

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, AND THE GOVERNOR'S EMERGENCY PROCLAMATIONS RELATED TO THE COVID-19 CRISIS, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AGENDA
(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: JULY 28, 2020
TIME: 9:00 A.M.
PLACE: Online only via BlueJeans; **Meeting ID: 889 946 210**

Members: Lawrence Carnicelli (Chair), Christian Tackett (Vice-Chair), Stephen Castro, Kawika Freitas, P. Denise La Costa, Kellie Pali, Dale Thompson

A. CALL TO ORDER

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

To listen to the meeting or provide oral testimony via phone, dial 1-888-748-9073 (toll free) or 1-408-915-6290 or 1-408-740-7256 and enter **code: 889 946 210**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/889946210>

To provide written testimony, email comments to planning@mauicounty.gov at least two business days prior to the meeting; written testimony will be distributed to commission members and will be reviewed at the meeting.

Testifiers will be called by the Chair to offer their testimony and are asked to mute their audio and video when they are not testifying.

Testifiers via video are asked to sign-up using the Chat function to send a Direct Message to Planning Director Michele McLean providing your name. Testifiers via phone will be called by the Chair after video testimony is finished.

Commissioners shall not be contacted by the Chat function

A. CALL TO ORDER

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

1. APRIL MORGAN YAMASAKI AND ROBERT YAMASAKI requesting a Bed and Breakfast Permit to operate Ocean Blue Ohana, a two-bedroom B&B in the County and State Rural Districts located at 3523 Malina Place, TMK: (2) 2-1-017:016, Kihei, Island of Maui. (BBKM T2019/0007) (K. Wollenhaupt) ([Report](#)) ([Application](#))

This matter is being brought before the Maui Planning Commission for review because there is at least one permitted bed and breakfast home operation located within 500 feet of the subject property.

C. COMMUNICATIONS

1. AREG AC Makena Propco LLC dba Makena Golf & Beach Club Owners requesting Amendment to a Special Management Area Use Permit in order to incorporate project refinements to the Makena H-M project to include 45 individual, enclosed single car garages with photovoltaic panels on its roof in the resort's parking lot, development of a PV solar array over two of the central aisles in the surface parking lots, removal of basement parking beneath multi-family residential structures, reduce basement parking beneath the Beach Club, reconfigure the Beach Club pool area, modify retaining walls and other parking and vehicular modifications at 5400 Makena Alanui Road, TMK: (2) 2-1-005:086 (por), Kihei, Maui, Hawaii. (SM1 2013/0013) (A. Cua) ([Report](#))
2. SANDY BAZ, Maui County Managing Director, requesting approval of temporary parking for a time period exceeding 180 days pursuant to provisions of Chapter 19.36B of the Maui County Code for 93 parking stalls at a portion of Wells Park located at 1973 Wells Street, TMK: (2) 3-4-011: 002, Wailuku, Island of Maui to accommodate displaced parking during the construction of the planned Wailuku Municipal Parking Lot. (S. Forsythe) ([Report](#))

D. UNFINISHED BUSINESS

1. LUANA DEVELOPMENT PARTNERS, LP submitting the [annual report](#) regarding disbursement of funds in the Settlement Agreements for the Honua Kai Resort, North Beach Park, and Related Improvements at TMK: (2) 4-4-014: 006 and 008, and 4-4-001: 010, Kaanapali, Island of Maui. (SM1 2004/0017) (C. Thackerson) ([SMA Approval Letter dated 2/22/05](#)) ([Settlement Agreement](#)) ([Minutes of 2/22/05 meeting](#)) ([Minutes of the 3/13/07 meeting](#))

Condition No. 32 of the SMA approval (SM1 2004/0017) states:

That an annual report shall be filed with the Maui Planning Commission on the disbursement of the funds in the Settlement Agreements for their information.

This is for notification and review purposes.

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. August 11, 2020 agenda items

F. NEXT REGULAR MEETING DATE: August 11, 2020

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 July 28, 2020 was on July 14, 2020.

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.

