

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, AND THE GOVERNOR'S AND MAYOR'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: FEBRUARY 22, 2022  
TIME: 9:00 A.M.  
PLACE: Online only via BlueJeans; **Meeting ID: 769 700 809**

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: 769 700 809**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/769700809>

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. The address to provide testimony via USPS mail is c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Hawaii, 96793 and should also be received by the Department of Planning by noon, one business day before the meeting to ensure distribution to the commission. While the Commission requests that written testimony be submitted by noon, one business day prior to the meeting, to allow time for it to be transmitted to and reviewed by Commission members, testimony submitted after such date and time must still be accepted by 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

The Chat function shall not be used to provide testimony or comments.

B. PUBLIC HEARINGS

1. HONUA'ULA PARTNERS, LLC, requesting Project District Phase II Development approval for Honua'ula, a master planned community comprised of single family and multi-family homes, village mixed-uses, preservation and conservation areas, and recreational/open space areas and related infrastructure improvements on approximately 670 acres in Kihei-Makena Project District 9, located in Wailea, Kihei-Makena, Maui, Hawaii, TMK (2) 2-1-008:056 and 071. (PH2 2018/0002) (A. Cua) ([Report](#)) ([Exhibits 1-9](#)) ([Exhibit 10](#)) ([Exhibits 11-30](#)) ([Application Volume I](#)) ([Application Volume II](#)) ([Documents Received After Posting](#))
  - a) RYAN HURLEY, Attorney, on behalf of MAUI TOMORROW FOUNDATION and HOOPONOPONO O MAKENA submitting a Petition to Intervene on the matter of HONUA'ULA PARTNERS, LLC, requesting Project District Phase II Development approval for Honua'ula, a master planned community comprised of single family and multi-family homes, village mixed-uses, preservation and conservation areas, and recreational/open space areas and related infrastructure improvements on approximately 670 acres in Kihei-Makena Project District 9, located in Wailea, Kihei-Makena, Maui, Hawaii, TMK (2) 2-1-008:056 and 071. ([Petition to Intervene](#)) ([Response to Petition to Intervene](#)) ([Petitioner's Response to Applicant's Response to Petition to Intervene](#))

The Commission will take action on the Petition to Intervene. If intervention is granted, then the Commission may appoint a mediator and hearing officer. If intervention is not granted, then the Commission may take action on the Applicant's request.

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. (Commissioners a separate meeting invite will be sent to you for the Executive Session)

C. 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. March 8, 2022 agenda items

D. NEXT REGULAR MEETING DATE: MARCH 8, 2022

E. 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 February 22, 2022 was on February 7, 2022.**

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.** While the Commission requests that written testimony be submitted by noon, one business day prior to the meeting, to allow time for it to be transmitted to and reviewed by Commission members, testimony submitted after such date and time must still be accepted by the Commission. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

THE ADDRESS OF THE COMMISSION TO PROVIDE WRITTEN TESTIMONY IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, HAWAII 96793.

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 Planning Commission Agenda  
February 22, 2022  
Page 4

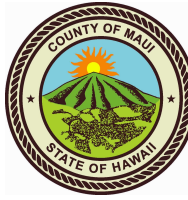
Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

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.

IF YOU REQUIRE AN AUXILIARY AID OR SERVICE OR ACCOMMODATION DUE TO A DISABILITY, PLEASE CONTACT THE COMMISSION STAFF NO LATER THAN THREE BUSINESS DAYS PRIOR TO THE SCHEDULED MEETING DATE AT (808) 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai)

**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\2022\022222



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

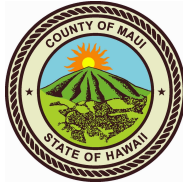
## PD-Approved SMA Minor Projects for Maui

