

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
JULY 24, 2018**

[\(HYPERLINK TO THE AUDIO RECORDING TO THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Vice-Chairperson Larry Hudson at approximately 9:04 a.m., Tuesday, July 24, 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. 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)

The Commission may take action on this request.

(Discussion begins at 00:02:00 of the audio recording.)

(Motion was made at 01:12:45 of the audio recording.)

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

(Vote was taken at 01:14:40 of the audio recording.)

**VOTED: To Adopt the Preservation/Mitigation Plan and Habitat Conservation Plan.
(Assenting – C. Tackett, S. Castro, A. Hill, T. Gomes, P.D. La Costa)
(Excused –L. Carnicelli, K. Robinson)**

D. UNFINISHED BUSINESS

1. MR. JAMES LECRON requesting a Special Management Area Use Permit in order to construct the Roddenberry Residence, a 7,825 sq. ft. single-family residence, including a 1,032 sq. ft. detached garage, a 658 sq. ft. accessory dwelling, a 318 sq. ft. pool cabana, a 218.5 sq. ft. covered lanai, and a 6-ft. deep swimming pool with spa at 10 Kai Ala Place, TMK: (2) 4-4-014: 001, Kaanapali, Island of Maui. (SM1 2017/0007) (K. Scott) (Public hearing conducted at the June 26, 2018 meeting.)

The Commission may take action on this request.

(Discussion begins at 01:15:50 of the audio recording.)

(Motion was made at 01:19:15 of the audio recording.)

A motion was made by Kahu Hill, and seconded by Ms. La Costa to defer the matter in order for the archaeological survey be amended. After further discussion, Kahu Hill withdrew her motion to defer and Ms. La Costa withdrew her second to the motion.

(Motion was made at 01:22:09 of the audio recording.)

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

(Vote was taken at 01:22:20 of the audio recording.)

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

E. PUBLIC HEARING (Action to be taken after conclusion of public hearing.)

1. ROBERT and STEPHANIE OSWALD requesting a State Land Use Commission Special Permit in order to operate Tranquil Palms, a bed and breakfast, with two bedrooms located in the main farm dwelling and two bedrooms located in the accessory farm dwelling, located in the State Agricultural District at 4356 Opana Place, TMK: (2) 2-8-002:186, Haiku, Island of Maui. (SUP2 2018/0001) (K. Willenbrink)

(Discussion begins at 01:22:45 of the audio recording.)

(Motion was made at 01:53:14 of the audio recording.)

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

(Vote was taken at 01:53:30 of the audio recording.)

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

F. DIRECTOR'S REPORT

1. MS. MICHELE CHOUTEAU MCLEAN, Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning

Commission's SMA Rules of her intent to process the following time extension request administratively:

MR. RODERICK FONG, General Partner of MAUI WAIHOLI PARTNERS requesting a two (2)-year Special Management Area Use Permit time extension on the period to initiate construction of the Hoonani Subdivision, a 27-lot residential subdivision and related improvements at TMK: 3-9-001: 007, Kihei, Island of Maui. (SM1 2008/0024) (P. Fasi)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

(Discussion begins at 01:54:20 of the audio recording.)

(Motion was made at 02:03:55 of the audio recording.)

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

(Vote was taken at 02:04:25 of the audio recording.)

**VOTED: To Not Waive Review and to Review the Special Management Area Use Permit Time Extension Request.
(Assenting – C. Tackett, P. D. La Costa, A. Hill, T. Gomes, S. Castro)
(Excused –L. Carnicelli, K. Robinson)**

2. SMA Minor Permit Report
3. SMA Exemptions Report

No questions on the reports.

4. Discussion of Future Maui Planning Commission Agendas
 - a. August 14, 2018 agenda items

Director McLean indicated Item C.1 and D. 1 will not be on the August 14, 2018 agenda and would likely be placed on the next agenda.

Ms. Gomes asked if an update on of the KIVA System replacement be placed on a future agenda.

G. NEXT REGULAR MEETING DATE: AUGUST 14, 2018

H. ADJOURNMENT

The meeting was adjourned at approximately 11:21 a.m.

Submitted by,

Carolyn Takayama-Corden
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE

Present

Steven Castro
Tina Gomes
Kahu Alalani Hill
Larry Hudson, Vice-Chairperson
P. Denise La Costa
Christian Tackett

Excused

Lawrence Carnicelli
Keaka Robinson, Chairperson

Others

Michele McLean, Director, Planning Department
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel