

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: DECEMBER 11, 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. Resolution thanking Michele Chouteau McLean for her 7.5 years of service as Deputy Planning Director and her current 6 months of service as Planning Director.

C. UNFINISHED BUSINESS

- 1. MR. DAVID PYLE of THE KRAUSE COMPANIES INC. requesting a Special Management Area (SMA) Use Permit six (6)-year time extension to initiate construction of the Downtown Kihei project and related improvements at TMK: (2) 3-9-002: 030, 076, 080, and 158, Kihei, Island of Maui. (SM1 2012/0006) (C. Thackerson) (Deferred at the August 28, 2018 meeting and rescheduled from the September 25, 2018 meeting.) ([REPORT](#))

The Commission previously voted not to waive its review of a two (2)-year SMA time extension request to initiate project construction at its meeting in May 2018.

The Commission may take action on the current six (6)-year time extension request.

D. COMMUNICATIONS

- 1. MR. WILLIAM BEATON of KUPONO PARTNERS requesting an amendment to Condition No. 7 of a Special Management Area Use Permit to extend the time to complete construction from February 2, 2020 to December 31, 2027 for the Maui Bay Villas Redevelopment Project (formerly the Maui Lu Project) consisting of 388 time share units, main lobby, beach club, pool, pool bar, clubhouse, 12 beach parking stalls, landscaping, beach nourishment, and related improvements on approximately 27.282 acres of land at TMK: (2) 3-9-001: 086 (formerly known as (2) 3-9-001: 083, 086, and 120), Kihei, Island of Maui. (SM1 2003/0021) (A. Cua) ([REPORT](#))

The Commission may take action on this request.

E. UNFINISHED BUSINESS

1. 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: [\(9/25/18 agenda with hyperlinks to transcripts from hearing officer\)](#)

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, PURSUANT TO SECTION 92-5(a)(4), HAWAII REVISED STATUTES.

The Commission may take action on the permit application.

F. CONTINUED PUBLIC HEARING

1. MR. DEREK HOYTE of D&S VENTURES, LLC requesting a County Special Use Permit for the Camp Maui Project in order to retain, rehabilitate, and improve a historic site with accessory guided tours including a challenge course, museum, ziplines and onsite parking on 17.519 acres in the County Agricultural District at 2065 Kauhikoa Road, TMK: 2-7-012: 086 (por.), Haiku, Island of Maui. (CUP 2015/0002) (P. Fasi) (Matter continued from the October 23, 2018 meeting.) [\(REPORT from the 10/23/18 meeting\)](#)

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.

The Commission may take action on this request.

G. DIRECTOR'S REPORT

1. Reports from members who attended the December 7, 2018 Native Hawaiian Law Training.
2. SMA Minor Permit Report

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

3. SMA Exemptions Report

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

4. Discussion of Future Maui Planning Commission Agendas

a. January 8, 2019 agenda items

H. NEXT REGULAR MEETING DATE: JANUARY 8, 2019

I. 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 December 11, 2018, 2018, was on November 27, 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

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December 11, 2018
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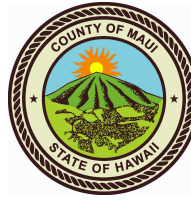
Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

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.

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\121118.age)



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

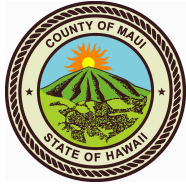
PD-Approved SMA Minor Projects for Maui

11/29/2018

Permit Completion Date: 11/14/2018 - 11/28/2018

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20180083	AZEKA I NEW ROOFTOP	AZEKA I NEW ROOFTOP MOUNTED PV SYSTEMS/KIHEI	INSTALL NEW ROOF MOUNTED PV SYSTEM	RONIN PROPERTIES LLC	WILLENBRINK	11/23/2018	A W/COND-APPROVED WITH CONDITIONS	2390080280000

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

11/29/2018

Permit Completion Date: 11/14/2018 - 11/28/2018

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20180238	DE DARRE CAMP	BUILDING MAINTENANCE/LAHAINA	LOKELANI BUILDERS LLC	QUIGLESS	11/15/2018	A-APPROVED	2460310130000 2460310130000
SM5 - 20180239	SKODA LOH NAPILI	CONSTRUCTION/LAHAINA	HANA SKODA	THACKERSON	11/15/2018	A-APPROVED	2430070030000
SM5 - 20180240	LAHAINA YOUTH CENTER	RENOVATIONS/LAHAINA	ANTHONY RIECKE-GONZALES	BURKETT	11/19/2018	A-APPROVED	2450010380000
SM5 - 20180241	MARRIOTT MAUI OCEAN	REPAIRS TO ACTIVITY BLDG/LAHAINA	INTERSTATE HAWAII	SCOTT	11/19/2018	A-APPROVED	2440130010000
SM5 - 20180242	PAPAKEA RESORT	SEWALL REPAIRS/LAHAINA	WILLIAM C JENKINS	SCOTT	11/19/2018	A-APPROVED	2440010550000
SM5 - 20180243	BAUTISTA/BECKER	DEMOLISH/REBUILD UNIT/LAHAINA	MARILYN BAUTISTA & GREG BAKER	SCOTT	11/19/2018	A-APPROVED	2460320020000
SM5 - 20180245	WESCO WETLAND	ENCAMPMENT CLEANUP\KIHEI	WESCO PROPERTIES, INC	BUIKA	11/28/2018	A-APPROVED	2390020160000
SM5 - 20180246	WAILEA EKAHI POOL	POOL RENOVATION\KIHEI	MWA INC	SCOTT	11/28/2018	A-APPROVED	2210080640000
SM5 - 20180247	OLOWALU ELUA ASSOCIA	IMPROVEMENTS/OLOWALU	RICHARD S. YOUNG	SCOTT	11/28/2018	A-APPROVED	2480030840000

Grand Total : 9