

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

## AGENDA

DATE: NOVEMBER 14, 2017  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Park 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. 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) (K. Wollenhaupt for L. Callentine)

The Maui Planning Commission is the approving authority for the Bed and Breakfast Home Permit because "an existing bed and breakfast home is operating on a lot within a five hundred-foot distance from the lot on which the bed and breakfast home is proposed." §19.64.050(A)3(c), Maui County Code.

2. MS. KANZA STOTT requesting a State Land Use Commission Special Permit in order to operate the Stott B&B, a three (3)-bedroom bed and breakfast located in the State Agricultural District at 195 Apuwai Street, TMK: 2-7-036: 016, Haiku, Island of Maui. (SUP2 2017/0014) (K. Willenbrink)

## D. COMMUNICATIONS

1. ATC MAKENA HOLDINGS, LLC requesting amendments to the approved Special Management Area Use Permit plans for the Makena H-M Project at 5400 Makena Alanui Road, TMK: 2-1-005: 086 (por.), Makena, Island of Maui. (SM1 2013/0013) (A. Cua)

The proposed amendment is to pursue a lower density development alternative including the demolition of the existing 310 room hotel structure which was

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previously planned to be converted into 50 multi-family condominium units as well as other related modifications.

The Commission may take action on this request.

2. SUZIE L. LAURICIO requesting a ten (10)-year Special Management Area Use Permit time extension to initiate construction and a 30-year time extension on the County Special Use Permit for the Iglesia Ni Cristo Church at TMK: 4-5-014: 009, Lahaina, Island of Maui. (SM1 2008/0025) (CUP 2008/0006) (P. Fasi)

The Commission may take action on these requests.

3. MAUI BEACH RESORT LIMITED PARTNERS submitting an annual report regarding the disbursement of funds in the Settlement Agreement for the Special Management Area Use Permit and the Step 2 Planned Development Approval for the proposed Honua Kai Resort , North Beach Park, and related improvements at TMK: 4-4-014: 006 and 008 and 4-4-001: 010, Kaanapali, Island of Maui. (SM1 2004/0017) (PD2 2004/0005) (C. Thackerson)

Condition No. 32 of the SMA approval (SM1 2004/0017) states:

That an annual report shall be filed with the Maui Planning Commission on the disbursement of the funds in the Settlement Agreements for their information.

The Commission may review and comment on the Report

4. Investigative Committee (Commissioners Carnicelli and Hudson's) Report on the following:

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 Investigative Committee was created at the October 10, 2014 meeting.

E. UNFINISHED BUSINESS

1. Mr. Alan Berman requesting a State Land Use Commission Special Permit in order to use two farm dwellings with a total of five (5) bedrooms to operate a Short-Term Rental Home (STRH) in the State Agricultural District on approximately 2.058 acres of land located at 680 Kai Hele Ku Street, TMK: 4-7-010:063 (0001) and (0002), Lahaina, Island of Maui, (SUP2 2017/0007) (K. Wollenhaupt) (Public hearing was conducted on August 8, 2017.)

The 120-day deadline for the Commission to make a decision is December 6, 2017

The Commission may take action on this request.

F. ACCEPTANCE OF THE ACTION MINUTES OF THE OCTOBER 24, 2017 MEETING AND REGULAR MINUTES OF THE SEPTEMBER 26, 2017 AND OCTOBER 10, 2017 MEETINGS

G. 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:

- a. MR. GRANT Y.M. CHUN of WAILEA MF-7 LLC requesting a two (2)-year Special Management Area Use Permit time extension to initiate construction of the Wailea MF-7 Multi-Family Residential Project at Kai Malu Drive, TMK: 2-1-008: 116, Wailea, Island of Maui. (SM1 2006/0038) (PD1 (2006/0004) (PD3 2007/0004) (P. Fasi)

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

The Commission may take action on this request.

- b. MP VENTURE, LLC requesting a 2-year time extension on the Special Management Area Use Permit condition to complete construction and for non-substantive design changes for the Maui Palms Hotel Redevelopment Project at TMK: 3-7-003:007:0002, Kahului, Island of Maui. (SM1 2001/0012) (C. Thackerson)

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

The Commission may take action on this request.

2. Native Hawaiian Law Workshop - December 9, 2017

3. SMA Minor Permit Report
4. SMA Exemptions Report
5. Discussion of Future Maui Planning Commission Agendas
  - a. November 28, 2017 agenda items

H. NEXT REGULAR MEETING DATE: November 28, 2017

I. 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 November 14, 2017 was on October 30, 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.

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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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# PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 10/11/2017 - 11/01/2017



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

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20170072	KELLY MOORE	KELLY MOORE	COTTAGE AND ACC DWELLING/PALM ANTENNAS/LAHAINA	KELLY MOORE	RAPACZ	10/16/2017	A W/COND-APPROVED WITH CONDITIONS	2260100380000
SM2 - 20170074	KAHANA POINT HI2	KAHANA POINT HI2	REPLACE PANEL	VERIZON WIRELESS	FASI	10/18/2017	A W/COND-APPROVED WITH CONDITIONS	2430100070000
SM2 - 20170078	GROWN ON MAUI	GROWN ON MAUI FARMERS MARKET	GROWN ON MAUI FARMERS MARKET 10/21/17	MAUI COUNTY FARMERS BUREAU	THACKERSON	10/16/2017	A W/COND-APPROVED WITH CONDITIONS	2440080010000
SM2 - 20170082	KAHANU GARDEN	NATL TROPICAL BOTANICAL GARDEN	AG STORAGE/HANA	NATIONAL TROPICAL BOTANICAL GARDEN	QUIGLESS	10/27/2017	A W/COND-APPROVED WITH CONDITIONS	2130620390000
SM2 - 20170083	ERIC MCLOED OVERHEAD	ERIC MCLEOD OVERHEAD LINE EXTENSION	OVERHEAD LINE EXTENTION/KIHEI	MICHAEL GRIDER	WILLEBRINK	10/30/2017	A W/COND-APPROVED WITH CONDITIONS	2390060280000
SM2 - 20170084	DLNR WAIANAPANAPA	DLNR WAIANAPANAPA STATE PARK SEWER SYSTEM	REPLACE CESSPOOL W/SEPTIC SYSTEM/HANA	DLNR - DIVISION OF STATE PARKS	QUIGLESS	11/01/2017	A W/COND-APPROVED WITH CONDITIONS	2130050090000

