

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 27, 2019  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building,  
250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Lawrence Carnicelli (Chair), Christian Tackett (Vice Chair), Stephen Castro,  
Tina Gomes, P. Denise La Costa, Kellie Pali, Keaka Robinson, Dale Thompson

**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

1. ILYA AND MANISHA SHAFIR requesting a Short-Term Rental Home (STRH) Permit in order to operate Auina Gardens, a three-bedroom STRH located in the R-2 Residential District at 2181 Auina Place, TMK (2) 3-9-018:086, Kihei, Island of Maui (STKM T2018/0008) (J. Burkett) ([Report](#))

The matter is being brought before the Maui Planning Commission for review because the Department received two or more written protests from the owners of two lots adjacent to the subject property.

2. ROBERT C. DAVIS requesting a Short-Term Rental Home (STRH) Permit in order to operate Ala Moana Hale, a four-bedroom STRH located in the R-2 Residential District at 39 Papaua Place, TMK (2) 4-3-007:017, Lahaina, Island of Maui, (STWM T2018/0003) (L. Callentine) ([Report](#))

The matter is being brought before the Maui Planning Commission for review because there are at least two permitted short-term rental home operations located within 500 feet of the subject property. (Rescheduled from June 10, 2019)

3. MR. ERIK HAMMER requesting a State Land Use Commission Special Permit to operate Haiku Hale Aloha, a two bedroom Bed and Breakfast Home located in the secondary farm dwelling in the State Agricultural District and County Agricultural Zoning District on approximately 2.004 acres of land at 218 Oili Road, TMK: (2) 2-7-013: 209, Haiku, Island of Maui. (SUP2 2019/0005) (R. Quigless) ([Report](#))

C. COMMUNICATIONS

1. MS. TESSA MUNEKIYO NG of MUNEKIYO HIRAGA on behalf of CHRISTOPHER WHITE, SENIOR GENERAL MANAGER, WHALERS VILLAGE, managed by BROOKFIELD PROPERTIES requesting a transfer of Special Management Area (SMA) Use Permit from General Growth Properties, Inc. to Brookfield Properties for the Whalers Village Revitalization Project located at 2435 Kaanapali Parkway, TMK: : (2) 4-4-008:001, Lahaina, Island of Maui, (SM1 2013/0018) (SSA 2013/0064) (EAE 2014/0042) (K. Wollenhaupt) ([Letter](#))
2. MR. JOHN ROGERS requesting an amendment to his State Land Use Commission Special Permit to Operate Ualani Farm B & B to allow 3 bedrooms to be used for bed and breakfast use instead of 2 bedrooms in the County Agricultural Zoning District and State Agricultural District on approximately 2.53 acres of Land located at 698 Kaupakalua Road, Haiku, Island and County of Maui, Hawaii: TMK: (2) 2-8-002:259. (SUP2 2012/0001) (J. Burkett) ([Report](#))

D. UNFINISHED BUSINESS

1. SUSAN DELORIA requesting a State Land Use Commission Special Permit to operate a two bedroom STRH in the State and County Agricultural Zoning Districts at 620 Kai Hele Ku Street, Unit B, Lahaina, Island of Maui, TMK: (2) 4-7-009:046-0002. (SUP2 2019/0007) (T. Furukawa) (Matter was originally noticed for June 10, 2019. Due to there being a lack of quorum the meeting was canceled and this matter was renoticed for the August 13, 2019 meeting.) (Commissioners please bring your copy of the report which was sent in the June 10<sup>th</sup> agenda packet.) ([Report from 8/13/19 meeting](#))

E. UPDATE ON THE WEST MAUI COMMUNITY PLAN – Long Range Division

F. 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. Cancellation of the September 10, 2019 regular meeting
4. Discussion of Future Maui Planning Commission Agendas
  - a. September 24, 2019 agenda items

G. NEXT REGULAR MEETING DATE: September 24, 2019

## H. 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 August 27, 2019 was on August 12, 2019.

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.

