

**MAUI PLANNING COMMISSION  
ACTION MINUTES  
MAY 22, 2018**

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson Keaka Robinson at approximately 9:05 a.m., Tuesday, May 22, 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 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)

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

**VOTED: To Approve the Special Management Area Use Permit as Recommended by the Department.  
(Assenting – C. Tackett, L. Hudson, A. Hill, T. Gomes, S. Castro,  
P.D. La Costa)  
(Excused – L. Carnicelli)**

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)

**It was moved by Mr. Hudson, seconded by Kahu Hill, then**

**VOTED: To Recommend Approval of the Conditional Permit to the County Council as Recommended by the Department with Additional Conditions as Proposed.  
(Assenting – L. Hudson, A. Hill, C. Tackett, S. Castro, P.D. La Costa)  
(Excused – L. Carnicelli, T. Gomes)**

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)

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.

**It was moved by Ms. La Costa, seconded by Ms. Gomes, and**

**The Motion to Approve the Short-Term Rental Home Permit, FAILED.**

**(Assenting – P.D. La Costa, T. Gomes, C. Tackett - abstained)**

**(Dissenting – A. Hill, L. Hudson, S. Castro)**

**(Excused – L. Carnicelli)**

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

**VOTED: To Deny the Short-Term Rental Permit.**  
**(Assenting – L. Hudson, S. Castro, A. Hill, T. Gomes-abstained,**  
**C. Tackett-abstained, P.D. La Costa-abstained)**  
**(Excused – L. Carnicelli)**

#### **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, Palaua, 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)

The Commission may take action on this request.

**Per applicant's request the item will be rescheduled on a future agenda.**

#### **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.

**It was moved by Mr. Hudson, seconded by Ms. La Costa, then**

**VOTED: To Adopt the Findings of Fact, Conclusions of Law and Decision and Order with the Incorporation of the Non-Substantive Change in Paragraph 4.**

**(Assenting – L. Hudson, P.D. La Costa, A. Hill, C. Tackett, S. Castro)**  
**(Excused – L. Carnicelli, T. Gomes)**

**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.

**The Commission Unanimously Designated the Hana Advisory Committee to Conduct the Public Hearing and Provide Its Recommendation.**

**(Assenting – A. Hill, L. Hudson, T. Gomes, C. Tackett, S. Castro, P.D. La Costa)**  
**(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:

MR. JOSEPH HIGGINS of ALLANA BUICK & BERS, INC. on behalf of the PAPAKEA AOA 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)

**For notification and review purposes only.**

3. SMA Minor Permit Report
4. SMA Exemptions Report

**Commission acknowledged receipt of the SMA Minor and SMA Exemption Reports.**

5. Discussion of Future Maui Planning Commission Agendas
  - a. June 12, 2018 agenda items

Mr. Spence went over the items scheduled for the June 12, 2018 meeting.

The following issues were asked by the Chair and Commission to be placed on the June 12, 2018 meeting agenda: Discussion on the Commission's Rules of Practice and Procedure, Administrative Rules, Commission's Powers. Also, discuss the Commission getting tablets.

**G. NEXT REGULAR MEETING DATE: JUNE 12, 2018**

**H. ADJOURNMENT**

The meeting was adjourned at approximately 2:02 p.m.

Submitted by,

Carolyn Takayama-Corden  
Secretary to Boards & Commissions II

**RECORD OF ATTENDANCE**

**Present**

Steven Castro  
Tina Gomes (Excused at 10:40-1:04 p.m.)  
Kahu Alalani Hill  
Larry Hudson, Vice-Chairperson  
P. Denise La Costa  
Keaka Robinson, Chairperson  
Christian Tackett

**Excused**

Lawrence Carnicelli

**Others**

William Spence, Director, Planning Department  
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel  
Rowena Dagdag-Andaya, Deputy Director, Department of Public Works (on-call)