

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
AUGUST 9, 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 P Denise La Costa at approximately 9:01 a.m., Tuesday, August 9, 2022, in the Planning Conference Room, 250 South High Street, Wailuku, Maui, Hawaii 96768 and online via BlueJeans; **Meeting ID: 566 798 312**

**B. PUBLIC HEARINGS**

1. MR. CLAYTON UYEHARA AND MRS. CATHY MEYER-UYEHARA ON BEHALF OF NOVA LUNA, INC. DBA AI PONO HAWAII, LLC, requesting a County Special Use Permit to operate the Ai Pono Residential Treatment Center for eating disorders and co-occurring disorders on approximately 0.514-acres of land in the R-3 Residential District at 476 Lilihua Place in Wailuku, Island of Maui at TMK: (2) 3-4-029:022. (CUP 2020/0001) (T. Furukawa)

*(Item B.1 begins at approximately 00:05:30 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 00:46:45 of Chapter 1 of the audio recording.)*

**It was moved by Ms. Pali, seconded by Ms. Thayer, then**

*(Vote was taken at approximately 00:55:00 of Chapter 1 of the audio recording.)*

**VOTED: To Approve the County Special Use Permit as Recommended by the Department, as Amended by the Commission.  
(Assenting – K. Freitas, D. Thompson, A. Lindsey, K. Thayer, K. Pali, P D. La Costa)  
(Excused – M. Hipolito)**

2. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting Resolution No. 22-70, CD1, FD1, referring to the Maui Planning Commission a proposed bill to amend chapters 19.11, 19.12, 19.14, 19.15, 19.18, 19.20, 19.22, 19.32 and 19.52, Maui County Code to: (1) cap the number of transient accommodation units to the existing levels for properties in the Apartment and Hotel Districts; (2) remove transient accommodations as a permitted use in the SBR Service Business Residential, B-CT Country Town Business, B-3 Central Business, B-R Resort Commercial, Planned Development, and Lahaina Historic Districts; and (3) prohibit transient accommodations of more than 20 bedrooms in the B-2 Community Business District; The bill also proposes to amend Chapter 19.36B to prohibit temporary parking of camper vans and recreational vehicles used for transient accommodations unless authorized by zoning and permit, and to amend Chapter 19.32 to limit time share plans to Hotel and B-2 Districts only. (J. Takakura)

The entire text of the proposed bills for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133475/Resolution-22-70-DD1-FD1-relating-to-Transient-Accommodation-Caps>

*(Item B.2 begins at approximately 00:00:22 of Chapter 2 of the audio recording and deferred at approximately 01:28:48 of Chapter 4 of the audio recording.)*

**Matter was Deferred to a Future Agenda in Order to Receive Recommendation from the South Maui Advisory Committee.**

**C. ADOPTION OF ORDER GRANTING PETITION TO INTERVENE AND APPOINTING A MEDIATOR**

Adoption of Order Granting Proposed Intervenors PROTECT AND PRESERVE KAHOMA AHUPUA'A ASSOCIATION, an unincorporated association, MICHELE LINCOLN, MARK ALLEN, LINDA ALLEN, and CONSTANCE B. SUTHERLAND's Petition to Intervene and Appointing a Mediator in the Matter of STANFORD CARR DEVELOPMENT, LLC on behalf of HARRY and JEANETTE WEINBERG FOUNDATION, INC. requesting a Special Management Area Use Permit for the Development of the proposed Kahoma Village Project 201-H Project and related improvement located on approximately 21.4 acres on the northeast corner of Front Street and Kenuei Street at TMK: 2-4-5-008: 001, Lahaina, Island of Maui (SM1 2012/0007). (K. Wollenhaupt)

The Commission's anticipated action would be to grant the Petition to Intervene and to appoint a mediator.

*(Item C begins at approximately 01:29:00 of Chapter 4 of the audio recording.)*

*(Motion was made at approximately 00:05:35 of Chapter 5 of the audio recording.)*

**It was moved by Ms. Pali, seconded by Mr. Thompson, then**

*(Vote was taken at approximately 00:06:06 of Chapter 5 of the audio recording.)*

**VOTED: To Grant the Petition to Intervene and Appoint Joel August as the Mediator.**  
**(Assenting – K. Freitas, D. Thompson, A. Lindsey, K. Thayer, K. Pali, P D. La Costa)**  
**(Excused – M. Hipolito)**

**D. DIRECTOR'S REPORT**

*(Item D begins at approximately 00:06:48 of Chapter 5 of the audio recording.)*

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

MS. SANDRA DUVAUCHELLE AND MR. HOWIE KIHUNE, JR., on behalf of Kilohana RE LLC, are requesting Special Management Area Use Permit for the Kilohana Makai project, a 31-lot workforce housing subdivision, consisting of 28 single-family dwellings with living space ranging from 1,456 to 2,095 square feet, and related improvements. The project will be located at the corner of South Kihei Road and Ala Koa Street in Kihei, Maui, Hawaii at TMK: (2) 3-9-004:141 (SM1 2021/0003) (T. Furukawa).

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.

*(Motion was made at approximately 00:11:16 of Chapter 5 of the audio recording.)*

**It was moved by Ms. Pali, seconded by Mr. Thompson, then**

*(Vote was taken at approximately 00:12:05 of Chapter 5 of the audio recording.)*

**VOTED: To Not to Designate the South Maui Advisory Committee Due to the Time Sensitivity.**  
**(Assenting – K. Freitas, D. Thompson, A. Lindsey, K. Thayer, K. Pali, P D. La Costa)**  
**(Excused – M. Hipolito)**

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.

There were no questions from the Commission regarding the SMA Minor and SMA Exemption Reports.

4. Discussion of Future Maui Planning Commission Agendas
  - a. August 23, 2022 agenda items

Ms. McLean went over the items scheduled for the August 23<sup>rd</sup> agenda.

**E. NEXT REGULAR MEETING DATE: AUGUST 23, 2022**

**F. ADJOURNMENT**

The meeting was adjourned at approximately 2:46 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  
Ashley Lindsey – via BlueJeans  
Kim Thayer – in person

**Excused**

Mel Hipolito, Jr.

**Others**

Michele Chouteau McLean, Director, Dept. of Planning - in person  
Michael Hopper, Deputy Corporation Counsel, Dept. of the Corporation Counsel – via BlueJeans  
Gary Ambrose – Deputy Director, Dept. of Public Works – via BlueJeans