

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
NOVEMBER 7, 2022**

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

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

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

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson P Denise La Costa at approximately 9:14 a.m., Monday, November 7, 2022, in the Planning Conference Room, 250 South High Street, Wailuku, Maui, Hawaii 96768 and online via BlueJeans; **Meeting ID: 748 230 685**

B. CONSIDERATION AND ADOPTION OF PROPOSED FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION AND ORDER

Proposed Findings of Fact, Conclusions of Law and Decision and Order on the matter of HONUULA PARTNERS, LLC, requesting Project District Phase II Development Approval for Honuula, a master planned community comprised of single-family and multi-family homes, village mixed uses, preservation and conservation areas, and recreation/open space areas and related infrastructure improvements on approximately 670 acres in Kihei-Makena Project District 9, located in Wailea, Island of Maui, TMKs: (2) 2-1-008: 056 and 071 (PH2 2018/0002) (A. Cua)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order.

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

(Motion was made at approximately 00:26:13 of Chapter 3 of the audio recording.)

It was moved by Mr. Thompson, seconded by Ms. Thayer, then

(Vote was taken at approximately 00:35:21 of Chapter 3 of the audio recording.)

**VOTED: To Accept the Redline Version of the Findings of Fact, Conclusions of Law and Decision and Order, as Amended by the Commission.
(Assenting – K. Freitas, D. Thompson, M. Hipolito, K. Thayer,
P D. La Costa)
(Excused – K. Pali, M. Deakos, A. Lindsey,)**

C. PUBLIC HEARINGS

1. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting Council Resolution 22-217 referring to the Maui Planning Commission a proposed bill for an ordinance to amend the State Land Use District classification from Agricultural District to Urban District (Conditional Boundary Amendment) for the proposed Kuikahi Affordable Housing Community, located on a 14.9 acre parcel of land adjacent to Kuikahi Drive, Wailuku, Maui, Hawaii, Tax Map Key: (2) 3-5-002:003 (portion) (ZPA2022-00004) (D. Dias)

(Item C begins at approximately 00:38:55 of Chapter 3 of the audio recording.)

(Motion was made at approximately 01:28:55 of Chapter 3 of the audio recording.)

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

(Vote was taken at approximately 01:33:05 of Chapter 3 of the audio recording.)

**VOTED: To Recommend Approval to the County Council the State Land Use District Boundary Amendment as Recommended by the Department with the Recommended Conditions.
(Assenting – K. Freitas, D. Thompson, M. Hipolito, K. Thayer,
P D. La Costa)
(Excused – K. Pali, M. Deakos, A. Lindsey,)**

2. CHARLENE SHIBUYA FOR MUNEKIYO HIRAGA on behalf of COUNTY OF MAUI DEPARTMENT OF PUBLIC WORKS requesting a Special Management Area Use Permit and Shoreline Setback Variance for proposed improvements in two areas. Area 1: Dickenson Street to Lahainaluna Road includes replacing concrete wave deflector, wooden railings, deteriorated sidewalks, concrete planters, overgrown trees, existing light fixtures and street amenities; repairs to beach access stairs and railings; and removal of wooden bollards. Area 2: Papalaua Road to Baker Street includes replenishing boulders in stacked seawall, located at Front Street, Lahaina, Island of Maui, TMK: (2) 4 5-002: 999 and 002 (por.) and (2) 4 6-009 :999 (SM1 2020/0011) (SSV 2020/0002) (C. Thackerson)

MATTER IS RESCHEDULED FOR THE NOVEMBER 22, 2022 AGENDA

D. UNFINISHED BUSINESS

NOTE: the Maui County Council adopted a proposed bill on first reading on Friday, October 21; if the Council adopts the bill on second and final reading before November 7, then this item will be removed from the agenda.

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 19.37 to limit transient accommodations to B-2 District only. The Department is also proposing minor revisions to the bill. (J. Takakura) (Matter is deferred from the 8/9/22 meeting)

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>

The County Council has adopted the Bill.

E. DIRECTOR'S REPORT

(Item E begins at approximately 01:33:47 of Chapter 3 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:

RAYMOND CABEBE OF CHRIS HART AND PARTNERS, INC. on behalf of KIHEI MARKETPLACE LLC, requesting a Special Management Area Use Permit to maintain a 300 sq. ft. restaurant, renovate a 4,000 sq. ft. commercial structure, demolish an abandoned wave generating structure and other remaining structures, as well as construct three new structures to be retail, restaurant, parking on lower level, 17 long-term rentals, and two live/work units on upper floors, with all utilities, landscaping and parking improvements, located at 1975 South Kihei Road, Kihei, Island of Maui, TMK: (2) 3-9-003:002 (SM1 2020/0002) (C. Thackerson)

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.

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

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

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. Discussion of Future Maui Planning Commission Agendas

a. November 22, 2022 agenda items

Ms. McLean went over the items scheduled for the November 22, 2022 agenda.

F. NEXT REGULAR MEETING DATE: NOVEMBER 22, 2022

G. ADJOURNMENT

The meeting was adjourned at approximately 11:48 a.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

P Denise La Costa, Chair – in person
Kawika Freitas – via BlueJeans
Dale Thompson - in person
Mel Hipolito, Jr. – via BlueJeans
Kim Thayer – in person

Excused

Kellie Pali, Vice-Chair
Ashley Lindsey
Mark Deakos

Others

Michele McLean, Director, Dept. of Planning – in person
Michael Hopper, Deputy Corporation Counsel, Dept. of the Corporation Counsel – in person