

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 TO MEETING MATERIALS
ADDED FOR INFORMATIONAL PURPOSES ONLY**

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

[Report](#)

[Exhibits](#)

[Recommendation](#)

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.
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