

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

AGENDA

OFFICE OF THE COUNTY CLERK  
County of Maui

SEP 14 2017 3:33 pm 24

DATE: SEPTEMBER 26, 2017  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building,  
250 South High Street, Wailuku, Maui, Hawaii 96793

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

A. CALL TO ORDER

B. PUBLIC TESTIMONY - Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.

C. UNFINISHED BUSINESS

1. MR. WILLIAM SPENCE, Planning Director, transmitting alternative proposed bills relating to Short-Term Rental Homes in the Pa`ia-Ha`iku Community Plan Area, respectively described as follows: (Public Hearing conducted on July 25, 2017.)

a) A proposed bill titled "A BILL FOR AN ORDINANCE AMENDING THE PA`IA-HA`IKU COMMUNITY PLAN RELATING TO VISITOR ACCOMMODATIONS." The purpose of the proposed bill to amend the Pa`ia-Ha`iku Community Plan, adopted by Ordinance 2415 (1995), to confirm Short-Term Rental Homes are allowed in Pa`ia-Ha`iku Community Plan Area, consistent with Ordinance 3941 (2012).

b) A proposed bill titled "A BILL FOR AN ORDINANCE RELATING TO SHORT-TERM RENTAL HOMES IN THE PAIA-HAIKU COMMUNITY PLAN AREA." The purpose of the proposed bill to amend Chapter 19.65, Maui County Code, to prohibit new Short-Term Rental Homes in the Pa`ia-Ha`iku Community Plan Area.

The Commission may take action on this item.

D. PUBLIC HEARING (action to be taken after public hearing.)

1. EDIC SLIVA and LISA TOLLNER-SLIVA requesting a Short-Term Home Permit for the Lahaina Palms, a four (4)-bedroom short-term rental home in one dwelling located in the R-2 Residential District at 36 Kai Pali Place, TMK: 4-5-004: 053, Kaaupali, Lahaina, Island of Maui. (STWM T2017/0018) (T. Furukawa)

E. COMMUNICATIONS

1. KENNETH & ANJALI DESURE requesting an amendment to their State Land Use Commission Special Permit to replace DANI NUESCA with TROY WAGNER as a co-permit holder for the Maui Ocean Breezes Bed and Breakfast Home in the State Agricultural District at 240 Holokai Road, TMK: 2-8-004: 104, Haiku, Island of Maui. ( SUP2 2012/0004) (T. Furukawa)

The Commission may take action on this request.

F. COMMUNICATIONS

1. MR. DAVID GOODE, Director, DEPARTMENT OF PUBLIC WORKS requesting comments on the Draft Environmental Assessment for the proposed Napili Culvert Replacement Project, TMK: 4-3-001: 003 (por.), 4-3-002: 023 (por.) and 045 (por.), and the 40-foot County right-of-way. (J. Buika) (previously scheduled for the September 12, 2017 meeting.)

The Department of Public Works is the approving agency for the Environmental Assessment. (EAC 2017/0003)

The Commission may provide their comments on the Draft Environmental Assessment.

- G. ACCEPTANCE OF THE ACTION MINUTES OF THE AUGUST 22, 2017 MEETING AND REGULAR MINUTES OF THE NOVEMBER 22, 2016, DECEMBER 13, 2016, JUNE 13, 2017, JULY 11, 2017, AUGUST 22, 2017 MEETINGS AND PORTION OF THE REGULAR MINUTES OF THE FEBRUARY 28, 2017 MEETING-ITEM C-1 AND PORTION OF THE JULY 25, 2017 MEETING-ITEM C-1

H. 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 requests administratively:

MR. TODD LIEBL, CEO of VICTORY DEVELOPMENT HAWAII, INC. requesting a two (2)-year Special Management Area Use Permit time extension on the period to initiate construction of the Cove Beach Village Project in the A-2 Apartment District at 82 Kanani Road, TMK: 3-9-16: 004, Kihei, Island of Maui. (K. Scott)

The Commission is being asked to waive or not waive its review.

The Commission may take action on this request.

2. Meeting Schedule for Calendar Year 2018

The Commission may take action to accept or amend the proposed meeting schedule.

3. Reports from Commissioners who attended the 2017 Hawaii Congress of Planning Officials Conference (September 20-22, 2017) at the Alohilani Resort, Honolulu, Island of Oahu.

This is for information purposes.

4. SMA Minor Permit Report

5. SMA Exemptions Report

6. Discussion of Future Maui Planning Commission Agendas

a. October 10, 2017 agenda items

I. NEXT REGULAR MEETING DATE: October 10, 2017

J. 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 September 26, 2017 was on September 12, 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.  
(S:\all\carolyn\092617.age)



