

ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



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COUNTY OF MAUI

OFFICE OF THE MAYOR

**DEPARTMENT OF PLANNING**

November 16, 2017

Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Mike White, Chair  
and Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

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OFFICE OF THE  
COUNTY CLERK

APPROVED FOR TRANSMITTAL  
*Alan Arakawa*  
Mayor Date 11/17/17

Dear Chair White and Members:

**SUBJECT: CONDITIONAL PERMIT (CP) APPLICATION TO MODIFY AN EXISTING TELECOMMUNICATIONS SITE ATOP PUUONE TERRACE TO INCLUDE A REPLACEMENT OF ANTENNAS AND EQUIPMENT CABINET AND INSTALLATION OF ACCESSORY EQUIPMENT WITHIN THE A-2, APARTMENT ZONING DISTRICT (CP 2017/0002)**

The Department of Planning (Department) is transmitting for your review and action the CP application filed by Wireless Resources, Inc., on behalf of Verizon Wireless. A summary of the application is as follows:

APPLICATION SUMMARY	
Application	Conditional Permit (CP)
Applicant	Wireless Resources, Inc. for Verizon Wireless
Owner	The Association of Apartment Owners (AOAO) of Puuone Terrace
Tax Map Key	(2) 3-8-037:039
Address	493 Pio Drive, Wailuku, Island of Maui, Hawaii
Area	Approximately 1.05 acres
Land Use Designations	State Urban District Maui Island Plan: Within the Urban Growth Boundary, Outside Protected Areas Wailuku-Kahului Community Plan: Multi-Family Residential Title 19, Zoning: A-2 Apartment District Other: Outside Special Management Area (SMA)

COUNTY COMMUNICATION NO. 17-476

Honorable Alan M. Arakawa, Mayor  
 For Transmittal to:  
 Honorable Mike White, Chair  
 November 16, 2017  
 Page 2

<b>APPLICATION SUMMARY</b>	
<b>Brief Description</b>	The Applicant, Steve Sung of Wireless Resources, on behalf of Verizon Wireless, proposes the modification of an existing telecommunications site atop Puuone Terrace, a 46,115 square foot building, to include the replacement of antennas and an equipment cabinet and installation of other accessory equipment. The property is approximately 1.05 acres and is located at 493 Pio Drive, Wailuku, Island of Maui, Tax Map Key (TMK) (2) 3-8-037:039. Six (6) panel antennas, which formerly served Mobi PCS, are to be replaced with six (6) new ones to serve Verizon, a GPS antenna is to be replaced with a new GPS antenna and the existing equipment cabinet is to be replaced with a new one. Accessory equipment to also be installed includes six (6) remote radio head units and two (2) surge protectors.
<b>Public Hearing</b>	Held by Maui Planning Commission (Commission) on August 22, 2017 in Wailuku, Maui, Hawaii.
<b>Testimony</b>	No public testifiers appeared at the public hearing in support of the project. No letters were submitted to the Department before the public hearing.
<b>Recommendation</b>	Recommend approval subject to conditions listed below.

The Commission reviewed the subject application at its August 22, 2017 public meeting and recommended approval of the CP (CP 2017/0002) with fifteen (15) conditions to the Maui County Council (Council).

As Council approval is required for the CP, the Department respectfully transmits the subject application to the Council for consideration. Accordingly, attached for your review are the following documents:

1. Proposed bill entitled, "A BILL FOR AN ORDINANCE GRANTING CELLCO PARTNERSHIP, DBA VERIZON WIRELESS A CONDITIONAL PERMIT TO ALLOW THE MODIFICATION OF AN EXISTING TELECOMMUNICATIONS SITE ATOP HI2 PUUONE TERRACE TO INCLUDE A REPLACEMENT OF ANTENNAS AND EQUIPMENT CABINET, AND INSTALLATION OF ACCESSORY EQUIPMENT WITHIN THE A-2 APARTMENT DISTRICT, FOR PROPERTY SITUATED AT 493 PIO DRIVE, AND IDENTIFIED AS TAX MAP KEY NUMBER (2) 3-8-037:039, WAILUKU, MAUI, HAWAII";
2. Department's Recommendation to the Commission, dated August 22, 2017;
3. Department's Report and Agency Comments to the Commission, dated August 22, 2017;

Honorable Alan M. Arakawa, Mayor  
For Transmittal to:  
Honorable Mike White, Chair  
November 16, 2017  
Page 3

4. Adopted Minutes of the August 22, 2017 Commission meeting; and
5. Email from Walter Pacheco, Maui Police Department (MPD) Communications Coordinator regarding: change in range for Public Safety Radio System from 800 MHz to 700/800 MHz.

Thank you for your attention to this matter. Should you have any questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,



*for* WILLIAM SPENCE  
Planning Director

Attachments

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)  
Tara K. Furukawa, Staff Planner (PDF)  
Maui Planning Commission Members (PDF)  
Steve Sung, Wireless Resources, Inc. (PDF)

WRS:TKF:ela

Project File  
General File

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ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2017)

A BILL FOR AN ORDINANCE GRANTING CELLCO PARTNERSHIP, DBA VERIZON WIRELESS A CONDITIONAL PERMIT TO ALLOW THE MODIFICATION OF AN EXISTING TELECOMMUNICATIONS SITE ATOP HI2 PUUONE TERRACE TO INCLUDE A REPLACEMENT OF ANTENNAS AND EQUIPMENT CABINET, AND INSTALLATION OF ACCESSORY EQUIPMENT WITHIN THE A-2 APARTMENT DISTRICT, FOR PROPERTY SITUATED AT 493 PIO DRIVE AND IDENTIFIED AS TAX MAP KEY NUMBER (2) 3-8-037:039, WAILUKU, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapter 19.40, Maui County Code, and subject to the conditions imposed in Section 2 of this ordinance, a Conditional Permit is hereby granted to Cellco Partnership, dba Verizon Wireless (“Verizon Wireless”), to allow the modification of an existing telecommunications site atop Hi2 Puuone Terrace to include a replacement of antennas and equipment cabinet, and installation of accessory equipment within the A-2 Apartment District. The site is identified for real property tax purposes as tax map key number (2) 3-8-037:039, comprising approximately 1.05 acres of land situated at 493 Pio Drive, Wailuku, Maui, Hawaii.

SECTION 2. The granting of this Conditional Permit is subject to the following conditions:

1. That full compliance with all applicable governmental requirements shall be rendered in a timely manner.
2. That the Conditional Permit shall be valid for a period of five years from the effective date of this ordinance; provided, that

an extension of this Conditional Permit beyond this five-year period may be granted pursuant to Section 19.40.090, Maui County Code.

3. That the Conditional Permit shall be nontransferable unless approved by the Planning Director or Maui Planning Commission, as an amendment to the permit pursuant to section 19.40.080D, Maui County Code.
4. That Verizon Wireless shall exercise reasonable due care as to third parties with respect to all areas affected by the subject Conditional Permit and shall procure at its own cost and expense, and shall maintain during the entire period of this Conditional Permit, a policy or policies of comprehensive liability insurance in the minimum amount of \$1,000,000 naming the County of Maui as an additional insured, insuring and defending Verizon Wireless, and the County of Maui against any and all claims or demands for property damage, personal injury, and/or death arising out of this Conditional Permit, including, but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by Verizon Wireless, of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this Conditional Permit. A copy of the certificate of insurance naming the County of Maui as an additional insured shall be submitted to the Department of Planning within 90 calendar days from the effective date of this ordinance. The proof of insurance and all subsequent certifications of insurance coverage shall be submitted directly by the insurance carrier to the Department of Planning and shall include the applicable tax map key and permit numbers.
5. That Verizon Wireless shall develop and use the property in substantial compliance with the representations made to the Maui County Council in obtaining the Conditional Permit. Failure to so develop and use the property may result in the revocation of the Conditional Permit pursuant to Section 19.40.080, Maui County Code.
6. That Verizon Wireless shall submit to the Department of Planning two copies of a detailed report addressing its compliance with the conditions established with the subject

Conditional Use Permit. A preliminary compliance report shall be reviewed and approved by the Department of Planning prior to submittal of a building permit. A final compliance report shall be submitted to the Department of Planning for review and approval prior to issuance of a final building permit approval. A compliance report shall also be submitted to the Department of Planning with a request for time extension.

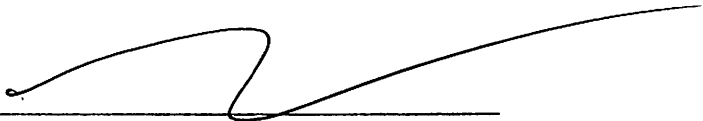
7. That Verizon Wireless shall develop the property in substantial compliance with the plans titled, "Hi2 Puuone Terrace", prepared by Verizon Wireless and dated October 31, 2016, and representations made to the Maui Planning Commission in obtaining the Conditional Permit. Failure to so develop the property may result in the revocation of the permit.
8. That as represented by Verizon Wireless, the new telecommunications equipment shall be painted to match the building upon which it will be placed.
9. That a copy of the approved National Pollutant Discharge Elimination System ("NPDES") permit, if required, shall be filed with the Department of Planning and the Department of Health ("DOH") prior to approval of a grading permit. A copy of the NPDES permit, or determination that an NPDES permit is not required for the project, shall be submitted to the Department.
10. That Verizon Wireless will coordinate the turn-up date with the Maui Police Department ("MPD") Communications Coordinator in order to verify that there is no adverse impact on the Maui County Public Safety Radio System in the area surrounding this site. The Verizon Wireless shall be responsible for air and ground transportation costs incurred by the MPD to perform such tests.
11. That Verizon Wireless shall meet the recommendations of the "Best Practice Guide" as it relates to reducing interference with Maui County Public Safety Radio Systems as recommended by the Federal Communications Commission ("FCC").
12. That if Verizon Wireless equipment causes the Radio Frequency (RF) noise floor to rise, resulting in interference which adversely affects the Maui County Public Safety Radio System, or degrades the system performance, Verizon

Wireless shall be fully responsible for restoring the use of the Maui County Public Safety Radio System by whatever means available and agreeable to the MPD Communications Coordinator. These remedies may include changing operational frequencies, filtering and controlling RF output, etc. Costs incurred shall be the responsibility of Verizon Wireless.

13. That any changes to the operations frequencies at this site, through re-tuning or dynamic reassignment, shall be coordinated with the MPD Communications Coordinator to ensure there is no potential degradation of the Maui County Public Safety Radio System.
14. That Verizon Wireless shall notify the MPD Communications Coordinator of system expansion, installation of equipment operating in the 700/800 MHz band, or shared location with other wireless carriers at this site prior to these changes being made to insure that there is no potential degradation of the Maui County Safety Radio System.
15. That Verizon Wireless shall obtain a FCC permit, if required. Evidence of meeting this condition shall be submitted with the final compliance report.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:



MICHAEL J. HOPPER  
Deputy Corporation Counsel  
County of Maui  
2017-1207  
2017-10-31 Draft Ordinance



BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of

VERIZON WIRELESS

To Obtain a Conditional Permit to Allow the Modification of an Existing Telecommunications Site Atop Puuone Terrace to Include a Replacement of Antennas and Equipment Cabinet, and Installation of Accessory Equipment on Approximately 1.05 acres at 493 Pio Drive, Tax Map Key (TMK) No. (2) 3-8-037:039, Wailuku, Maui, Hawaii.

DOCKET NOS.: CP 2017/0002

Hi2 Puuone Terrace  
Verizon Wireless  
(T. Furukawa)

MAUI COUNTY DEPARTMENT PLANNING'S RECOMMENDATION  
TO THE MAUI PLANNING COMMISSION  
AUGUST 22, 2017 MEETING

DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HI. 96793

Conditional Permit

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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of

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To Obtain a Conditional Permit to Allow the Modification of an Existing Telecommunications Site Atop Puuone Terrace to Include a Replacement of Antennas and Equipment Cabinet, and Installation of Accessory Equipment on Approximately 1.05 acres at 493 Pio Drive, Tax Map Key (TMK) No. (2) 3-8-037:039, Wailuku, Maui, Hawaii.

DOCKET NOS.: CP 2017/0002

Hi2 Puuone Terrace  
Verizon Wireless  
(T. Furukawa)

**CONCLUSIONS OF LAW**

**Conditional Permit**

The application complies with the applicable standards for a Conditional Permit as established in the Planning Department's Report to the Maui Planning Commission, August 22, 2017, Docket No. CP 2017/0002 as follows:

A Conditional Permit is reviewed pursuant to Title 19, Zoning, Chapter 19.40 Conditional Permits; Maui County Code, 1980, as amended. The intent of the Conditional Permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location.

Upon finding that reasons justifying granting of a Conditional Permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; issuance of a Conditional Permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.

Should the Commission determine that the permit requested is for a use which is substantially different from those uses permitted in the use zone, the Commission shall recommend denial of the request and may instruct the Applicant to seek a change in zoning should the facts warrant such an application.



Every Conditional Permit shall be conditioned upon the proposed development fully complying with all requirements of Title 19 and other applicable governmental requirements.

The Planning Department finds that the proposed use meets the criteria for issuance of a Conditional Permit. The use will be in harmony with the area, where structure is located. Further, the proposed use is not detrimental to the public interest, convenience, and its welfare.

### RECOMMENDATION

#### **Conditional Permit**

Maui County Planning Department recommends that the Maui Planning Commission recommend approval of the Conditional Permit to the Maui County Council, subject to the following conditions:

1. That the Conditional Permit shall be valid for a period of five (5) years from the effective date of this ordinance; provided, that an extension of this permit beyond this five (5) year period may be granted pursuant to Section 19.40.090, Maui County Code.
2. That the Conditional Permit shall be nontransferable unless approved by the Planning Director or Maui Planning Commission.
3. That Verizon Wireless and its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Conditional Permit and shall procure at his/her/their own cost and expense, and shall maintain during the entire period of this Conditional Permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000) naming the County of Maui as an additional insured, insuring and defending Verizon Wireless and County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this Conditional Permit, including, but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by Verizon Wireless of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this Conditional Permit. A copy of the certificate of insurance naming County of Maui as an additional insured shall be submitted to the Department of Planning within ninety (90) calendar days from the date of approval of this Conditional Permit. The proof of insurance and all subsequent certifications of insurance coverage shall be submitted directly by the insurance carrier to the Department and shall include the applicable TMK and permit numbers.
4. That Verizon Wireless shall develop the property in substantial compliance with the representations made to the Maui County Council in obtaining the Conditional Permit. Failure to so develop the property may result in the revocation of the Conditional Permit pursuant to Section 19.40.080, Maui County Code.
5. That full compliance with all applicable governmental requirements shall be rendered.



PROJECT SPECIFIC CONDITIONS:

6. That the applicant shall submit to the Department two (2) copies of a detailed report addressing its compliance with the conditions established with the subject Special Use Permit. A preliminary compliance report shall be reviewed and approved by the Department prior to submittal of a building permit. A final compliance report shall be submitted to the Department for review and approval prior to issuance of a final building permit approval. A compliance report shall also be submitted to the Department with a request for time extension.
7. That the applicant shall develop the property in substantial compliance with the plans titled "HI2 Puuone Terrace," prepared by Verizon Wireless and dated October 31, 2016, and representations made to the Commission in obtaining the Conditional Permit. Failure to so develop the property may result in the revocation of the permit.
8. That as represented by the Applicant, the new telecommunications equipment shall be painted to match the building upon which it will be placed.
9. That a copy of the approved National Pollutant Discharge Elimination System (NPDES) permit, if required, shall be filed with the Planning Department and the Department of Health prior to approval of a grading permit. Copy of the NPDES permit, or determination that an NPDES permit is not required for the project, shall be submitted to the Department.
10. That the Applicant will coordinate the turn-up date with the Maui County Police Department (MPD) Communications Coordinator in order to verify that there is no adverse impact on the Maui County Public Safety Radio System in the area surrounding this site. The Applicant shall be responsible for air and ground transportation costs incurred by the MPD to perform such tests.
11. That the Applicant shall meet the recommendations of the "Best Practice Guide" as it relates to reducing interference with Maui County Public Safety Radio Systems as recommended by the Federal Communications Commission (FCC).
12. That if the Applicant's equipment causes the Radio Frequency (RF) noise floor to rise, resulting in interference which adversely affects the Maui County Public Safety Radio System, or degrades the system performance, the Applicant shall be fully responsible for restoring the use of the Maui County Public Safety Radio System by whatever means available and agreeable to the Maui Police Department (MPD) Communications Coordinator. These remedies may include changing operational frequencies, filtering and controlling RF output, etc. Costs incurred shall be the responsibility of the Applicant.
13. That any changes to the operations frequencies at this site, through re-tuning or dynamic reassignment, shall be coordinated with the MPD Communications Coordinator to ensure that there is no potential degradation of the Maui County Public Safety Radio System.
14. That the Applicant shall notify the MPD Communications Coordinator of system expansion, installation of equipment operating in the 800MHz band, or shared location with other wireless carriers at this site prior to these changes being made to



insure that there is no potential degradation of the Maui County Safety Radio System.

15. That the applicant shall obtain a Federal Communications Commission permit, if required. Evidence of meeting this condition shall be submitted with the final compliance report.

The Conditional Permit conditions will be enforced pursuant to the provisions of Chapter 19.530, §19.530.030 of the Maui County Code, as amended, 1980; and the *Rules for Administrative Procedures and Civil Fines for Violations of Titles 12, 14, 16, 19, and 20 of the Maui County Code*.

In consideration of the forgoing, the Maui County Planning Department recommends to the Planning Commission that it recommend approval of the Conditional Permit to the Maui County Council. Further, that the Commission authorize the Planning Director to transmit said recommendations and record to the Maui County Council for further action.

