

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 27, 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. STATE OF HAWAII KAHOOLAWE ISLAND RESERVE COMMISSION requesting a Special Management Area Use Permit for the proposed construction of the Kaho'olawe Island Reserve Commission education and outreach center consisting of one (1) two-story building of approximately 24,000 square feet, outdoor performance area, plant nursery, parking and related improvements located at 2780 South Kihei Road, Kihei, Maui, Hawaii 96753, TMK (2) 3-9-004:151 (SM1 2018/0008) (C. Thackerson) ([REPORT](#))
2. R.D. 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) (K. Scott) ([REPORT](#))
3. RODELL NOTBOHM is requesting a Short Term Rental Home Permit in order to operate Rodell Notbohm STRH, a six (6) bedroom STRH located on a 13,851 square foot oceanfront lot in the R-3 Residential District. The property is adjacent to Keawakapu Beach and located at 3066 S. Kihei Rd., Kihei, HI 96753, TMK (2) 2-1-010:025. (STKM T2018/0005) (J. Burkett) ([REPORT](#))

There are already two existing permitted STRHs within 500 feet of the proposed STRH property.

C. COMMUNICATIONS

1. MR. GALE NOTESTONE, Chair of the HANA ADVISORY COMMITTEE TO THE MAUI PLANNING COMMISSION transmitting the Committee's recommendation on the following application:

MR. DAVID GOODE, Director, DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI requesting a Special Management Area (SMA) Use Permit for the Keanae Road Safety Improvements Project for the installation of rock fall protection and guardrails, road realignment, widening, and restriping, relocation of fire protection standpipe, and related improvements at TMK: (2) 1-1-002: 005 (Portion), (2) 1-1-002 :009 (Portion), (2) 1-1-002: 010 (Portion), (2) 1-1-003: 041 (Portion), (2) 1-1-003: 065 (Portion) and Keanae Road Right-of-Way (Portion), Keanae, Island of Maui. (SM1 2018/0004)(K.Scott) (Public Hearing conducted on August 27, 2018) ([MEMORANDUM](#)) ([REPORT 8/27/18](#)) ([SUMMARY MINUTES 8/27/18](#)) ([REGULAR MINUTES](#))

The Commission may take action on this request.

2. WAILEA GOLF, LLC requesting a Step 1 Planned Development Approval for the expansion of the Wailea Planned Development area to include 37.97 acres of the Wailes Emerald Golf Course located at TMK: (2) 2-2-008: 140 (por.), Wailea, Island of Maui. (PD1 2018/0004) (T. Furukawa) ([REPORT](#))

The Commission may take action on this request.

3. COMMISSIONER LAWRENCE CARNICELLI indicating at the Commission's November 13, 2018 meeting that he would make a Motion to Rescind the County Special Use Permit denial action by the Maui Planning Commission on September 25, 2018 of the following:

Hearing Officer's Report dated July 13, 2018 from E. JOHN MCCONNELL, Retired Judge, and Hearing Officer, containing his proposed Findings of Fact, Conclusions of Law, and recommendation regarding the following remanded application:

County Special Use Permit application from SEASHORE PROPERTIES, LLC for the proposed nine (9) room transient vacation rental on the property referenced as the Paia Inn located at 93 Hana Highway, TMK: (2) 2-6-002: 027, Paia, Island of Maui. (CUP 2015/0006) (CTB 2015/0009) (SMX 2015/0522) (K. Wollenhaupt)

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.

The Commission may consider a Motion to Rescind the above-referenced County Special Use Permit denial action by the Maui Planning Commission on September 25, 2018. If the motion is approved by a majority vote, the Commission may take action related to the County Special Use Permit.

D. ADOPTION of WRITTEN DECISION AND ORDER

1. Rejection of the Hearings Officer's Report and Denial of the County Special Use Permit by action taken at the September 25, 2018 Maui Planning Commission meeting on the following: (Tom Kolbe, Deputy Corporation Counsel)

Hearing Officer's Report dated July 13, 2018 from E. JOHN MCCONNELL, Retired Judge, Hearing Officer, containing his proposed Findings of Fact, Conclusions of Law, and recommendation regarding the following remanded application:

County Special Use Permit application from SEASHORE PROPERTIES, LLC for the proposed nine (9) room transient vacation rental on the property referenced as the Paia Inn located at 93 Hana Highway, TMK: (2) 2-6-002: 027, Paia, Island of Maui. (CUP 2015/0006) (CTB 2015/0009) (SMX 2015/0522) (K. Wollenhaupt)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the [proposed Findings of Fact, Conclusions of Law, Decision and Order](#).

E. 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. December 11, 2018, 2018 agenda items

F. NEXT REGULAR MEETING DATE: DECEMBER 11, 2018

G. 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 27, 2018, was on November 9, 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.

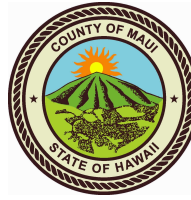
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

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.  
(S:\all\carolyn\112718.age)



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

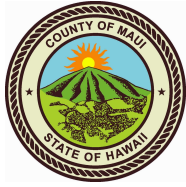
## PD-Approved SMA Minor Projects for Maui

11/14/2018

Permit Completion Date: 10/31/2018 - 11/14/2018

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20180082	WAILEA VILLAGE CTR	100 WAILEA IKE DRIVE, KIHEI	RENOVATIONS/WAILEA	AIA	BURKETT	11/09/2018	A W/COND-APPROVED WITH CONDITIONS	2210081180001

**Grand Total : 1**



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

## PD-Approved SMA Exempt Projects for Maui

11/14/2018

Permit Completion Date: 10/31/2018 - 11/14/2018

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20180231	VALLEY ISLE RESORT P	PHOTOVOLTAIC PANELSLAHAINA	STERLING HONEA	SCOTT	10/31/2018	A-APPROVED	2430100040000
SM5 - 20180232	HANA BUDDHIST TEMPLE	REPAIRS TO TEMPLE\HANA	HANA BUDDHIST TEMPLE RESTORATION ASSOCIATION	QUIGLESS	10/31/2018	A-APPROVED	2140030030000
SM5 - 20180233	SAFEWAY LAHAINA	REPLACE & REPOSITION THE LPG STORAGE	HAWAII GAS	QUIGLESS	11/02/2018	A-APPROVED	2450110040000
SM5 - 20180234	ROSE INTERIOR UPGRAD	DWELLING RENOVATIONS	CHRISTOPHER R. ROSE	SEGUNDO	11/08/2018	A-APPROVED	2460290210000
SM5 - 20180235	KERN, MICHAEL	INSTALL POOL/SPA/EQUIPMENT ROOM/DECK	SK MAUI INVESTMENTS LLC		11/08/2018	A-APPROVED	2280110060000
SM5 - 20180236	WU, CHRISTOPHER	ATF 2ND DWELLING/KIHEI	CHRISTOPHER WU		11/10/2018	A-APPROVED	2390340100000
SM5 - 20180237	THE WU RESIDENCE	ATF REMODEL BED & BATHS/KIHEI	RICHARD SCANLAN	WAIKIKI	11/10/2018	A-APPROVED	2390340100000

**Grand Total : 7**