

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: MAY 22, 2018
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Keaka Robinson (Chair), Larry Hudson (Vice-Chair), Lawrence Carnicelli, Stephen Castro, Tina Gomes, Kahu Alalani Hill, P. Denise La Costa, 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 each public hearing.)

1. MS. SHARON SUZUKI, President of MAUI ELECTRIC COMPANY, LTD requesting a Special Management Area Use Permit in order to construct a storm water retention basin sized for a 50-year, 1-hour storm south of the existing Maalaea Generating Station at 1000 N. Kihei Road, TMK: (2) 3-8-005: 025 (por.), Maalaea, Island of Maui. (SM1 2017/0006) (K. Scott) [REPORT](#)
2. EDWARD CHANG, Board Trustee for JOHN AND KAMAKA KUKAHIKO OF MAKENA CORPORATION requesting a Conditional Permit in order to utilize the property for small scale special events, weddings, and ceremonies at their property located in the A-2 Apartment District at 5034 Makena Road, TMK: (2) 2-1-007: 079, Makena, Island of Maui. (CP 2017/0004) (C. Thackerson) [REPORT](#)
3. MR. BYRON KNIGHT requesting a Short-Term-Rental-Home Permit in order to operate Kubu Santi, a one (1) bedroom short-term rental home located in the R-3 Residential District at 24 Emi Place, (2)2-6-004: 020, Paia, Island of Maui. (STPH T2017/0006) (J. Burkett) [REPORT](#)

This application is being reviewed by the Commission because there are at least two (2) permitted short-term rental operations located within 500 ft. of the subject property.

D. COMMUNICATIONS

1. MR. CHARLES JENCKS, on behalf of HONU'ULA PARTNERS, LLC requesting adoption of the [Draft Preservation/Mitigation Plan and Habitat Conservation Plan](#) for the proposed Honua'ula Project (formerly Wailea 670), Paeahu, Palauea, and Keauhou Ahupuaa, TMK: (2) 2-1-008: por 056 and 071, in accordance with Condition No. 27 of Ordinance No. 3554, establishing Kihei-Makena Project District 9 (Wailea 670). (A. Cua) [Letter](#)
[Appendices](#) [Appendix D](#)

The Commission may take action on this request.

E. ADOPTION OF WRITTEN DECISION AND ORDER

1. Having voted at its January 9, 2018 meeting to deny the request by MR. CHRIS BOLTE and MR. GARY BOLTE for a Short-Term Rental Home Permit in order to operate the Huaka Mahina STRH, a four (4)-bedroom short-term rental home located in the Urban District at 2773 Kolepa Place, TMK: 4-4-006:039, Lahaina, Island of Maui, Hawaii (STWM T2017/0010) (L. Callentine)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order. [Exhibits A-D](#)

F. DIRECTOR'S REPORT

1. Designation of the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing and provide its recommendation on the following application:

MR. DAVID GOODE, Director, DEPARTMENT OF PUBLIC WORKS requesting a Special Management Area Use Permit for the Keanae Road Safety Improvements Project and related improvements at TMK: (2) 1-1-002: 005 and 009 and 1-1-003: 041 and 055, Keanae, Island of Maui.. (SM1 2018/0004) (K. Scott)

The Commission may take action on the request to designate the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing and provide its recommendation on the application.

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:

MR. JOSEPH HIGGINS of ALLANA BUICK & BERS, INC. on behalf of the PAPAKEA AOO receiving a Special Management Area Emergency Permit dated April 26, 2018 for the repair of two (2) sinkholes at the Papakea Resort located at 3543 Lower Honoapiilani Road, TMK: (2) 4-4-001: 055, Honokowai, Island of Maui. (SM3 2018/0008) (SSA 2018/0014) (K. Scott) [Letter](#)

This is for notification and review purposes.

3. SMA Minor Permit Report
4. SMA Exemptions Report
5. Discussion of Future Maui Planning Commission Agendas

a. June 12, 2018 agenda items

G. NEXT REGULAR MEETING DATE: JUNE 12, 2018

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 May 22, 2018 was on May 8, 2018.

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 RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT www.mauicounty.gov, UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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.

Maui Planning Commission Agenda
May 22, 2018
Page 4

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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