

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AGENDA
([HYPERLINKS TO MEETING MATERIALS ADDED](#))

DATE: AUGUST 14, 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, Kellie Pali, Christian Tackett

- A. CALL TO ORDER
- B. INTRODUCTION OF NEW MEMBER – KELLIE PALI
- C. PUBLIC TESTIMONY - Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three (3) minutes.**
- D. PUBLIC HEARING (Action to be taken after conclusion of public hearing.)
 1. MS. HEATHER HARDE and MR. PAVEL HLADIS requesting a Bed & Breakfast Home Permit in order to operate the Kulani Maui, a six (6)-bedroom bed & breakfast home located in the R-2 Residential District at 441 Ilikahi Street, TMK: 4-6-006:004, Lahaina, Island of Maui, Hawaii (BBWM T2017/0004) (L. Callentine) [REPORT AND RECOMMENDATION](#)

The application is subject for review to Maui Planning Commission review because there is at least one (1) permitted bed and breakfast home operation located within 500 ft. of the subject property.
- E. COMMUNICATIONS
 1. JOHN DUNBAR requesting a 5-year time extension on the Land Use Commission Special Permit and the Bed and Breakfast Home Permit in order to continue to operate the Maui Adventure Villa, a bed and breakfast home located in the State Agricultural District at 192 Kaokoia Way, TMK: 2-8-002: 034, Haiku, Island of Maui. (SUP2 2016/0008) (BBPH 2017/0001) (K. Willenbrink)
The Commission may take action on this request. [MEMORANDUM](#)
 2. MR. GALE NOTESTONE, Chair of the Hana Advisory Committee, transmitting its recommendations on the following: [REPORT AND PETITION TO INTERVENE](#)
 - a. WILLIAM SPENCE, then-Planning Director, transmitting the following requests for the proposed Nahiku Community Center to be located on approximately 1.9 acres of land at 0 Nahiku Road, TMK: (2) 1-2-002:023, Nahiku, Hana, Island of Maui (P. Fasi): (Public hearing conducted on October 26, 2017)

- 1) Community Plan Amendment from Agriculture to Public/Quasi-Public, (CPA 2017/0002);
 - 2) State Land Use District Boundary Amendment from State Agriculture District to State Rural District, (DBA 2017/0002);
 - 3) Change of Zoning from Agriculture to P-1 Public\Quasi-Public, (CIZ 2017/0002);
- b. KAALA BUENCONSEJO, Director, DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit for the Nahiku Community Center Project and related improvements located at 0 Nahiku Road, TMK: (2) 1-2-002: 023, Nahiku, Hana, Island of Maui. (SM1 2017/0002) (P. Fasi) (Public hearing conducted on October 26, 2017)

The proposed action includes the replacement of the former grammar school building site with a community center building of approximately 2,472 square feet in size and related improvements, including a paved parking lot and driveway and installation of an individual wastewater system. The proposed community center includes a social hall, kitchen, storage areas, restrooms, and a covered entry lanai.

- c. TERRY KRISTIANSEN, IRENE PAVAO, and JOHN BLUMER BUELL submitted a Petition to intervene on the applications for the Nahiku Community Center on the land use entitlement requests by the Planning Director and the Special Management Area Use Permit request by the Parks Department by intervention request received on October 10, 2017. They represent themselves and MOKE BERGAU, ELLEN KAHOOKELE, JEAN MARY KAHOOKELE, JEFFREY C. PAISNER, MAX MATTSON, JAMES KAHOOKELE III, TERESA ALLRED, and SHARON KAHOOKELE.

The Commission needs to take action on the Petition to Intervene request before taking action on the Planning Department initiated land use entitlement requests and the Parks Department Special Management Area Use Permit request.

Should the Commission act to grant the Petition to Intervene then the Commission may act to select a Hearings Officer/Hearings Panel and Mediator.

Should the Commission act to deny the Petition to Intervene on either the land use entitlement request or the Special Management Use Permit request then the Commission could take action on that request.