APPROVED:



WILLIAM SPENCE  
Planning Director



BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter of The Application of

VERIZON WIRELESS

To Obtain a Conditional Permit to Allow the Modification of an Existing Telecommunications Site Atop Puuone Terrace to Include a Replacement of Antennas and Equipment Cabinet, and Installation of Accessory Equipment on Approximately 1.05 acres at 493 Pio Drive, Tax Map Key (TMK) No. (2) 3-8-037:039, Wailuku, Maui, Hawaii.

DOCKET NO.  
CP 2017/0002

Verizon Wireless  
(T. Furukawa)

MAUI COUNTY PLANNING DEPARTMENT'S REPORT  
TO THE MAUI PLANNING COMMISSION  
AUGUST 22, 2017, MEETING

DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HI 96793

Conditional Permit

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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter of The Application of

VERIZON WIRELESS

To Obtain a Conditional Permit to Allow the Modification of an Existing Telecommunications Site Atop Puuone Terrace to Include a Replacement of Antennas and Equipment Cabinet, and Installation of Accessory Equipment on Approximately 1.05 acres at 493 Pio Drive, Tax Map Key (TMK) No. (2) 3-8-037:039, Wailuku, Maui, Hawaii.

DOCKET NO.  
CP 2017/0002

Verizon Wireless  
(T. Furukawa)

**DESCRIPTION OF THE PROJECT**

This matter arises from an application for a Conditional Permit (CP) filed on February 28, 2017, by Steve Sung of Wireless Resources, Inc., on behalf of Verizon Wireless ("Applicant"). The Applicant is proposing the modification of an existing telecommunications site to suit its needs, subsequent to the acquisition of the site from Mobi PCS. The changes proposed include a replacement of the following: six (6) panel antennas with six (6) new ones, a GPS antenna with a new GPS antenna, and the existing equipment cabinet with a new one. The Applicant is also proposing the installation of accessory equipment to include six (6) remote radio head units below the panel antennas and two (2) surge protectors within the existing equipment leased area. The modification is to occur atop the Puuone Terrace condominium complex in Wailuku located at 493 Pio Drive, TMK (2) 3-8-037:039 in Wailuku, Hawaii. See **Exhibit 1** for location map, **Exhibit 2** for aerial photograph, **Exhibit 3** for various plans, including an Overall Site Plan, Equipment Layout, Antenna Layout and Elevations. The property, which is approximately 1.05 acres of land, is owned by The Association of Apartment Owners of Puuone Terrace. Verizon Wireless has a lease agreement for the facility that sits atop the northern portion of the roof of the condominium complex.

Four (4) of the panel antenna will be 57" x 22.2" x 4.9" and two (2) will be 50.3" x 16" x 4.7". At the mounting locations, the antenna are all comprised of a steel mixture. For areas covering the actual radio transmitters, the antenna will be comprised of fiberglass so that they will be transparent to radio waves. All of the antenna will be bracket mounted to 6' pipe masts. The GPS antenna will be approximately 7" x 3" and mounted to the top of a steel pipe and bracket. The equipment cabinet, which will be 36" x 30" x 24," will be comprised of metal and double-walled to seal it from the exterior elements. It will be mounted to a steel platform. The new remote radio units, which are 12.8" x 15" x 3.5," and are comprised of a mixture of steel mounting brackets and UV resistant plastic for outside shielding, will be stacked by two (2) on each other. All of the mounted equipment will be painted to match the building exterior, so as to camouflage it from view.

Reason for a Conditional Permit. Per Maui County Code 19.040, "The intent of the conditional permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location." In this case, the applicant is seeking to modify an existing telecommunications site that sits atop an apartment building on land that is zoned A-2, Apartment District, per Chapter 19.12 of the Maui County Code. Thus, a Conditional Permit is appropriate.

**BRIEF HISTORY OF APPLICATION**

Verizon Wireless acquired the existing telecommunications site from Mobi PCS. Mobi PCS did not obtain any permits prior to installation, even though they were told to obtain a County Special Accessory Use Permit by letter dated April 10, 2008. Verizon discovered that no permits were obtained when attempting to acquire a building permit for the proposed modification. By letter dated October 25, 2016, Verizon Wireless requested a determination of the telecommunications site as an existing, non-conforming use from the Department of Planning. The Department of Planning Zoning Division responded by letter dated December 14, 2016, saying that the zoning code, Chapter 19.12 Apartment District, was amended in 2013, so a County Special Accessory Use Permit would no longer be applicable; therefore, a Conditional Permit must be obtained to modify the site. See **Exhibit 4.**

**DESCRIPTION OF THE PROPERTY**

1. The Property, which is approximately 1.05 acres in size, is located at Maui Tax Map Key (2) 3-8-037:039, Wailuku, Island of Maui, Hawaii. Refer to **Exhibit 1.**
  
2. Land Use Designations --
  - a. State Land Use District -- Urban
  - b. Wailuku-Kahului Community Plan -- Multi-Family Residential
  - c. County Zoning -- A-2, Apartment District
  - d. Maui Island Plan -- Within the Urban Growth Boundary  
Outside Protected Areas
  - e. Other -- Outside Special Management Area
  
3. Surrounding Uses --
 

North --	Vacant, undeveloped land/Business
East --	Multi-Family
South --	Multi-Family
West --	Business/Multi-Family

4. The subject parcel is already developed and consists of a four-story condominium building with parking and landscaping. Site photographs are available in **Exhibit 5**.

## **APPLICABLE REGULATIONS**

### **CONDITIONAL PERMIT**

A Conditional Permit is reviewed pursuant to Title 19, Zoning, Chapter 19.40 Conditional Permits; Maui County Code, 1980, as amended. The intent of the Conditional Permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location.

Upon finding that reasons justifying granting of a Conditional Permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; issuance of a Conditional Permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.

Should the Commission determine that the permit requested is for a use which is substantially different from those uses permitted in the use zone, the Commission shall recommend denial of the request and may instruct the applicant to seek a change in zoning should the facts warrant such an application.

Every Conditional Permit shall be conditioned upon the proposed development fully complying with all requirements of Title 19 and other applicable governmental requirements.

## **PROCEDURAL MATTERS**

- On February 28, 2017, the Maui County Planning Department received applications and fee payments from the Applicant for a Conditional Use Permit.
- On July 7, 2017, the Maui County Planning Department mailed a notice to the Applicant and appropriate State and County agencies notifying them of the scheduled public hearing on these applications for August 22, 2017.
- On July 22, 2017, the Applicant mailed a letter of notification and location map to all owners and recorded lessees located within 500 feet of the subject property describing the applications and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt. Copies of the letter, location map, list of owners, certified and registered mail receipts are on file at the Maui County Planning Department.
- On July 21, 2017, a notice of hearing on the application was published in the Maui News by the Maui County Planning Department.
- The subject action does not involve an action that triggers compliance to Chapter 343, Hawaii Revised Statutes, relating to Environmental Impact Statements.
- The Maui Planning Commission shall transmit findings, conclusions and recommendations



for the Conditional Permit to the County Council.

**REVIEWING AGENCIES**

<b>County Agencies:</b>	<b>Comment</b>	<b>Exhibit #</b>
Fire and Public Safety	No Comment	6
Department of Public Works	No Comment	7
Police Department	No Comment	

<b>State Agencies:</b>	<b>Comment</b>	<b>Exhibit #</b>
Hawaii Emergency Management Agencies	Yes	12
State Department of Health-Maui	No Comment	8
State Department of Health-Oahu	Yes	9
State Office of Planning	No Comment	10

<b>Federal Agencies:</b>	<b>Comment</b>	<b>Exhibit #</b>
Federal Aviation Administration	No Comment	

<b>Other Agencies:</b>	<b>Comment</b>	<b>Exhibit #</b>
Hawaiian Telcom	No Comment	
Maui Electric Company	No Comment	11

**ANALYSIS**

**FEDERAL COMMUNICATIONS COMMISSION**

Section 704(a) of the Telecommunications Act of 1996 (TCA) added Section 332(c)(7) to the Communications Act of 1934, as amended. Section 332(c)(7) aims to reduce what were perceived as local zoning impediments to the installation of facilities for wireless communications. The provision is an attempt to facilitate national growth of wireless telephone service and to maintain local control over siting of towers.

Subsequently, the FCC issued the *2009 Shot Clock Order*, to better define what constitutes a "preemptively reasonable period of time," beyond which inaction on a personal wireless service facility siting application would be deemed a "failure to act." For new a tower, 150 days is deemed reasonable, and for an application for collocation on an existing tower, 90 days would be considered reasonable. The "Shot Clock" begins on the date of application, however it stops once the department sends a written notification the application is incomplete. It begins again when the applicant submits all requested information, and the department has 10 days to notify the applicant in writing if the application is still incomplete.

Failure to meet the deadlines outlined above ("failure to act") provides an applicant with the opportunity to seek injunctive relief, but it does not grant outright approval of the application.

**STATE LAND USE**

The proposed project is in conformance with the goals, objectives and policies of the Hawaii State Plan. The subject property is in the State Urban District. The Urban District generally includes

lands characterized by "city-like" concentrations of people, structures and services. This District also includes vacant areas for future development.

Jurisdiction of this district lies primarily with the respective counties. Generally, lot sizes and uses permitted in the district area are established by the respective county through ordinances or rules.

The proposed use is consistent with the State Urban designation of the property.

The proposed project is also in conformance with the goals, objectives and policies of the Hawaii State Plan as follows:

**§226-10.5 Objectives and policies for the economy--information industry.** (a) *Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaii as a leader in broadband and wireless communications and applications in the Pacific Region.*

(b) *To achieve the information industry objective, it shall be the policy of this State to:*

- (1) *Promote efforts to attain the highest speeds of electronic and wireless communication within Hawaii and between Hawaii and the world, and make high speed communication available to all residents and businesses in Hawaii;*
- (2) *Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth and innovation in Hawaii's economy;*
- (3) *Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;*
- (4) *Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawaii, using technology to communicate with their headquarters, offices, or customers located out-of-state;*
- (5) *Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry;*
- (6) *Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;*
- (7) *Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;*
- (8) *Foster a recognition of the contribution of the information industry to Hawaii's economy;*  
*and*
- (9) *Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific. [L Sp 1988, c 1, §3; am L 2009, c 167, §7; am L 2014, c 133, §4]*

**§226-18.5 Hawaii Revised Statutes, Objectives and policies for the economy--information industry.**

(a) *Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.*

(b) *To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.*

- (c) *To further achieve the telecommunications objective, it shall be the policy of this State to:*
- (1) *Facilitate research and development of telecommunications systems and resources;*
  - (2) *Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;*
  - (3) *Promote efficient management and use of existing telecommunications systems and services; and*
  - (4) *Facilitate the development of education and training of telecommunications personnel. [L 1994, c 96, §2]*

The proposed project is in conformance with the goals, objectives and policies of the Hawaii State Plan. The modification of the existing site will not only improve Verizon coverage; but, it will add capacity to the surrounding area. The State Office of Planning did not have any comment on the proposed project.

**LAND USE**

1. As stated in the Maui County Charter, as amended in 2002:

“The General Plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.”

The County of Maui 2030 General Plan Countywide Policy Plan, adopted by the Maui County Council on March 19, 2010, is the first component of the decennial General Plan update. The Countywide Policy Plan replaces the General Plan as adopted in 1990 and amended in 2002. The Countywide Policy Plan acts as an over-arching values statement and umbrella policy document for the Maui Island Plan and the nine Community Plans that provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future. The site under review was accorded Rural Growth Boundary status in the recently approved Maui Island Plan. The Rural Growth Boundary designation lends support to the Applicant's request as the property still maintains agricultural use. The Countywide Policy Plan includes:

1. A vision statement and core values for the County to the year 2030
2. An explanation of the plan-making process
3. A description and background information regarding Maui County today
4. Identification of guiding principles
5. A list of countywide goals, objectives, policies, and implementing actions related to the following core themes:
  - A. Protect the Natural Environment

- B. Preserve Local Cultures and Traditions
- C. Improve Education
- D. Strengthen Social and Healthcare Services
- E. Expand Housing Opportunities for Residents
- F. Strengthen the Local Economy
- G. Improve Parks and Public Facilities
- H. Diversify Transportation Options
- I. Improve Physical Infrastructure
- J. Promote Sustainable Land Use and Growth Management
- K. Strive for Good Governance

The proposed project is in keeping with the following Countywide Policy Plan goals, objectives and policies:

THEME: Improve Physical Infrastructure

GOAL: Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.

Objective: Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.

Policies:

- a. Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.
- d. Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.

3. The Maui Island Plan (MIP) was adopted by the County Council on December 28, 2012. The Plan provides direction for future growth, the economy, and social and environmental decisions through the year 2030. The Plan looks comprehensively at many factors that influence the physical, social and economic development of the island. In addition to establishing a directed growth strategy to identify areas appropriate for future urbanization and revitalization, the Plan also identifies and addresses key environmental, housing, and economic development issues relevant to Maui's current and future generations. The Plan is intended by the County Council, Planning Department, and Maui Planning Commission as a policy foundation for day to day decisions and is specifically intended to be used to assist in reviewing discretionary permits.

The subject parcel is located within the Urban Growth Boundary and the proposed Project is in keeping with the following MIP goals, objective, and policies:

*Economic development*



*Goal: 4.1 Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.*

*Objective: 4.1.3 Improve the island's business climate.*

*Policy: 4.1.3.a Upgrade, maintain the quality of, and improve access to telecommunication infrastructure.*

*Goal: 4.4 A diverse array of emerging economic sectors.*

*Objective: 4.4.1 Support increased investment and expanded activity in emerging industries.*

*Policy: 4.4.1.a Support the development of and access to state-of-the-art voice, video and data telecommunications systems and high-speed Internet.*

4. According to the Wailuku-Kahului Community Plan, the property is identified as Multi-Family and is consistent with the land use map of the Community Plan. The proposed action is consistent with the following Community Plan recommendations:

#### **Government**

Goal: Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management.

#### Objectives and Policies

5. Ensure that adequate infrastructure is or will be available to accommodate planned development.
5. According to County Zoning maps, the property is zoned as A-2, Apartment District. The proposed telecommunications modifications do not qualify as a permitted or special use, per Chapter 19.12 of the Maui County Code. Therefore, a Conditional Permit is required.
6. The subject property is not located within the Special Management Area, and therefore, the requirements of Chapter 205A, Hawaii Revised Statutes (HRS) are inapplicable.

#### **AGRICULTURE**

The proposed project is not located on land zoned agricultural.

#### **ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES**

The proposed project site has already been developed and in multi-family use since the 1975, when the apartment building was constructed. The proposed project involves modifications an installation at an existing telecommunications site atop the building; hence, there will be no development. Thus, there should be no adverse impact to archaeological, historic and cultural resources as a result of the proposed project.

## **INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES**

### **1. Water**

The proposed telecommunications site modifications will not require a water connection or County service; hence, there should be no adverse impacts as a result of the proposed project.

The Fire Department did not have any comments on water supply; however, it will provide comments for fire protection and fire and life safety when more detailed plans are submitted for building permit review. Refer to **Exhibit 6**.

The State of Hawaii Department of Health, Clean Water Branch (DOH-CWB) commented that any project and potential impacts must meet the antidegradation policy, which requires the existing uses and level of water quality necessary to protect existing uses receiving State water be maintained and protected. It also requires that designated uses, determined by the classification of receiving State waters and water quality criteria. Refer to **Exhibit 9**. The DOH-CWB further commented that if the Applicant's project will occur, in, over, or under waters of the U.S., the Applicant should contact the Army Corp. of Engineers. The project will not occur in, over or under U.S. Waters; hence, there will be no requirement to contact the Army Corp. of Engineers. The proposed scope of work is limited to modification of an existing telecommunications site and will not impact water service nor water quality; hence, there should be no adverse impacts, as a result of the project.

### **2. Wastewater**

The proposed project does not involve any action that will generate wastewater; therefore, there will be no adverse impact as a result of the proposed modifications. The DOH-CWB commented that a National Pollutant Discharge Elimination (NPDES) permit may be required for discharges of wastewater, including storm runoff into State surface waters. Refer to **Exhibit 9**. The Applicant acknowledges the concern and will apply for a NPDES permit, as needed.

### **3. Topography, Flood and Drainage**

**Soils** – The property consists primarily of Puuone sand, 7 to 30 percent slopes, according to the United States Department of Agriculture, Natural Resources Conservation Service website. The soil has medium runoff and moderate erosion hazard, meaning some erosion is likely, and erosion control measures may be necessary. The property also consists of lo silty clay, 0 to 3 percent slopes. The soil has low runoff, and slight erosion hazard, meaning that erosion is unlikely under ordinary climatic conditions. As previously mentioned, the proposed modifications will occur atop an existing structure; hence, there should be no adverse impact to existing soil conditions.

**Flood** - The subject property is located in Flood Zone X, an area of minimal flooding, as indicated by the Flood Insurance Rate Map, which defines areas of the 100-year flood with base flood elevations and flood hazard factors. Given the location that the modifications will occur at an existing site atop the building roof, there is no need for the applicant to seek a flood permit.

**Tsunami** - The property lies just outside of the Extreme Tsunami Evacuation Zone, where evacuation is necessary in the case of extreme tsunamis, according to the Kahului-Map 8 by the County of Maui Emergency Management Agency. The property does not abut the shoreline and no construction is proposed; hence, there should be no adverse impact associated with the proposed action.

**Drainage** - The proposed project will not increase stormwater runoff or alter existing drainage patterns. The Department of Public Works did not have any comments on the proposed telecommunications project. Refer to **Exhibit 7**. The DOH-CWB commented that all discharges related to the project construction or operation must comply with the State's Water quality standards. Refer to **Exhibit 9**. The Applicant acknowledges that discharges related to project construction or operation must comply with the State's Water quality standards. Finally, the DOH-CWB said that projects must reduce, reuse and recycle to protect, restore and sustain water quality and uses of State waters. The Applicant notes the objective and will employ Best Management Practices (BMPs), as necessary.

#### **4. Roadways**

Access to the project site is via a driveway with access off Pio Drive, a two-way, two-lane County roadway that eventually connects to Liholiho Street, also, a two-way, two-lane County roadway. While maintenance of the site will be required, if approved, roadway improvements are not currently proposed, along with the project. The Department of Public Works did not have any comments on the proposed project. Refer to **Exhibit 7**.

#### **5. Electrical, Telephone and Cable**

Electrical and telephone service is available to the site via Maui Electric Company and Hawaiian Telcom, respectively. No impacts are anticipated as a result of the proposed project. Refer to **Exhibit 11**.

#### **6. Parks**

Keopuolani Regional Park is also located approximately one (1) mile away. The park consists of an amphitheater, baseball/softball fields, picnic areas, playground, soccer fields, restrooms and parking. No impacts to parks are expected from the proposed use. The War Memorial Complex, also located less than a mile of the project site and is also ADA accessible. The park consists of pools, baseball/softball fields, tennis courts, a stadium, soccer fields, restrooms and parking.

#### **7. Schools**

The Wailuku area is served by Wailuku Elementary, Waihee School and Pu'u Kukui (Elementary), Iao School (Intermediate) and Baldwin High School. There should be no impacts to these schools, as a result of the proposed use.

## 8. Solid Waste

Residential solid waste that is collected by County of Maui crews, as well as commercial waste collected by private companies is disposed of at the Central Maui Landfill Refuse and Recycling Center. Construction waste is transported to the Maui Demolition and Construction Landfill or other permitted facility for disposal. The Olowalu Transfer station accepts residential solid waste, as well as recyclable material. No adverse impact to the County solid waste collection is anticipated as a result of the proposed project.

### PUBLIC SERVICE IMPACTS

The proposed use involves modifications to an existing site for telecommunications equipment, so there should be no adverse impacts to public services in the area.

**Fire** - The nearest fire station is the Wailuku Fire Department, located approximately 1.5 miles away at 21 Kinipopo Street in Wailuku. Because of the close proximity, response times to the immediate area are excellent. The next nearest station located in Kahului on Dairy Road, approximately 3.4 miles from the project site. Given the proposed project scope, there will be no adverse impact to existing service to the area. The County of Maui Department of Fire & Public Safety did not have any comments regarding the proposed project; however, they reserve the right to provide comments during the building permit review process. Refer to **Exhibit 6**.

**Police** - The closest Maui Police Department is the Wailuku Police Station located at 55 Mahalani Road, approximately one (1) mile from the property. There should be no adverse impact to police service, as a result of the proposed project. The County of Maui Police Department did not have any comments.

The State of Hawaii Department of Defense commented that they support the project. The facility, along with numerous other sites are key components to the State of Hawaii's Outdoor Warning Siren Activation System for Public Safety, as well as the Wireless Emergency Alert system, which allows wireless phone customers to receive alerts on imminent threat in their geographical area. Refer to **Exhibit 12**.

**Medical** - The nearest hospital is the Maui Memorial Medical Center located at 221 Mahalani Street in Wailuku, approximately one (1) mile away from the property. The facility provides acute, general, and emergency care services from its 231 bed facility.

The State of Hawaii Department of Health Maui District Health Office commented and did not have any comments to offer on the proposed project. Refer to **Exhibit 8**.

**Public Transportation** - There is currently no bus route at the project site. The closest public bus stop would be located at the State Office Building, approximately two (2) miles from the property. The other nearest bus stop is at the hospital, approximately one (1) mile away from the property.

**Library** - The nearest public library is the Maui Public Library located in Wailuku on High Street, approximately two (2) miles away from the property. Another public library is the Kahului Public Library located on School Street, approximately 1.5 miles away from the proposed project site.

**SOCIO-ECONOMIC IMPACTS**

The proposed project will involve modifications to an existing telecommunications site, which will result in positive socioeconomic impacts to Central Maui. The modification will generate construction-related job opportunities. The project will be put out to bid and a general contractor will be selected to work on the site. The general contractor will hire subcontractors to perform various tasks for the site modification. In addition, Verizon coverage will improve, and there will be greater wireless capacity to serve surrounding areas, which may result in increased business and possibly the need for more staff. As a result of the proposed project, there should be no adverse impact to the community.

**ENVIRONMENTAL IMPACTS**

The proposed project may have some short-term noise impacts during the modification process; however, the impact will be minimal. BMPs should be incorporated into the project in accordance with Federal, State and County standards.

**OTHER GOVERNMENTAL APPROVALS**

Conditional Permits are approved by ordinance from the Maui County Council.

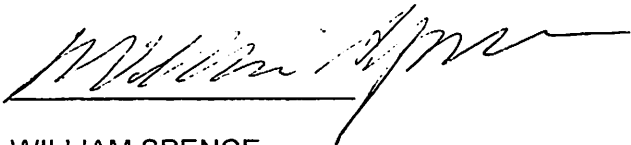
**TESTIMONY**

As of August 1, 2017, the Planning Department has not received any letters of support or protest regarding the proposed project.

**ALTERNATIVES**

1. Deferral. The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberations on the application.
2. Recommendation of Approval to the County Council. The Commission is not the authority on conditional permits and, therefore, can only make a recommendation to the County Council to approve or deny the conditional permit. The County Council is the authority to act on conditional permits.
3. Recommendation of Denial to the County Council. The Commission is not the authority on conditional permits and, therefore, can only make a recommendation to the County Council to approve or deny the conditional permit. The County Council is the authority to act on conditional permits.

APPROVED:



WILLIAM SPENCE  
Planning Director  
County of Maui



Exhibit 1





Exhibit 2

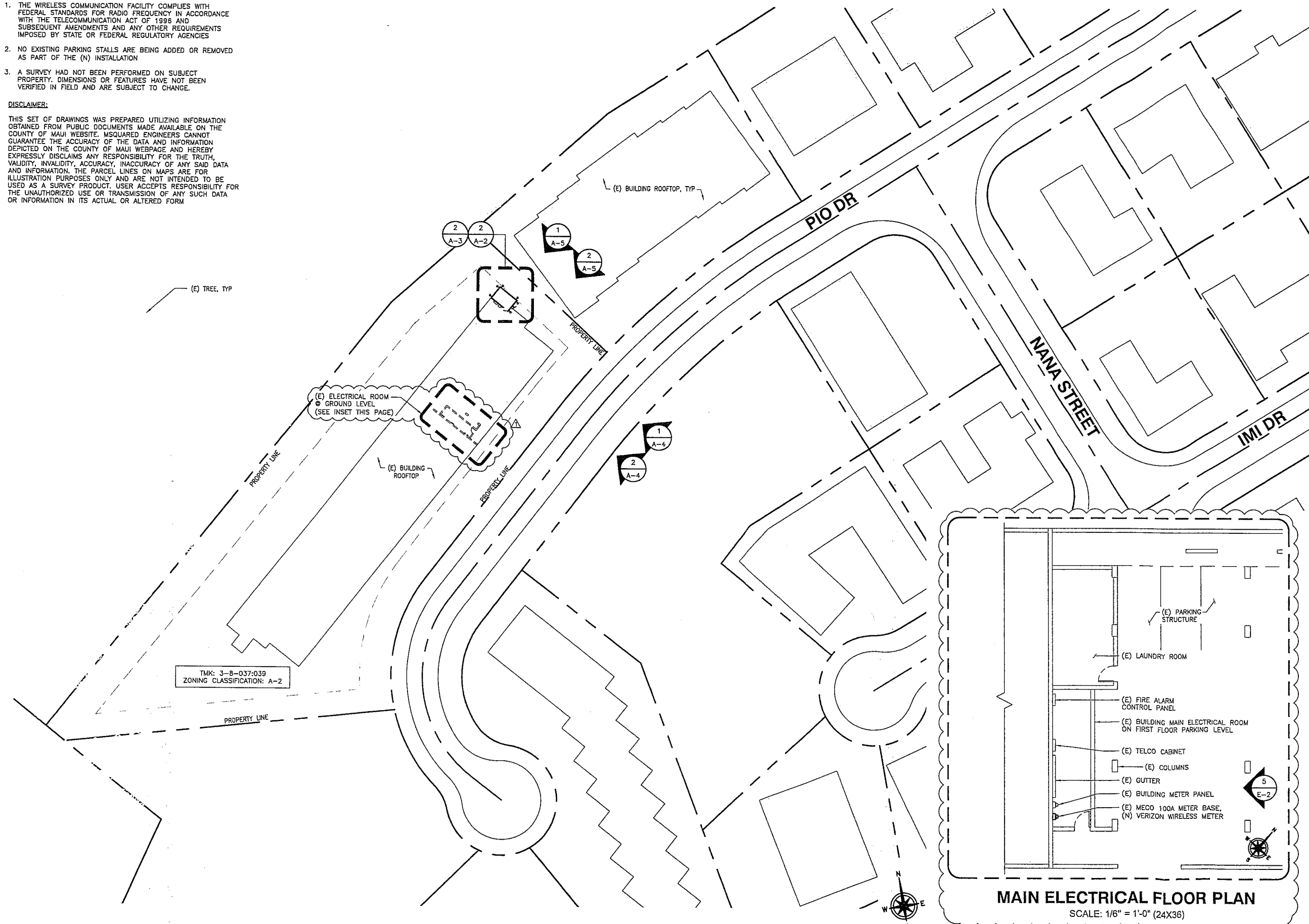


**NOTES:**

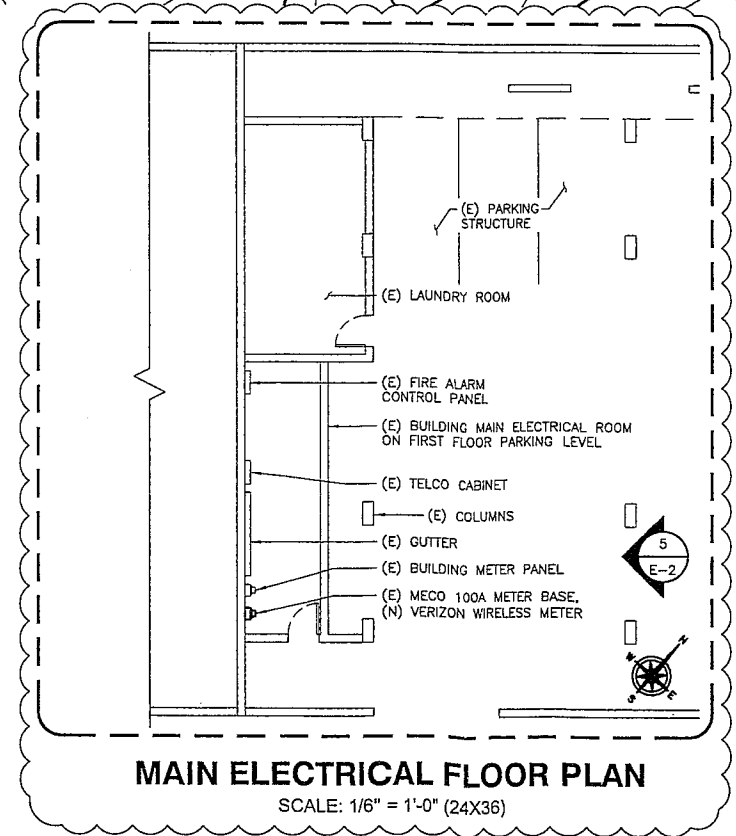
1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE (N) INSTALLATION
3. A SURVEY HAD NOT BEEN PERFORMED ON SUBJECT PROPERTY. DIMENSIONS OR FEATURES HAVE NOT BEEN VERIFIED IN FIELD AND ARE SUBJECT TO CHANGE.

**DISCLAIMER:**

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TMK: 3-8-037-039  
ZONING CLASSIFICATION: A-2



**MAIN ELECTRICAL FLOOR PLAN**  
SCALE: 1/6" = 1'-0" (24X36)

**verizon**  
255 KAHELU AVENUE  
MILILANI, HAWAII 96789

**VECTOR**  
ENGINEERS

**m.squared**  
ENGINEERS  
1387 CALLE AVANZADO  
SAN CLEMENTE, CA 92673

DRAWN BY:	MR
CHECKED BY:	MM

REV	DATE	DESCRIPTION
Δ	09/12/2016	ELECTRICAL UPDATES
Δ	04/26/2016	100% CD'S REVISED
0	02/25/2016	100% CD'S FOR BP SUBMITTAL
A	02/16/2016	90% CD'S FOR REVIEW

**ROGER T. ALWORTH**  
LICENSED PROFESSIONAL ENGINEER  
No. 11412-S

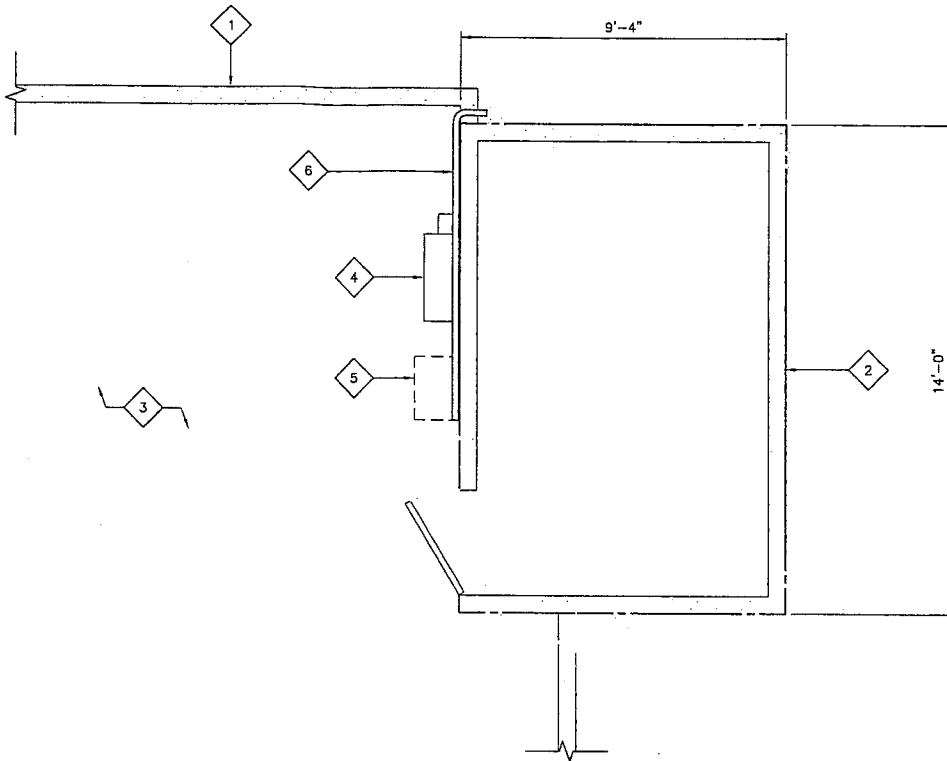
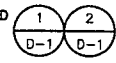
1  
E  
7  
TH  
*Exhibit 3*

**H12 PUUONE TERRACE**  
493 PIO DR  
WAILUKU, HI 96793

SHEET TITLE  
**OVERALL SITE PLAN**

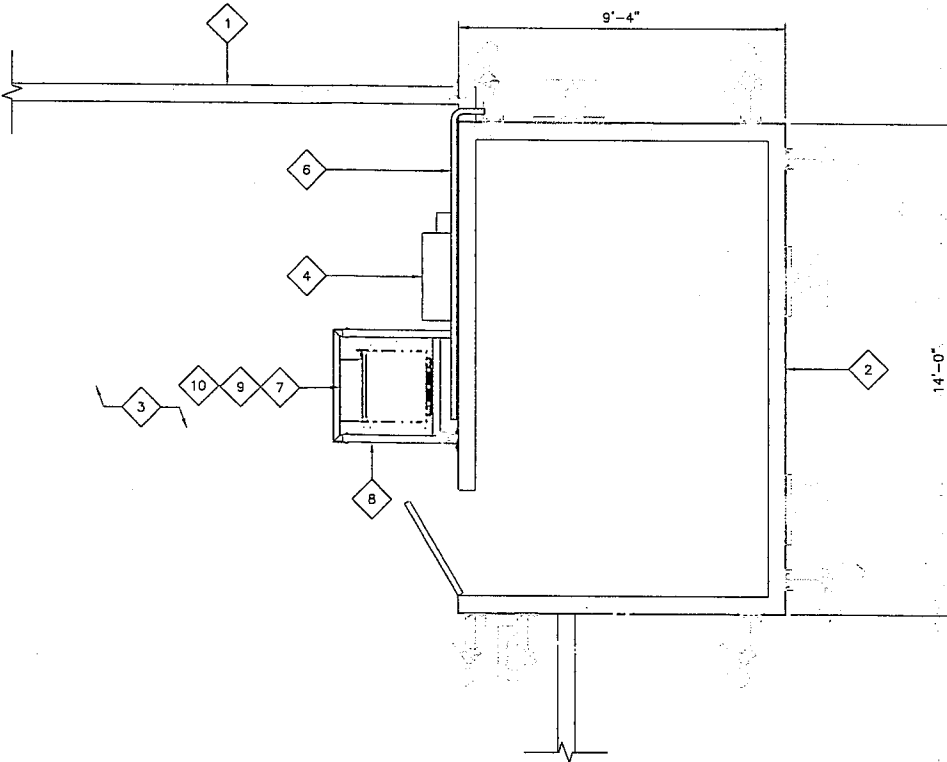
SHEET NUMBER  
**A-1**

- 1 (E) BUILDING PARAPET WALL
- 2 (E) MECHANICAL PENTHOUSE
- 3 (E) BUILDING ROOFTOP, TO REMAIN UNDISTURBED
- 4 (E) WALL-MOUNTED PPC CABINET TO REMAIN
- 5 (E) WALL-MOUNTED EQUIPMENT CABINET TO BE REMOVED
- 6 (E) 2" CONDUIT FIBER ROUTING TO GROUND FLOOR TELCO ROOM
- 7 (N) VERIZON WIRELESS PLATFORM-MOUNTED EQUIPMENT CABINET PER PLAN (COMMSCOPE RBC36-24)
- 8 (N) WALL-MOUNTED STEEL PLATFORM
- 9 (N) VERIZON WIRELESS RACK-MOUNTED OVP SURGE; RVZDC-2260-RM-48 INSIDE NEW EQUIPMENT CABINET; (2) TOTAL
- 10 (N) VERIZON WIRELESS DUS MAIN UNIT INSIDE NEW EQUIPMENT CABINET; (2) TOTAL



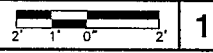
**EXISTING EQUIPMENT LAYOUT**

- NOTES:**
1. CONTRACTOR TO VERIFY APPROVED STRUCTURAL ANALYSIS PRIOR TO INSTALLATION.
  2. NEW RBC CABINETS TO BE ORDERED WITHOUT THE EXTERNAL AC LOAD CENTER, MANUAL GENERATOR SWITCH, AND 50A GENERATOR INLET.

