

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
JULY 12, 2022**

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

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

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

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

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

[\(HYPERLINK TO CHAPTER 6 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO CHAPTER 7 AUDIO RECORDING OF THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson P Denise La Costa at approximately 9:01 a.m., Tuesday, July 26, 2022, in the Planning Conference Room, 250 South High Street, Wailuku, Maui, Hawaii 96768 and online via BlueJeans; Meeting ID: **931 656 071**

B. PUBLIC HEARINGS

1. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting Resolution No. 22-79, FD1, referring to the Maui Planning Commission two proposed bills to amend Maui County Code:
 - a. To combine the provisions of the historic districts with new cultural overlay districts and change how such districts are established; expand the advisory capacities of the Hana, South Maui and Paia-Haiku Advisory Committees to include the Maui County Cultural Resources Commission (CRC); change how CRC members are appointed; require the planning director to appoint the principal archaeologist to serve as a resource to the CRC; and establish criteria for grading or grubbing permits in the cultural overlay district.
 - b. To establish a Hana Cultural Overlay District for all land situated within the Hana Moku. (J. Takakura)

The entire text of the proposed bills for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/132847/Resolution-22-79-relating-to-proposed-bills-for-cultural-overlay-districts>

(Item B.1 begins at approximately 00:02:05 of Chapter 1 of the audio recording.)

(Motion was made at approximately 01:14:27 of Chapter 1 of the audio recording.)

With No Objections from the Commission, the Department's Recommendations and the Commission's Comments as Discussed to be Forwarded to the County Council by Unanimous Consensus.

**(Assenting – K. Freitas, D. Thompson, M. Hipolito, A. Lindsey,
K. Pali, P D. La Costa)**

(Excused – K. Thayer)

The Commission took up Agenda Item D before Agenda Item C.

D. DIRECTOR'S REPORT

(Item D begins at approximately 00:00:17 of Chapter 2 of the audio recording.)

1. Update by Long Range Division on the South Maui Community Plan update process. (J. Maydan)

Presentation was given by Jen Maydan and Pam Eaton.

2. SMA Minor Permit Report

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

3. SMA Exemptions Report

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

Commissioner Freitas asked for additional information regarding SM2 2022/0031 which Ms. Cua indicated Staff Planner, Jared Burkett would be available after Item C to provide the additional information.

4. Discussion of Future Maui Planning Commission Agendas

- a. August 9, 2022 agenda items

Ms. Cua went over the items scheduled on the August 9. 2022 agenda.

C. CONTESTED CASE HEARING

(Item C begins at approximately 00:30:30 of Chapter 2 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)

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.

Mr. Hurley continued with calling of intervenor's witnesses and concluded his case. Mr. Chipchase then began calling the applicant's rebuttal witnesses.

The matter was continued to the August 23, 2022 agenda and will continue with the applicant's rebuttal witnesses.

D. DIRECTOR'S REPORT

(Item D begins at approximately 00:44:53 of Chapter 7 of the audio recording.)

2. SMA Minor Permit Report

Jared Burkett and Ann Cua answered Mr. Freitas' questions regarding SM2 2022/0031.

E. NEXT REGULAR MEETING DATE: AUGUST 9, 2022

F. ADJOURNMENT

The meeting was adjourned at approximately 5:25 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

P Denise La Costa, Chair – in person
Kellie Pali, Vice-Chair – in person
Kawika Freitas – via BlueJeans
Dale Thompson - in person
Mel Hipolito, Jr. – via BlueJeans
Ashley Lindsey – via BlueJeans

Excused

Kim Thayer

Others

Ann Cua, Current Division Administrator, Dept. of Planning - in person
Michael Hopper, Deputy Corporation Counsel, Dept. of the Corporation Counsel – via
BlueJeans for Items B.1 – In person for Item C