

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 12, 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, Kawika Freitas, 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. MICHELE MCLEAN, AICP, Planning Director, transmitting Council Resolution No. 18-195 referring to the Maui Planning Commission a Proposed Bill for Zoning Changes from Open Zone and R-3 Residential District to R-1 Residential District for a 6.943-acre property located off of South Kihei Road at TMK: (2) 3-9-004:141, Kihei, Island of Maui (CIZ 2019/0001) (T. Furukawa)

Item is rescheduled to the November 26, 2019 meeting.

No action will be taken.

2. MICHAEL and MI RA FINNEGAN requesting a State Land Use Commission Special Permit in order to operate Hale O Ka Pua B&B, a two-bedroom bed and breakfast home in the State Agricultural District, located at 2350 Aina Mahiai Place, TMK: (2) 4-4-020:036, Lahaina, Island of Maui. (SUP2 2019/0008) (J. Burkett) ([Report](#))
3. TATIANA BOTTON requesting a Short-Term Rental Home (STRH) Permit in order to operate Hale Nalu, a three-bedroom STRH located in the County R-1, Residential Zoning District and State Urban District on approximately 5,022.47 square feet of land located at 33 Nalu Place, TMK: (2) 2-6-002:023, Paia, Island of Maui, (STPH T2016/0005) (R. Quigless) ([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.

C. NEW BUSINESS

1. R.D. OLSON DEVELOPMENT requesting review and comments on the Draft Environmental Impact Statement (DEIS) in support of the Community Plan Amendment from Light Industrial to Hotel for the proposed Windward Hotel, a 200-room hotel, located on approximately 5.17 acres of land, located in the Maui Business Park II Subdivision at 778 Haleakala Highway, TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018, Kahului, Island of Maui (EIS 2018/0001) (CPA 2018/0001) (T.Furukawa) ([Memorandum](#))

http://oegc2.doh.hawaii.gov/EA_EIS_Library/2019-10-08-MA-DEIS-Windward-Hotel.pdf

The Maui Planning Commission is the approving agency.

The Applicant has also submitted applications for a Community Plan Amendment, Change of Zoning, and a Special Management Area Use Permit. The public hearing will be scheduled after the Chapter 343 HRS process has been completed.

The Commission may act on the following:

- a. That the Maui Planning Commission is the approving agency of the Final Environmental Impact Statement.
 - b. That the Maui Planning Commission provide its comments on the Draft Environmental Impact Statement.
- D. Subcommittee's proposed language regarding submittal of written testimony in the notification letter to people within 500 feet of a proposed project. (Commissioners K. Pali and P. D. La Costa)

E. DIRECTOR'S REPORT

1. MICHELE MCLEAN, AICP, Acting Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of her intent to process the following time extension request administratively:
 - a. CHRIS HART & PARTNERS, INC. ON BEHALF OF WAILEA MF-15, LLC requesting a two-year Special Management Area Use Permit time extension to complete construction for the Wailea MF-15 Multi-Family Residential Project at the corner of Wailea Alanui Drive and Kaukahi Street, TMK: (2) 2-1-008:120, Wailea, Island of Maui (SM1 2013/0016)(PD2 2013/0004)(PD3 2018/0002) (T. Furukawa) ([Request](#))

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting

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. November 26, 2019 agenda items

F. NEXT REGULAR MEETING DATE: November 26, 2019

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 12, 2019 was on October 28, 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.

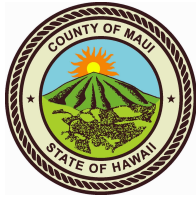
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office 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, 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