02/09/2022

Permit Completion Date: 01/26/2022 - 02/09/2022

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20220007	4610 MAKENA ROAD	GROUND ALTERING ACTIVITIES/KIHEI	4610 MAKENA ROAD/KIHEI	JEFFREY UEOKA		01/26/2022	A W/COND-APPROVED WITH CONDITIONS	2210120060000
SM2 - 20220008	KUIAHA BAY FENCING	A&B KUIAHA BAY PASTURE FENCING	A&B KUIAHA BAY PASTURE FENCING\HAIKU	ALEXANDER & BALDWIN LLC		01/31/2022	A W/COND-APPROVED WITH CONDITIONS	2270040010000 2270040010000
SM2 - 20220009	BREEN MCKEON OHANA	NEW ANIMAL FENCE, CHANGING LOCATION OF SECURITY LIGHTS, & VEHICLE DIRECTIONAL PEDESTAL	SMX/BREEN MCKEON OHANA/WAILUKU	DAVID & MYRNA BREEN		02/02/2022	A W/COND-APPROVED WITH CONDITIONS	2340290360000
SM2 - 20220010	PROPOSED TOOL/STORAG	PROPOSED ACTIVITY OR DEVELOPMENT/HANA	PROPOSED TOOL & STORAGE SHED/HANA	GILLESPIE,ROBERT M JR		02/02/2022	A W/COND-APPROVED WITH CONDITIONS	2160040060000
SM2 - 20220011	RICHMOND FARM	STORAGE BLDG FOR FARM EQUIPMENT	SMX/RICHMOND FARM STORAGE/HAIKU	RON RICHMOND		02/07/2022	A W/COND-APPROVED WITH CONDITIONS	2280030620000
SM2 - 20220012	NAPILI BEACH HOUSE	NAPILI BEACH HOUSE-B20200448	SMX/NAPILIBeachHOUSELLC/LAHA INA	NAPILI BEACH HOUSE LLC		02/07/2022	A W/COND-APPROVED WITH CONDITIONS	2430020570000

**Grand Total : 6**



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

## PD-Approved SMA Exempt Projects for Maui

02/09/2022

Permit Completion Date: 01/26/2022 - 02/09/2022

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20220009	LOT 7 WAILEA GOLF E	SMA/NEW SF HOME/GRG/LANAI/POOL/SPA-KIHEI	CDG MAUI INC		01/27/2022	A-APPROVED	2210081560007
SM5 - 20220011	JAMES GALLOWAY	SMX/JAMES GALLOWAY APARTMENT/LAHAINA	JAMES GALLOWAY		01/27/2022	A-APPROVED	2420010300023
SM5 - 20220012	TNT FIREWORKS TENT	SMX/TNT FIREWORKS TENT/LAHAINA	AMERICAN PROMOTIONAL EVENTS		01/27/2022	A-APPROVED	2450110040000
SM5 - 20220013	PHANTOM FIREWORKS	SMX/PHANTOM FIREWORKS SALES TENT/KAHULUI	LINDA HASS KREMAN		01/27/2022	A-APPROVED	2370020200000
SM5 - 20220014	ANGRES, ROBERT TRUST	ANGRES, ROBERT TRUST/KIHEI	MICHELLE COCKETT		01/27/2022	A-APPROVED	2390160090000
SM5 - 20220015	EZZY SUBDIVISION	EZZY SUBDIVISION KAHIAPO PL/HAIKU	GRAHAM EZZY		01/31/2022	A-APPROVED	2270040640000 2270040640000 2270040650000
SM5 - 20220016	MONTAGE KAPALUA BAY	PROPOSED REPAIR OF OHIA TRELLISES/LAHAIN	MONTAGE HOTELS & RESORTS		02/02/2022	A-APPROVED	2420040280000
SM5 - 20220017	PEREVERZEVA RESIDENC	SMA/MAIN FARM DWL/DTCH GARAGE-HAIKU	ALIKA ROMANCHAK	FASI	02/03/2022	A-APPROVED	2290050160000
SM5 - 20220018	OLD HANA SCHOOL	SMX/OLD HANA SCHOOL IMPROVEMENTS/HANA	DEPARTMENT OF PARKS AND RECREATION		02/03/2022	A-APPROVED	2140040030000
SM5 - 20220019	CARRITHERS LANAI	SMX/CARRITHERS LANAI PLAN/KIHEI	JIM CARRITHERS		02/03/2022	A-APPROVED	2390600390000
SM5 - 20220020	MAUI ESTATES DEVELOP	MAUI ESTATES MAKAI RAILING REPLACE/KIHEI	SATISH GHOLKAR		02/04/2022	A-APPROVED	2210230060022
SM5 - 20220021	GREGG SEILER ATF	SMX/GREGG SEILER ATF/HAIKU	GREGG ALLEN SEILER		02/08/2022	A-APPROVED	2290050490000
SM5 - 20220022	ERDMAN RENOVATION	SMX/ERDMAN RENOVATION/KIHEI	PAUL AREUS		02/08/2022	A-APPROVED	2210230050013

**Grand Total : 13**