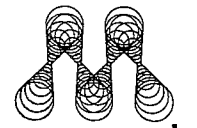


**NEW EQUIPMENT LAYOUT**

24"x36" SCALE: 3/8" = 1'-0"  
 11"x17" SCALE: 3/16" = 1'-0"



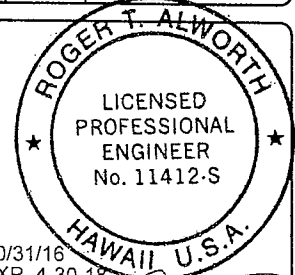
**verizon**  
 255 KAHELU AVENUE  
 MILILANI, HAWAII 96789



**m.squared ENGINEERS**  
 1387 CALLE AVANZADO  
 SAN CLEMENTE, CA 92673

DRAWN BY: MR  
 CHECKED BY: MM

REV	DATE	DESCRIPTION
Δ	09/12/2016	ELECTRICAL UPDATES
Δ	04/26/2016	100% CD'S REVISED
0	02/25/2016	100% CD'S FOR BP SUBMITTAL
A	02/16/2016	90% CD'S FOR REVIEW



10/31/16  
 EXP. 4-30-18

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION WHEN REQUIRED BY H.A.R. 16-115-9.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

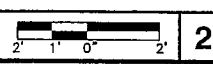
H12 PUUONE TERRACE  
 493 PIO DR  
 WAILUKU, HI 96793

SHEET TITLE  
**EQUIPMENT LAYOUT**

SHEET NUMBER

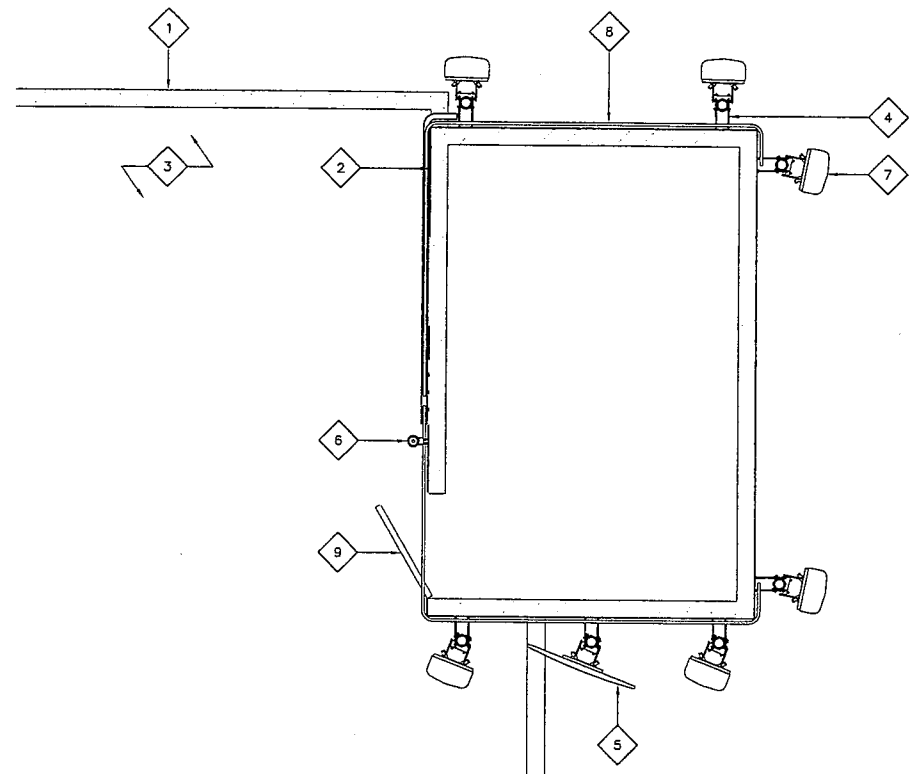
**A-2**

24"x36" SCALE: 3/8" = 1'-0"  
 11"x17" SCALE: 3/16" = 1'-0"



**KEYNOTES**

2



**EXISTING ANTENNA LAYOUT**

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

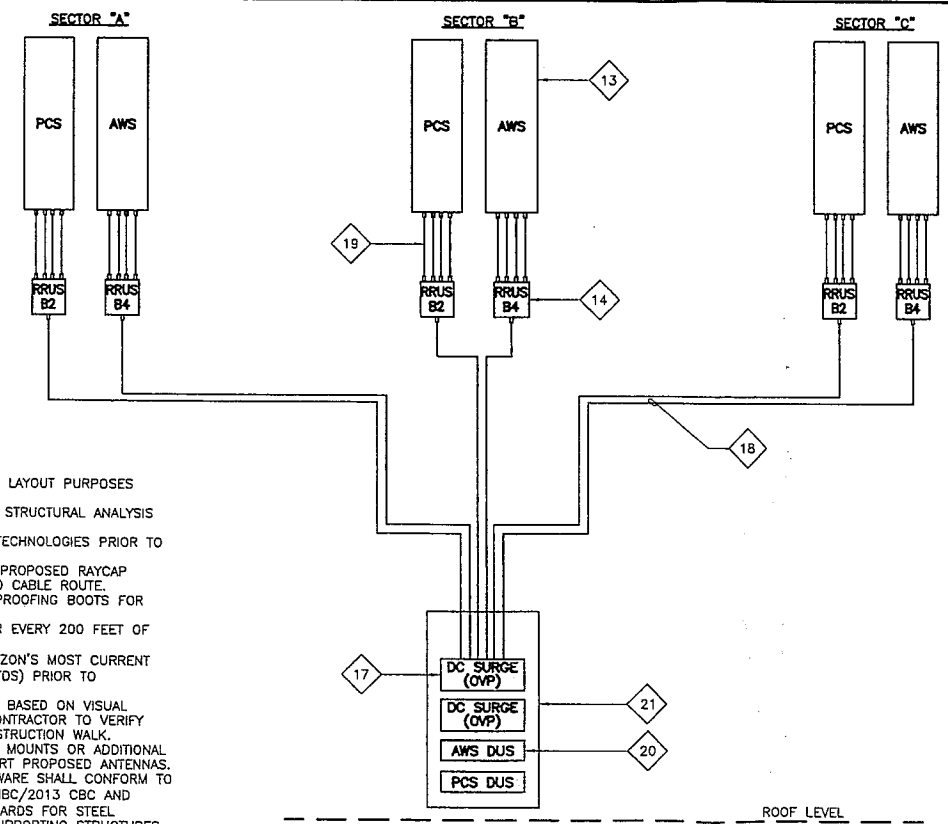


- 1 (E) BUILDING PARAPET WALL
- 2 (E) MECHANICAL PENTHOUSE
- 3 (E) BUILDING ROOFTOP, TO REMAIN UNDISTURBED
- 4 (E) ANTENNA STANDOFF TO BE REMOVED; TYP-(1) PAIR PER ANTENNA MAST.
- 5 (E) MICROWAVE ANTENNA TO REMAIN; (1) TOTAL
- 6 (E) GPS ANTENNA ALONG BUILDING FACADE TO BE REMOVED; (1) TOTAL
- 7 (E) PANEL ANTENNA ALONG BUILDING FACADE TO BE REMOVED; (6) TOTAL
- 8 (E) COAXIAL CABLES ROUTED ALONG BUILDING FACADE TO BE REMOVED (TYP)
- 9 (E) MECHANICAL PENTHOUSE DOORWAY
- 10 (N) VERIZON WIRELESS 2 1/2" CONDUIT RUNS MOUNTED TO BUILDING FACADE; (1) PER SECTOR, (3) TOTAL

- 11 (N) VERIZON WIRELESS ANTENNA PIPE MAST (2) PER SECTOR, (3) SECTORS, (6) TOTAL PAINTED TO MATCH BUILDING FOR CONCEALMENT.
- 12 (N) VERIZON WIRELESS GPS ANTENNA ALONG PENTHOUSE WALL, PAINTED TO MATCH BUILDING FOR CONCEALMENT.
- 13 (N) VERIZON WIRELESS PANEL ANTENNAS ALONG BUILDING FACADE TO REPLACE EXISTING; (2) PER SECTOR, (3) SECTORS, (6) TOTAL PER ANTENNA SCHEDULE, PAINTED TO MATCH BUILDING FOR CONCEALMENT.
- 14 (N) VERIZON WIRELESS REMOTE RADIO UNIT (RRUS) WITH A2 UNITS MOUNTED BELOW ANTENNA; (2) PER SECTOR, (3) SECTORS, (6) TOTAL PAINTED TO MATCH BUILDING.
- 15 (N) VERIZON WIRELESS 12" STANDOFF; (1) PAIR PER ANTENNA MAST, PAINTED TO MATCH BUILDING
- 16 (N) VERIZON WIRELESS HYBRID TRUNKS ROUTED WITHIN RMC CONDUITS ON SLEEPERS AT ROOF, TYP
- 17 (N) VERIZON WIRELESS RACK-MOUNTED OVP SURGE; RVZDC-2260-RM-48 INSIDE NEW EQUIPMENT CABINET; (2) TOTAL

- 18 (N) VERIZON WIRELESS RRU HYBRID TAILS; HFT412-2S29-20, TYP.
- 19 (N) COAXIAL CABLE, TYP
- 20 (N) VERIZON WIRELESS DUS MAIN UNIT INSIDE NEW EQUIPMENT CABINET; (2) TOTAL
- 21 (N) VERIZON WIRELESS PLATFORM-MOUNTED EQUIPMENT CABINETS PER PLAN (COMMSCOPE RBC36-24)
- 22 (N) VERIZON WIRELESS H-FRAME WALL MOUNT, TYP

**KEYNOTES**

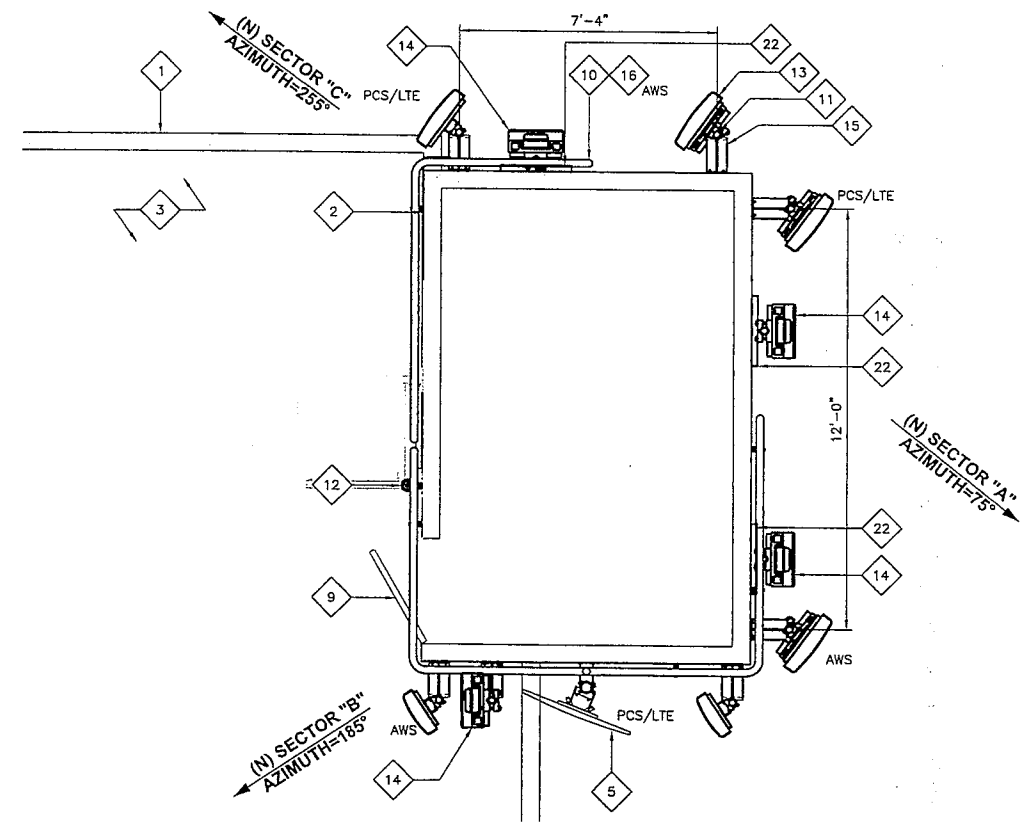


- NOTES:**
- THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
  - CONTRACTOR TO VERIFY APPROVED STRUCTURAL ANALYSIS PRIOR TO INSTALLATION.
  - CONTRACTOR TO VERIFY ANTENNA TECHNOLOGIES PRIOR TO REMOVAL OF ANY ANTENNAS.
  - CONTRACTOR TO ORIENT & PLACE PROPOSED RAYCAP JUNCTION BOX CLOSEST TO HYBRID CABLE ROUTE.
  - CONTRACTOR TO SUPPLY WEATHERPROOFING BOOTS FOR CONNECTIONS.
  - HOISTING GRIP MUST BE USED FOR EVERY 200 FEET OF CABLE.
  - CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
  - CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
  - GENERAL CONTRACTOR TO PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED ANTENNAS. ALL ANTENNAS & MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER 2012 IBC/2013 CBC AND EJA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

NEW ANTENNA SCHEDULE													
	ANTENNA POSITION	NAME/BAND	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	COAX LENGTH	COAX SIZE	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	PCS LTE	NEW	49'-4"	COMMSCOPE HBXX-3319DS-A2M	75°	1	0	8'	±15'	HYBRID	ERICSSON RRUS B2+A2	1
	A2	AWS LTE	NEW	49'-4"	COMMSCOPE HBXX-3319DS-A2M	75°	1	0	8'	±15'	HYBRID	ERICSSON RRUS B4+A2	1
	A3	-	-	-	-	-	-	-	-	-	-	-	-
	A4	-	-	-	-	-	-	-	-	-	-	-	-
BETA SECTOR	B1	PCS LTE	NEW	48'-4"	COMMSCOPE HH45A-2XB1	185°	1	0	0'	±15'	HYBRID	ERICSSON RRUS B2+A2	1
	B2	AWS LTE	NEW	48'-4"	COMMSCOPE HH45A-2XB1	185°	1	0	0'	±15'	HYBRID	ERICSSON RRUS B4+A2	1
	B3	-	-	-	-	-	-	-	-	-	-	-	-
	B4	-	-	-	-	-	-	-	-	-	-	-	-
GAMMA SECTOR	C1	PCS LTE	NEW	49'-4"	COMMSCOPE HBXX-3319DS-A2M	255°	1	0	5'	±15'	HYBRID	ERICSSON RRUS B2+A2	1
	C2	AWS LTE	NEW	49'-4"	COMMSCOPE HBXX-3319DS-A2M	255°	1	0	5'	±15'	HYBRID	ERICSSON RRUS B4+A2	1
	C3	-	-	-	-	-	-	-	-	-	-	-	-
	C4	-	-	-	-	-	-	-	-	-	-	-	-

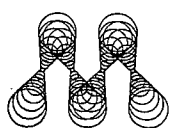
**ANTENNA SCHEMATIC AND SCHEDULE**

24"x36" SCALE: NTS  
11"x17" SCALE: NTS



**NEW ANTENNA LAYOUT**

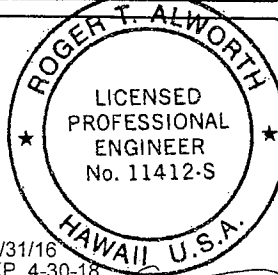
24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"



**m.squared ENGINEERS**  
1387 CALLE AVANZADO  
SAN CLEMENTE, CA 92673

DRAWN BY: MR  
CHECKED BY: MM

REV	DATE	DESCRIPTION
0	09/12/2016	ELECTRICAL UPDATES
1	04/25/2016	100% CD'S REVISED
2	02/25/2016	100% CD'S FOR BP SUBMITTAL
3	02/16/2016	90% CD'S FOR REVIEW



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION WHEN REQUIRED BY H.A.R. 16-115-9.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

HI2 PUUONE TERRACE  
493 PIO DR  
WAILUKU, HI 96793

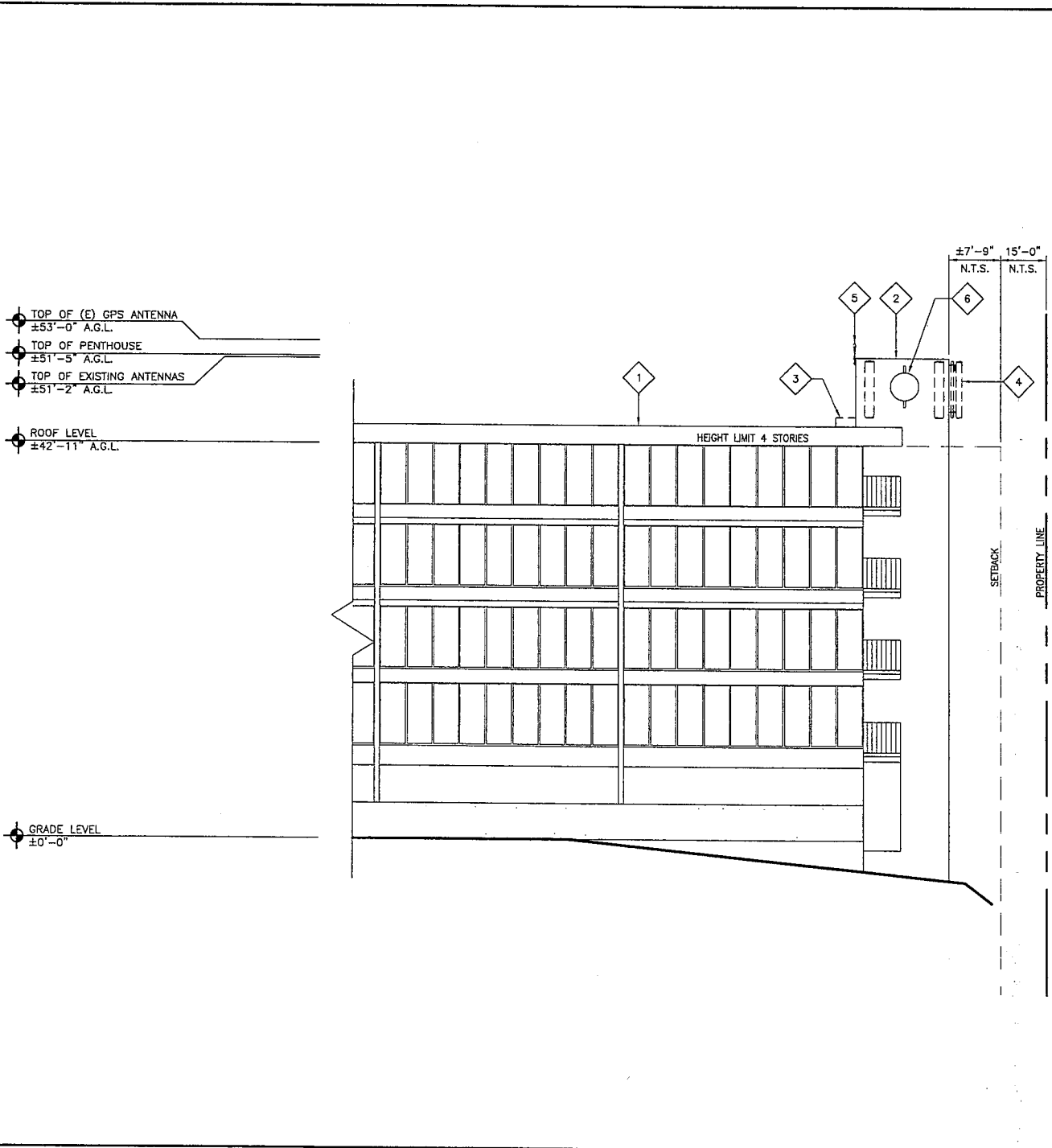
SHEET TITLE  
**ANTENNA LAYOUTS AND SCHEDULE**

SHEET NUMBER  
**A-3**

- 1 (E) BUILDING/PARAPET WALL
- 2 (E) MECHANICAL PENTHOUSE
- 3 (E) WALL-MOUNTED EQUIPMENT CABINET TO BE REMOVE AND REPLACED.
- 4 (E) PANEL ANTENNA ALONG BUILDING FACADE TO BE REMOVED; (6) TOTAL.
- 5 (E) GPS ANTENNA ALONG BUILDING FACADE TO BE REMOVED; (1) TOTAL.
- 6 (E) MICROWAVE ANTENNA ALONG BUILDING TO REMAIN; (1) TOTAL.
- 7 (N) VERIZON WIRELESS WALL-MOUNTED EQUIPMENT CABINET PER PLAN (COMMSCOPE RBC36-24)

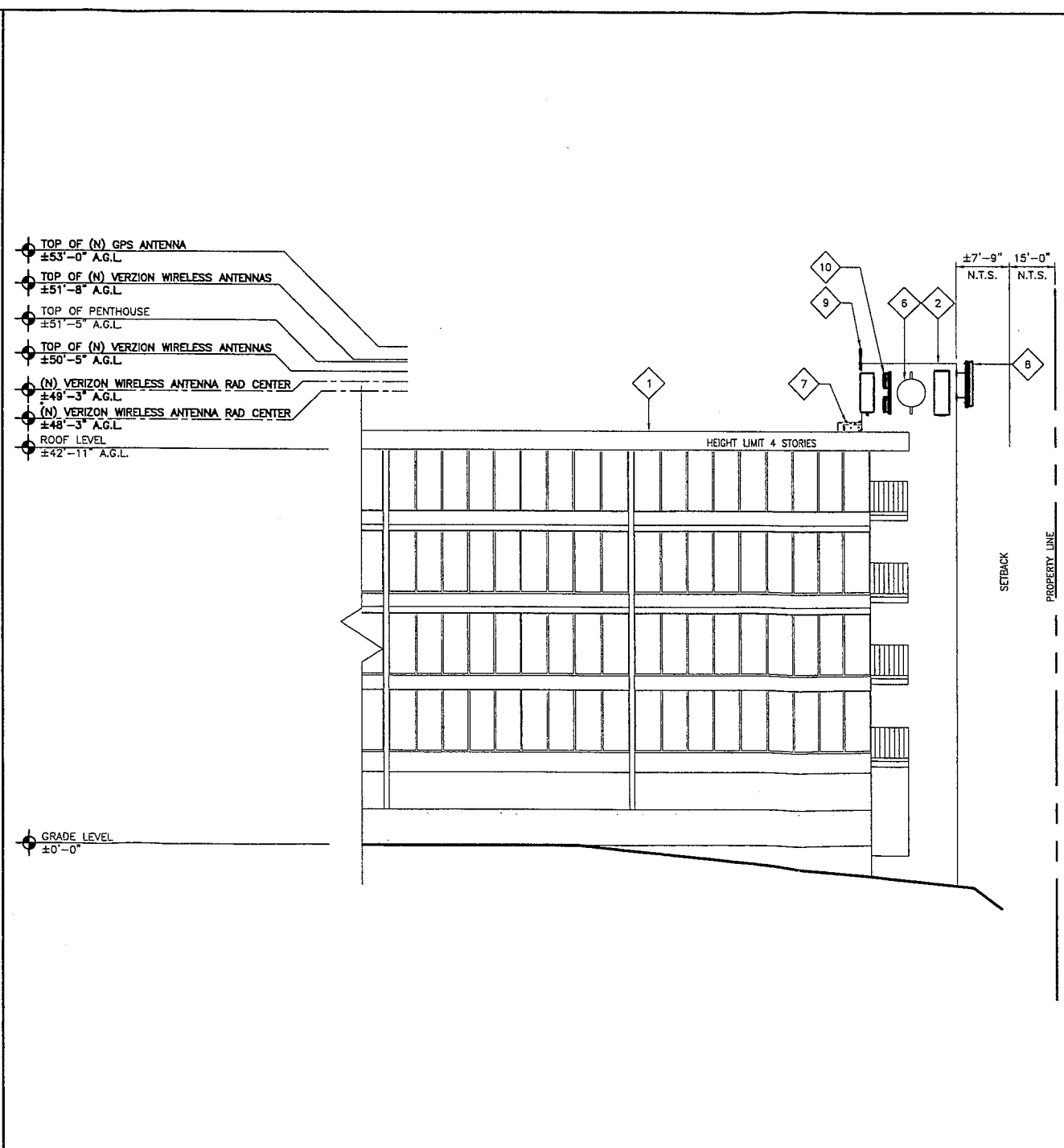
- 8 (N) VERIZON WIRELESS PANEL ANTENNAS ALONG BUILDING FACADE TO REPLACE EXISTING; (2) PER SECTOR, (3) SECTORS, (6) TOTAL PER ANTENNA SCHEDULE. PAINTED TO MATCH BUILDING FOR CONCEALMENT.
- 9 (N) VERIZON WIRELESS GPS ANTENNA ALONG PENTHOUSE WALL; (1) TOTAL.
- 10 (N) VERIZON WIRELESS REMOTE RADIO UNIT (RRUS) WITH A2 UNITS MOUNTED BELOW ANTENNA; (2) PER SECTOR, (3) SECTORS, (6) TOTAL. PAINTED TO MATCH BUILDING.

**KEYNOTES**



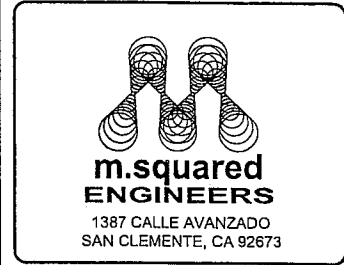
**EXISTING SOUTHEAST ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"  
 8' 6" 4" 2" 0"



**NEW SOUTHEAST ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"  
 8' 6" 4" 2" 0"



DRAWN BY:	MR
CHECKED BY:	MM

REV	DATE	DESCRIPTION
A	09/12/2016	ELECTRICAL UPDATES
A	04/26/2016	100% CD'S REVISED
0	02/25/2016	100% CD'S FOR BP SUBMITTAL
A	02/16/2016	90% CD'S FOR REVIEW

10/31/16  
 EXP. 4-30-18  
 THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION WHEN REQUIRED BY H.A.R. 16-115-9.  
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

H12 PUUONE TERRACE  
 493 PIO DR  
 WAILUKU, HI 96793

SHEET TITLE  
**ELEVATIONS**

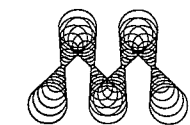
SHEET NUMBER  
**A-4**

- 1 (E) BUILDING/PARAPET WALL
- 2 (E) MECHANICAL PENTHOUSE
- 3 (E) PANEL ANTENNA ALONG BUILDING FACADE TO BE REMOVED; (6) TOTAL.
- 4 (E) GPS ANTENNA ALONG BUILDING FACADE TO BE REMOVED; (1) TOTAL.
- 5 (N) VERIZON WIRELESS PANEL ANTENNAS ALONG BUILDING FACADE TO REPLACE EXISTING; (2) PER SECTOR, (3) SECTORS, (6) TOTAL PER ANTENNA SCHEDULE. PAINTED TO MATCH BUILDING FOR CONCEALMENT.
- 6 (N) VERIZON WIRELESS GPS ANTENNA ALONG PENTHOUSE WALL; (1) TOTAL
- 7 (N) VERIZON WIRELESS REMOTE RADIO UNIT (RRUS) WITH A2 UNITS MOUNTED BELOW ANTENNA; (2) PER SECTOR, (3) SECTORS, (6) TOTAL. PAINTED TO MATCH BUILDING.
- 8 (N) VERIZON WIRELESS H-FRAME WALL MOUNT, TYP

**verizon**

255 KAHELU AVENUE  
MILILANI, HAWAII 96789

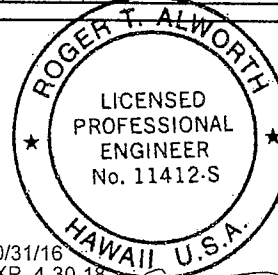
**VECTOR**  
ENGINEERS



**m.squared**  
ENGINEERS  
1387 CALLE AVANZADO  
SAN CLEMENTE, CA 92673

DRAWN BY: MR  
CHECKED BY: MM

REV	DATE	DESCRIPTION
0	09/12/2016	ELECTRICAL UPDATES
1	04/26/2016	100% CD'S REVISED
2	02/25/2016	100% CD'S FOR BP SUBMITTAL
3	02/16/2016	90% CD'S FOR REVIEW



10/31/16  
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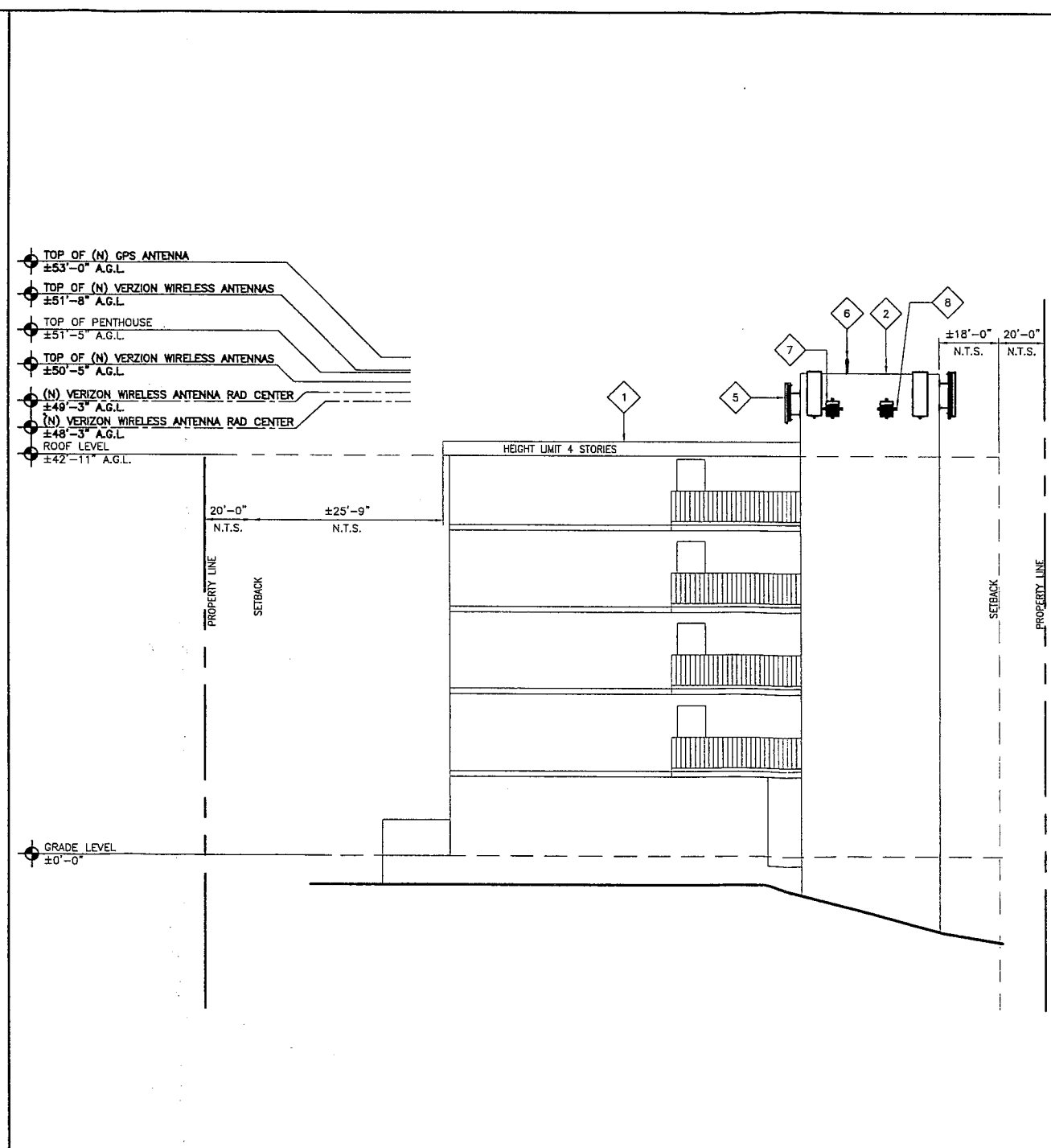
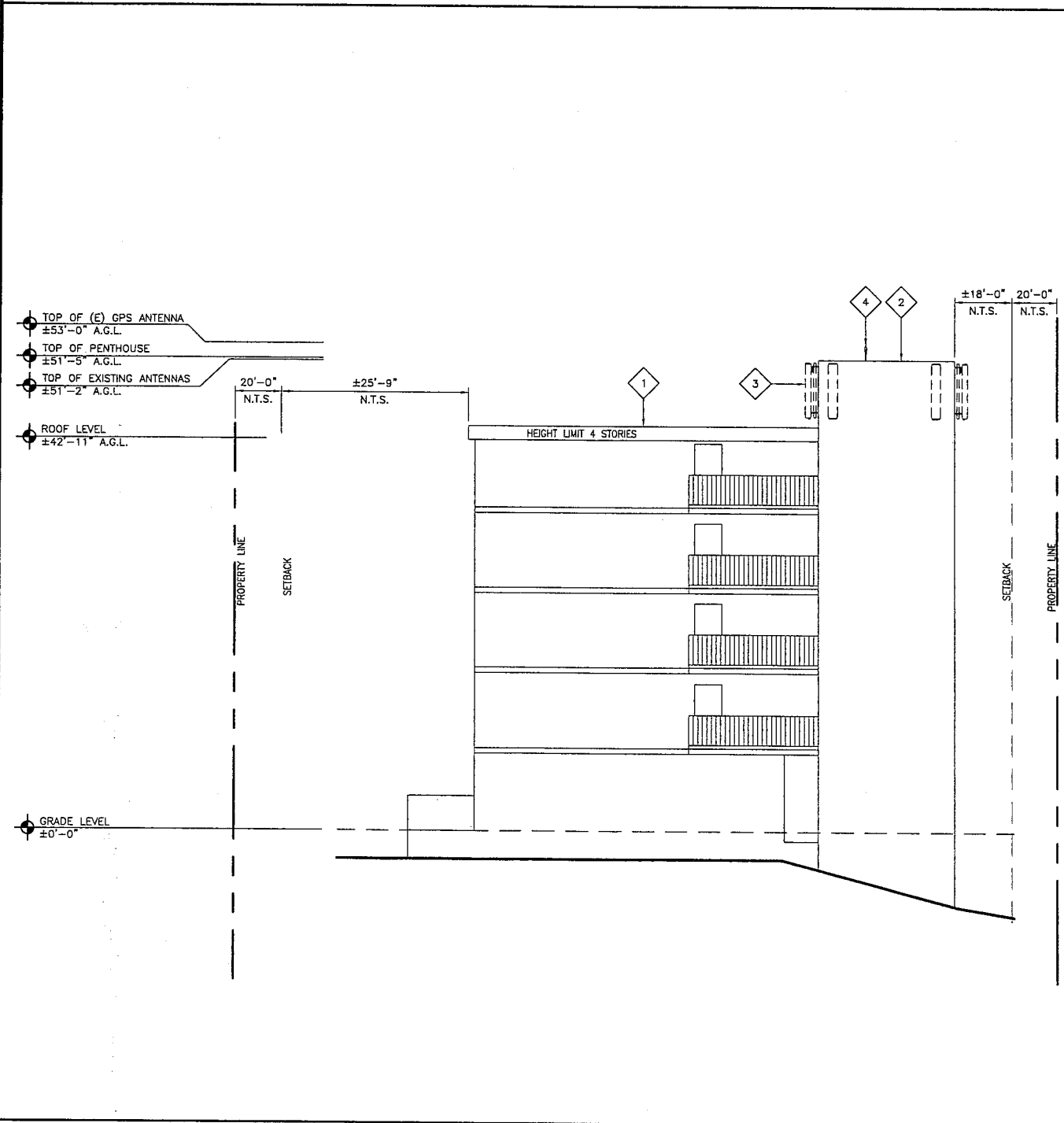
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

