

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: MARCH 8, 2022
TIME: 9:00 A.M.
PLACE: Online only via BlueJeans; **Meeting ID: 553 717 991**

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: 553 717 991**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/553717991>

To provide written testimony, email comments to 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. COMMUNICATIONS

1. LEILANI PULMANO, H2R, LLC, requesting approval of the Final Environmental Assessment (FEA) in support of the Special Management Area Use Permit for the proposed H-2 Residential Project, consisting of 53 condominium residential lots, beach parking, rock walls, and related infrastructure improvements, located on approximately 28 acres of land along Makena Alanui Road in the H-M Hotel District and PK-Golf Course District, TMK's (2) 2-1-005:085 and 120 (por), Makena, Island of Maui (EA 2020/0001) (SM1 2019/0008) (A. Cua) (Deferred from the 11/23/21 agenda and withdrawn from the 12/14/21 agenda)

[\(Memorandum\)](#) [\(Final EA Volume I of III\)](#) [\(Final EA Volume II of III\)](#)
[\(Final EA Volume III of III\)](#) [\(Final EA Summary\)](#)
[\(Documents Received After Posting\)](#)

The Commission may accept the Final EA and issue a Finding of No Significant Impact (FONSI) or take some other action.

2. CHRISTINE FEINHOLZ, GISP of PACIFIC CARTOGRAPHY, and JORDAN E. HART, DEPUTY DIRECTOR on behalf of the DEPARTMENT OF PLANNING presenting information and progress in establishing a methodology and process for the MAUI COUNTY IMPORTANT AGRICULTURAL LANDS STUDY which will identify and map parcels which may be eligible for designation as Important Agricultural Lands on the Island of Maui.

The Commission may provide comments on the methodology and process being established.

Public testimony will be taken on this item.

C. UNFINISHED BUSINESS

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) [\(Documents Received After Posting\)](#)
[\(Motion to Recuse and Continue\)](#) [\(Memo in Opposition to Motion for Recusal\)](#)
Mediator John Rapacz reporting on the outcome of mediation in the above matter. If mediation was unsuccessful the Commission will proceed with presiding over the contested case hearing on March 22, 2022.

D. 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 22, 2022 agenda items

E. NEXT REGULAR MEETING DATE: March 22, 2022

F. 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 March 8, 2022 was on February 22, 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. 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.

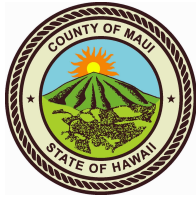
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office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

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.

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

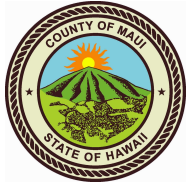
PD-Approved SMA Minor Projects for Maui

02/23/2022

Permit Completion Date: 02/09/2022 - 02/23/2022

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20210052	NAPILI KAI	NAPILI KAI LTD	NAPILI KAI	GREGG NELSON, PRESIDENT - NAPILI KAI LTD		02/22/2022	A W/COND-APPROVED WITH CONDITIONS	2420020010000 2420020160000 2430020260000
SM2 - 20210098	ALA	DEMO AND REBUILD	ALA/LAHAINA	OWEN ALA		02/22/2022	A W/COND-APPROVED WITH CONDITIONS	2460300100000
SM2 - 20220013	KAPAIKI TREE	CLEAR/TRIM EXISTING TREES	KAPAIKI TREE CLEARING/LAHAINA	OLOWALU ELUA ASSOCIATES LLC		02/09/2022	A W/COND-APPROVED WITH CONDITIONS	2480031010000 2480031180000
SM2 - 20220014	GERALD SHUTTLEWORTH	NEW CONSTRUCTION OF 2ND ACCESSORY UNIT	SMX/GERALD BELTON SHUTTLEWORTH/KIHEI	GERALD BELTON SHUTTLEWORTH		02/16/2022	A W/COND-APPROVED WITH CONDITIONS	2390300040000

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

02/23/2022

Permit Completion Date: 02/09/2022 - 02/23/2022

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20220023	ANGRES, ROBERT TRUST	ANGRES, ROBERT TRUST\KIHEI	MICHELLE COCKETT		02/09/2022	A-APPROVED	2390160080000
SM5 - 20220024	WAILEA POINT	WAILEA POINT UNIT 3401 RENOVATIONS/KIHEI	STEVE LENTZ		02/09/2022	A-APPROVED	2210230040121
SM5 - 20220025	JAREN BLOSSER	SMX/JAREN BLOSSER/KIHEI	JAREN BLOSSER		02/16/2022	A-APPROVED	2390440210000
SM5 - 20220026	MERCADO RESIDENCE	SMX/MERCADO SWIMMING POOL/KIHEI	DAVID SELLERS		02/18/2022	A-APPROVED	2390181030000
SM5 - 20220027	NICHOLS KIMBERLY	SMX/NICHOLS KIMBERLY/WAILUKU	NICK WAGNER		02/18/2022	A-APPROVED	2320190310000
SM5 - 20220028	GOLDSTONE REMODEL	SMX/GOLDSTONE REMODEL/WAILEA	MARC TARON		02/18/2022	A-APPROVED	2210250250000
SM5 - 20220029	PHAM PROJECT	SMX/PHAM PROJECT/LAHAINA	PETER PHAM		02/18/2022	A-APPROVED	2430090530000
SM5 - 20220030	HALE KAMAOLE CAST	SMX/HALE KAMAOLE/KIHEI	BRAD WELLS		02/18/2022	A-APPROVED	2390040840000
SM5 - 20220031	ROLAN MOREL ADU	SMX/ROLAN MOREL ADU ADDITION/LAHAINA	MICHELLE COCKETT		02/22/2022	A-APPROVED	2430030970003

Grand Total : 9