

**MAUI PLANNING COMMISSION  
ACTION MINUTES  
OCTOBER 10, 2017**

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson Sandra Duvauchelle at approximately 9:00 a.m., Tuesday, October 10, 2017, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

A quorum of the Commission was present. (See Record of Attendance.)

**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**

Mr. Spence read the Resolution into the record.

**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.

**It was moved by Mr. Carnicelli, seconded by Mr. Hudson, then**

**VOTED: To Recommend Approval to the Council the Amendment to Condition No. 5 of Ordinance No. 3554 covering 670 acres located in Kihei-Makena Project District No. 9 as Recommended by the Department.  
(Assenting – L. Carnicelli, L. Hudson, S. Castro, R. Higashi, S. Duvauchelle)  
(Excused – T. Gomes, K. Robinson, C. Tackett)**

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)

**It was moved by Mr. Castro, seconded by Mr. Hudson, then**

**VOTED: To Approve the Short-Term Home Rental Permit as Recommended by the Department.  
(Assenting – S. Castro, L. Hudson, L. Carnicelli, R. Higashi, S. Duvauchelle)  
(Excused – T. Gomes, K. Robinson, C. Tackett)**

**E. ACCEPTANCE OF THE ACTION MINUTES OF THE SEPTEMBER 26, 2017 MEETING AND REGULAR MINUTES OF THE JANUARY 24, 2017 MEETING.**

**It was moved by Mr. Hudson, seconded by Mr. Higashi, then**

**VOTED: To Accept the Action Minutes of the September 26, 2017 Meeting and Regular Minutes of the January 24, 2017 Meeting.  
(Assenting – L. Hudson, R. Higashi, L. Carnicelli, S. Castro, S. Duvauchelle)  
(Excused – T. Gomes, K. Robinson, C. Tackett)**

**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.

**It was moved by Mr. Carnicelli, seconded by Mr. Hudson, then**

**VOTED: To Defer Action and Appoint a Subcommittee to Do a Site Inspection and Report Back to Commission.**  
**(Assenting – L. Carnicelli, L. Hudson, S. Castro, R. Higashi, S. Duvauchelle)**  
**(Excused – T. Gomes, K. Robinson, C. Tackett)**

Then the following motion was made:

**It was moved by Mr. Carnicelli, seconded by Mr. Hudson, then**

**VOTED: That Commission Members Hudson and Carnicelli be Appointed to the Subcommittee to Do the Site Inspection and Report Back to Commission.**  
**(Assenting – L. Carnicelli, L. Hudson, S. Castro, R. Higashi, S. Duvauchelle)**  
**(Excused – T. Gomes, K. Robinson, C. Tackett)**

2. SMA Minor Permit Report
3. SMA Exemptions Report

**It was moved by Mr. Higashi, seconded by Mr. Castro, then**

**VOTED: To Accept the SMA Minor and SMA Exemption Reports.**  
**(Assenting – R. Higashi, S. Castro, L. Carnicelli, L. Hudson, S. Duvauchelle)**  
**(Excused – T. Gomes, K. Robinson, C. Tackett)**

4. Discussion of Future Maui Planning Commission Agendas
  - a. October 24, 2017 agenda items

Mr. Spence went over the items scheduled for the October 24, 2017 meeting.

**G. NEXT REGULAR MEETING DATE: October 24, 2017**

**H. ADJOURNMENT**

The meeting was adjourned at approximately 11:38 a.m.

Submitted by,

Carolyn Takayama-Corden  
Secretary to Boards & Commissions II

**RECORD OF ATTENDANCE**

**Present**

Lawrence Carnicelli  
Steven Castro  
Sandy Duvauchelle, Chairperson  
Richard Higashi, Vice Chairperson  
Larry Hudson

**Excused**

Tina Gomes  
Keaka Robinson  
Christian Tackett

**Others**

William Spence, Director, Planning Department  
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel