

MAUI PLANNING COMMISSION

PURSUANT TO CHAPTER 92, PART I, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR REMOTE PUBLIC MEETING OF THE MAUI PLANNING COMMISSION

AGENDA

([HYPERLINKS TO MEETING MATERIALS ADDED](#))

DATE: AUGUST 23, 2022
TIME: 9:00 A.M.

REMOTE MEETING LOCATION: Interactive conference technology via BlueJeans
Videoconferencing: **Meeting ID: 498 408 778**

PHYSICAL LOCATION: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Planning Department Conference Room, Kalana Pakui Building 250 South High Street, Wailuku, Maui, Hawaii 96793. Note: The Commission Members may not be physically present at this location.

Members: P Denise La Costa (Chairperson), Kellie Pali (Vice-Chairperson), Kawika Freitas, Dale Thompson, Mel Hipolito, Jr., Ashley Lindsey, Kim Thayer

A. CALL TO ORDER AND ROLL CALL

Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three minutes.**

To watch the meeting or provide video testimony: Click on or use meeting link: <https://maui.bluejeans.com/498408778>

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: 498 408 778**

Testifiers via video are asked to sign-up using the Chat function providing their names and the item they wish to testify on. Testifiers via phone will be called by the Chair after in-person and video testimony is finished.

Testifiers will be called by the Chair to offer their testimony, those participating by phone or video are asked to **mute** their audio and video when they are not testifying.

To provide written testimony: Email testimony to planning@mauicounty.gov or submit written testimony by mail to the Maui Planning Commission c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Hawaii, 96793. While the Commission requests that written testimony be submitted by noon, one business day before the meeting to ensure distribution to the Commission, testimony submitted after such date and time will still be accepted by the Commission.

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. FRANK BERNARD requesting a Land Use Commission Special Use Permit to operate a B&B in a second farm dwelling in the State Agricultural and County Agricultural Districts on 1.329 acres of land at 233 Waikina Loop, Haiku, Island of Maui, TMK: (2) 2-7-006:046 (SUP2 2022/0001)(SUP220220001) (T. Furukawa) ([Report](#)) ([Application](#)) ([Documents Received After Posting](#))

The Commission may take action on the request or may defer taking action and refer the matter to the Paia-Haiku Advisory Committee.

C. CONTESTED CASE HEARING

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. (PH 2018/0002) (A. Cua)

No public testimony will be taken on this matter.

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)

Documents related to Item C.1 are attached as Attachment 1.

D. DIRECTOR'S REPORT

1. Designation of the South Maui Advisory Committee to conduct the public hearing and provide a recommendation on the following application:

BRETT DAVIS OF CHRIS HART & PARTNERS, INC. on behalf of WAILEA GOLF LLC, is requesting to amend the Planned Development Step II approval and Conditional Permits for proposed Wailea Tennis Center offsite parking improvements on TMK: (2) 2-1-008:141, Wailea Ike Place, Wailea, Island of Maui. (CP 99/0007) (PD2 2004/0006) (T. Furukawa) ([Material](#))

The Commission may take action to designate that the South Maui Advisory Committee conduct the public hearing and provide a recommendation on the subject application request or take other action.

2. Designation of the Paia-Haiku Advisory Committee to conduct the public hearing and provide a recommendation on the following application:

TESSA MUNEKIYO-NG OF MUNEKIYO HIRAGA on behalf of LORRAINE GRADE is requesting time extensions of the Conditional Permit and Land Use Commission Special Permit for the Hale Akua Retreat Center, and an amendment of the site plan to include after-the-fact structures, located at TMKs: (2) 2-9-007:053, 056 (por.), 057 (por.), 058 (por.) at 110 Door of Faith Road, Haiku, Island of Maui. (CP 2005/0006) (PD2 2004/0006) (T. Furukawa) ([Material](#))

The Commission may take action to designate that the Paia-Haiku Advisory Committee conduct the public hearing and provide a recommendation on the subject application request or take other action.

3. SMA Minor Permit Report

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

4. SMA Exemptions Report

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

5. Discussion of Future Maui Planning Commission Agendas

a. September 27, 2022 agenda items

E. NEXT REGULAR MEETING DATE: SEPTEMBER 27, 2022

F. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

INTERRUPTION IN VIDEO/AUDIO: If the connection between any testifier and the video conference is lost, the meeting will continue. A meeting held by interactive conference technology shall be automatically recessed for up to 30 minutes to restore communication when audiovisual communication cannot be maintained with Commission members participating in the meeting or with the public location identified above. If connection cannot be restored within 30 minutes, the meeting is automatically terminated.

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 Sec. 92-5(a)(4), Hawaii Revised Statutes.

Documents relating to this meeting may be found by clicking on the links provided on this Agenda, on the County of Maui official website at <https://www.mauicounty.gov>, under Boards and Commissions, Maui Planning Commission, and are on file with the Department of Planning.

The address of the Commission to provide written testimony is c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793, phone number is 808-270-7735, and email is planning@mauicounty.gov.

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 is 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 or documents is received, up to 12:00 p.m. on business day prior to the meeting.

Petitions to Intervene: 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.) Filing of all documents to the Commission is c/o the Department of Planning, 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 August 23, 2022 was on August 8, 2022.

Oral testimony will be received on any agenda item subject to the provisions of Chapter 92, Hawaii Revised Statutes, 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 oral 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, will 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

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.

SPECIAL ASSISTANCE: 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 Projects for Maui

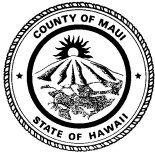
08/11/2022

Permit Completion Date: 07/27/2022 - 08/10/2022

CP Special Management Area Minor Permit - Maui

| Plan # | Project Name | Short Project Description | Applicant Name | Planner | Completed Date | Plan Status | TMK(s) |
|---------------|----------------------|---|-----------------------------|----------------|----------------|-------------|---------------------|
| SM22022-00033 | KIHEI EVSE INSTALL | INSTALLATION OF ON3 EV CHARGING STATION IN PARKING LOT | HANNA SHIPMAN | Laury Sanger | 08/01/2022 | Completed | 2220240230000-64311 |
| SM220200058 | ZIELINSKI HOUSE | The applicant is proposing to relocate the existing house on the property in preparation for a potential future subdivision. The post and pier construction | BRANDON MURR | Aliko Biniaris | 08/04/2022 | Completed | 2430050360000-41205 |
| SM220200057 | ZIELINSKI, LYNN & KE | The water well will be used for irrigation purposes and a backup domestic source for the future subdivision on the property. The proposed depth of | LYNN & KEITH ZIELINSKI | Aliko Biniaris | 08/04/2022 | Completed | 2430050360000-41205 |
| SM22022-00035 | KAPALUA 11T5 11P5/6 | Structural improvement in common areas of 11T5, 11P5/6 | THE KAPALUA GOLF VILLAS AOA | Laury Sanger | 08/09/2022 | Completed | 2420010280007-39450 |

Grand Total: 4



PD - Approved Projects for Maui

Permit Completion Date: 07/27/2022 - 08/10/2022

ZAED Special Management Area Exemption

| Plan # | Project Name | Short Project Description | Applicant Name | Planner | Completed Date | Plan Status | TMK(s) |
|----------------|--|---|--------------------------------------|------------------|----------------|-------------|---------------------|
| SM52022-000057 | Lot 6 Wailea Golf Estates II | Construction of an approximately 4,323 square foot single-family dwelling, attached garage, lanai area, and swimming pool with spa. | MICHELLE SPENCER | Jared Burkett | 07/27/2022 | Completed | 2210081560006-91908 |
| SM52022-000056 | LOT 10 OF THE WAILEA GOLF ESTATES II | PROPOSED CONSTRUCTION OF A DWELLING ON LOT 10 OF THE WAILEA GOLF ESTATES II, AN ATTACHED TWO CAR GARAGE, | MICHELLE SPENCER | Jared Burkett | 07/27/2022 | Completed | 2210081560010-91912 |
| SM52022-000060 | DeMartini PV Installation | The project involves the addition of 30 PV panels and a new Tesla Powerall on property with an existing dwelling, and all associated electrical work. | RISING SUN SOLAR ELECTRIC LLC | Danny A. Dias | 07/29/2022 | Approved | 2420030150000-39931 |
| SM52022-000061 | Montoya Alterations | The project involves the addition of a 2nd floor deck and renovation of an existing kitchen on property in Lahaina. The deck will located outside | SHIRLEY CHRISTIANSEN | Danny A. Dias | 07/29/2022 | Approved | 2430080380000-42192 |
| SM52022-000062 | Tantillo New Dwelling and Attached Ohana | The project involves the construction of new main dwelling and attached ohana on a property located in the Ali'i Village subdivision in Kihei. The main | SHIRLEY CHRISTIANSEN | Danny A. Dias | 07/29/2022 | Approved | 2390570130000-79143 |
| SM52022-000063 | Costco Sushi Kiosk | The project involves the construction/installation of a new sushi kiosk at the Costco warehouse in Kahului. The kiosk will be installed on the end of | SHIRLEY CHRISTIANSEN | Danny A. Dias | 07/29/2022 | Approved | 2380790220000-30483 |
| SM52022-000064 | Tantillo Spa (After-the-Fact) | An After-The-Fact assessment for the construction of a spa and related equipment at an existing single-family dwelling in Kihei. The spa is 5 feet | JAMES TANTILLO | Danny A. Dias | 07/29/2022 | Approved | 2390370340000-37980 |
| SM52022-000065 | Weiner PV Installation | The project involves the addition of 12 PV panels, 2 Tesla Powerwalls, SolarEdge Inverters and Energy Meters, along with all associated electrical | RISING SUN SOLAR ELECTRIC LLC | Danny A. Dias | 07/29/2022 | Approved | 2260080080000-13442 |
| SM52022-000066 | Norins PV Installation | The project involves the installation of 21 PV panels and a Tesla Powerwall on property with an existing dwelling, and all associated electrical work. | RISING SUN SOLAR ELECTRIC LLC | Danny A. Dias | 07/29/2022 | Approved | 2380780040000-30415 |
| SM52022-000067 | Bunch Lanai and Covered Entry (After-the-Fact) | The project involves the construction of a covered lanai and associated work in the rear yard area of a property with an existing single-family dwelling. | Evelyn Jaramillo | Danny A. Dias | 07/29/2022 | Approved | 2260050850000-13315 |
| SM52022-000068 | Berger PV Installation | The project involves the addition of 13 PV panels on property with an existing dwelling, and all associated electrical work. The panels will be | RISING SUN SOLAR ELECTRIC LLC | Danny A. Dias | 07/29/2022 | Approved | 2390600340000-79558 |
| SM52022-000069 | Hone Swimming Pool and Spa | The project involves the construction of a new swimming pool and spa on property with an existing single-family dwelling in Kihei. The pool | Pool ProInc. | Danny A. Dias | 07/29/2022 | Approved | 2390351120000-79198 |
| SM52022-000074 | | HI02112F ISLAND SURF: REPLACE PANEL ANTENNAS & ADD NEW CABINETS | STEVEN SUNG | Loriann Poaipuni | 08/03/2022 | Approved | 2390030010000-64643 |
| SM52022-000072 | | IREDALE MOKVIST: NEW HOUSE & POOL | PAUL AREUS | Wesley Bradshaw | 08/04/2022 | Completed | 2210250370000-4958 |
| SM52022-000059 | Jordan Sharp | Construct a yoga room addition to main (farm) dwelling, attached to existing exercise room and agricultural storage shed. | JORDAN SHARP | Laury Sanger | 08/04/2022 | Completed | 2380021060000-64312 |
| SM52022-000051 | Morris Renovation | The project involves the interior renovation of an existing condo unit at the Kapalua Ridge Villas. The Applicant proposes improvements that include | KIM LONDONO VOLK PACIFIC BUILDERSINC | Danny A. Dias | 08/04/2022 | Approved | 2420010320021-39691 |

PD - Approved Projects for Maui

08/11/2022

Permit Completion Date: 07/27/2022 - 08/10/2022

| | | | | | | | |
|----------------|----------------------------------|---|---------------|------------------|------------|-----------|---------------------|
| SM52022-000058 | Ho'olei BBQ | Addition of a mechanical hood/ventilation for outdoor BBQ on Lanai Deck | DEAN FRAMPTON | Collette Cardoza | 08/09/2022 | Completed | 2210081190013-81678 |
| SM52022-000070 | Basement Remodel for Jeff Wright | Adding two bedrooms and a bathroom to the basement of an existing dwelling in Wailea. | Jeff Wright | Collette Cardoza | 08/09/2022 | Completed | 2210250030000-4924 |

