

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: NOVEMBER 13, 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

**Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.**

A. CALL TO ORDER

B. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. MS. MICHELE MCLEAN, Planning Director, transmitting Council Resolution No. 18-24 referring to the Maui Planning Commission proposed bills to amend the Wailuku-Kahului Community Plan and land use map and to change the zoning for the Saint Anthony Church and Schools property located on Lower Main Street, TMK: (2) 3-4-019: 003 and 3-4-018: 106, Wailuku, Island of Maui. (CPA 2018/0003) (CIZ 2018/0003) (P. Fasi) ([REPORT](#))
  - a. Community Plan Amendment Single-Family to Public/Quasi-Public for TMK: (2) 3-4-018: 106 (approximately 0.3 acre)
  - b. Zoning change from R-1 Residential District to P-2 Public/Quasi-Public District for TMKs: (2) 3-4-019: 003 (approximately 0.3 acres) and (2) 3-4-018: 106 (approximately 14 acres)
2. RD OLSON INVESTMENTS II, LLC requesting a Step I Planned Development Approval, a Step II Planned Development Approval, and Special Management Area Use Permit in order to construct Hotel Ike, a 110-unit hotel in two (2) buildings with pool, spa, fitness center, lounge and on-site parking located in the A-2 Apartment and H-M Hotel Districts at 55 Gateway Place, TMK: (2) 2 1-028:004, Wailea, Island of Maui.(PD1 2018/0001) (PD2 2018/0002) (SM1 2017/0004) (C. Thackerson) ([REPORT](#))
3. MS. MICHELE McLEAN, Planning Director, transmitting Council Resolution No. 18-149 to the Lanai, Maui, and Molokai Planning Commissions containing a proposed bill to establish a zoning district to be known as the Wellhead Protection Overlay District. (D. Raatz) ([MEMORANDUM](#))

4. MS. MICHELE McLEAN, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code to increase the penalty for the operation of a transient accommodation without a necessary permit from the current \$1,000 to a civil fine of up to \$20,000 plus \$10,000 per day for each day the unlawful operation persists. (D. Raatz) ([MEMORANDUM](#))
5. MS. MICHELE McLEAN, Planning Director, transmitting proposed amendments to the Planning Commission's Rules of Practice and Procedure to authorize the submittal of electronic documents as official documents, in anticipation of Maui County's implementation of the Maui Automated Planning and Permitting System. (D. Raatz) ([MEMORANDUM](#))

C. UNFINISHED BUSINESS

1. RU LI requesting a Bed and Breakfast Home Permit in order to operate Ruby's Ocean View B&B, a two-bedroom bed and breakfast located in the Interim District at 1367 Kilou Street, TMK: (2) 3-2-020: 052, Wailuku, Island of Maui. (BBWK T2018/0002) (J. Burkett) (Public Hearing was conducted on October 9, 2018 and the matter was deferred.) ([REPORT from October 9, 2018](#))

The Commission may take action on this request.

B. PUBLIC HEARINGS (Action to be taken after each public hearing.)

6. DION ABBOTT and IRIS LIN requesting a State Land Use Commission Special Permit in order to operate the Hale Ola a Ululani Short-Term Rental Home in the State Agricultural District on approximately 87,226 sq. ft. of land located in the State Agricultural District at 19 Ululani Street, TMK: (2) 2-2-010: 046, Kula, Island of Maui. (SUP2 2017/0026) (K. Willenbrink) ([REPORT](#))
7. HUE THI HA requesting a Short-Term Rental Home Permit in order to operate the Lahaina Blue Villa STRH, a three (3) bedroom short-term rental home located in the R-1 Residential District at 211 Panaewa Place , TMK: (2) 4-6-010: 019, Lahaina, Island of Maui. (STWM T2017/0030) (R. Quigless) ([REPORT](#))

The Commission is reviewing the application because there are at least 2 permitted short-term rental home operations located within 500 ft. of the subject property.

D. DIRECTOR'S REPORT

1. SMA Minor Permit Report

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

2. SMA Exemptions Report

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

3. Discussion of Future Maui Planning Commission Agendas
  - a. November 27, 2018 agenda items

E. NEXT REGULAR MEETING DATE: NOVEMBER 27, 2018

F. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES PURSUANT TO SECTION 92-5(a)(4), HAWAII REVISED STATUTES.

