order Denying the Association of Apartment Owners of the the Royal Kahana's Petition to Intervene on the Special Management Area Use Permit and Shoreline Setback Variance Applications for the Hololani Shore Protection Project prepared Pamela W. Bunn of Alston Hunt Floyd & Ing, attorneys for the Hololani AOA received on June 2, 2016.

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.

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order.

- F. ACCEPTANCE OF THE ACTION MINUTES OF THE MAY 10, 2016 MEETING, REGULAR MINUTES OF THE JANUARY 26, 2016 MEETING AND PORTION OF MARCH 8, 2016 MEETING (ITEM C-2) (previously circulated with the May 24, 2016 agenda packet.) and ACTION MINUTES OF THE MAY 24, 2016 MEETING

- G. DIRECTOR'S REPORT

- 1. MR. WILLIAM SPENCE, Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of his intent to process the following time extension request administratively:

PACIFIC WAREHOUSE, INC. requesting a two (2)-year time extension on the Special Management Area (SMA) Use Permit condition to initiate construction of the Kihei Town Center and Exterior Renovations at 1881 South Kihei Road, TMK: 3-9-003: 012, Kihei, Island of Maui. (SM1 2008/0014) (C. Thackerson)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

- 3. SMA Minor Permit Report distributed with the May 24, 2016 agenda (Commissioners: Please bring your copy with you.)
 - 4. SMA Minor Permit Report
 - 5. SMA Exemptions Report distributed with the May 24, 2016 agenda (Commissioners: Please bring your copy with you.)
 - 6. SMA Exemptions Report
 - 7. Discussion of Future Maui Planning Commission Agendas
 - a. June 28, 2016 meeting agenda items
- H. NEXT REGULAR MEETING DATE: JUNE 28, 2016
- I. 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 June 14, 2016 was on May 31, 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 ENSURE 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\061416.age)



County of Maui
Kahana O Maui Building
200 South High Street,
Wailea, HI 96793-2155

PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 05/11/2016 - 06/01/2016

06/01/2016

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20120072	HALE KAI RAILING REP	HALE KAI RAILING REPLACEMENTS	RAILINGS/LAHAINA	JEANNIE MURRELL	SCOTT	05/16/2016	A W/COND-APPROVED WITH CONDITIONS	2440010420000
SM2 - 20160049	PUAMANA COMMUNITY	PUAMANA COMMUNITY ASSOCIATION ROCK WALL	ADDITION OF ROCK WALL AND FENCE/LAHAINA	FOHE NGALU	SCOTT	05/11/2016	A W/COND-APPROVED WITH CONDITIONS	2460280010000
SM2 - 20160050	AT&T KAHULULU AIRPORT	AT&T KAHULULU AIRPORT - COMM. FACILITY UPGRADES	COMM. FACILITY UPGRADES/KAHULULU	AT&T C.P TELECOM SITE DEV. SERVICES	FASI	05/13/2016	A W/COND-APPROVED WITH CONDITIONS	2370100090000
SM2 - 20160051	MAUI OCEANFRONT INN	MAUI OCEANFRONT INN UNAUTHORIZED REVETMENT REMOVAL	UNAUTHORIZED ROCK BEACH REVETMENT/KIHEI	LISA VARES	SCOTT	05/16/2016	A W/COND-APPROVED WITH CONDITIONS	2390040290000
SM2 - 20160052	ULULANI'S	ULULANI'S HAWAIIAN SHA VE ICE	BUILDING REPAIR	PETER NIESS	AAKO	05/19/2016	A W/COND-APPROVED WITH CONDITIONS	2460090110000
SM2 - 20160053	NAPILI POINT 1 PLAN	NAPILI POINT 1 LANDSCAPE AND GATING PLAN	LANDSCAPE AND GATING PLAN / LAHAINA	NAPILI POINT 1 AOA	SCOTT	05/20/2016	A W/COND-APPROVED WITH CONDITIONS	2430020210000
SM2 - 20160054	PAKI MAUI AOA	PAKI MAUI AOA	REPLACE GENERATOR/NEW GAS LINE/LAHAINA	PRO DRAFT - PROFESSIONAL DRAFTING & DESIGN, INC	SCOTT	05/19/2016	A W/COND-APPROVED WITH CONDITIONS	2440010510000
SM2 - 20160055	KBC MANAGED RETREAT	KBC MANAGED RETREAT - MINOR AMENITY REALIGNMENT	AMENITY REALIGN FOR SHORELINE/LAHAINA	KAANAPALI BEACH CLUB	SCOTT	05/23/2016	A W/COND-APPROVED WITH CONDITIONS	2440010980000
SM2 - 20160056	LAHAINA HARBOR FRONT	LAHAINA HARBOR FRONT IMPROVEMENT PROJECT	REPLACE CANNON CRADLES	THEO MORRISON	AAKO	05/24/2016	A W/COND-APPROVED WITH CONDITIONS	2460010010000
SM2 - 20160057	A&B PROPERTIES INC	A&B PROPERTIES INC - KAHULULU CENTER SUBDIVISION	CONSOLIDATE/RE-SUBDIVIDE PARC/KAHULULU	A&B PROPERTIES, INC.	SCOTT	05/24/2016	A W/COND-APPROVED WITH CONDITIONS	2370070050000 2370070080000 2370070090000 2370070100000 2370070270000 2370070500000
SM2 - 20160058	LAHAINA HALLOWEEN	LAHAINA HALLOWEEN KEIKI PARADE	HALLOWEEN KEIKI PARADE - 2016	WEST MAUI SOROPTIMIST	AAKO	05/31/2016	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20160059	LAHAINA HALLOWEEN	LAHAINA HALLOWEEN KEIKI PARADE	HALLOWEEN KEIKI PARADE - 2016	WEST MAUI SOROPTIMIST		05/31/2016	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20160060	LAHAINA HALLOWEEN	LAHAINA HALLOWEEN KEIKI PARADE	HALLOWEEN KEIKI PARADE - 2016	WEST MAUI SOROPTIMIST		05/31/2016	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20160061	HARLACHER POOL	HARLACHER POOL AND POOL EQUIPMENT SHED	POOL & EQUIPMENT SHED / LAHAINA	PETER D NIESS	SCOTT	05/25/2016	A W/COND-APPROVED WITH CONDITIONS	2460120330000

