

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: OCTOBER 27, 2020
TIME: 9:00 A.M.
PLACE: Online only via BlueJeans; **Meeting ID: 982 569 667**

Members: Lawrence Carnicelli (Chair), Christian Tackett (Vice-Chair), Stephen Castro, Jerry Edlao, Kawika Freitas, Melvin Hipolito, 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: 982 569 667**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/982569667>

To provide written testimony, email comments to planning@mauicounty.gov by noon, one business day before the meeting to ensure distribution to the commission.

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 providing your name and the item you're wishing to testify on. Testifiers via phone will be called by the Chair after video testimony is finished.

Commissioners shall not be contacted by the Chat function

B. NEW BUSINESS

1. MS. YUKINO UCHIYAMA AND MR. MARK ROY OF MUNEKIYO HIRAGA, on behalf of WAILEA RESORT PHASE 2 DEVELOPMENT LLC, requesting review and comments on the Draft Environmental Assessment (DEA) in support of the Special Management Area Use Permit, County Special Use Permit and Planned Development Step II approval for the proposed Wailea Resort SF 7A/MF 12/MF-13 Residential Project. The proposed project will consist of 289 condominium residential units, various amenities, including an amenity center that contains small commercial uses and related infrastructure improvements. The 289 units consist of 51 zero lot line homes,

92 townhome/duplex homes and 146 multi-family units. Of the 146 multi-family units, approximately 23 units will be transient vacation rental units. The project is located on approximately 46.181 acres of land at TMK: (2) 2-1-008:130 in Wailea, Island of Maui. (SM1 2020/0009) (CUP 2020/0005) (PD2 2020/0002) (EA 2020/0004) (T. Furukawa) ([Memorandum](#))

Links to the Draft Environmental Assessment:

Volume I

http://oeqc2.doh.hawaii.gov/Doc_Library/2020-08-23-MA-DEA-Wailea-Resort-SF7A-MF12-MF13-Residential-Project-Vol-I.pdf

Volume II

http://oeqc2.doh.hawaii.gov/Doc_Library/2020-08-23-MA-DEA-Wailea-Resort-SF7A-MF12-MF13-Residential-Project-Vol-II.pdf

C. COMMUNICATIONS

1. MR. RORY FRAMPTON, on behalf of OW RANCH, LLC, requesting a ten-year time extension for the State Land Use Commission Special Permit in order to operate a transient vacation rental and conduct special events at O.W. Ranch on approximately nine acres of land located in the State and County Agricultural Districts at TMK: (2) 2-2-001:017 (por.), Kula, Island of Maui. (SUP2 2003/0006) (K. Willenbrink) ([Report](#))

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

1. MR. WILLAM SPENCE OF WILLIAM SPENCE & ASSOCIATES, on behalf of HALE KAIOLA, LLC, requesting a Special Management Area Use Permit for the proposed construction of a 100 percent affordable 40-unit duplex project with related infrastructure improvements and amenities to include a pavilion with picnic tables and barbecue facilities, a playground, and landscaping. Four types of units are proposed with either two or three bedrooms and will range in size from approximately 731 to 1,250 square feet. Ownership will be via a condominium property regime and common elements will be governed by an association of apartment owners. The lot proposed for development is located at the corner of Kaiola Place and Ohukai Road, Kihei, Island of Maui at TMK: (2) 3-9-029:049. (SM1 2019/0009) (T. Furukawa) ([Report – Exhibits 1-32](#)) ([Exhibits 33-39](#)) ([Exhibits 40-41](#)) ([Application](#))
2. The public hearing for the Conditional Permit for 15 Mauu Place LLC has been postponed. A new date has not been scheduled. (TMK: (2) 2-7-008:021)

E. DIRECTOR'S REPORT

1. MS. MICHELE MCLEAN, Planning Director, notifying the Maui Planning Commission pursuant to the provisions of the Maui Planning Commission's SMA Rules of the issuance of the following Special Management Area Emergency Permits:
 - a) MR. MARVIN A. MONIZ, STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION, AIRPORTS DIVISION, an approval of a Special Management Area (SMA) Emergency Permit for removal of existing remains of septic tank and various associated concrete debris located at "Camp One Beach," Stable Road, Spreckelsville, Paia, Island of Maui, TMK: (2) 3-8-002:017 (SM3 2020/0011) (EAE 2020/0057) (C. Thackerson) ([Letter](#))
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. [Proposed Meeting Schedule](#) for the Calendar Year 2021. The Commission may take action to approve or modify the proposed meeting schedule.
5. Discussion of Future Maui Planning Commission Agendas
 - a. November 10, 2020 agenda items

F. NEXT REGULAR MEETING DATE: November 10, 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 October 27, 2020 was on October 13, 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 NOON, ONE BUSINESS DAY 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.

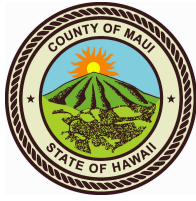
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office 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.
(S:\all\carolyn\MPC agendas\2020\102720



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

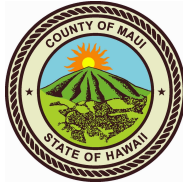
PD-Approved SMA Minor Projects for Maui

10/14/2020

Permit Completion Date: 09/29/2020 - 10/14/2020

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20200080	MALA PARTNERS LLC	NEW WATER SERVICE LAT\LAHAINA	INSTALL NEW WATER METER/BACKFLOW PREVENT	LITTLE BLACK DOG		10/02/2020	A W/COND-APPROVED WITH CONDITIONS	2450040100002
SM2 - 20200081	TEMPORARY CARPORT/37	TEMPORARY CARPORT/37 AE PL, PAIA	TEMPORARY CARPORT/37 AE PL, PAIA	FRANCINE MK AARONA		10/05/2020	A W/COND-APPROVED WITH CONDITIONS	2260020180000
SM2 - 20200083	AG STORAGE BUILDING	NEW 2 STORY AG STORAGE BUILDING	SMX/AG STORAGE BLDG/SPRECKLESVILLE	KURT MAGNESS		10/07/2020	A W/COND-APPROVED WITH CONDITIONS	2380021150000
SM2 - 20200084	SOLAR PANEL SHED		SMX/SOLAR PANEL SHED/HAIKU	SHARPE,FRED D & CLAUDINE KUTIRA DECOSLERD		10/12/2020	A W/COND-APPROVED WITH CONDITIONS	2290070360000

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

10/14/2020

Permit Completion Date: 09/29/2020 - 10/14/2020

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20200160	MAKENA MELOGIGI	SMA APP/APARTMENT REMODEL-KIHEI	BURKHART, MARIE & ANAGNOST, ANDREW		09/29/2020	A-APPROVED	2210070950059
SM5 - 20200232	MONETTE CARAANG	SMX/MONETTE CARAANG/KIHEI	MONETTE A. & DELIA A. CARAANG		09/30/2020	A-APPROVED	2390570080000
SM5 - 20200233	FERDINAND GALI	SMX/FERDINAND GALI ADDITION/LAHAINA	GALI,FERDINAND & EVELYN	DIAS	09/30/2020	A-APPROVED	2430090820000
SM5 - 20200234	PIZZA PARADISO	SMX/PIZZA PARADISO/LAHAINA	PARIS NABAVI		09/30/2020	A-APPROVED	2440010020000
SM5 - 20200235	LAHAINA GRILL & INN	SMX/LAHAINA GRILL & INN/LAHAINA	MAUI LUNA LLC		10/13/2020	A-APPROVED	2450010240000

Grand Total : 5