

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
SEPTEMBER 27, 2022**

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

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

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

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

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

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

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson P Denise La Costa at approximately 9:00 a.m., Tuesday, September 27, 2022, in the Planning Conference Room, 250 South High Street, Wailuku, Maui, Hawaii 96768 and online via BlueJeans; **Meeting ID: 936 784 037**

With concurrence of the Commission, Item D.1 was taken up before Item B and C.

D. DIRECTOR'S REPORT

(Item D begins at approximately 00:02:20 of Chapter 1 of the audio recording.)

Due to the audio difficulties the meeting was recessed to try to resolve the problem with the audio from approximately 9:15 a.m. – 9:28 a.m., and an additional recess from 9:30 a.m., reconvening the meeting at approximately 10:01 a.m.

(Item D continues at approximately 00:00:54 of Chapter 1 of the audio recording.)

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

GWENDOLYN RIVERA OF MUNEKIYO HIRAGA on behalf of THE KRAUSZ COMPANIES CALIFORNIA is requesting an amendment of the Special Management Area Use Permit for the proposed Downtown Kihei Project to include a northern component consisting of the previously approved 150-unit select service hotel and up to approximately 63,400 square feet of commercial and retail space, and a southern component of 223 affordable housing units in one four-story mixed use building, two four-story residential buildings and four two-story residential buildings, a community center with common resident

facilities, 28,075 square feet of commercial and retail space. Also proposed are 873 parking stalls for tenants and guests, landscaping and related infrastructure improvements. The project will be located on approximately 27.436 acres of land at TMKs: (2) 3-9-002:030, 076, 080, and 158 on Piikea Avenue, Kihei, Island of Maui. (SM120120006) (T. Furukawa)

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

(Motion was made at approximately 00:04:40 of Chapter 3 of the audio recording.)

It was moved by Mr. Thompson, seconded by Mr. Freitas, then

(Vote was taken at approximately 00:05:02 of Chapter 2 of the audio recording.)

VOTED: For the Commission to Hear the Matter and Not Designate the South Maui Advisory Committee.
(Assenting –K. Freitas, D. Thompson, M. Hipolito, K. Thayer, K. Pali, P D. La Costa)
(Excused – A. Lindsey, M. Deakos)

B. PUBLIC HEARINGS

(Item B begins at approximately 00:05:55 of Chapter 3 of the audio recording.)

MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a proposed bill to amend Maui County Code Chapter 19.12 – Apartment Districts, to allow property owners of buildings located in the Apartment Districts to permanently convert property from transient vacation rental use to long-term residential use. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/134354/Bill-for-Ordinance-amending-Chapter-1912-relating-to-converting-vacation-rentals-to-long-term-use>

(Motion was made at approximately 00:31:42 of Chapter 3 of the audio recording.)

It was moved by Mr. Freitas, seconded by Ms. Pali, then

(Vote was taken at approximately 00:40:26 of Chapter 3 of the audio recording.)

VOTED: To Recommend Approval of the Proposed Bill to the County Council with the Three Amendments as Discussed by the Commission.
(Assenting –K. Freitas, M. Hipolito, A. Lindsey, K. Thayer, K. Pali, P D. La Costa)
(Recused - D. Thompson)
(Excused – M. Deakos)

C. CONTESTED CASE HEARING

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 are attached as Attachment 1.

(Motion was made at approximately 00:17:21 of Chapter 5 of the audio recording.)

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

(Vote was taken at approximately 01:03:44 of Chapter 5 of the audio recording.)

VOTED: To Adopt the Applicant's Findings of Fact, Conclusions of Law and Decision and Order, Errata Version with the Amendments as Discussed by the Commission.
(Assenting –K. Freitas, D. Thompson, M. Hipolito, A. Lindsey, K. Thayer, K. Pali, P D. La Costa)
(Excused – M. Deakos)

D. DIRECTOR'S REPORT

(Item D begins at approximately 00:01:35 of Chapter 6 of the audio recording.)

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.

No questions or comments from the Commission on the SMA Minor and SMA Exemption Reports.

4. Proposed Meeting Schedule for the Calendar Year 2023

The Commission may take action to approve or modify the proposed meeting schedule.

No modifications were made to the proposed 2023 meeting schedule.

5. Discussion of Future Maui Planning Commission Agendas

a. October 11, 2022 agenda items

Commissioners La Costa, Freitas and Deakos will not be available for the October 11th meeting.

E. NEXT REGULAR MEETING DATE: OCTOBER 11, 2022

F. ADJOURNMENT

The meeting was adjourned at approximately 2:45 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 – in person
Dale Thompson - in person
Mel Hipolito, Jr. - in person
Ashley Lindsey – in person (in attendance at 10:30 a.m.)
Kim Thayer – in person

Excused

Mark Deakos

Others

Michele Chouteau McLean, Director, Dept. of Planning - in person
Michael Hopper, Deputy Corporation Counsel, Dept. of the Corporation Counsel – via BlueJeans for Item D.1 and in person for remainder of agenda items
Gary Ambrose – Deputy Director, Dept. of Public Works – via BlueJeans