

RECEIVED

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

2017 SEP 29 AM 9:15

AGENDA

OFFICE OF THE
COUNTY CLERK

DATE: OCTOBER 10, 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. RESOLUTION THANKING ATTORNEY JAMES GIROUX FOR HIS OUTSTANDING SERVICE TO THE MAUI PLANNING COMMISSION
- D. PUBLIC HEARINGS (action to be taken after public hearing.)
 1. MR. JAMES D. WALTERS, JR. and MS. NATALIE WALTERS requesting a State Land Use Commission Special Permit and Bed and Breakfast Home Permit in order to operate the Hale Leialoha B&B, a two (2)-bedroom bed and breakfast home located in the State Agricultural District at 1539 Hogback Road, TMK: 2-7-012:202, Haiku, Island of Maui, Hawaii (SUP2 2017/0010) (BBPH T2017/0005) (L. Callentine)

Public hearing is rescheduled to November 14, 2017 meeting as applicants did not comply with notification requirements.
 2. HONUULA PARTNERS, LLC requesting an amendment to Condition No. 5 of Ordinance No. 3554 covering 670 acres located in Kihei-Makena Project District No. 9 at TMK: 2-1-008: 056 and 071, Wailea, Island of Maui Condition No. 5 is proposed to be amended to read: (A. Cua)

That Honuula Partners, LLC, its successors and permitted assigns, shall provide workforce housing in accordance with Chapter 2.96, Maui County Code (the "Residential Workforce Housing Policy"); provided that 250 of the required workforce housing units shall be located either within Project District No. 9/ Wailea 670 or at the Kaonoulu Light Industrial Subdivision, or a combination of those locations, as determined by Honua'ula Partners, LLC, its successors and permitted assigns, and provided that each workforce housing unit shall have a certificate of occupancy [and completed] prior to the sale of any market-rate unit, and further provided that 125 of those future workforce housing units shall

be ownership units, and that 125 of those units shall be rental units. [In addition, construction of those workforce housing units shall be commenced within two years, provided all necessary permits can be obtained within that timeframe.] In the event that the 250 workforce housing units, or any portion thereof, are constructed at the Kaonoulu Light Industrial Subdivision, then Honua'ula Partners, LLC, its successors and permitted assigns, shall provide a minimum two-acre park at the Kaonoulu Light Industrial Subdivision, which shall be credited toward the requirements of Section 18.16.320, Maui County Code, for that subdivision.

3. MS. CHERI LANGDELL, Trustee of the EDWARD COLBY TRUST requesting a Short-Term Rental Home Permit in order to operate the Aloha Honu Hale, a four (4)-bedroom short-term rental home located in the R-3 Residential District at 34 Papaua Place, TMK: 4-3-007: 023, Napili, Island of Maui. (STWM T2017/0012) (E. Aako)
- E. ACCEPTANCE OF THE ACTION MINUTES OF THE SEPTEMBER 26, 2017 MINUTES AND REGULAR MINUTES OF THE JANUARY 24, 2017 MEETING.
- F. 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. ALFRED FAIRBANKS requesting a Special Management Area Use Permit two (2)-year time extension to initiate construction of the Alahahele Estates Subdivision a 46-lot single family subdivision with related improvements at 0 Alahahele Place, TMK: 3-9-017: 034, Kihei, Island of Maui. (SM1 2007/0006) (J. Buika)

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

The Commission may take action on this request.
 2. SMA Minor Permit Report
 3. SMA Exemptions Report
 4. Discussion of Future Maui Planning Commission Agendas
 - a. October 24, 2017 agenda items
- G. NEXT REGULAR MEETING DATE: October 24, 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 October 10, 2017 was on September 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.
(S:\all\carolyn\101017.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: 09/13/2017 - 09/27/2017

09/27/2017

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20130114	KAANAPALI INVESTMENT	KAANAPALI INVESTMENTS LLC	FIVE-LOT SUBDIVISION/KAANAPALI	KANPALI INVESTMENTS LLC	WOLLENHAUPT	09/25/2017	A W/COND-APPROVED WITH CONDITIONS	2440080160000