HI2 PUUONE TERRACE  
493 PIO DR  
WAILUKU, HI 96793

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
A-5

**KEYNOTES**



**EXISTING NORTHEAST ELEVATION**

24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"

**NEW NORTHEAST ELEVATION**

24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

December 14, 2016

Mr. Steve Sung  
758 Kapahulu Avenue, Suite 100-1062  
Honolulu, Hawaii 96816

Dear Mr. Sung:

**SUBJECT: PENDING VERIZON WIRELESS BUILDING PERMIT  
#BT20160931 – SECTION 19.500.110-NONCONFORMITIES,  
FOR A MODIFICATION OF AN EXISTING  
TELE-COMMUNICATIONS SITE AT 493 PIO DRIVE,  
WAILUKU, MAUI, HAWAII; TMK: (2) 3-8-037:039**

The Department of Planning (Department) has reviewed your letter dated October 25, 2016, seeking a determination of an existing non-conforming use for a telecommunication facility. We offer the following response:

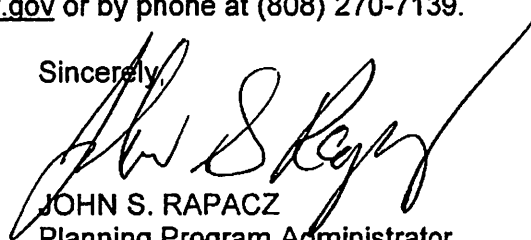
1. The property contains the following designations: State Land Use Urban; Community Plan Multi-Family; and County Zoning Apartment District (A-2).
2. Maui County Code, §19.04.040 defines "Nonconforming uses" as any use of a structure or zoning lot which was previously lawful but which does not conform to the applicable use regulations of the district in which it is located, either on the effective date of the ordinance codified in this article or as a result of any subsequent amendment.
3. Per the Department's letter dated April 10, 2008, the telecommunication facility use was not an outright permitted use in the Apartment District and required a County Special Accessory Use permit. However, no County Special Accessory Use permit was obtained, therefore the telecommunication facility use was never permitted and is not a non-conforming use today.
4. In order for the telecommunication facility use to be permitted, a Conditional Permit must be obtained. Please contact the Current Planning Division at (808) 270-8205 for information on the Conditional Use permit process and application. You may download the application at <http://www.co.maui.hi.us/DocumentCenter/Home/View/1653>  
The County Special Accessory Use Permit is no longer applicable because Maui County Code, §19.12 Apartment District was amended in 2013.

Mr. Sung  
December 14, 2016  
Page 2

5. Also, the construction of the telecommunication antenna requires a building permit. Please contact Development Services Administration at (808) 270-7250 for further information on the building permit process.

Should you have any questions or concerns, you may contact Avelina Cabais, staff planner, at [avelina.cabais@mauicounty.gov](mailto:avelina.cabais@mauicounty.gov) or by phone at (808) 270-7139.

Sincerely,



JOHN S. RAPACZ  
Planning Program Administrator

For: WILLIAM SPENCE  
Planning Director

xc: Carolyn Cortez, Staff Planner (PDF via email)  
Avelina Cabais, Staff Planner (PDF via email)  
Roberto Montes (via email: [roberto.montes@wirelessresources.com](mailto:roberto.montes@wirelessresources.com))  
BT/2016/0931 (KIVA Related Documents & Project File)  
16/General File  
WRS:JSR:CEC:ALC:kk  
K:\WP\_DOCS\PLANNING\LTR\2016\5486\_VerizonWirelessAntennaResponse.docx

# WIRELESS RESOURCES INC.

PROJECT MANAGEMENT • SITE ACQUISITION • CONSTRUCTION MANAGEMENT • CONSULTING

## Photographs of the Project Site

North Towards Site



West Towards Site



758 Kapahulu Avenue Suite 100-1062  
Honolulu, Hawaii 96816



# WIRELESS RESOURCES INC.

PROJECT MANAGEMENT • SITE ACQUISITION • CONSTRUCTION MANAGEMENT • CONSULTING

## Photographs of the Project Site

South Towards Site



East Towards Site





# WIRELESS RESOURCES INC.

PROJECT MANAGEMENT • SITE ACQUISITION • CONSTRUCTION MANAGEMENT • CONSULTING

## Photographs of the Project Site

### Close-ups of Existing Antennae



758 Kapahulu Avenue Suite 100-1062  
Honolulu, Hawaii 96816

# WIRELESS RESOURCES INC.

PROJECT MANAGEMENT • SITE ACQUISITION • CONSTRUCTION MANAGEMENT • CONSULTING

## Photographs of the Project Site

### Close-ups of Existing Antennae





**Tara Furukawa - Re: Comments on HI2 Puuone Terrace Project CP 2017/0002**

**From:** Paul Haake  
**To:** Tara Furukawa  
**Date:** 6/21/2017 6:19 PM  
**Subject:** Re: Comments on HI2 Puuone Terrace Project CP 2017/0002

Hi Tara,

Thanks for your patience and the reminder...below are our office's comments.

Please let me know if further assistance is needed.

Thanks,

Paul

\*\*\*\*\*

**June 21, 2017**

Department of Planning  
Attn: Tara Furukawa, Staff Planner  
2200 Main Street, Suite 619  
Wailuku, HI 96793

**Re: HI2 Puuone Terrace Project  
Wailuku, Maui  
(2) 3-8-037: 039  
CP 2017/0002**

Dear Tara:

Thank you for the opportunity to comment on this subject. At this time, our office provides the following comments:

- There are no specific comments in regards to the approval of the CP.
- Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at (808) 876-4697

Sincerely,

*Exhibit 6*

Paul Haake  
Captain - Fire Prevention Bureau  
Dept. of Fire & Public Safety  
County of Maui

313 Manea Place Wailuku, HI 96793  
876-4690 office  
876-4693 direct line  
244-1363 fax

>>> Tara Furukawa 6/21/2017 8:42 AM >>>

Hi Paul, just wondering if you got a chance to look at the info. I sent? Want to forward to Planning Commission asap. Thanks!

>>> Tara Furukawa 6/13/2017 7:25 AM >>>

Hi Paul, the packet was mailed to you back on April 25, 2017, so I'm not sure what happened. I have pdf copies of the application and plans so I'll send them to you. Attached is the application. There are 3 separate pdfs coming your way.

**Tara Furukawa, Staff Planner**  
County of Maui Department of Planning  
2200 Main St., Suite 619  
Wailuku, HI 96793  
(808) 270 7520  
Email: [tara.furukawa@co.maui.hi.us](mailto:tara.furukawa@co.maui.hi.us)

>>> Paul Haake 6/12/2017 2:21 PM >>>

Hi Tara,

I have been way behind on getting responses out to comments, but a search of my files does not show a request for comments regarding the referenced subject.

Is there some info I can review? We're usually sent a packet to review. We may have received one, but I am unable to locate it. Can you assist?

Let me know. So sorry; thanks for your patience.

Paul

ALAN M. ARAKAWA  
Mayor

DAVID C. GOODE  
Director

ROWENA M. DAGDAG-ANDAYA  
Deputy Director

Telephone: (808) 270-7845  
Fax: (808) 270-7955



COUNTY OF MAUI  
**DEPARTMENT OF PUBLIC WORKS**  
200 SOUTH HIGH STREET, ROOM NO. 434  
WAILUKU, MAUI, HAWAII 96793

May 9, 2017

GLEN A. UENO, P.E., P.L.S.  
Development Services Administration

CARY YAMASHITA, P.E.  
Engineering Division

JOHN R. SMITH, P.E., ACTING  
Highways Division

COUNTY OF MAUI  
DEPT. OF PLANNING - CURRENT

MAY 10 2017

RECEIVED

MEMO TO: WILLIAM R. SPENCE, PLANNING DIRECTOR

FROM: ✓ DAVID C. GOODE, DIRECTOR OF PUBLIC WORKS

SUBJECT: **CONDITIONAL PERMIT APPLICATION FOR VERIZON WIRELESS H12  
PUUONE TERRACE; TMK: (2) 3-8-037:039  
CP 2017/0002**

We reviewed the subject application and have no comments at this time.

If you have any questions regarding this memorandum, please call Rowena M. Dagdag-Andaya at 270-7845.

DCG:RMDA:da

xc: Engineering Division

S:\DSA\Engr\CZM\Draft Comments\38037039\_verizon\_wireless\_puuone\_terrace\_cp.rtf



DAVID Y. IGE  
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.  
DISTRICT HEALTH OFFICER

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE  
54 HIGH STREET  
WAILUKU, HAWAII 96793-3378

COUNTY OF MAUI  
DEPT OF PLANNING CURRENT

May 15, 2017

MAY 18 2017

RECEIVED

Mr. William R. Spence  
Director  
Department of Planning  
One Main Plaza Building  
2200 Main Street, Suite 315  
Wailuku, Hawai'i 96793

Attn: Tara K. Furukawa

Dear Mr. Spence:

**Subject:** HI2 PUUONE TERRACE  
**Applicant:** Verizon Wireless  
**Permit No.:** CP 2017/0002  
**TMK:** (2) 3-8-037:039  
**Location:** 493 Pio Drive, Wailuku, Maui, Hawaii  
**Description:** Conditional Permit Application for modification of existing telecommunication facility that formally served MOBI PCS for use by Verizon Wireless. Installation of additional accessory equipment is also proposed.

Thank you for the opportunity to review this project. We have no comments to offer. It is strongly recommended that the Standard Comments found at the Department's website: <http://health.hawaii.gov/epo/home/landuse-planning-review-program/> be reviewed and any comments specifically applicable to this project should be adhered to.

Exhibit 8

Mr. William R. Spence  
May 15, 2017  
Page 2

Should you have any questions, please contact me at 808 984-8230 or email me at [patricia.kitkowski@doh.hawaii.gov](mailto:patricia.kitkowski@doh.hawaii.gov).

Sincerely,

A handwritten signature in cursive script that reads "Patti Kitkowski".

Patti Kitkowski  
District Environmental Health Program Chief

c EPO

DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

Exhibit 9

05013PMHK.17

May 5, 2017

Ms. Tara K. Furukawa  
Department of Planning  
County of Maui  
One Main Plaza Building  
2200 Main Street, Suite 315  
Wailuku, Hawaii 96793

COUNTY OF MAUI  
DEPT OF PLANNING - CURRENT

MAY 12 2017

RECEIVED

Dear Ms. Furukawa:

**SUBJECT: Comments on the HI2 Puuone Terrace Conditional Permit  
Application for Modification of Existing Telecommunication Facility  
That Formerly Served MOBI PCS for Use by Verizon Wireless  
TMKs: (2) 3-8-037:039  
Wailuku, Island of Maui, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated April 25, 2017, requesting comments on the subject project. The DOH-CWB has reviewed the document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. Punaluu Beach Lots Business Management Association (Applicant) may be responsible for fulfilling additional requirements related to our program. We recommend that they also read our standard comments on our website at:  
<http://health.hawaii.gov/epo/files/2013/05/Clean-Water-Branch-Std-Comments.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
  - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
  - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
  - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. The Applicant may be required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55).



For NPDES general permit coverage, a Notice of Intent (NOI) form must be submitted at least 30 calendar days before the commencement of the discharge. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, your Applicant must submit the applicable form ("CWB Individual NPDES Form" or "CWB NOI Form") through the e-Permitting Portal and the hard copy certification statement with the respective filing fee (\$1,000 for an individual NPDES permit or \$500 for a Notice of General Permit Coverage). Please open the e-Permitting Portal website located at: <https://eha-cloud.doh.hawaii.gov/epermit/>. They will be asked to do a one-time registration to obtain their login and password. After they register, click on the Application Finder tool and locate the appropriate form. They can then follow the instructions to complete and submit the form.

3. If your Applicant's project involves work in, over, or under waters of the United States, it is highly recommended that they contact the Army Corp of Engineers, Regulatory Branch (Tel: 835-4303) regarding their permitting requirements.

Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and HAR, Chapter 11-54.

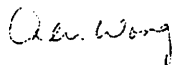
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.
5. It is the State's position that all projects must reduce, reuse, and recycle to protect, restore, and sustain water quality and beneficial uses of State waters. Project planning should:
  - a. Treat storm water as a resource to be protected by integrating it into project planning and permitting. Storm water has long been recognized as a source of irrigation that will not deplete potable water resources. What is often overlooked is that storm water recharges ground water supplies and feeds streams and estuaries; to ensure that these water cycles are not disrupted, storm water cannot be relegated as a waste product of impervious surfaces.

Any project planning must recognize storm water as an asset that sustains and protects natural ecosystems and traditional beneficial uses of State waters, like community beautification, beach going, swimming, and fishing. The approaches necessary to do so, including low impact development methods or ecological bio-engineering of drainage ways must be identified in the planning stages to allow designers opportunity to include those approaches up front, prior to seeking zoning, construction, or building permits.

- b. Clearly articulate the State's position on water quality and the beneficial uses of State waters. The plan should include statements regarding the implementation of methods to conserve natural resources (e.g., minimizing potable water for irrigation, gray water re-use options, energy conservation through smart design) and improve water quality.
- c. Consider storm water Best Management Practice (BMP) approaches that minimize the use of potable water for irrigation through storm water storage and reuse, percolate storm water to recharge groundwater to revitalize natural hydrology, and treat storm water which is to be discharged.
- d. Consider the use of green building practices, such as pervious pavement and landscaping with native vegetation, to improve water quality by reducing excessive runoff and the need for excessive fertilization, respectively.
- e. Identify opportunities for retrofitting or bio-engineering existing storm water infrastructure to restore ecological function while maintaining, or even enhancing, hydraulic capacity. Particular consideration should be given to areas prone to flooding, or where the infrastructure is aged and will need to be rehabilitated.

If you have any questions, please visit our website at: <http://health.hawaii.gov/cwb>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,



ALEC WONG, P.E., CHIEF  
Clean Water Branch

MHK

- c: Ms. Tara K. Furukawa, County of Maui, Department of Planning  
[via e-mail [tara.furukawa@mauicounty.gov](mailto:tara.furukawa@mauicounty.gov) ]  
DOH-EPO [via e-mail only]

<b>AGENCY NAME</b>	<i>Office of Planning</i>	<b>PHONE</b>	<i>(808) 587-2885</i>
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Agency Transmittal - HI2 PUUONE TERRACE (CP 2017/0002)

April 25, 2017

Page 3

<b>NO COMMENT</b>			
Signed:	<i>Rodney Funaoka</i>	Dated:	<i>5/10/17</i>
Print Name:	<i>Rodney Funaoka</i>	Title:	<i>Planning Prog. Adm.</i>

<b>RECOMMENDED CONDITIONS BOX</b>			
Signed:		Dated:	
Print Name:		Title:	

<b>GENERAL COMMENTS BOX</b>			
Signed:		Dated:	
Print Name:		Title:	

*Exhibit 10*





COUNTY OF MAUI  
DEPT OF PLANNING - CURRENT

MAY 18 2017

RECEIVED

May 15, 2017

Ms. Tara K. Furukawa, Staff Planner  
County of Maui, Department of Planning  
One Main Plaza Building  
2200 Main Street, Suite 315  
Wailuku, Hawaii 96793

Subject: HI2 Puuone Terrace  
Verizon Wireless  
493 Pio Drive, Wailuku, Maui, Hawaii  
Tax Map Key: (2) 3-8-037:039

Dear Ms. Furukawa,

Thank you for allowing us to comment on the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to the project at this time. We would like to highly encourage the customer's electrical consultant to submit electrical demand requirements and drawings to us as soon as practical so that service can be provided on a timely basis.

Should you have any questions or concerns, please contact Jarett A. Contino at 872-3293.

Sincerely,

Ray Okazaki, P.E.  
Supervisor, Engineering

DAVID Y. IGE  
GOVERNOR



MAJOR GENERAL ARTHUR J. LOGAN  
DIRECTOR OF EMERGENCY MANAGEMENT

VERN T. MIYAGI  
ADMINISTRATOR OF EMERGENCY MANAGEMENT

PHONE (808) 733-4300  
FAX (808) 733-4287

**STATE OF HAWAII**  
DEPARTMENT OF DEFENSE  
OFFICE OF THE DIRECTOR OF EMERGENCY MANAGEMENT  
3949 DIAMOND HEAD ROAD  
HONOLULU, HAWAII 96816-4495

**DEPT. OF PLANNING  
COUNTY OF MAUI**

July 20, 2017

JUL 31 2017

RECEIVED

County of Maui  
Department of Planning  
2200 Main St, Suite 315  
Wailuku, Maui, 96793

Dear Maui Planning Department:

Verizon Wireless HI2 Puuone Terrace Project, Permit No. CP 2017/0002

The purpose of this letter is to express the Hawaii Emergency Management Agencies (HI-EMA) support of the Verizon Wireless HI2 Puuone Terrace Project located at 493 Pio Drive, Wailuku, Maui application to modify/expand the telecommunication site by replacing six (6) panel antennas with six (6) new pnael antennas and installing new accessory equipment. TMK: (2) 3-8-037:039. Permit No. CP 2017/0002.