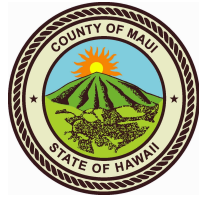
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DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT www.mauicounty.gov, UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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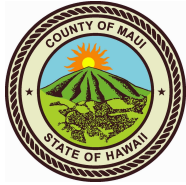
County of Maui
Kalana O Maui Building
200 South High Street,
Wailuku, HI 96793-2155

PD-Approved SMA Minor Projects for Maui

07/15/2020

Permit Completion Date: 07/01/2020 - 07/15/2020

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
Grand Total : 0								



County of Maui
 Kalana O Maui Building
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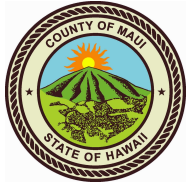
PD-Approved SMA Exempt Projects for Maui

07/15/2020

Permit Completion Date: 05/29/2020 - 07/15/2020

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20200125	MARTY STEVENSON	ATF SMA APP/SF FAM RES SOLAR-LAHAINA	JASMINE TURLEY		05/29/2020	A-APPROVED	2460300190000
SM5 - 20200126	LACKEY STORAGE SHED	LACKEY STORAGE SHED	JEFF LACKEY		05/29/2020	A-APPROVED	2250130490000
SM5 - 20200127	HANAKA OO BEACH PARK	HANAKA OO BEACH PARK	COUNTY OF MAUI, DEPT. OF PARKS AND RECREATION		06/02/2020	A-APPROVED	2440130060000 2440130070000
SM5 - 20200128	TAMMY CAMPBELL RESID	SMX/TAMMY CAMPBELL RESIDENCE/PAIA	TAMMY CAMPBELL	DIAS	06/03/2020	A-APPROVED	2260120120000
SM5 - 20200129	HAMMOND RETAINING WA	HAMMOND RETAINING WALL	BABB,PAULA J TRUST	KANHAI	06/03/2020	A-APPROVED	2420030620000
SM5 - 20200130	KULAKANE SEAWALL	KULAKANE SEAWALL REPAIR\LAHAINA	ERNIE DANKOS		06/08/2020	A-APPROVED	2430060110000
SM5 - 20200131	PARKING GARAGE	PARKING GARAGE SPALL REPAIR\LAHAINA	BRAD WELLS		06/08/2020	A-APPROVED	2440010970000
SM5 - 20200132	KAANAPALI REMODEL	KAANAPALI TRUST REMODEL	BRIAN VOLK		06/08/2020	A-APPROVED	2440080220160
SM5 - 20200133	626 LUAKINI ST	626 LUAKINI ST\LAHAINA	SUSAN KUWADA	BURKETT	06/09/2020	A-APPROVED	2460080170000
SM5 - 20200134	DONNA TING	SMA APP/DEMOLITION-KIHEI	IGE, MARSHALL	HIGA	06/10/2020	A-APPROVED	2390150070000
SM5 - 20200135	316 PAANI PLACE	316 PAANI PLACE RESIDENCE\PAIA	DYNAMO PROPERTIES LLC	BUIKA	06/10/2020	A-APPROVED	2380020510000
SM5 - 20200136	KUAU NEW HOUSE	SMX/KUAU NEW HOUSE/PAIA	KURT MAGNESS	DIAS	06/12/2020	A-APPROVED	2260120430000
SM5 - 20200137	BUBBA GUMP	BUBBA GUMP SHRIMP RESTAURANT MAINTENANCE	MARC EBERLE, LANDRY'S INC.		06/12/2020	A-APPROVED	2450010090000
SM5 - 20200139	KENOLIO DOG PARK	KENOLIO DOG PARK/KIHEI	SAMUAL MARVEL		06/12/2020	A-APPROVED	2380770040000
SM5 - 20200141	KREPS	SMX/KREPS ACCS DWELLING & LANAI/KIHEI	KREPS,DALE RAYMOND & WANETTE ULUWEHI AKO-KREPS	DIAS	06/17/2020	A-APPROVED	2390351150000
SM5 - 20200142	ZHANG & HE RESIDENCE	SMX/ZHANG & HE RESIDENCE/KIHEI	LESTER DOMINGO	DIAS	06/17/2020	A-APPROVED	2390610030000
SM5 - 20200143	WAILUKU-KAHULUI WWRF	WAILUKU-KAHULUI WWRF POND	ROMMEL YANOS		06/15/2020	A-APPROVED	2380011880000
SM5 - 20200144	NAPILI WWPS NO. 4	NAPILI WWPS NO. 4 FORCE MAIN REPLACEMENT	COUNTY OF MAUI DEM		06/15/2020	A-APPROVED	2430160170000
SM5 - 20200145	PAPALAU A SIGNAL	PAPALAU A TRAFFIC SIGNAL IMPROVEMENTS	COUNTY OF MAUI,		06/19/2020	A-APPROVED	245002