Grand Total : 1

APPENDIX A

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 09/13/2017 - 09/27/2017



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

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20170170	CAJUDDOY, ERICSON	DWELLING ALTERATION/KIHEI	ERICSON D CAJUDDOY		09/14/2017	A-APPROVED	23900030690000
SM5 - 20170171	DURANTE, ADAM	MAIN DWELLING ADD/ALTERATIONS/KIHEI	PRO DRAFT INC.- SHIRLEY CHRISTIANSEN	WAIKIKI	09/14/2017	A-APPROVED	2390620120000
SM5 - 20170172	MCG CONSTRUCTORS	NEW SINGLE FAMILY DWELLING/WAILEA	J. MORGAN GERDEL		09/15/2017	A-APPROVED	2210240540000
SM5 - 20170173	JENNER, DON	SWIMMING POOL/KIHEI	JULIE SMITH	WAIKIKI	09/15/2017	A-APPROVED	2390181840000
SM5 - 20170175	FAUST, PETER & CANDA	LANAI & WOODEN SHEDS/LAHAINA	PETER AND CANDACE FAUST	SCOTT	09/18/2017	A-APPROVED	2460300230000
SM5 - 20170176	LEE, CAROLE	INSTALL ROOF OVER EXISTING SLAB/KIHEI	CAROLE LEE	WILLENBRINK	09/18/2017	A-APPROVED	2220260530000
SM5 - 20170177	POLYNESIAN SHORES	2017 REPIPE RESIDENTIAL CONDOLAHAINA	MARSHALL LIGHTFOOT	SCOTT	09/18/2017	A-APPROVED	2430080020042
SM5 - 20170178	HANSEN OHANA SECURIT	OVERHEAD LINE EXTENSION/KIHEI	MAUI ELECTRIC COMPANY	QUIGLESS	09/18/2017	A-APPROVED	2390050220000
SM5 - 20170179	PAIA PLAZA BLDG	REPAIR ROOF TRUSSES & INTERIOR/PAIA	DAVID SELLERS	AAKO	09/18/2017	A-APPROVED	2260050010000
SM5 - 20170180	MAUI SHERATON SEWER	INSTALL 3 SEWER CLEANOUTS/LAHAINA	SHERATON MAUI RESORT & SPA	QUIGLESS	09/18/2017	A-APPROVED	2440080050000
SM5 - 20170181	SCHEYER, JULIE	SWIMMING POOL & SPA	SCHEYER, JULIE ANN		09/19/2017	A-APPROVED	2380780070000
SM5 - 20170182	HYDE BACKYARD REHAB	POOL & DECK REHAB/KIHEI	MARK HYDE		09/19/2017	A-APPROVED	2210250480000
SM5 - 20170183	TROPICAL CRUST PIZZE	TENANT IMPROVEMENTS/LAHAINA	ATOM K. KASPRZYCKI	AAKO	09/19/2017	A-APPROVED	2460020070200
SM5 - 20170184	MENASRA, HAMID	MAIN DWELLING ADDITION/KIHEI	MENASRA, HAMID	THACKERSON	09/19/2017	A-APPROVED	2220260020000
SM5 - 20170185	MARTIN FENCE	VINYL FENCE ALONG PROPERTY LINE/PAIA	MARCY MARTIN		09/20/2017	A-APPROVED	2250130210000
SM5 - 20170186	POWELL, JENNIFER ETA	ACCESSORY DWELLING RENOVATION/KIHEI	KATHARINE O POPENUK		09/21/2017	A-APPROVED	2390320310000
SM5 - 20170187	MAUI KAMAOLE	REROOF	MARIE KIMMEY		09/21/2017	A-APPROVED	2390040820000
SM5 - 20170188	MEDEIROS, DUSTIN	ADDING A BATHROOM/KIHEI	DUSTIN W. MEDEIROS	WAIKIKI	09/21/2017	A-APPROVED	2390230030000

Grand Total : 18