This facility along with numerous other Verizon Wireless sites are critical components in both the State of Hawaii's Outdoor Warning Siren Activation System for Public Safety as well as the Wireless Emergency Alert (WEA) system. WEA is a Public Safety system that allows customers who own wireless phones and other enabled mobile devices to receive geographically-targeted, text-like messages alerting them of imminent threats to safety in their geographical area.

Wireless is the most prevalent medium of communication in use amongst the general population today. Therefore, it's most important that the facilities used to serve that population by way of carrying emergency messaging can expand to meet ongoing technological requirements needed to enhance that capability.

Should you or your staff have any questions regarding this memo, please feel free to contact Mr. Ryan Hirae, Assistant Telecom Officer, Hawaii Emergency Management Agency, ay 808-733-4300 ext.531.

Sincerely,

Vern T. Miyagi  
Administrator of Emergency Management

C: Mr. Steven Sung, Verizon Wireless  
Maui Emergency Management Agency  
Hawaii Emergency Management Agency, Telecommunication Branch

Exhibit 12

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**MAUI PLANNING COMMISSION  
REGULAR MINUTES  
AUGUST 22, 2017**

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson Sandra Duvauchelle at approximately 9:06 a.m., Tuesday, August 22, 2017, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

A quorum of the Commission was present. (See Record of Attendance.)

Chair Duvauchelle: Good morning, the Maui County Planning Commission of August 22, 2017 is now in session. Director?

**B. PUBLIC TESTIMONY - Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes.**

Mr. Spence: Good morning Commissioners. Gosh, I guess we're gonna hang onto public testimony for the public hearing items.

Chair Duvauchelle: Yes.

Mr. Spence: We're Item C-1 for Mr. Jud Cunningham, CEO of Maui Youth and Family Services, Support Services requesting an amendment to the Special Use Permit. Our Staff Planner this morning is Ms. Evelyn Aako.

**C. PUBLIC HEARING (action to be taken after public hearing.)**

1. **MR. JUD CUNNINGHAM, CEO of MAUI YOUTH AND FAMILY SUPPORT SERVICES requesting an amendment to their State Land Use Commission Special Permit for the demolition of the existing administration building and the construction of a replacement building with related improvements and parking lot addition in the State Agricultural District at TMK: 2-5-004: 005, Makawao, Island of Maui. (SUP2 92/0002) (E. Aako)**

Ms. Evelyn Aako: Good morning. Again so this is under your review because the applicant which is Maui Youth and Family Services represented by the CEO, Jud Cunningham is requesting an amendment to SUP2 92/0002 an existing SUP in order to demolish an existing administrative building and construct a new administrative building with some related improvements. Again, the project applicant is Jud Cunningham of Maui Youth and Family Services and the applicant's consultant is Ms. Michelle Cockett, and Ms. Cockett has power point present. She'll review the full scope and history of the project with you, and then I will have some just brief department comments.

Ms. Michelle Cockett: Good morning Commissioners and Director Spence and Mr. Giroux. Hi, nice to see you this morning. My name's Michelle Cockett and on behalf of Maui Youth and Family Services request approval of an amendment to the existing State Land Use Commission Special Use Permit SUP2 92/0002 to demolish the existing administration office building and construct a new replacement office building with related improvements at 200 Ike Drive,



1 Makawao.

2

3 The applicant is Jud Cunningham, Chief Executive Office of the Maui Youth and Family  
4 Services. He is here present here today as well as our project architect Steven Marlette from  
5 Honolulu.

6

7 The accepting agency for this project is the County of Maui, Department of Housing and Human  
8 Concern, Carol Reimann, Director. We have preconsulted agencies, Department of Land and  
9 Natural Resources at the State Historic Preservation Division, the County of Maui Planning  
10 Department, County of Maui, Department of Housing and Human Concerns, and the County of  
11 Maui Corporation Counsel.

12

13 So Maui Youth and Family Services is a not for profit service organization that provides variety  
14 of services and programs for at-risk youth and their families. They are a partner agency with  
15 Aloha House and Malama Family Recovery Center under the umbrella of Maui Behavioral  
16 Health Resources. The Maui Youth and Family Services and other affiliated and adjacent  
17 nonprofits operate through the existing approved State Land Use Commission Special Use  
18 Permit SUP2 92/0002 obtained under the entity The Maui Farm Inc., and they are regulated by  
19 Federal, State, and County agencies. Maui Youth and Family Services is administered by the  
20 County of Maui, Department of Housing and Human Concerns who's the accepting agency for  
21 this project.

22

23 They are located mauka of Paia past Rainbow Park before Haliimaile on Ike Drive. They  
24 actually have two addresses, 100 Ike Drive and 200 Ike Drive. Their parcel map which is TMK:  
25 2-5-4: 005 is actually two sections of a noncontiguous map key surprisingly enough. The  
26 County of Maui owns this property. It is located again at 200 Ike Drive off of Baldwin Avenue.  
27 The entire two sections incorporate 6.24 acres. Flood zone is "X". It's determined to be outside  
28 of the...(inaudible)...annual flood area. The State Land Use is Agricultural and that is the  
29 reason why we have an existing SUP on this project. County Zoning is Interim. Community  
30 Plan is Public/Quasi-Public and the Maui Island Plan is Rural. The surrounding uses are  
31 residential farm lots, large agricultural parcels, Maui Farm Affiliate, not-for-profit organizations,  
32 Women Helping Women, Aloha House and the Maui Job Corps Center. So it is located in the  
33 compound next to the Women Helping Women facility as well as Aloha House.

34

35 So the background of Maui Youth and Family Services basically it is located Maunaolu, the old  
36 Maunaolu College campus in Sunnyside, Hamakuapoko, Makawao. The County acquired this  
37 property back in 1978 and was formerly known as the Maunaolu Youth Residential Shelter and  
38 operated under the Department of Human Concerns. In 1982, the entity the Maui Farm Inc.,  
39 became a separate nonprofit service organization which includes Maui Youth and Family  
40 Services, Women Helping Women and Aloha House. They obtained that State Land Use  
41 Commission Permit SUP2 92/0002 to operate these facilities to service the then present and  
42 future needs of the community by providing ...(inaudible)...rehabilitation, emergency shelter,  
43 counseling services and administration offices. They currently have a long-term active lease  
44 with the County.

45

46 The intention for this project is to demolish the existing...(inaudible)...office building and outlying  
47 structures which include a storage building and a meeting trailer. It's a combined total of 5,112

1 square feet. They would like to construct a replacement administration office building with lanai,  
2 meeting room and storage totaling 6,550 square feet. The intent is to incorporate all of the uses  
3 into one structure. So as part of that they have to install related improvements and that would  
4 include a new wastewater system, overhead electrical line service extension, new driveway  
5 entrance, new parking lot extension, new site and parking lot, landscaping and a small retaining  
6 wall on the east side. Public funds have been allocated for this project.

7  
8 So if you can see on this map it shows basically what the intent is. There will be...the existing  
9 building and accessory structures to be demolished is that white building and the two smaller  
10 ones right next to it. The location of the new administration building will be actually upslope of it  
11 and both the meeting trailer and accessory storage structure will need to be removed to site  
12 that. The existing parking lot will remain and there will be a new driveway and parking lot which  
13 will be closer to the existing structure, administration office as we stand right now.

14  
15 So this is the existing site plan showing the driveway entrance as it is now, the existing office  
16 building as well as the accessory structures. Now proposed site plan in referencing these two  
17 buildings is to have these other two structures demolished and that's where the new building is  
18 to be sited and that is the location of the driveway and new entrance and that is what it will end  
19 up looking like.

20  
21 So the existing administration office building this structure was built in 1938. It was relocated  
22 and moved from Haliilmaile in 1961. It was used as a dormitory for the old Maunaolu College,  
23 School and College and it's 79 years old. It is a plantation style structure. So the existing  
24 structure itself remains as it was in 1962. Very little was done to it besides basic repair and  
25 maintenance. The building has 17 small office spaces, two restrooms, 14 employees and the  
26 staff shares these work areas which give them very little privacy. This is what it looks like when  
27 you come in from Ike Drive and the entrance on the west side as well as the side entrance. The  
28 side entrance actually attaches to the existing parking lot, the back of the building, rear of the  
29 building facing east, also the rear of the building. You can see how close that structure is and  
30 the north side of the building, this is the west side. It's a post and pier construction.

31  
32 So the current condition of this building is that the weather has deteriorated the building causing  
33 dry rot and water damage. The foundation is shifting and collapsing and the floor is uneven.  
34 Interior walls have shifted causing cracks. There are holes in the ceiling. Algae has grown onto  
35 the exterior planks. There is mold which is a health hazard and liability to both the occupants  
36 and visitors to the structure. There are rodent and vermin problems. It is a safety, rest for the  
37 employees, clients and visitors. And do to the extent of the repairs needed reconstructing it  
38 would essentially make it a new structure. So the cost to alter or repair the structure would be  
39 just be prohibitive. So building new is the best alternative for the health of the occupants and  
40 would service the community well into the future.

41  
42 This is some of the site specific areas that show wood rot and water damage, primarily the north  
43 side. You can see the black mold that is existing as well as the foundation that is literally  
44 shifting. There's mold on these exterior planks which then comes up under the foundation it  
45 permeates. It's even on the windowsills there's pier decay, exterior mold everywhere. On  
46 the...that's...I don't even know if they actually open that door it's got so much mold on it. It has  
47 on the railings on the stairways as well. The southeast side foundation is slipping and there's a

1 buckling of the foundation and walls. There's exterior decay as you can see on the foundation,  
2 but my favorite is actually that rock is holding up the foundation. Inside there's extensive water  
3 damage. It's just been leaking over the years. You can see the holes. Inside the interior  
4 hallway you can see the buckling of the walls itself.

5  
6 So as the building is over 50 years old and to determine the feasibility of whether to demolish or  
7 raise the structure was discussed, a report was prepared for the State Historic Preservation  
8 Division, Architectural Section in 2014 to assess the historical value of the existing structure.  
9 Per their letter dated December 16, 2014 their response stated that although raising the  
10 structure would adversely affect the historical integrity of the property the report was sufficient  
11 for mitigation purposes and their review was now complete.

12  
13 So designing for the new office building, the designing for the future. It incorporates 16 offices,  
14 two restrooms and storage. It's a plantation style with covered lanais and hip roof. The  
15 proposed size is 5,586 square feet with 964 square feet of lanai area. The floor plan includes a  
16 centralized board room, storage and file keeping and supplies, accounting and billing area,  
17 office spaces, reception and waiting area and rooms for future uses, offices and storage, et  
18 cetera. Building permits have been submitted and are currently under review and obtaining  
19 approvals. There are three demolition permits that are on file right now. Two are for the  
20 outlying structures, one for the demolition of the existing building, and also the building permit  
21 for the construction of the replacement office building.

22  
23 So as you could see this is where the location of the proposed structure is and also the location  
24 of the storage building and the meeting trailer. I brought floor plans in case you need them.  
25 These are the side elevations which also include a small retaining wall on the east side, front,  
26 right, rear and left.

27  
28 The description of the related improvements. As part of the building permit process we needed  
29 to actually bring things to Code including site and that includes an individual wastewater system.  
30 The existing cesspool needs to be removed because of EPA requirements and restrictions. And  
31 a new 1,250 gallon septic system will be installed. There will be overhead electrical line service  
32 'cause it is away from the present location. The new driveway and entrance, a new parking lot  
33 extension is necessary for Planning Department purposes. They're gonna install 21 standard  
34 size parking stalls for the new building for a total of 64 stalls onsite. There's new parking lot and  
35 site landscaping and again, a small retaining wall on the east side of your new building.

36  
37 So this is the grading plan, the intent is to show the topo of the area. It has a slight three  
38 percent grade and that's why the new structure will be placed above. Giving it more privacy. So  
39 the new driveway itself will be located about 50 to...50, about 75 feet from its existing entrance  
40 now, be wider. And as well, it will be literally in front of where their office building is right now as  
41 you can see. It will incorporate...it will take down that tree for sure.

42  
43 The lot and landscaping plan includes new trees for the parking lot itself. Once the building is  
44 demolished then it will be all lawn right in front of there. Septic system will be on the west side  
45 of the structure. Now as far as the environmental assessment review was concerned we had  
46 some discussions and believe that this could be...the exemption could be obtained for it.  
47 Because of the County ownership of the property and the allocation of the public funds for this



1 project we know that this request would have triggered an EA review and preparation and  
2 review under HRS, Chapter 343 unless it met the certain environmental assessment exemption  
3 criteria. So the Department of Housing and Human Concerns prepared a declaration of  
4 exemption from the preparation of the EA in a memorandum to the Planning Department dated  
5 November 28, 2016. It was determined that the project met the following exemption criteria.  
6 Exemption Class 8 if you note it says, demolition of buildings and structures prior to or  
7 concurrent with the construction of new or replacement building or structure as well as  
8 Exemption Class No. 2, replacement or reconstruction of existing structures and facilities where  
9 the new structure will be located in generally in the site and have substantially the same  
10 purposes, density, height and dimensions as the structure replaced.

11  
12 For this project to be consistent with the existing SUP2 92/0002 the original staff report made it  
13 a comment in the general description that it incorporated future growth into the Maui Farms  
14 project general description and under No. 2 it states, the Department of Human Concerns would  
15 also like to provide future facilities for other special needs groups and office space for nonprofit  
16 groups. So consistency with other land use regulations, the Planning Department staff report for  
17 this request provides an analysis of the project and finds that it is in conformance and is  
18 consistent with State Land Use goals, objectives and policies within the Hawaii State Plan which  
19 is Chapter 226 of HRS, as well as Special Use, Chapter 205, HRS. And it also complies and is  
20 consistent with the County Land Use principles, goals, objectives, policies and directives related  
21 to the Maui County Charter, Countywide Policy Plan, Maui Island Plan, Makawao-Pukalani-Kula  
22 Community Plan and Maui County Code permitted uses in an Interim District so that we could  
23 have Maui Youth and Family Service continue the beneficial community social service  
24 operations for youth and families in a safe, stable and healthy physical environment.

25  
26 The existing infrastructure, they have County water and the entire site has a public water  
27 system. The best part about this is that this project will actually reduce water usage because  
28 they will be installing new low-flow fixtures in the building. As far as sewage and solid waste the  
29 project will abandon the existing cesspool and install a new septic system. The solid waste will  
30 all be disposed at Central Maui Landfill. Traffic and roads, the construction of the project will  
31 actually be temporary and will not have any long-term effect on roadways or state highways.  
32 Electrical and telephone, as we discussed plans for the new line extension have been submitted  
33 to MECO and we're just waiting the service letter from them. Public services, the property is  
34 served by both Police Department and Fire Departments and they...appropriate safety  
35 measures will be implemented during construction.

36  
37 As far as construction sequencing 'cause actually this is very important. The Maui Youth and  
38 Family Service will be continuing their operations in their existing building until the other building  
39 is built and can be occupied. The timeline for this construction is based on building permit  
40 approvals and issuance. So first they're gonna do is demolish the accessory structures 'cause  
41 that will allow the site preparation to begin. From there the installation of the utilities which  
42 would be the septic system and the electrical lines installation will be done and then they have  
43 the construction of the new building. The installation of the new parking lot and all features  
44 associated with that will be concurrent with the construction of the new building. Once it's  
45 completed and they've obtained a Certificate of Occupancy for the new building then everybody  
46 will move in and then that's when the demolition of the existing administration building will be  
47 done. So tentatively the initiation of construction would be November 1, 2017. The completion

1 of the construction around June of next year, 2018, and then within about a two-week period  
2 once they've finished everything the demolition of the existing office building will be done around  
3 June 15, 2018.

4  
5 So some of the review comments that we received were gratefully minimal but also we wanted  
6 to incorporate them because they're very important. These are construction specific issues and  
7 first off is to maintain the best management practices to minimize dust and erosion to not effect  
8 surrounding neighbors especially Women Helping Women and Aloha House as well too. If a  
9 noise permit is required that will need to be obtained and we'll obtain a project number to  
10 dispose of the construction waste at Central Maui Landfill. It's important that we stage and  
11 locate heavy construction equipment in appropriate areas as well as to provide worker parking  
12 to alleviate vehicular congestion and pedestrian safety within the site. The contractor will be  
13 responsible for implementing those.

14  
15 So in conclusion, the Maui Youth and Family Services request that the Special Use Permit be  
16 amended to allow the demolition of the old office building and to approve construction of a new  
17 replacement administration office building. The request is reasonable as the existing structure  
18 has fallen into such disrepair that reconstructing it would be cost prohibitive. The new office  
19 building provide a safer, healthier environment. It will be functional, efficient space. It will  
20 service Maui County well into the future. Because as the population increases the demands on  
21 the nonprofits increase and this building will give a foundation of the implementation of those  
22 programs and services that are needed and will be continued to be needed. So the office  
23 building is maybe just a structure but it will be invaluable to addressing the future needs of the  
24 community. Thank you very much.

25  
26 Chair Duvauchelle: Thank you.

27  
28 Ms. Cockett: Thank you.

29  
30 **a) Public Hearing**

31  
32 Chair Duvauchelle: At this time, we'll open up this agenda item for public testimony if you will  
33 ask questions after. Anybody wishing to testify on this agenda item please come forward? All  
34 right, public testimony is closed. We'll take questions from the Commissioners. Commissioner  
35 Carnicelli?

36  
37 Mr. Carnicelli: I don't know how relevant it is but first I just want to say thank you for everything  
38 that you know, you guys do. I mean, it's just like it's quite a service to the community I just really  
39 appreciate everything you're doing, but how long is the lease with the County?

40  
41 Ms. Cockett: They understand the lease to be to 2025 at this point.