F. DIRECTOR'S REPORT

1. MS. MICHELE MCLEAN, Planning Director, notifying the Maui Planning Commission pursuant to the provision's of the Maui Planning Commission's SMA

Rules of the issuance of the following Special Management Area Emergency Permit:

MR. CARL HARDIN, President of the HONO KOA CONDOMINIUM ASSOCIATION receiving an SMA Emergency Permit approval letter dated July 17, 2018 for the demolition of the existing sun deck and to clear the cavity walls and remove overburden by hand and shovel; line the cavity with two (2) layers of geotextile fabric; place sand in the cavity up to the grade of the adjacent grassy area and landscape with salt-tolerant vegetation for property located at 3801 Lower Honoapiilani Road, TMK: (4-3-006: 014, Lahaina, Island of Maui. (SM2 2018/0009) (K. Scott) [APPROVAL LETTER](#)

This is for notification and review purposes.

2. Designation of the Hana Advisory Committee to conduct the public hearing and provide a recommendation on the following application:

RICHARD LEE LOPEZ and DEVIN LOPEZ requesting a Bed and Breakfast Home Permit in order to operate the Hana Aloha Hale, a two (2)-bedroom bed and breakfast located in the Interim District at 6820 Hana Highway, TMK: (2) 1-4-010: 018, Hana, Island of Maui. (BBHA T2018/0001) (R. Quigless)

There is at least one permitted bed and breakfast home operation located within 500 feet of the subject property.

The Commission may take action to designate that the Hana Advisory Committee conduct the public hearing and provide a recommendation on the subject application request or take some other action.

3. SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.

4. SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.

5. Proposed Meeting Schedule for Calendar Year 2019

The Commission may take action to approve or modify the meeting schedule.

6. Discussion of Future Maui Planning Commission Agendas

- a. August 28, 2018 agenda items

- G. NEXT REGULAR MEETING DATE: AUGUST 28, 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 August 14, 2018 was on July 31, 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. PLEASE NOTE THAT ANYONE WISHING TO PROVIDE ORAL TESTIMONY PERTAINING TO AN AGENDA ITEM THAT IS A "CONTESTED CASE" PURSUANT TO CHAPTER 91, HAWAII REVISED STATUTES, MAY BE ASKED TO TESTIFY UNDER OATH OR AFFIRMATION, AND MAY BE SUBJECT TO LIMITED CROSS-EXAMINATION IN ACCORDANCE WITH SECTION 91-10(3), HAWAII REVISED STATUTES.

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.

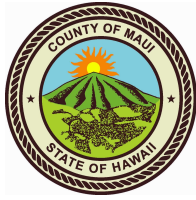
THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

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.

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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.
(S:\all\carolyn\081418.age)



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

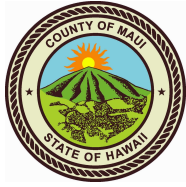
PD-Approved SMA Minor Projects for Maui

08/03/2018

Permit Completion Date: 07/11/2018 - 08/01/2018

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20180046	MANA OHANA KAI TRUST	MANA OHANA KAI TRUST 2016	NEW GARAGE, POOL, AG BLDG, RE-ROOF DWLS	CRAIG ADKISON		07/11/2018	A W/COND-APPROVED WITH CONDITIONS	2210050790000
SM2 - 20180047	MAKENA SOUTH GOLF	MAKENA SOUTH GOLF COURSE	PROPOSED STOCKPILE SITE/MAKENA	ATC MAKENA LAND AH1 LLC/TRINITY INVESTMENTS	BURKETT	07/16/2018	A W/COND-APPROVED WITH CONDITIONS	2210051080000
SM2 - 20180048	CALDITO BBALL COURT	CALDITO BASKETBALL COURT IMPROVEMENTS	BASKETBALL COURT IMPROVEMENTS/WAIHEE	DEPT OF PARKS & RECREATION, COUNTY OF MAUI	FASI	07/18/2018	A W/COND-APPROVED WITH CONDITIONS	2320120020000
SM2 - 20180049	HONOLULU COOKIE PROJ	HONOLULU COOKIE PROJECT STORE RENOVATIONS	RENOVATIONS/LAHAINA	KEITH SUNG		07/26/2018	A W/COND-APPROVED WITH CONDITIONS	2460010060000
SM2 - 20180050	AT&T EMBASSY SITE	AT&T EMBASSY SITE/LAHAINA	UPGRADE ANTENNAS/REMOTE RADIO UNITS/LAHA	AT&T	FASI	07/25/2018	A W/COND-APPROVED WITH CONDITIONS	2440010980000
SM2 - 20180051	WELL RELOCATION	WELL RELOCATION & UTILITY LINES	INSTALLATION OF WELL&UTILITY LINES/KIHEI	CHRIS HART & PARTNERS INC		07/27/2018	A W/COND-APPROVED WITH CONDITIONS	2210280040000
SM2 - 20180052	AEDER SUBDIVISION	AEDER SUBDIVISION	2 LOT SUBDIVISION/HAIKU	AEDER,ERIK	QUIGLESS	07/31/2018	A W/COND-APPROVED WITH CONDITIONS	2280030120000
SM2 - 20180053	ANDREW BRYCE	ANDREW BRYCE ATF	ATF/TWO AG DWELLINGS/HAIKU	JAMES ANDREW BYRCE	WILLENBRINK	08/01/2018	A W/COND-APPROVED WITH CONDITIONS	2290020330000