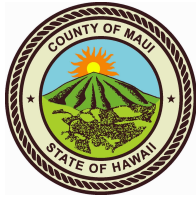
THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

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

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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

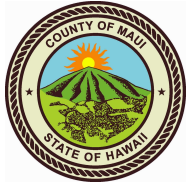
## PD-Approved SMA Minor Projects for Maui

08/15/2019

Permit Completion Date: 07/31/2019 - 08/14/2019

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20190071	LAHAINA SQUARE	LAHAINA SQUARE	SMX/EXIT DOORS/LAHAINA	DONNA WALDEN		07/31/2019	A W/COND-APPROVED WITH CONDITIONS	2450060010000
SM2 - 20190072	SIP ME	SIP ME IMPROVEMENTS	SMX/SIP ME IMPORVEMENTS/KAHULUI	DEAN K FRAMPTON	FASI	08/02/2019	A W/COND-APPROVED WITH CONDITIONS	2370080050000
SM2 - 20190073	PEAHI HUI PARTITION	SUBDIVIDE ONE LOT INTO TWO LOTS	PEAHI HUI PARTITION\HAIKU	BRANDON MURR		08/09/2019	A W/COND-APPROVED WITH CONDITIONS	2280040630000
SM2 - 20190074	LOT 89 RESIDENCE	INSTALLATION OF UNDERGROUND ELECTRICAL LINES/UTILITIES	SMX20150164	RICHARD S. YOUNG	QUIGLESS	08/14/2019	A W/COND-APPROVED WITH CONDITIONS	2210060890000

**Grand Total : 4**



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

## PD-Approved SMA Exempt Projects for Maui

08/15/2019

Permit Completion Date: 07/31/2019 - 08/14/2019

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20190150	RIDDLE RESIDENCE	RIDDLE FAMILY TRUST RESIDENCE	WILLIAM FRAMPTON	FASI	07/31/2019	A-APPROVED	2420070040000
SM5 - 20190151	PUCCINELLI RESIDENCE	SMA APP/ADD TO EXIST DWL & NEW POOL-KIHE	PUCCINELLI, JOHN A	AARONA	08/01/2019	A-APPROVED	2390390520000
SM5 - 20190152	HALE ROYALE WALL	HALE ROYALE WALL REPAIR\LAHAINA	HALE ROYAL AOA		08/01/2019	A-APPROVED	2430060050000
SM5 - 20190153	GRAHAM RESIDENCE	GRAHAM RESIDENCE\LAHAINA	ERIN JOHNSON	FASI	08/05/2019	A-APPROVED	2430090060000
SM5 - 20190154	MAUI HARBOR SHOPS LP	SMA APP/INSTALL PV-WAILUKU	HAGARTY, JOHN	FASI	08/05/2019	A-APPROVED	2360080010000
SM5 - 20190155	RYBACK OHANA	SMX/OHANA/PAIA	RYBAK,MICHAEL JOHN & DEBORAH	LILLIS	08/02/2019	A-APPROVED	2260110080001
SM5 - 20190156	KAMAOLE SANDS SEWER	KAMAOLE SANDS SEWER LATERAL REPAIR\KIHEI	LOIS M. KOENIG	LAU-HEE	08/06/2019	A-APPROVED	2390040040000
SM5 - 20190157	ERICKSON	ERICKSON\LAHAINA	CAVIN ERICKSON	FASI	08/06/2019	A-APPROVED	2460320350000
SM5 - 20190158	MAUI CANNERY WAREHOU	SMX/MAUI CANNERY WAREHOUSE/KAHULUI	YULEE KIM	KELIIOKA	08/07/2019	A-APPROVED	2370020280000
SM5 - 20190159	MCDANG LLC	SMX/MCDANG RESTAURANT RENO/LAHAINA	MCDANG LLC	AARONA	08/07/2019	A-APPROVED	2440080170000
SM5 - 20190160	JAMES MOREY	SMX/NEW SEPTIC SYS/HANA	WAYNE ARAKAKI ENGINEER LLC	AARONA	08/07/2019	A-APPROVED	2130090570000
SM5 - 20190161	ROYER RESIDENCE	WINDOW REPLACEMENT\LAHAINA	JEREMY STODDART		08/08/2019	A-APPROVED	2430080760000
SM5 - 20190162	HYATT REGENCY MAUI	HYATT REGENCY MAUI RESORT & SPA	GARY HOUSTON		08/09/2019	A-APPROVED	2440130080000
SM5 - 20190163	VERIZON WIRELESS HI2	VERIZON WIRELESS HI2 - WESTIN	VERIZON	LAU-HEE	08/09/2019	A-APPROVED	2440080190000
SM5 - 20190164	SIMON RESIDENCE	SMA/SEWAGE PUMP INSTALL/LAHAINA	KENT D & SUSAN G SIMON		08/13/2019	A-APPROVED	2430030940000
SM5 - 20190165	UHMC PARKING LOT	REPAIR AND RESURFACE PARKING LOT	KIMURA, CARA	SEGUNDO	08/13/2019	A-APPROVED	2370020110000
SM5 - 20190166	UHMC LOWER PARKING	REPAIR AND RESURFACE PARKING LOT-KAHULUI	KIMURA, CARA	SEGUNDO	08/13/2019	A-APPROVED	2380070400000

**Grand Total : 17**