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

## PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 08/09/2017 - 09/13/2017

09/13/2017

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/OLOWALU PARKING LOT/LAHAINA	OLOWALU ELUA ASSOCIATES LLC	SCOTT	08/25/2017	A W/COND-APPROVED WITH CONDITIONS	2480030840000
SM2 - 20170062	AAAAA RENT-A-SPACE	AAAAA RENT-A-SPACE PARKING LOT	PARKING LOT/LAHAINA	JAMES KNUPPE	FURUKAWA	08/15/2017	A W/COND-APPROVED WITH CONDITIONS	2440010260000
SM2 - 20170063	ALOHA HOOLAULEA	FESTIVALS OF ALOHA HOOLAULEA	EVENT 9/16 AND 9/17/2017/LAHAINA	LAHAINA TOWN ACTION COMMITTEE	QUIGLESS	08/16/2017	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20170064	COSTE, ELISABETH	COSTE, ELISABETH	BUILDING COTTAGE 2 BD./LAHAINA	ELISABETH COSTE	SCOTT	08/16/2017	A W/COND-APPROVED WITH CONDITIONS	2430020830000
SM2 - 20170065	161 MAKAAHIKI IRRIGAT	161 MAKAAHIKI IRRIGATION WELL	DRILL NEW IRRIGATION WELL/PAIA	GAVIN FERGUSON	SCOTT	08/17/2017	A W/COND-APPROVED WITH CONDITIONS	2380021150000
SM2 - 20170066	7TH DAY ADVENTISTS	SEVENTH DAY ADVENTISTS	REINFORCE TRUSSES/INTERIOR WORK/LAHAINA	ROWAN G. K. LEE, SR.	QUIGLESS	08/23/2017	A W/COND-APPROVED WITH CONDITIONS	2460080410000
SM2 - 20170067	VERIZON HI2	VERIZON HI2-KEAWAKAPU	NEW TELECOM FACILITY - ANTENNA	CELLCO PARTNERSHIP DBA VERIZON	FASI	08/24/2017	A W/COND-APPROVED WITH CONDITIONS	2390040280000
SM2 - 20170068	SPRINTCOMM, INC	HI03XC803 ASTN KAA NAPALI SHORES C'WE-SUBSTANTIAL SERVICES	ROOFTOP WORK/LAHAINA	SPRINTCOMM, INC.	FASI	09/08/2017	A W/COND-APPROVED WITH CONDITIONS	2440010970000
SM2 - 20170069	HALLOWEEN IN LAHAINA	HALLOWEEN IN LAHAINA 2017-OCT 31, 2017	HALLOWEEN EVENT/LAHAINA	COUNTY OF MAUI	AAKO	09/07/2017	A W/COND-APPROVED WITH CONDITIONS	2460010090000 2460080060000
SM2 - 20170070	SPENCE, CHARLES	SPENCE, CHARLES/65 N. HOLOKAI RD	POURING CONCRETE OVER GRAVEL/HAIKU	CHARLES SPENCE	QUIGLESS	09/12/2017	A W/COND-APPROVED WITH CONDITIONS	2280060070000

Grand Total : 10

### PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 08/09/2017 - 09/13/2017



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 - 20140238	WAILEA ELUA	EXTERIOR REPAIR AND ENHANCEMENT/WAILEA	SHARON WRIGHT	SCOTT	08/17/2017	A-APPROVED	2210080690000
SM5 - 20170139	RITZ CARLTON	RE-SEAL EXISTING ROOFING/KAPALUA	KENNETH A PURDY	FASI	09/01/2017	A-APPROVED	2420040210000
SM5 - 20170154	BARRERA	RENO/ALTERATION TO DWELLING	JERRY BARRERA	WAIKIKI	08/16/2017	A-APPROVED	2390210370000
SM5 - 20170155	CAO, YAPING	ADDITION OF THERAPY ROOM/KIHEI	YAPING CAO	SEGUNDO	08/16/2017	A-APPROVED	2390580020000
SM5 - 20170156	WRIGHT, WAYNE & SUSA	SWIMMING POOL/SPA/RETAINING WALL	WAYNE & SUSAN WRIGHT		08/16/2017	A-APPROVED	2210210420000
SM5 - 20170157	STEBBINS, MARIAN	CARPORT/DECK ADDITION - KIHEI	MARIAN STEBBINS		08/17/2017	A-APPROVED	2390420090000
SM5 - 20170158	MAIER RESIDENCE	MAIN DWELLING, GARAGE, LANAI/PAIA	MAIER, STEVEN	SCOTT	08/22/2017	A-APPROVED	2380950150000
SM5 - 20170159	HALEAKALA GARDENS	IMPROVE 33 CONCRETE LANDINGS/KIHEI	HALEAKALA GARDENS	FASI	08/24/2017	A-APPROVED	2390440410000
SM5 - 20170160	PAIA TOWN CENTER	INTERIOR ALTNS FRM 3 SP TO 5 1BEDRM/PAIA	120 HANNA HIGHWAY LLC	AAKO	08/24/2017	A-APPROVED	2260050330000
SM5 - 20170161	NOELANI RESORT	REPLACE DETECTOR/LAHAINA	NOELANI AOA	QUIGLESS	09/05/2017	A-APPROVED	2430090020000
SM5 - 20170162	ESCOBAR, LOUIS	MAIN DWELLING ADDITION/ALTERATION/KIHEI	LOUIS ESCOBAR		08/28/2017	A-APPROVED	2390230180000
SM5 - 20170163	MINIT STOP WAKEA	SEWER MANHOLE INSTALLATION/KAHULUI	NOHELANI UU	QUIGLESS	09/05/2017	A-APPROVED	2380520180000
SM5 - 20170164	ASTON AT PAPAKEA RES	LOBBY ALTERATION/LAHAINA	WILLIAM JENKINS	THACKERSON	09/05/2017	A-APPROVED	2440010550000
SM5 - 20170165	NAPILI RIDGE	REPAIR EXISTING SEWER LINE/LAHAINA	LIGHTFOOT PLUMBING	SCOTT	08/31/2017	A-APPROVED	2430160060000
SM5 - 20170166	OSBORNE, ELLEN	CONSTRUCT NEW DWELLING/HAIKU	ELLEN M. OSBORNE	WAIKIKI	08/30/2017	A-APPROVED	2280030030000
SM5 - 20170167	LANGE, LINDA	NEW FARM DWELLING & GARAGE/PAIA	LINDA LANGE		09/01/2017	A-APPROVED	2380021160000
SM5 - 20170169	ERNST, MONIQUE	REBUILD LANAI ON 2ND FLR/KIHEI	ADX CONSTRUCTION	SEGUNDO	09/12/2017	A-APPROVED	2390600350000

Grand Total : 17