

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
OCTOBER 27, 2020**

[\(HYPERLINK TO CHAPTER 1 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO CHAPTER 2 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO CHAPTER 3 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO CHAPTER 4 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO CHAPTER 5 AUDIO RECORDING OF THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 9:03 a.m., Tuesday, October 27, 2020, online via BlueJeans; **Meeting ID: 982 569 667**

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)

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://oegc2.doh.hawaii.gov/Doc_Library/2020-08-23-MA-DEA-Wailea-Resort-SF7A-MF12-MF13-Residential-Project-Vol-II.pdf

(Item B.1 begins at approximately 00:00:13 of Chapter 1 of the audio recording.)

(Motion was made at approximately 01:05:05 of Chapter 2 of the audio recording.)

It was moved by Ms. Pali, seconded by Mr. Thompson, then

(Vote was taken at approximately 01:07:58 of Chapter 2 of the audio recording.)

**VOTED: To Transmit the Comments of the Commission and Anticipated Findings of No Significant Impact (FONSI).
(Assenting – K. Pali, D. Thompson, C. Tackett, S. Castro,
M. Hipolito)
(Dissenting – K. Freitas, P. D. La Costa)
(Excused – J. Edlao)**

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)

(Item C.1 begins at approximately 00:00:13 of Chapter 3 of the audio recording.)

(Motion was made at approximately 00:26:20 of Chapter 4 of the audio recording.)

It was moved by Ms. La Costa, seconded by Mr. Tackett, then

(Vote was taken at approximately 00:26:45 of Chapter 4 of the audio recording.)

**VOTED: To Approve the Time Extension for the State Land Use Commission Special Permit as Recommended by the Department.
(Assenting – P. D. La Costa, C. Tackett, K. Freitas, S. Castro,
M. Hipolito, K. Pali, D. Thompson)
(Excused – J. Edlao)**

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)

(Item D.1 begins at approximately 00:00:13 of Chapter 4 of the audio recording.)

The public hearing portion was closed and the matter was recessed to November 10, 2020 with no objections from the Commission.

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

Due to time constraints all items under the Director's Report were deferred to the November 10, 2020 meeting agenda.

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)
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

The meeting was adjourned at approximately 2:58 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli, Chair
Stephen Castro
Kawika Freitas
Mel Hipolito
Kellie Pali
P Denise La Costa
Christian Tackett, Vice Chair
Dale Thompson

Excused

Jerry Edlao

Others

Michele McLean, Director, Department of Planning
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel
Jordan Molina, Deputy Director, Department of Public Works