42  
43 Mr. Carnicelli: 2025. Okay, and then just one question for Jud. Do you still play basketball  
44 up...come up.

45  
46 Chair Duvauchelle: Yeah, you could come up. State your name.

47

- 1 Mr. Carnicelli: Real quick.  
2  
3 Mr. Jud Cunningham: The lease I think actually goes into the 30s because it's 25 years at least,  
4 but it was probably five years ago, something like that that we got it renewed within the last five  
5 years. But yes, I still do play basketball.  
6  
7 Mr. Carnicelli: You still playing at the Kula Gym?  
8  
9 Mr. Cunningham: Yes.  
10  
11 Mr. Carnicelli: One last question are you still sharpening your elbows before you  
12 walk...(inaudible)...  
13  
14 Mr. Cunningham: I had file...(inaudible)...specifically for that purpose. Thank you.  
15  
16 Chair Duvauchelle: Any other questions from the Commissioners? All right, seeing none, we  
17 have the Department's recommendation?  
18  
19 **b) Action**  
20  
21 Ms. Aako: So just briefly, the Department just had a few brief was which was that the  
22 application was sent out to 20 County, State and Federal agencies for review and comment and  
23 there were no significant comments or concerns and as Ms. Cockett reviewed in her  
24 presentation the applicant has acknowledged and addressed all the minor comments that were  
25 received. And then as of today's date the Department has not received any calls or letters of  
26 public testimony regarding the project.  
27  
28 So the application does comply with the applicable standards for a State Special Use Permit  
29 and as such the Department recommends approval and approval will be based upon the six  
30 standard conditions.  
31  
32 Chair Duvauchelle: Thank you. Commissioners? Commissioner Carnicelli?  
33  
34 Mr. Carnicelli: I move to approve as recommended by Staff.  
35  
36 Mr. Hudson: Second.  
37  
38 Chair Duvauchelle: Moved by Commissioner Carnicelli, seconded by Commissioner Hudson.  
39 Director do you want to repeat the motion?  
40  
41 Mr. Spence: The motion is to approve as recommended by staff.  
42  
43 Chair Duvauchelle: All those in favor please raise your hand?  
44  
45 Mr. Spence: Five ayes.  
46  
47 Chair Duvauchelle: Motion carries. Congratulations.

1  
2 It was moved by Mr. Carnicelli, seconded by Mr. Hudson, then

3  
4 **VOTED: To Approve the Amendment to the State Land Use Commission**  
5 **Special Permit as Recommended by the Department.**  
6 **(Assenting – L. Carnicelli, L. Hudson, K. Robinson, C. Tackett,**  
7 **S. Castro)**  
8 **(Excused – T. Gomes, R. Higashi)**  
9

10 Mr. Spence: Commissioners, your next public hearing item is from Verizon Wireless requesting  
11 a Conditional Permit in order to operate a Hi2 Puuone Terrace involving modification of existing  
12 rooftop telecommunications facility and Staff Planner for this one is Tara Furukawa.

13  
14 **2. VERIZON WIRELESS requesting a Conditional Permit in order to operate**  
15 **the Hi2 Puuone Terrace, involving a modification of an existing rooftop**  
16 **telecommunication site by replacing six (6) panel antennas with six (6) new**  
17 **panel antennas and install accessory equipment in the A-2 Apartment**  
18 **District at 493 Pio Drive, TMK: 3-8-037: 039. Wailuku, Island of Maui. (CP**  
19 **2017/0002) (T. Furukawa)**  
20

21 Ms. Tara Furukawa: Good morning Commissioners. This item's under your review because the  
22 applicant is requesting a Conditional Permit for the proposed modification of a  
23 telecommunication site that sits atop Puuone Terrace in Wailuku at TMK: 2-3-8-037: 039. The  
24 applicant Verizon Wireless acquired the lease of the site from Mobi PCS. The property on  
25 which the building sits is A-2, Apartment. Because the Maui County Code, Section 19.12,  
26 Apartment District was amended in 2013, the applicant must pursue a conditional permit instead  
27 of a County Special Use Permit as with most telecommunication projects. The Planning  
28 Commission must make a recommendation to the Maui County Council. Steve Sung is the  
29 consultant for the project and he'll present you with the scope and I'll present you later with the  
30 Department recommendations.  
31

32 Mr. Steve Sung: Thank you, Chair, Commissioner and Planning Commission Staff. My name is  
33 Steve Sung with Wireless Resources representing Verizon Wireless. My presentation is very  
34 simple. Currently there is...you have a rooftop site at Puuone Terrace. There is six antennas,  
35 two antennas per sector. You have three equipment cabinets that's on the roof. Verizon has  
36 since acquired that site. Verizon will be replacing those six antennas with six new panel  
37 antennas with accessory equipment and also replacing the three equipment, the three existing  
38 equipment cabinets to basically convert it into Verizon technology. Other than that, apparently  
39 the previous Mobi never received, Mobi PCS never received a Conditional Use Permit for their  
40 installation so we're here asking for the planning commission to approve our conditional use  
41 permit request.  
42

43 Chair Duvauchelle: Thank you very much.  
44

45 **a) Public Hearing**  
46



1 Chair Duvauchelle: At this point we'll open the floor to public testimony. Seeing none, we'll  
2 close public testimony. Any questions by the Commissioners? Commissioner Castro?  
3  
4 Mr. Castro: I have a question.  
5  
6 Mr. Sung: Yes sir.  
7  
8 Mr. Castro: You're gonna be replacing these antennas?  
9  
10 Mr. Sung: Correct.  
11  
12 Mr. Castro: Are they the same or different?  
13  
14 Mr. Sung: So as far as height go, it's about...it's the same, but it's a little bit wider.  
15  
16 Mr. Castro: Do any of these antennas emit any radiation?  
17  
18 Mr. Sung: It does have RF emission. We follow strict FCC guidelines and we are well below  
19 what FCC deemed safe. We're well below what is required.  
20  
21 Mr. Castro: I had a concern.  
22  
23 Mr. Sung: Sure.  
24  
25 Mr. Castro: When I was in the military I was trained communications and with RF and how it  
26 burns from the inside out you know.  
27  
28 Mr. Sung: Sure. But once again what FCC is basically they provide their guidelines what the  
29 output limits are allowed and like I said we're well below what the FCC allows.  
30  
31 Mr. Castro: Thank you.  
32  
33 Mr. Sung: Thank you.  
34  
35 Chair Duvauchelle: Any other questions? Commissioner Hudson?  
36  
37 Mr. Hudson: I see in reviewing agency, I guess a letter was sent out to the Police Department  
38 but I don't see any response is that correct?  
39  
40 Ms. Furukawa: Yes, that's correct. Yeah. But we incorporated their comments previously  
41 brought up for other antenna projects into our staff recommendation.  
42  
43 Mr. Hudson: Did you make any attempt to contact the Police Department individually? Did you  
44 give them a call or anything?  
45  
46 Ms. Furukawa: I did, yeah.  
47

1 Mr. Hudson: You did?

2

3 Ms. Furukawa: I didn't receive any response.

4

5 Mr. Hudson: Not any response?

6

7 Ms. Furukawa: Yeah.

8

9 Chair Duvauchelle: Any other questions?

10

11 Mr. Sung: If I may add to that? Typically when we go for a Conditional Permit for Maui County  
12 or use permit for Hawaii County or City and County of Honolulu they do go with...I mean they do  
13 send out notices to I guess to the police department and most of the time we do not cause any  
14 interference. In fact, the Police Department, some of the Police Department and also other  
15 County agencies uses Verizon cellphones when they are offline. So...thank you.

16

17 Chair Duvauchelle: Any other questions? All right, may we have the Department's  
18 recommendation please?

19

20 **b) Action**

21

22 Ms. Furukawa: So the Department is recommending approval of the Conditional Permit subject  
23 to standard conditions as well as some project specific conditions. So I'm just gonna go through  
24 them. The first is that the applicant shall submit to the department two copies of a detailed  
25 report addressing compliance with the conditions established with the subject permit. A final  
26 compliance report shall be submitted to the department for review prior to issuance of a final  
27 building permit approval. And a compliance report shall also be submitted with a request for  
28 time extension. The applicant shall develop the property in compliance with the plans titled, Hi2  
29 Puuone Terrace prepared by Verizon Wireless and dated October 31, 2016, and any  
30 representations made to the commission in obtaining the conditional permit. Failure to do so, to  
31 develop the property may result in the revocation of the permit.

32

33 The new telecommunications equipment shall be painted to match the building upon which it will  
34 be placed. A copy of an approved National Pollutant Discharge Elimination System permit, if  
35 required, shall be filed with the Planning Department and the Department of Health. Copy of the  
36 NPDES permit, or determination that it's not required for the project, shall be submitted to the  
37 Department. That the Applicant will coordinate the turn-up date with the Maui County Police  
38 Department Communications Coordinator in order to verify that there is no adverse impact on  
39 the Maui County Public Safety Radio System in the area surrounding this site. The Applicant  
40 shall be responsible for air and ground transportation costs incurred by the MPD to perform  
41 such tests. That the Applicant shall meet the recommendations of the "Best Practice Guide" as  
42 it relates to reducing interference with Maui County Public Safety Radio Systems as  
43 recommended by the Federal Communications Commission (FCC). That if the Applicant's  
44 equipment causes the Radio Frequency (RF) noise floor to rise, resulting in interference which  
45 adversely affects the Maui County Public Safety Radio System, or degrades the system  
46 performance, the Applicant shall be fully responsible for restoring the use of the Maui County  
47 Public Safety Radio System by whatever means available and agreeable to MPD. These

1 remedies may include changing operational frequencies, filtering and controlling RF output, etc.  
2 Costs incurred shall be the responsibility of the Applicant. That any changes to the operations  
3 frequencies at this site, through re-tuning or dynamic reassignment, shall be coordinated with  
4 the MPD Communications Coordinator to ensure that there is no potential degradation of the  
5 Maui County Public Safety Radio System. That the Applicant shall notify the MPD  
6 Communications Coordinator of system expansion, installation of equipment operating in the  
7 800MHz band, or shared location with other wireless carriers at this site prior to these changes  
8 being made to insure that there is no potential degradation of the Maui County Safety Radio  
9 System. That the applicant shall obtain a Federal Communications Commission permit, if  
10 required. Evidence of meeting this condition shall be submitted with the final compliance report.

11  
12 Chair Duvauchelle: Commissioners, discussion, motion?

13  
14 Mr. Castro: Just one quick question.

15  
16 Chair Duvauchelle: Commissioner Castro?

17  
18 Mr. Castro: So before you make any changes, any adjustments you'll notify all the agencies like  
19 the Police Department, Fire Department, emergency?

20  
21 Mr. Sung: We can follow any conditions that's imposed on the approval I guess, yes absolutely.

22  
23 Mr. Castro: Thank you.

24  
25 Mr. Sung: Thank you.

26  
27 Chair Duvauchelle: Any other questions or motion? Commissioner Hudson?

28  
29 Mr. Hudson: I feel much more confident with the MPD Radio Coordinator actually in the  
30 audience today.

31  
32 Chair Duvauchelle: Thank you. Motion, discussion?

33  
34 Mr. Castro: Move to accept the Department's recommendation.

35  
36 Mr. Carnicelli: Second.

37  
38 Chair Duvauchelle: Moved by Commissioner Castro. Seconded by Commissioner Carnicelli?  
39 Director would you repeat the motion?

40  
41 Mr. Spence: The motion is to recommend approval to the County Council as recommended by  
42 Staff.

43  
44 Chair Duvauchelle: All those in favor please raise your hand?

45  
46 Mr. Spence: That's five ayes.

47

1 Chair Duvauchelle: Motion passes. Thank you very much.

2  
3 It was moved by Mr. Castro, seconded by Mr. Carnicelli, then

4  
5 **VOTED: To Recommend Approval of the Conditional Permit to the County**  
6 **Council as Recommended by the Department.**  
7 **(Assenting – S. Castro, L. Carnicelli, L. Hudson, K. Robinson,**  
8 **C. Tackett)**  
9 **(Excused – T. Gomes, R. Higashi)**

10  
11 Chair Duvauchelle: Director?

12  
13 Mr. Spence: Item D is acceptance of the action minutes of August 8, 2017 and a portion of the  
14 regular minutes of June 27, 2017 meeting.

15  
16 **D. ACCEPTANCE OF THE ACTION MINUTES OF THE AUGUST 8, 2017 MEETING AND**  
17 **PORTION OF THE REGULAR MINUTES OF THE JUNE 27, 2017 MEETING**  
18 **(ITEM C-5)**

19  
20 Chair Duvauchelle: We have a motion?

21  
22 Mr. Hudson: Move to approve.

23  
24 Mr. Castro: Second.

25  
26 Chair Duvauchelle: Moved by Commissioner Hudson, seconded by Commissioner Castro. All  
27 those in favor raise your hand. Five ayes.

28  
29 Mr. Spence: Five ayes.

30  
31 It was moved by Mr. Hudson, seconded by Mr. Castro, then

32  
33 **VOTED: To Accept the Action Minutes of the August 8, 2017 Meeting and**  
34 **Portion of the Regular Minutes of the June 27, 2017 Meeting**  
35 **(Item C-5).**  
36 **(Assenting – L. Hudson, S. Castro, L. Carnicelli, K. Robinson,**  
37 **C. Tackett)**  
38 **(Excused – T. Gomes, R. Higashi)**

39  
40 Mr. Spence: Okay, Commissioners we're on Item E.

41  
42 **E. DIRECTOR'S REPORT**

43  
44 **1. SMA Minor Permit Report**

45  
46 **2. SMA Exemptions Report**

47



1 Mr. Spence: You've received the SMA Minor Permit Report and the SMA Exemptions Report.  
2 You have any questions on those otherwise it's you've received those.

3  
4 Chair Duvauchelle: We're good.

5  
6 **3. Discussion of Future Maui Planning Commission Agendas**

7  
8 **a. September 12, 2017 agenda items**

9  
10 Mr. Spence: Item E-3, discussion of future agendas. You have two public hearing next meeting  
11 for the September 12, 2017 meeting. The first one we'll have two bills for you these are to  
12 adopt digital zoning maps for the County of Maui and this is a long time coming. There is no  
13 downside to this. It's all gonna be good service to the public, correction of some very, you  
14 know, obvious mistakes. It will be a very good thing. So that's the first public hearing. The  
15 second one will be Mr. James Walters and Ms. Natalie Walters requesting a Land Use  
16 Commission Special Use Permit for a two-bedroom bed and breakfast in Haiku.

17  
18 Chair Duvauchelle: Thank you Director.

19  
20 Mr. Spence: Wait there's more.

21  
22 Chair Duvauchelle: Oh on the back sorry.

23  
24 Mr. Spence: And then Mr. David Goode from Public Works is gonna be requesting comments  
25 for an EA for a culvert replacement.

26  
27 Chair Duvauchelle: I have a quick item, we have the conference coming Honolulu next month,  
28 do we have everybody, where are we at with registration.

29  
30 Ms. Takayama-Corden: We have three registered.

31  
32 Chair Duvauchelle: Okay, all right great. Okay, I guess that's it. Any other questions,  
33 discussion? Maui Planning Commission is adjourned. Thank you.

34  
35 **F. NEXT REGULAR MEETING DATE: September 12, 2017**

36  
37 **G. ADJOURNMENT**

38  
39 The meeting was adjourned at approximately 9:42 a.m.

40  
41 Submitted by,

42  
43  
44 Carolyn Takayama-Corden  
45 Secretary to Boards & Commissions II  
46  
47

1

2 **RECORD OF ATTENDANCE**

3

4 **Present**

5 Lawrence Carnicelli

6 Steven Castro

7 Sandy Duvauchelle, Chairperson

8 Larry Hudson

9 Keaka Robinson

10 Christian Tackett

11

12 **Excused**

13 Tina Gomes

14 Richard Higashi, Vice Chairperson

15

16 **Others**

17 William Spence, Director, Planning Department

18 James Giroux, Deputy Corporation Counsel, Department of the Corporation Counsel

19 Rowena Dagdag-Andaya, Deputy Director, Department of Public Works (on-call)

20

**Tara Furukawa - Fwd: Re: SMA Conditions Update for Cellular**

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**From:** Clayton Yoshida  
**To:** Planning - Current Planners  
**Date:** 9/1/2017 3:09 PM  
**Subject:** Fwd: Re: SMA Conditions Update for Cellular  
**CC:** Planning - Current Clerical; William Spence

---

Hi Current Planners:

Please update the MPD Radio condition for cellular antennas as the Police Dept. has a new Public Safety Radio System. Mahalo.

>>> William Spence 9/1/2017 1:58 PM >>>  
Thanks Walter. Via copy here, I'll let Clayton pass this along to the planner.

Will

William Spence  
Planning Director  
Maui Planning Department  
One Main Plaza Bldg.  
2200 Main Street, Suite 315  
Wailuku, Hawaii 96793  
(808) 270-7735

>>> "Walter H. Pacheco" <Walter.Pacheco@mpd.net> 9/1/2017 12:25 PM >>>  
Aloha Will,

I just received the SMA Minor for the VZW Keawakapu, and it reminded me to ask for the MPD Radio portion to be updated.

Simply, replace references to "800 MHz" with "700/800 MHz". The new Public Safety Radio System now operates in both 700 MHz and 800 MHz ranges. I do not foresee issues with this change, and request the same considerations and notifications as before.

Please let me know if there are any questions or concerns.

Have a great weekend.

Regards,

Walt  
-----

Walter H. Pacheco  
Communications Coordinator  
Maui Police Department  
55 Mahalani Street  
Wailuku, HI 96793

808-270-6529 – Office

808-442-1130 – Fax

wpacheco@mpd.net

Hightail Drop Box – <https://spaces.hightail.com/uplink/WaltPacheco>

BlueJeans Conference Bridge – <https://bluejeans.com/8082706529>, Passcode 1491

– 1-888-240-2560 to DIAL in, meeting id 8082706529