

**HANA ADVISORY COMMITTEE  
TO THE MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
SEPTEMBER 8, 2022**

[\(HYPERLINK TO MEETING AUDIO RECORDING-PART 1\)](#)

[\(HYPERLINK TO MEETING AUDIO RECORDING-PART 2\)](#)

**A. CALL TO ORDER**

The meeting of the Hana Advisory Committee (HAC) to the Maui Planning Commission was called to order by Chair Ward Mardfin (Chair), at approximately 4:41 p.m., Thursday, August 11, 2022, at the Wananalua Congregational Church, Mother Alice Hall, 10 Hauoli Road, Hana, Maui, Hawaii 96713.

Chair Ward Mardfin conducted a roll call of the Committee Members and a quorum was present. (See Record of Attendance)

*(Agenda item B. begins at approximately 02:27:15 of the meeting audio recording-Part 1)*

- B. PUBLIC TESTIMONY** – At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Testimony will be limited to a maximum of three minutes with 30 seconds to conclude.

**The Chair informed members of the public providing public testimony that upon advisory from Corporation Counsel, they will be asked to swear or affirm in the affirmative before providing testimony.**

*(Closed public testimony at approximately 00:39:55 of the meeting audio recording-Part 1)*

**Chair Mardfin closed public testimony at 6:33 p.m.**

*(Agenda item C begins at approximately 00:38:31 of the meeting audio recording-Part 1)*

**C. UNFINISHED BUSINESS**

MR. GARY STICE and HANA BEACHFRONT ASSOCIATES requesting a Special Management Area (SMA) Use Permit in order to build two single-family residences and related improvements that are located outside of the shoreline setback area on 1.478 acres of land in the Interim District at 175 Haneoo Road, TMK: (2) 1-4-008:001, Hana, Island of Maui. (SM1 2013/0010) (J. Buika)

One residence is planned to be a three-bedroom single-family residence, totaling 2,500 square feet (1,850 square foot house and 650 square foot covered lanai), and the other residence is planned to be a two-bedroom single-family residence totaling 1,600 square foot (1,200 square foot house with a 400 square foot lanai)

The Public Hearing on this item was held on October 29, 2018. The Hana Advisory Committee deferred this item at its October 29, 2018 meeting.

The Committee is requested to provide its comments and recommendation to the Maui Planning Commission.

[\(PowerPoint Handout\)](#)

[\(Documents Received After Posting\)](#)

**Mr. James Buika, Shoreline Planner, Current Division, Planning Department, provided a review, assessment, and summary of the project.**

*(The Hana Advisory Committee recessed at 7:11 p.m. and reconvened at 7:20 p.m)*

**Chair Mardfin hereby calls the meeting to order at approximately 7:20 p.m.**

*(This portion begins approximately 01:19:07 of the meeting audio recording-Part 2)*

**After due deliberations of the Committee a motion was made.**

*(Motion was made at approximately 00:18:54 of the meeting audio recording-Part 2)*

**It was moved by Committee Member Scott Crawford, seconded by Committee Member Lipoa Kahaleuahi, then unanimously**

**VOTED:** To recommend denial to the Maui Planning Commission as this project does not meet the special management area use criteria of the SMA Rules Section 12-202-12(e)(2) as follows: A. It involves an irrevocable commitment to loss or destruction of a cultural resource (the heiau and heiau complex); D. It substantially affects the economic or social welfare and activities of the community (all objections were from neighbors, Hana Residents and lineal descendants, no neighbors or descendants supported the project); F. It cumulatively has considerable effect upon the environment (Surf Rider found e coli nearby and DOH expressed concern about the absorption of the leach fields); H. It's contrary to the Community Plan (question over Rural vs. OS, and also the land use section of the Hana Community Plan that says Urban uses shouldn't occur outside the town); I. It detrimentally affects

**water quality (the IWS and DOH comments about absorption); J. It affects environmentally sensitive areas such as shoreline, tsunami zone and coastal waters (sea level rise, the shoreline certification is old, elevating structures isn't sufficient and will mean that they will eventually be floating); K. It substantially alters existing public view to the shoreline (elevating the structures does not mitigate this).**

*(Assenting: S. Crawford; L. Kahaleuahi; M. Kahana, B. Lind; W. Mardfin  
(Excused: C. Carvalho; D. Wariner)*

*(A roll call vote was taken at approximately 00:05:49 of the meeting audio recording-Part 2)*

#### D. ADJOURNMENT

**There being no further discussion brought forward to the Committee, the Chair thanked everyone who attended and adjourned the meeting at 8:46 p.m.**

Respectfully Submitted by,

LINDA KIM  
Secretary to Boards & Commissions I

#### **RECORD OF ATTENDANCE – IN PERSON**

##### **PRESENT:**

Scott Crawford  
Lipoa Kahaleuahi  
Mary Ann Kahana (Joined at 4:54 p.m.)  
Becky Lind, Vice-Chair  
Ward Mardfin, Chair

##### **EXCUSED:**

Clayton Carvalho, Jr.  
Dean Wariner

**OTHERS:**

Michele McLean, Director, Department of Planning

Daniel Kunkel, Deputy Director of Corporation Counsel, Department of Corporation Counsel

Clayton Yoshida, Planner VI, Current Division, Department of Planning

James Buika, Shoreline Planner, Current Division, Department of Planning

Linda Kim, Secretary to Boards & Commissions I, Current Division, Department of Planning