UNLESS OTHERWISE SPECIFIED BY PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN A PROCEEDING 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 of 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 November 13, 2018, was on October 26, 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 THREE 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 TESTIMONY, WHETHER SENT VIA FAX, EMAIL, OR USPS MAIL SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. 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.

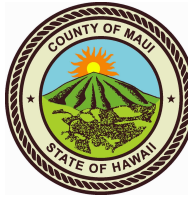
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DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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.

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

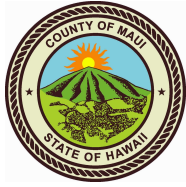
## PD-Approved SMA Minor Projects for Maui

10/31/2018

Permit Completion Date: 10/10/2018 - 10/31/2018

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20180069	MAUI JIM BLDG	MAUI JIM BLDG - MEZZAZINE ADDITION	ADDITION OF MEZZANINE & LINE SEWER/LAH	MAUI JIM,INC	BURKETT	10/10/2018	A W/COND-APPROVED WITH CONDITIONS	2460090190000
SM2 - 20180073	KALEIALOHA CONDO	KALEIALOHA CONDO REVETMENT REPAIR/LAHAINA	REPAIR EXISTING REVETMENT FROM THE REAR	DAVID JOHNSTON	BUIKA	10/11/2018	A W/COND-APPROVED WITH CONDITIONS	2430060130000
SM2 - 20180074	OUTDOOR PURSUITS	PROPOSED OUTDOOR PURSUITS HALE REPLACEMT PROJ	DEMOLISH EXISTING & REPLACE\KIHEI	ATC MAKENA HOLDINGS, LLC	SCOTT	10/12/2018	A W/COND-APPROVED WITH CONDITIONS	2210060590000
SM2 - 20180076	EMMA SHARP FESTIVAL		EVENT 10/13 & 10/14 2018\LAHAINA	LAHAINA TWON ACTION COMMITTEE	QUIGLESS	10/12/2018	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20180077	KAPALUA GOLF CART PA	KAPALUA GOLF CART PATH	CLEARING & GRUBBING/KAPALUA	TY MANAGEMENT CORPORATION	FASI	10/16/2018	A W/COND-APPROVED WITH CONDITIONS	2420040380000
SM2 - 20180078	OUTLETS OF MAUI	OUTLETS OF MAUI KIOSK #7	ADDITONAL KIOSKS\LAHAINA	VISIONS CONSULTING SERVICES	THACKERSON	10/18/2018	A W/COND-APPROVED WITH CONDITIONS	2450020090000
SM2 - 20180080	VASSALLO RESIDENCE	VASSALLO RESIDENCE	CONSTRUCTION_FARM DWELLING/MOLOKAI	LUGI MANERA	FASI	10/30/2018	A W/COND-APPROVED WITH CONDITIONS	2280030240002
SM2 - 20180081	SELF, DOUGLAS	SELF, DOUGLAS	ATFJACUZZI,POND,AG SHED/HAIKU	DOUGLAS K. SELF	SCOTT	10/30/2018	A W/COND-APPROVED WITH CONDITIONS	2290070460000

**Grand Total : 8**



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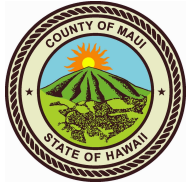
## PD-Approved SMA Exempt Projects for Maui

