

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
FEBRUARY 22, 2022**

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

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

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

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

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

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Christian Tackett at approximately 9:01 a.m., Tuesday, February 22, 2022, online via BlueJeans; Meeting ID: 769 700 809

B. PUBLIC HEARINGS

(Item B.1 begins at approximately 00:02:41 of Chapter 1 of the audio recording.)

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)
 - 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.

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)

Action on Item B.1.a:

(Motion was made at approximately 00:23:33 of Chapter 4 of the audio recording.)

It was moved by Ms. La Costa, seconded by Ms. Pali, then

(Vote was taken at approximately 00:23:57 of Chapter 4 of the audio recording.)

**VOTED: To Accept the Petition to Intervene.
(Assenting –P. D La Costa, K. Pali, J. Edlao, K. Freitas, M. Hipolito,
K. Thayer, C. Tackett)
(Excused – A. Lindsey, D. Thompson)**

Selection of Mediator and Hearing Officer

(Motion was made at approximately 01:51:20 of Chapter 4 of the audio recording.)

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

(Vote was taken at approximately 01:58:25 of Chapter 4 and continued onto Chapter 5 of the audio recording.)

**VOTED: To Appoint John Rapacz as the Mediator and the Commission Appointed as Hearing Officer in this matter, and to have the parties report back to the Commission at the March 8, 2022 meeting to determine the outcome of mediation; and to set March 22, 2022 as the contested case hearing date for this matter in the event that mediation is unsuccessful. Also, to allow Commissioner La Costa, as Vice-Chair to rule on pending motions that would require a ruling before the Commission's meeting dates.
(Assenting –P. D La Costa, M. Hipolito, J. Edlao, K. Freitas, K. Pali,
K. Thayer, C. Tackett)
(Excused – A. Lindsey, D. Thompson)**

C. DIRECTOR'S REPORT

(Item C begins at approximately 00:02:31 of Chapter 5 of the audio recording.)

1. SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.

Commission had no questions or comments on the SMA Minor Permit Report.

2. SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.

Ms. Thayer asked for more information on SM5 2022/0021, Greg Steiler ATF.

3. Discussion of Future Maui Planning Commission Agendas

a. March 8, 2022 agenda items

Mr. Hart went over the items scheduled for the March 8, 2022 agenda.

D. NEXT REGULAR MEETING DATE: MARCH 8, 2022

E. ADJOURNMENT

The meeting was adjourned at approximately 4:00 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Jerry Edlao
Kawika Freitas
P Denise La Costa, Vice-Chair
Mel Hipolito, Jr.
Kellie Pali
Christian Tackett, Chair
Kim Thayer
Dale Thompson (excused at 1:25 p.m.)

Excused

Ashley Lindsey

Others

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