

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

**UNOFFICIAL AGENDA - HYPERLINKS ADDED TO MEETING MATERIALS
FOR INFORMATIONAL PURPOSES ONLY**

DATE: JULY 11, 2017
TIME: 9:00 A.M.
PLACE: Cameron Center Auditorium, 95 Mahalani Street, Wailuku, Island of Maui 96793

Members: Sandra Duvauchelle (Chair), Richard Higashi (Vice-Chair), Pua Canto, Lawrence Carnicelli, Stephen Castro, Tina Gomes, Larry Hudson, Keaka Robinson, Christian Tackett

Meeting location moved from the Planning Department Conference Room, First Floor, Kalana Pakui Building to the Cameron Center Auditorium to accommodate the anticipated larger crowd for the ATC Makena Holdings' Special Management Area (SMA) Use Permit item.

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. **Testimony will be limited to a maximum of three (3) minutes.**

C. PUBLIC HEARINGS (action to be taken after each public hearing.)

1. MR. PETER SULLIVAN of HAWAII MATERIALS RECYCLING LLC requesting a State Land Use Commission Special Permit in order to establish and operate a construction materials recycling facility to accept and process inert construction and demolition wastes including concrete, rock, and asphalt on approximately ten acres of land located in the Agricultural District at TMK: 2-2-002: 084 (por.), Kihei, Island of Maui. SUP2 2016/0014) (L. Callentine)
[Report](#) [Exhibits](#) [Recommendation](#)

D. CONTINUED PUBLIC HEARING

1. ATC MAKENA HOLDINGS, LLC requesting a Special Management Area Use Permit for the Makena Resort M-5/M-6/S-7/B-2 Project consisting of a 158-unit mixed use community which includes 88 multi-family units (including 4 affordable rental units), 20 single-family cottages, 26 single-family custom lots, 10 transient vacation rental units, 14 condominium units, approximately 27,300 sq. ft. of commercial space, recreational amenities and various other related grading, utility, landscaping, parking and roadway improvements on properties totaling approximately 47.15 acres on Makena Alanui Road, Makena, Island of Maui, Hawaii; TMK's: (2) 2-1-008:080, 098, 099, 100, and 106. (SM1 2015/0012) (A. Cua) (Public hearing was opened at the May 23, 2017 for purposes of complying with the Court Order, no public testimony was taken, and then recessed to the Maui Planning Commission's meeting of July 11, 2017 at 9:00 a.m.)
[Report](#) [Exhibits](#) [Recommendation](#) [Addendum](#)

- a. LANCE COLLINS, attorney on behalf of HOOPONOPONO O MAKENA, MAUI TOMORROW FOUNDATION, and SIERRA CLUB MAUI submitting a Petition to Intervene dated May 18, 2017 on the subject Special Management Area Use Permit application.
 - 1. Action on the Petition to Intervene
 - 2. If Intervention is granted, selection of a Hearings Officer/Hearings Panel and Mediator
 - b. Action on Special Management Area Use Permit
- E. ACCEPTANCE OF THE [ACTION MINUTES](#) OF THE JUNE 27, 2017 MEETING
- F. DIRECTOR'S REPORT
- 1. Reports from Commissioners who attended the Maui Affordable Housing Summit, June 30, 2017 at the Maui Beach Hotel, Kahului, Island of Maui.
 - 2. SMA Minor Permit Report
 - 3. SMA Exemptions Report
 - 4. Discussion of Future Maui Planning Commission Agendas
 - a. July 25, 2017 agenda items
- G. NEXT REGULAR MEETING DATE: JULY 25, 2017
- 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 July 11, 2017 was on June 26, 2017

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 TWO 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.
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