Grand Total : 14

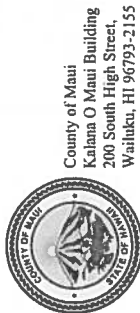
Projects

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ATTACHMENT A

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 05/11/2016 - 06/01/2016



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

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140414	KIHEI VILLAGES	EXTERIOR RE-PAINTING/KIHEI	ALOHA PROPERTY MANAGEMENT		05/11/2016	A-APPROVED	2380770010000
SM5 - 20140417	KIHEI VILLAGES	RE-PAINT EXTERIOR/KIHEI	ALOHA PROPERTY MANAGEMENT		05/11/2016	A-APPROVED	2380770120000
SM5 - 20160119	MAKENA SURF EXTERIOR	REPLACE EXTERIOR TILE AT LANDINGS/KIHEI	MAKENA SURF AOOU	SCOTT	05/11/2016	A-APPROVED	2210070950000
SM5 - 20160120	FRONT STREET	FRONT STREET SIDEWALK REPAIR/LAHAINA	DEPARTMENT OF PUBLIC WORKS	SCOTT	05/17/2016	A-APPROVED	2460020110000
SM5 - 20160121	SHULL, STEPHEN	MAIN DWLG ADDITION/ALTERATION/LAHAINA	LOISANN E. SHULL		05/13/2016	A-APPROVED	2430120130000
SM5 - 20160122	BEACH 14, LLC	DWELLING ALTERATION \ LAHAINA	HAWAII PACIFIC SOLAR LLC		05/16/2016	A-APPROVED	2430150550000
SM5 - 20160123	MILLER RESIDENCE	DEMOLITION/CONSTRUCT NEW HOME/WAILUKU	HABITAT FOR HUMANITY MAUI		05/17/2016	A-APPROVED	2330010190000
SM5 - 20160124	CHRISTOPHER EGAN	INSTALL INTERIOR PARTITION/LAHAINA	FRIEDMAN INVESTMENT GROUP-MARINERS LLC	AAKO	05/18/2016	A-APPROVED	2450010160000
SM5 - 20160125	KAANAPALI OCEAN RESO	NORTH COGEN SYSTEM - KAAANAPALI	KEN WANG	SCOTT	05/19/2016	A-APPROVED	2440140030000
SM5 - 20160126	CLIFTON HOME	GARAGE-LANAI-SMALL POOL-WALL/KIHEI	MIKE CLIFTON	SCOTT	05/19/2016	A-APPROVED	2390500160000
SM5 - 20160127	GEIPEL, PETER	APT # F 204 INTERIOR RENOVATION/KIHEI	RICKY J MCGOVERN	QUIGLESS	05/19/2016	A-APPROVED	2210070950054
SM5 - 20160128	HULA DOG RENOVATION	RESTUARANT RENOVATIONS / LAHAINA	PETER D NIESS	THACKERSON	05/20/2016	A-APPROVED	2460080890000 2460080890000
SM5 - 20160129	HONOKOWAI KAUAHALE	HOUSING SIDING & REPAINTING/LAHAINA	ANTHONY RIECKE-GONZALES	HIGA	05/19/2016	A-APPROVED	2440010160000
SM5 - 20160130	WAIOPAI BRIDGE	WAIOPAI BRIDGE REPAIR/KAUPO	COUNTY OF MAUI	SCOTT	05/19/2016	A-APPROVED	2180010040000
SM5 - 20160131	RAINBOW STAR	RAINBOW STAR/KIHEI	ANDERS LYONS	SCOTT	05/24/2016	A-APPROVED	2390100090000
SM5 - 20160132	MAUI YACHT RACE 2016	VICTORIA/MAUI YACHT RACE 2016	JEFF BECKLUND	QUIGLESS	05/24/2016	A-APPROVED	2460010070000
SM5 - 20160133	ENVISIONS	ENVISIONS KAHULUI	FRAMPTON & WARD LLC	WAIKIKI	05/23/2016	A-APPROVED	2370020010000
SM5 - 20160134	AMBLER, MELODY E	MAIN DWELLING ADDITION/ALTERATION ATF	SHIRLEY CHRISTIANSEN	FURUKAWA	05/24/2016	A-APPROVED	24600090490000
SM5 - 20160135	MAKENAF203, LLC	APT ALTERATION: UNIT F 203/KIHEI	MCGOVERN, RICKY	QUIGLESS	05/24/2016	A-APPROVED	2210070950053

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 05/11/2016 - 06/01/2016



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

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20160136	RANKIN, LONDON	SWIMMING POOL/KIHEI	RICK MCGOVERN	RAPACZ	05/23/2016	A-APPROVED	2390480410000
SMS - 20160138	KAANAPALI OCEAN RESO	SOUTH COGEN SYSTEM/KAANAPALI	KEN WANG	SCOTT	05/24/2016	A-APPROVED	2440140030000
SM5 - 20160139	SVENSON REC ROOM	ENCLOSE CARPORT FOR REC ROOM/KIHEI	DEBRA R. SVENSON		05/24/2016	A-APPROVED	2390320390000
SM5 - 20160140	KELLY FLIEAR	BEDROOM ADDITION & LANA/KIHEI	KELLY & JEANNINE FLIEAR	AAKO	05/27/2016	A-APPROVED	2220250550000
SM5 - 20160141	BAUER RESIDENCE POOL	EXISTING DWELLING-PROPOSED POOL/HUELO	GUIDO ULRIKE BAUER	RAPACZ	05/27/2016	A-APPROVED	2290050670000
SM5 - 20160142	MEIER TRUST	ALTERATION TO EXISTING CONDO/KIHEI	DENNIS VENTURA	CALLENTINE	05/31/2016	A-APPROVED	2390040230082

Grand Total : 25