Grand Total: 18

ATTACHMENT 1

DOCUMENTS FILED BY APPLICANT

Letter from C. Chipchase – PHII 2018/0002 - Settlement Agreement Exhibits

Honuaula Partners Response to Petition to Intervene

Memo in Opposition to Motion for Recusal

Honuaula Partners LLC Exhibit List

Exhibit 11 – Resume of Tyler Fujiwara, P.E.

Exhibit 12 – Resume of Andrea Millan

Exhibit 16 – Resume of Michael F. Dega, Ph.D.

Exhibit 17 – Resume of Jaap Eijzenga, M.S.

Exhibit 20 – Statement of Qualifications for Otomo Engineering, Inc. for Professional Consulting Civil Engineering Services

Exhibit 21 – Resume of William Mitchell

Exhibit 29 – Resume of Thomas Nance

Exhibit 30 – Map of Native Plant and preservation Area/South Preserve Area, Updated Exhibit 1-0 map (submitted to the Commission via email on February 17, 2022)

Exhibit 31 – Drainage Master Plan Depicting Preserved Sites, Features, and Cultural Use Sites North of the NPPA (dated March 14, 2022)

Exhibit 32 – Final Environmental Assessment Piilani Highway Widening Project (Kilohana Drive to Wailea Ike Drive dated May 2012, Volume I of II

Exhibit 33 – Final Environmental Assessment Piilani Highway Widening Project (Kilohana Drive to Wailea Ike Drive dated May 2012, Volume II of II

Received March 17, 2022

Applicant's Rebuttal Witness List

Applicant's Rebuttal Exhibit List

Applicant's Rebuttal Exhibit 34 – Carol Lee Kamekona-SHPD 2022 Permittee List 03

Applicant's Rebuttal Exhibit 35 – Lucienne de Naie_DCCA Business Name Search

Applicant's Rebuttal Exhibit 36 – Robin Knox_QEP Diplomate Roster Board for Global EHS Credentialing

Applicant's Rebuttal Exhibit 37 – Albert Perez_DCCA License Search

Applicant's Rebuttal Exhibit 38 – OECQ Notice

Applicant's Rebuttal Exhibit 39 -Honuaula Animal Management Plan March 22

Received March 18, 2022

Honuaula Partners LLC Response to Intervenors' Motion Reopen Public Testimony

Honuaula Partners LLC Response to Intervenors' Motion to Walk the Land with Commissioners

Honuaula Partners Response to Intervenors' Motion to Allow Discovery and Issuance of Subpoenas

Honuaula Partners Response to Intervenors' Prehearing Brief Relating to Affordable Housing

Received March 21, 2022

Applicant's First Amended Exhibit List

Received April 21, 2022

Certificate of Service – Applicant's response to Intervenors' first request for production of documents

Received May 2, 2022

Honuaula Partners LLC – Amended Witness List, Certificate of Certificate of Service

Received May 9, 2022

Honuaula Partners LLC – Second Amended Exhibit List

Honuaula Partners LLC – Exhibit 40

Honuaula Partners LLC – Errata re Exhibit 16

Received May 11, 2022

Honuaula Partners LLC - Third Amended Exhibit List

Honuaula Partners LLC – Exhibit 41 Ordinance 3553

Honuaula Partners LLC – Exhibit 42 Ordinance 3554

Honuaula Partners LLC – Exhibit 43 Ordinance 4849

Received July 11, 2022

Honuaula Partners LLC – Fourth Amended Exhibit List

Honuaula Partners LLC – Exhibit 44

Honuaula Partners LLC – Exhibit 45

Honuaula Partners LLC – Response to Intervenors Motion for Recusal and Motion to Suspend Proceedings and Investigate Ex Parte Communication

Received July 13, 2022

Honuaula Partners LLC – Fifth Amended Exhibit List

Honuaula Partners LLC – Exhibit 46 Kaloi BLNR FOF COL

Received July 20, 2022

Honuaula Partners LLC – Response to Intervenors' Concerns Regarding Same Amount of Time on the Record