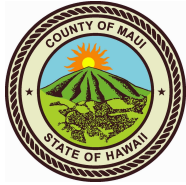
PD-Approved SMA Minor Projects for Maui

10/30/2019

Permit Completion Date: 10/09/2019 - 10/30/2019

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20190096	WAWAU POINT SIGNAGE	SIGNAGE	WAWAU POINT SIGNAGE\SPRECKELSVILLE	A & B PROPERTIES HAWAII, LLC		10/09/2019	A W/COND-APPROVED WITH CONDITIONS	2380010720000
SM2 - 20190097	HANA BALL PARK	HANA BALL PARK FIELD LIGHTS	SMX/HANA BALL PARK FIELD LIGHTS/HANA	KARLA PETERS	FASI	10/15/2019	A W/COND-APPROVED WITH CONDITIONS	2140040210000
SM2 - 20190098	HALLOWEEN IN LAHAINA	HALLOWEEN IN LAHAINA 2019-OCT 31	HALLOWEEN IN LAHAINA	COUNTY OF MAUI OED & LAHAINA TOWN ACTION COMMITTEE	FORSYTHE	10/17/2019	A-APPROVED	2460010090000

Grand Total : 3



County of Maui
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PD-Approved SMA Exempt Projects for Maui

10/30/2019

Permit Completion Date: 10/09/2019 - 10/30/2019

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20190201	VERIZON HI2 WAINEE	SMX/VERIZON/LAHAINA	VERIZON WIRELESS	CALLENTINE	10/09/2019	A-APPROVED	2460020070000
SM5 - 20190202	KRA OFFICE RENOVATIO	SMX/KRA OFFICE/LAHAINA	KAPALUA RESORT ASSOCIATION	HIGA	10/10/2019	A-APPROVED	2420040130000
SM5 - 20190203	233 MANAWAI PL	MAIN FARM DWL ALTERATIONS/ADDITION	EMICEN LLC	SEGUNDO	10/14/2019	A-APPROVED	2280030200000
SM5 - 20190204	DLNR DAR LID TRAIN	DLNR DAR LID TRAINING #1	ANGELA NOLAN	BUIKA	10/14/2019	A-APPROVED	2440140050000
SM5 - 20190205	HOLOLANI REPAIRS	HOLOLANI SAND BAG REPAIRS	SHARON WRIGHT, MWA INC.		10/15/2019	A-APPROVED	2430100090000
SM5 - 20190206	MAUI PLANT QUARANTIN	GREENHOUSE REPAIRS/MAINTENANCE	DOREEN CANTO	SEGUNDO	10/17/2019	A-APPROVED	2380790180000
SM5 - 20190207	KAANAPALI GOLF CLUB	KAANAPALI GOLF COURSE CLUBHOUSE	PILI DESIGN + BUILD, LLC		10/21/2019	A-APPROVED	2440080180000
SM5 - 20190208	KERNS RESIDENCE	SMA APP/POOL EQUIPMENT/AG SHED-HAIKU	SK MAUI INVESTMENTS LLC	KELIIKOA	10/21/2019	A-APPROVED	2280110060000
SM5 - 20190209	YOPP, TAL/AILEEN	YOPP, TAL/AILEEN/KIHEI	YOPP, TAL/AILEEN FAMILY TRUST		10/23/2019	A-APPROVED	2210070950011
SM5 - 20190210	HUARD RESIDENCE	SMX/NEW DWELLING & POOL/KIHEI	HUARD FAMILY TRUST	FERNANDEZ-R	10/24/2019	A-APPROVED	2390610040000
SM5 - 20190211	STEPHANIE NUNEZ	SMX/DEN & BEDROOM/LAHAINA	NUNEZ,STEPHANIE C	HIGA	10/24/2019	A-APPROVED	2430160790000
SM5 - 20190212	NGUYEN RESIDENCE	NGUYEN RESIDENCE\LAHAINA	MARIE KIMMEY AIA		10/24/2019	A-APPROVED	2450120150000
SM5 - 20190213	KAI MALU AT WAILEA	KAI MALU AT WAILEA	KAI MALU AT WAILEA- CONDO MASTER	FASI	10/29/2019	A-APPROVED	2210081170000
SM5 - 20190214	O'HANLON, DANIEL	MAIN DWELLING ALTER/TRELLIS - LAHAINA	ROBERT KEVIN TENISON		10/28/2019	A-APPROVED	2430160830000
SM5 - 20190215	REPLACE GLASS DOORS	REPLACE GLASS DOORS\LAHAINA	JAMES ENGLER/ALLANA BUICK & BERS, INC.	QUIGLESS	10/29/2019	A-APPROVED	2440010970000

Grand Total : 15