Grand Total : 8



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

PD-Approved SMA Exempt Projects for Maui

08/03/2018

Permit Completion Date: 07/11/2018 - 08/01/2018

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20180139	KAHANA SUNSET BLDG	BLDG SUPPORT REPAIR/LAHAINA	CAROL KOEPKE TU`UA		07/18/2018	A-APPROVED	2430030150000
SM5 - 20180140	NAPILI KAI BEACH	HOTEL ALTERATION/RENOVATIONS/LAHAINA	NAPILI KAI BEACH RESORT	THACKERSON	07/11/2018	A-APPROVED	2420020010000
SM5 - 20180141	KA`ANAPALI ALI I	INTERIOR RENOVATION/LAHAINA	JEREMY STODDART	QUIGLESS	07/16/2018	A-APPROVED	2440080220026
SM5 - 20180142	KAM FAMILY TRUST	PARKING LOT REPAIRS/LAHAINA	GARY GREEN	WILLENBRINK	07/17/2018	A-APPROVED	2460090550000
SM5 - 20180143	DOWELL	SWIMMING POOL/KIHEI	JULIE SMITH	WAIKIKI	07/19/2018	A-APPROVED	2390380120000
SM5 - 20180144	RAYNE, SHAI	CESSPOOL TO SEPTIC/HANA	SHAI RAYNE-SRX REALTY, INC.	WAIKIKI	07/19/2018	A-APPROVED	2120030440000
SM5 - 20180146	GUERNSEY	REMODEL BATH & KITCHEN/LAHAINA	GUERNSEY, TREVOR CHARLES		07/27/2018	A-APPROVED	2460290080000
SM5 - 20180147	DOWELL, ROBERT & AMA	MAIN DWELLING ADDITION/ALTERATION/KIHEI	ROBERT & AMANDA DOWELL		07/23/2018	A-APPROVED	2390380120000
SM5 - 20180148	TACO BELL KUKUI MALL	CREATE NEW RESTAURANT/KUKUI MALL/KIHEI	YFH ARCHITECTS, INC		07/23/2018	A-APPROVED	2390030160000
SM5 - 20180149	JAMES E MOREY, TRUST	ENCLOSE EXISTING CONCRETE SLAB/HANA	DOUGLAS W. CORNELSON	WAIKIKI	07/23/2018	A-APPROVED	2130090570000
SM5 - 20180151	CANUSO RESIDENCE	NEW 2 STORY/HAIKU	FERNANDO CANUSO	SCOTT	07/25/2018	A-APPROVED	2270132160000
SM5 - 20180152	MADDEN RENOVATION	INTERIOR RENOVATTION/LAHAINA	MARIE KIMMEY AIA	FASI	07/31/2018	A-APPROVED	2440080220000
SM5 - 20180153	NAKAMURA, BRETT	PROPOSED OHANA & GARAGE/HAIKU	BRETT NAKAMURA	WAIKIKI	07/26/2018	A-APPROVED	2280041150002
SM5 - 20180154	EHSANI, ARASH	REPLACE DRIVEWAY/KIHEI	ARASH EHSANI	WAIKIKI	07/26/2018	A-APPROVED	2390060150000
SM5 - 20180155	ARONER DWELLING	RENOVATIONS/KIHEI	IRENE ARONER	WAIKIKI	07/26/2018	A-APPROVED	2390580590000
SM5 - 20180156	MEDNICK, BENITA	PROPOSED ADDITION/LAHAINA	STUART COHEN	WAIKIKI	07/26/2018	A-APPROVED	2430080240000

Grand Total : 16