

**MAUI PLANNING COMMISSION
ACTION MINUTES
FEBRUARY 13, 2018**

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Sandy Duvauchelle at approximately 9:05 a.m., Tuesday, February 13, 2018, 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. PUBLIC HEARINGS (action to be taken after public hearing.)

1. MR. JAMES WALKUS requesting a Short-Term Rental Home (STRH) Permit to operate a five (5)-bedroom STRH, the "Maui Home," in the County R-2 Residential Zoning District located at 1143 Front Street, TMK: 4-5-004: 058, Lahaina, Island of Maui. (STWM T2017/0013) (L. Callentine)

The application is being brought before the Commission as there are at least two (2) permitted STRHs located within 500 feet of the subject property.

It was moved by Mr. Robinson, seconded by Mr. Higashi, then

**VOTED: To Deny the Short-Term Rental Home Permit.
(Assenting – K. Robinson, R. Higashi, A. Hill, L. Hudson, T. Gomes,
C. Tackett, S. Castro)
(Excused – L. Carnicelli)**

D. COMMUNICATIONS

1. MR. STEWART STANT, Director, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT requesting a 30-year time extension on the State Land Use Commission Special Permit, County Special Use Permit, and Special Management Area Use Permit for the Hana Landfill Project at Waikoloa Road, TMK: 1-3-006: 007 (por.) and 012, Hana, Island of Maui. (SP08-402, CUP 2007/0001) (SM1 2007/0003) (P. Fasi)

County Special Use Permit

It was moved by Mr. Robinson, seconded by Mr. Higashi, then

**VOTED: To Approve the Time Extension for the County Special Permit as Amended and Recommended by the Department.
(Assenting – K. Robinson, R. Higashi, A. Hill, L. Hudson, T. Gomes,
C. Tackett, S. Castro)
(Excused – L. Carnicelli)**

Special Management Area Use Permit

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

**VOTED: To Approve the Time Extension for the Special Management Area Permit as Recommended by the Department.
(Assenting – L. Hudson, S. Castro, A. Hill, K. Robinson, T. Gomes, C. Tackett, R. Higashi)
(Excused – L. Carnicelli)**

State Land Use Commission Special Permit

It was moved by Mr. Castro, seconded by Ms. Hill, then

**VOTED: To Approve the 30-Year Time Extension for the State Land Use Special Permit as Recommended by the Department.
(Assenting – S. Castro, A. Hill, K. Robinson, L. Hudson, C. Tackett, R. Higashi, T. Gomes - Abstained)
(Excused – L. Carnicelli)**

2. A&B WAILEA, LLC requesting a Step I Planned Development Approval for the reallocation of planned development zoning designations involving three(3) parcels within the Wailea Resort Planned Development at TMK: 2-1-008: 127, 2-1-008:130, and 2-1-028:002, Wailea, Island of Maui. (PD1 2017/0001) (T. Furukawa)

It was moved by Ms. Hall, seconded by Mr. Robinson, then

**VOTED: To Defer Decision Making Until More Recent Aerial Imagery is Received from the Applicant.
(Assenting – A. Hall, K. Robinson-Abstain, T. Gomes, C. Tackett, R. Higashi-Abstain)
(Dissenting – L. Hudson, S. Castro)
(Excused – L. Carnicelli)**

E. 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. RYAN W. SCHULTZ, Vice-President of Development of VERSA REAL ESTATE representing MAKAI V, LLC, requesting a two-year time extension on the Special Management Area Use Permit

condition to initiate construction of the Nalu Ola West Subdivision at TMK: 2-5-004: 055, 068, 069, and 0022, 2-7-004: 007, 048, 049, 052, 053, 054, 055, 056, and 058, Haiku, Island of Maui. (SM1 2014/0004) (C. Thackerson)

It was moved by Mr. Robinson, seconded by Ms. Gomes, then

VOTED: To Waive Review of the Time Extension Request.
(Assenting – K. Robinson, T. Gomes, A. Hill, L. Hudson, S. Castro, R. Higashi)
(Dissenting – C. Tackett)
(Excused – L. Carnicelli)

- b. HALE KAAPALI AOA requesting a two-year time extension on the Special Management Area Use Permit condition to initiate construction of the proposed support facility renovation at the Maui Kaanapali Villas located at 45 Kai Ala Place, Kaanapali, Maui, Hawaii, TMK: (2) 4-4-006:011 (SM1 2010/0003) (C. Thackerson)

It was moved by Mr. Robinson, seconded by Ms. Hill, then

VOTED: To Waive Review of the Time Extension Request.
(Assenting – K. Robinson, A. Hill, L. Hudson, S. Castro, T. Gomes, C. Tackett, R. Higashi)
(Excused – L. Carnicelli)

2. MR. WILLIAM SPENCE, Planning Director, notifying the Maui Planning Commission pursuant to Commission's SMA Rules of the following Special Management Area (SMA) Emergency Permits
 - a. KAAPALI BEACH HOTEL requesting a Special Management Area Emergency Permit in order to construct emergency protective measures such as deploying sand-and-water slurry-filled mattresses along the Molokai Wing of the Hotel at 2525 Kaanapali Parkway, TMK: 4-4-008: 003, Kaanapali, Island of Maui. (SM3 2018/0001) (K. Scott)

For notification and review purposes.

- b. SANDS OF KAHANA AOA requesting a Special Management Area Emergency Permit in order to construct temporary emergency protective measures such as the placement of approximately 3,500 square yards of geotextile fighter fabric underlayment along approximately one hundred feet (100') in front of Building 3 and approximately three hundred (300) 0.75 cubic meter ElcoRock sandbags filled with 300 cubic yards of sand-sized fill material at 4299 Lower Honoapiilani Road, TMK: 4-3-010: 002, Kahana, Island of Maui. (SM3 2018/0002) (K. Scott)

For notification and review purposes.

3. SMA Minor Permit Report
4. 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, K. Robinson, A. Hill, L. Hudson,
T. Gomes, C. Tackett)
(Excused – L. Carnicelli)**

5. Discussion of Future Maui Planning Commission Agendas
 - a. February 27, 2018 agenda items

Mr. Spence went over the items scheduled for the February 27, 2018 meeting.

F. NEXT REGULAR MEETING DATE: FEBRUARY 27, 2018

G. ADJOURNMENT

The meeting was adjourned at approximately 11:36 a.m.

Submitted by,

Carolyn Takayama-Corden
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE

Present

Steven Castro
Sandy Duvauchelle, Chairperson
Tina Gomes
Kahu Alalani Hill
Richard Higashi, Vice Chairperson
Larry Hudson
Keaka Robinson
Christian Tackett

Excused

Lawrence Carnicelli

Others

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