10/31/2018

Permit Completion Date: 10/10/2018 - 10/31/2018

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20170039	MECO	OH LINE EXTENSION - MICHELLE AKANA/KIHEI	MECO	QUIGLESS	10/17/2018	A-APPROVED	2390180400000
SM5 - 20180209	PATRICK C. HITI	ATF/INSTALLATION & REPAIR ROOF/HAIKU	PATRICK C. HITI		10/10/2018	A-APPROVED	2290040450000
SM5 - 20180210	HAWAII FOOD & WINE	WINE FESTIVAL 2018\LAHAINA	SHERATON MAUI RESORT & SPA	WOLLENHAUF	10/11/2018	A-APPROVED	2440080050000
SM5 - 20180211	HIKE MAUI COMMERCIAL	INTERIOR BUILD-OUT/KAHULUI	HIKE MAUI		10/12/2018	A-APPROVED	2370020280000
SM5 - 20180212	PARSONS, DALE J. TTE	REPLACING LANAI/HANA	DALE J. PARSONS, TTEE	WAIKIKI	10/12/2018	A-APPROVED	2140060160000
SM5 - 20180213	HONOKEANA COVE	REPAIRS/LAHAINA	MARIE KIMMEY	BURKETT	10/16/2018	A-APPROVED	2430020190000
SM5 - 20180214	HOOLAPA RESIDENCE	NEW RESIDENCE\KIHEI	BRADFORD HUARD		10/16/2018	A-APPROVED	2390610040000
SM5 - 20180215	REPAIRS AT 626 LUAKI	REPLACE FLOOR TRIM, SIDING, PAINT/LAHAIN	SUSAN KUWADA	FURUKAWA	10/17/2018	A-APPROVED	2460080170000
SM5 - 20180216	AOUO COCONUT GROVE	REROOFING/LAHAINA	MANAGEMENT CONSULTANTS OF HAWAII INC	SCOTT	10/16/2018	A-APPROVED	2420060010000
SM5 - 20180217	CONKEY, PETER & BROO	RESIDENCE,POOL,GRADE, GRUB, FILL/WAILEA	HARRY CONKEY	BUIKA	10/17/2018	A-APPROVED	2210080620001
SM5 - 20180218	KUAU 742 LLC	ADDL DWELL,GARAGE,OHANA/PAIA	JOSHUA SAK	SCOTT	10/17/2018	A-APPROVED	2260130200000
SM5 - 20180219	LAHAINALUNA RD	ATF/UNION 76 REPAIRS&MAINTENANCE/LAHAINA	MID PAC PETROLEUM LLC	FASI	10/16/2018	A-APPROVED	2450060130000
SM5 - 20180220	HANA TOWN CENTER	HANA RANCH STORE AREA REPAVE/HANA	DAVE ROTH	FASI	10/16/2018	A-APPROVED	2140030560000
SM5 - 20180221	ASPEN PALM PROPERTIE	WINDOW & INTERIOR DOOR REPLACEMENTS/KIHE	SATISH GHOLKAR	FASI	10/22/2018	A-APPROVED	2210230050071
SM5 - 20180222	FARMER WINDOW REPLAC	SMA APP/WINDOW REPLACEMENT-KIHEI	GHOLKAR, SATISH	FASI	10/22/2018	A-APPROVED	2210230050035
SM5 - 20180223	PUAMANA SIREN REPLAC	SIREN REPLACEMENT/PUAMANA BEACH PARK	DOD EMERGENCY MANAGEMENT AGENCY	BUIKA	10/24/2018	A-APPROVED	2460330010000
SM5 - 20180224	MURGADO WINDOW REPLA	SMA APP/WINDOW REPLACEMENT-KIHEI	GHOLKAR, SATISH	FASI	10/23/2018	A-APPROVED	2210230060016
SM5 - 20180225	TRACY BRYCE WATER TA	WATER TANK/HAIKU	TRACY BRYCE	FASI	10/23/2018	A-APPROVED	2290020480000
SM5 - 20180226	BIEKER	REPLACEMENT OF WINDOWS/LAHAINA	LOKELANI BUILDERS LLC	QUIGLESS	10/25/2018	A-APPROVED	2460280140000

\* = Shoreline Projects  
closedsm5x



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## PD-Approved SMA Exempt Projects for Maui

10/31/2018

Permit Completion Date: 10/10/2018 - 10/31/2018

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20180227	SURFSIDE PIZZA	INSTALL 2 BLDG SIGNS/LAHAINA	MAUI NEON	QUIGLESS	10/25/2018	A-APPROVED	2460020070000
SM5 - 20180228	SCHMITT, JONATHAN	CONVERT TO 1ST FARM DWELLING/HANA	JONATHAN SCHMITT	WAIKIKI	10/24/2018	A-APPROVED	2130090870000
SM5 - 20180231	VALLEY ISLE RESORT P	PHOTOVOLTAIC PANELSLAHAINA	STERLING HONEA	SCOTT	10/31/2018	A-APPROVED	2430100040000

**Grand Total : 22**