Grand Total : 6

**PD-Approved SMA Exempt Projects for Maui**

Permit Completion Date: 10/11/2017 - 12/01/2017

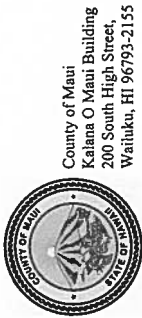


County of Maui  
Kalana O Maui Building  
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Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20150338	WAILEA BEACH MARRIOTT	REPAIR AND MAINTENANCE ACTIONS/WAILEA	SUNSTONE HAWAII 3-0 LLC	SCOTT	10/12/2017	A-APPROVED	2210080610000
SM5 - 20160255	ROYAL KAHANA AOA	REPAIR POOL DECK&SHORELINE WALL/LAHAINA	FRANK EMANUEL	SCOTT	10/23/2017	A-APPROVED	2430100070000
SM5 - 20170175	FAUST, PETER & CANDA	LANAI & WOODEN SHEDS/LAHAINA	PETER AND CANDACE FAUST	SCOTT	10/12/2017	A-APPROVED	2460300230000
SM5 - 20170178	HANSEN OHANA SECURIT	OVERHEAD LINE EXTENSION/KIHEI	MAUI ELECTRIC COMPANY	QUIGLESS	10/12/2017	A-APPROVED	2390050220000
SM5 - 20170179	PAIA PLAZA BLDG	REPAIR ROOF TRUSSES & INTERIOR/PAIA	DAVID SELLERS	AAKO	10/18/2017	A-APPROVED	2260050010000
SM5 - 20170183	TROPICAL CRUST PIZZE	TENANT IMPROVEMENTS/LAHAINA	ATOM K. KASPRZYCKI	AAKO	10/23/2017	A-APPROVED	2460020070200
SM5 - 20170189	SHATZMAN RESIDENCE	S F RESIDENCE IMPROVEMENTS/LAHAINA	LOKELANI BUILDERS LLC	SCOTT	10/23/2017	A-APPROVED	2460280490000
SM5 - 20170195	DOUBLE L FARM LLC TR	SHED ON CONCRETE SLAB/HAIKU	PHILIP LOWENTHAL	WAIKIKI	10/11/2017	A-APPROVED	2280060580000
SM5 - 20170196	HOLUA SUBDIVISION	2 LOTS/ENCROACHMT&EASEMENT/PAIA	JB GUARD IV	RAPACZ	10/11/2017	A-APPROVED	2260130120000 2260130130000
SM5 - 20170197	MATASCI, RAYMOND & A	SPA/KIHEI	RAYMOND & ANNE MATASCI		10/17/2017	A-APPROVED	2210210490000
SM5 - 20170198	HALEAKALA GARDENS		HALEAKALA GARDENS AOA	AARONA	10/18/2017	A-APPROVED	2390440410000
SM5 - 20170199	A WIHI TOWNHOUSE	APARTMENT BLDG: RE-ROOF	DOOLIN, SHAWN	AARONA	10/18/2017	A-APPROVED	2390160350000
SM5 - 20170200	MAUI COAST HOTEL	ADD 3 PKG LOT LIGHTS&4 GAS TORCHES/KIHEI	WC MAUI COAST HOTEL	QUIGLESS	10/20/2017	A-APPROVED	2390180220000
SM5 - 20170201	GRAND WAILEA POOL	DEMO EXISTING & INSTALL WATER SLIDE/KIHEI	DAVID SELLERS	THACKERSON	10/23/2017	A-APPROVED	2210081090000
SM5 - 20170202	HRT REALTY, LLC	ADDITION/ALTERATION ADA RAMP/KAHULUI	LLOYD T. SUEDA	SCOTT	10/20/2017	A-APPROVED	2370080250000
SM5 - 20170203	ST. THERESA CHURCH	RENOVATION/KIHEI	FRANCIS E. SKOWRONSKI	WAIKIKI	10/24/2017	A-APPROVED	2390090280000
SM5 - 20170204	WILLETT, WILL	NEW DUCT FOR A/C/WAILEA	WILL WILLETT	WAIKIKI	10/25/2017	A-APPROVED	2210080820058
SM5 - 20170205	GRAVES, SCOTT	SINGLE FAMILY RESIDENCE/KIHEI	SCOTT GRAVES		10/27/2017	A-APPROVED	2390500140000
SM5 - 20170206	NAPILIAU VILLAGES	ALL BUILDING REROOF/LAHAINA	MARIE KIMMEY		10/30/2017	A-APPROVED	2430031080000

## PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 10/11/2017 - 12/01/2017



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

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20170207	HAYWARD DEMOLITION	COTTAGE DEMOLITION/HANA	TRACY HAYWARD	WAIKIKI	10/30/2017	A-APPROVED	2150070090000
SM5 - 20170208	BRAZIL TRUST, RICHA	MAIN DWELLING ADD 2ND FLR DECK IN FRONT	RICHARD AND CAROLE BRAZIL TRUST		11/01/2017	A-APPROVED	2210220580000

**Grand Total : 21**