

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 26, 2021  
TIME: 9:00 A.M.  
PLACE: Online only via BlueJeans; **Meeting ID: 333 292 603**

Members: Christian Tackett (Chairperson), P Denise La Costa (Vice-Chairperson), Jerry Edlao, Kawika Freitas, Mel Hipolito, Jr., Ashley Lindsey, Kellie Pali, Kim Thayer, 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 **Meeting ID: 333 292 603**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/333292603>

To provide written testimony, email comments to [planning@mauicounty.gov](mailto: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. PUBLIC HEARINGS

1. LICIA SAKAMOTO requesting a County Special Use Permit to operate Ke Kula `O Ho`omakuapono, an experiential agricultural school, located in the State and County Agricultural Districts at 892 Pulehuiki Road, TMK: (2)2-3-001:053, Kula, Island of Maui. (CUP 2019/0004)(K. Willenbrink)  
[\(Report\)](#) [\(Application\)](#) [\(Documents Received After Posting\)](#)

C. COMMUNICATIONS

1. MAKENA GOLF AND BEACH CLUB requesting Amendment of the Special Management Area Use Permit for the Makena Resort M-5/M-6/S-7/B-2 project to reduce the unit counts from 134 to 103 total units and related landscape, utility and infrastructure improvements on 47.15 acres located on Makena Alanui Road, Makena, Island of Maui, TMK: (2) 2-1-008:080, 098, 099, 100 and 06. (SM1 2015/0012) (A. Cua) ([Report](#)) ([Documents Received After Posting](#))

D NEW BUSINESS

1. Request for comment on Draft Environmental Assessment (DEA) prepared for the proposed Hale Mahaolu Ke Kahua Affordable Housing Community to be processed for compliance with Maui County Code Chapter 2.97. The project is to be located in Waiehu, Island of Maui, TMK: (2) 3-3-001:106 (EAC 2021/0006) (T. Furukawa) ([Documents Received After Posting](#))

The entire text of the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) is available at:

[http://oeqc2.doh.hawaii.gov/Doc\\_Library/2021-09-23-MA-DEA-Hale-Mahaolu-Ke-Kahua-Affordable-Housing-Community.pdf](http://oeqc2.doh.hawaii.gov/Doc_Library/2021-09-23-MA-DEA-Hale-Mahaolu-Ke-Kahua-Affordable-Housing-Community.pdf)

The County of Maui, Department of Housing and Human Concerns, is the approving agency for the DEA.

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. November 9, 2021 agenda items

F. NEXT REGULAR MEETING DATE: November 9, 2021

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 26, 2021 was on October 12, 2021.**

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.

THE LINKS FOR DOCUMENTS RECEIVED AFTER POSTING WILL BE UPDATED PERIODICALLY WHEN TESTIMONY IS RECEIVED, UP TO 12:00 PM ONE BUSINESS DAY PRIOR TO 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.

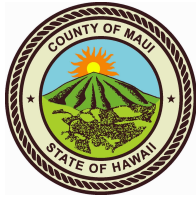
DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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 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.

Maui Planning Commission Agenda  
October 26, 2021  
Page 4

**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

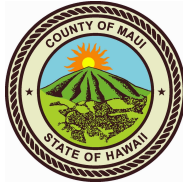
## PD-Approved SMA Minor Projects for Maui

10/13/2021

Permit Completion Date: 09/29/2021 - 10/13/2021

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20210078	MANA FOODS PV-2021	REMOVE/INSTALL PV PANELS	MANA FOODS PV-2021/PAIA	EDWARD THIELK		09/30/2021	A W/COND-APPROVED WITH CONDITIONS	2260050020000 2260050020000

**Grand Total : 1**



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

## PD-Approved SMA Exempt Projects for Maui

10/13/2021

Permit Completion Date: 09/29/2021 - 10/13/2021

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20210219	STEPHEN BERG	STEPHEN BERG/KIHEI	STEPHEN BERG		09/30/2021	A-APPROVED	2210110010040
SM5 - 20210220	GILLMAN	GILLMAN/LAHAINA	PAMELA NOMURA & JONATHAN GILLMAN		10/04/2021	A-APPROVED	2460310430000
SM5 - 20210221	MADRID TWO STORY ADD	SMX/MADRID TWO STORY ADD/WAILUKU	JESSICA MADRID		10/04/2021	A-APPROVED	2340270210000
SM5 - 20210222	119 WAAULA WAY	SMX/119 WAAULA WAY/KIHEI	BALLARD FAMILY TRUST		10/04/2021	A-APPROVED	2210210260000
SM5 - 20210224	FAMILY LIFE CENTER	SMX/FAMILY LIFE CENTER/KAHULUI	FIRST ASSEMBLY OF GOD		10/04/2021	A-APPROVED	2370050150000
SM5 - 20210225	KUKUI MALL SIGN	SMX/KUKUI MALL SIGN/KIHEI	KARL B SCHURZ		10/04/2021	A-APPROVED	2390030160000
SM5 - 20210226	WAITE PV PROJECT	SMX/WAITE PV PROJECT/KIHEI	MATT FOX		10/05/2021	A-APPROVED	2210081560008
SM5 - 20210227	HONOKEANA COVE	HONOKEANA COVE - CONDO MASTER/LAHAINA	ARTHUR CHESTER, PRESIDENT		10/06/2021	A-APPROVED	2430020190000
SM5 - 20210228	83 KAPU PLACE TRUST	83 KAPU PLACE TRUST/BEACH HOUSE	NICHOLAS PREVOLOS		10/11/2021	A-APPROVED	2390090070000
SM5 - 20210229	ROYAL LAHAINA RESORT	ROYAL LAHAINA RESORT/LAHAINA	GARY HOGAN		10/12/2021	A-APPROVED	2440080070000
SM5 - 20210230	MARILYN BAUTISTA	SMA/EXT LANAI/INTR RENOVATIONS-LAHAINA	MARILYN BAUTISTA		10/12/2021	A-APPROVED	2460280420000
SM5 - 20210231	254-4 PUAMANA AC UNI	SMA/REPLACE AC UNIT-LAHAINA	CHRIS & MISSY MOODY		10/12/2021	A-APPROVED	2460330080000

**Grand Total : 12**