

**URBAN DESIGN REVIEW BOARD  
SUMMARY MINUTES  
JULY 3, 2018**

**([HYPERLINK TO AUDIO RECORDING OF THE MEETING](#))**

**A. CALL TO ORDER**

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Hunton Conrad, Chair, at approximately 10:00 a.m., Tuesday, July 3, 2018, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

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

- B. PUBLIC TESTIMONY** - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda items are discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Testimony will be limited to a maximum of three (3) minutes, with 30 seconds to conclude.

There was no public testimony.

**C. COMMUNICATIONS**

1. RD OLSON II INVESTMENTS, LLC requesting a Special Management Area Use Permit for the Keolani Triangle Retail Center, a 4-unit commercial retail space in two structures, with supporting infrastructure, onsite parking, and loading zones, located on 0.779 acres in the M-2 Heavy Industrial District at 520 Keolani Place, Kahului, Island of Maui, TMK: (2) 3-8-079:015. (SM1 2017/0005) (Keith Scott) (Previously scheduled for the June 5, 2018 meeting but there was a lack of a voting quorum present at the meeting.)

The Board may provide its recommendations to the Maui Planning Commission on the design aspects within its purview based on the [proposed Special Management Area Use Permit plans](#) provided for the project. *(UDRB Members: Please bring your copy of the proposed plans with you to the meeting.)*

*(Agenda Item C.1. begins at 00:00:21 of the Audio Recording.)*

*(Motion was made at 00:28:48 of the Audio Recording.)*

**It was moved by Ms. Brandis Sarich, seconded by Mr. Harry Hecht, then unanimously**

*(Vote was taken at 00:30:45 of the Audio Recording.)*

**VOTED: to accept the project with the recommendations as discussed.**  
(Assenting: H. Hecht, C. Hitchcock, P. Jacobsen, G. Ringsby, B. Sarich)  
(Excused/Recused: R. Phillips, D. Sereda, M. Torgerson, D. Unemori)

*(The Urban Design Review Board recessed at 10:34 a.m., and reconvened at 10:39 a.m.)*

2. Mr. Ben J. Hall, of MITCHIF, LLC requesting Country Town Design Review of a proposed "HALEAKALA ECOTOURS BIKE MAUI CRUISER PHIL" project for the construction of five (5) new structures with parking, including a two-story main building with offices, a one-story bike storage repair building, a one-story gear storage building, and two (2) one-story storage buildings for a business which will provide bicycle tours from Haleakala. Located at 55 and 65 Kupaoa Street in the Country Town Business District of Kulamalu, Pukalani, Island of Maui. TMK Nos (2) 2-3-066:024 and (2) 2-3-066:004. (CTB 2018/0001) (Ann Cua for Kim Willenbrink) [Proposed plans](#)

The Board may review the project and provide its comments to the Department of Planning relative to the Makawao-Pukalani-Kula Design Guidelines and the Kulamalu Design Guidelines.

*(Agenda Item C.2. begins at 00:31:10 of the Audio Recording.)*

*(Motion was made at 01:07:00 of the Audio Recording.)*

**It was moved by Mr. Harry Hecht, seconded by Ms. Caryl Hitchcock, then**

*(Vote was taken at 01:07:08 of the Audio Recording.)*

**VOTED: to recommend approval with the recommendations/comments as discussed.**  
(Assenting: H. Hecht, C. Hitchcock, P. Jacobsen, G. Ringsby, B. Sarich)  
(Excused/Recused: R. Phillips, D. Sereda, M. Torgerson, D. Unemori)

*(The Urban Design Review Board recessed at 11:17 a.m. and reconvened at 11:20 a.m.)*

#### D. DIRECTOR'S REPORT

1. Agenda items for the August 7, 2018 meeting.

*(Agenda Item D.1. begins at 01:09:10 of the Audio Recording.)*

Mr. Clayton Yoshida informed the Board that currently there are no definite agenda items scheduled for the August 7, 2018 UDRB meeting, which is five weeks away. If an agenda item is scheduled, then training on the country town design review will also be scheduled.

E. NEXT MEETING DATE: August 7, 2018

F. ADJOURNMENT

There being no further discussion brought forward to the Board, the meeting was adjourned at 11:23 a.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO  
Secretary to Boards and Commissions II

### **RECORD OF ATTENDANCE**

#### **PRESENT:**

Hunton Conrad, Chair  
Harry Hecht  
Caryl Hitchcock-Sprinzel  
Peter Jacobsen  
Gray Ringsby  
Brandis Sarich, Vice-Chair

#### **EXCUSED (E)/RECUSE (R)/ABSENT (A):**

Raymond Phillips (E)  
David Sereda (E/R)  
Mikal Torgerson (A)  
Darren Unemori (E/R)

#### **OTHERS:**

Clayton I. Yoshida, Planning Program Administrator  
Ann Cua, Staff Planner, Current Planning Division  
Erin Wade, Small Town Planner, Department of Management  
Keith Scott, Staff Planner, Current Planning Division  
Jennifer Oana, Deputy Corporation Counsel