* = Shoreline Projects
 closedsms5x



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PD-Approved SMA Exempt Projects for Maui

07/15/2020

Permit Completion Date: 05/29/2020 - 07/15/2020

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
			DEPARTMENT OF PUBLIC WORKS				2450060150000
SM5 - 20200148	TABORADA	SMA APP/OHANA & MAIN DWELLING-KIHEI	SCHUBERT TABORADA	RABAGO	06/24/2020	A-APPROVED	2390030710000
SM5 - 20200149	LANAI RAILING REPAIR	LANAI RAILING REPAIRS\LAHAINA	BRAD WELLS		06/24/2020	A-APPROVED	2440010970000
SM5 - 20200150	KIHEI SURFSIDE	SMA APP/RENOVATION/IMPROVEMENTS-KIHEI	PETERSEN, KENNETH/STEINBERG, KATHERINE		06/25/2020	A-APPROVED	2390040280000
SM5 - 20200151	FAIRMONT KEA LANI	FAIRMONT KEA LANI	HMC KEA LANI LP	WOLLENHAUF	06/25/2020	A-APPROVED	2210230030000
SM5 - 20200152	BORGE COTTAGE DECK	BORGE COTTAGE DECK/HAIKU	TROY & LADONNA BORGE		06/25/2020	A-APPROVED	2270050190000
SM5 - 20200153	HONOKALA HOUSE	SMA APP/INSTALLATION/RENOVATION-HAIKU	STEPHEN C. HYNSON		06/29/2020	A-APPROVED	2290050140000
SM5 - 20200154	MARION	MARION-INSTALLATION OF SPLIT SYSTEM A/C	MARK & TINA MARION		06/29/2020	A-APPROVED	2460310270000
SM5 - 20200155	MARION	MARION-INSTALLATION OF SPLIT SYSTEM A/C	MARK & TINA MARION		06/29/2020	A-APPROVED	2460310270000
SM5 - 20200156	PRANGNELL POOL & SPA	SMX/PRANGNELL POOL & SPA/KIHEI	POOL PRO INC	CRITCHLOW	07/02/2020	A-APPROVED	2390460340000
SM5 - 20200157	MAHANA AT KAA NAPALI	FACADE CONCRETE REPAIRS/KAA NAPALI	JIM ANDERSON		07/06/2020	A-APPROVED	2440010990000
SM5 - 20200158	ROYAL KAHANA CHILLER	ROYAL KAHANA CHILLER	RICK COPLEY	BUIKA	07/06/2020	A-APPROVED	2430100070000
SM5 - 20200159	GRAND CHAMPIONS VILL	SMX/GRAND CHAMPIONS VILLAS/WAILEA	TONI FOWLER	DIAS	07/06/2020	A-APPROVED	2210081040000
SM5 - 20200160	MAKENA MELOGIGI	SMA APP/APARTMENT REMODEL-KIHEI	BURKHART, MARIE & ANAGNOST, ANDREW		07/07/2020	A-APPROVED	2210070950059
SM5 - 20200161	BILL & TINA MARTIN	SMX/BILL & TINA MARTIN REMODEL/LAHAINA	BILL & TINA MARTIN	DIAS	07/09/2020	A-APPROVED	2430090320000
SM5 - 20200162	NAPILI PARK	NAPILI PARK TENNIS COURT IMPROVEMENTS	DEPT OF PARKS & RECREATION	LOPEZ	07/15/2020	A-APPROVED	2430180400000
SM5 - 20200163	PALMS AT WAILEA	SMX/PALMS AT WAILEA PAVILION REFOOF/WAIL	RICHARD ALBRIGHT	DIAS	07/14/2020	A-APPROVED	2210080830000

Grand Total : 35