Received July 22, 2022

Honuaula Partners LLC – Updated Response to Intervenors' Concerns Regarding Same Amount of Time on the Record

Received July 26, 2022

Honuaula Partners LLC – Exhibit 47 LUC Minutes

Received July 28, 2022

Honuaula Partners LLC - Sixth Amended Exhibit List

Received August 22, 2022

Honuaula Partners LLC – Seventh Amended Exhibit List

Honuaula Partners LLC – Exhibit 48 (Excerpts of 02-08-2008 Council Minutes)

Honuaula Partners LLC – Exhibit 49 (Excerpts of 03-18-2008 Council Minutes)

Honuaula Partners LLC – Exhibit 50 (MCC 2.96.030 current)

Honuaula Partners LLC – Exhibit 51 (Ordinance 3438)

Honuaula Partners LLC – Exhibit 51A (MCC 2.96.040)

Honuaula Partners LLC – Exhibit 52 (MCC 19.04.040)

Honuaula Partners LLC – Exhibit 53

DOCUMENTS FILED BY INTERVENORS

Petition to Intervene

Petitioner's Response to Applicant's response to Petition to Intervene

Motion to Recuse and Continue

Intervenors' Witness List

Intervenors' Exhibit List

Intervenors' Motion to Walk the Land with Commissioners

Intervenors' Motion to Allow Discovery and the Issuance of Subpoenas

Intervenors' Motion to Reopen Pubic Testimony, or in the Alternative Confirm Pubic Testimony Will Not be Considered in the Present Proceeding

Received March 17, 2022

Intervenors' Rebuttal Witness List

Intervenors' Rebuttal Exhibit List

Intervenors' Pre-Hearing Brief

Received April 1, 2022

Intervenors' Statement of Clarification

Intervenors' First Request for Production of Documents to Applicant Honuaula Partners LLC

Intervenors' Letter requesting approval of attached subpoenas

Received May 5, 2022

Intervenor's First Amended List of Possible Witnesses

Intervenor's First Amended List of Possible Exhibits

Intervenor's Exhibits 18 – 20

Intervenor's Exhibits 21 – 33

Intervenor's Exhibits 34 – 45

Intervenor's Exhibits 46-47

Intervenor's Motion to Strike Staff Report-Continue Hearing-Exclude Applicant's Improper Discovery

Received June 23, 2022

Intervenor's Second Amended List of Exhibits

Intervenor's Exhibit 48

Intervenor's Exhibit 49

Intervenor's Exhibit 50

Intervenor's Exhibit 51

Intervenor's Exhibit 52

Intervenor's Exhibit 53

Intervenor's Exhibit 54

Intervenor's Exhibit 55

Intervenor's Exhibit 56

Intervenor's Exhibit 57

Intervenor's Exhibit 58

Intervenor's Exhibit 59

Intervenor's Exhibit 60

Received June 24, 2022

Intervenor's Third Amended Exhibit List

Intervenor's Second Amended Witness List

Intervenor's Exhibit 63

Received June 27, 2022

Intervenor's Fourth Amended Exhibit List

Intervenor's Exhibit 64

Intervenor's follow up on Planning Department's responses to March 17, 2022, UIPA
Records Request

Received July 8, 2022

Intervenor's – Fifth Amended Exhibit List

Intervenor's – Exhibit 65

Intervenor's – Exhibit 66

Intervenor's – Ex Parte Motion to Withdraw Motion to Compel and Continue

Intervenor's – Motion for Recusal

Intervenor's – Motion to Suspend Proceedings and Investigate Ex Parte Communications

Received July 22, 2022

Intervenor's – Sixth Amended Exhibit List

Intervenor's – Exhibit 67

Received July 24, 2022

Intervenor's – Seventh Amended Exhibit List

Intervenor's – Exhibit 68 Redacted

Received July 25, 2022

Intervenor's – Eighth Amended Exhibit List

Received August 23, 2022

Intervenor's – Ninth Amended Exhibit List

Intervenor's – Exhibit 72

DOCUMENTS FILED BY PLANNING DEPARTMENT

Department of Planning Memorandum In Response to Motion to Strike Staff Report_050922