

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AMENDED AGENDA

NOTE: The Maui Planning Commission agenda filed on March 14, 2011 for a meeting on March 22, 2011 has been canceled. This new agenda filed on March 15, 2011 replaces the canceled agenda. **The County Special Use Permit requirement for the Sunrise Center, Inc. Hale Akua Garden Farm Retreat Center public hearing has been deleted.**

DATE: MARCH 22, 2011 (Tuesday)

TIME: 9:00 A.M.

PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Jonathan Starr (Chair), Ward Mardfin (Vice-Chair), Donna Domingo, Jack Freitas, Kent Hiranaga, Lori Sablas, Warren Shibuya, Orlando Tagorda, Penny Wakida

Public testimony will be taken at the start of the meeting on any agenda item, except for contested cases under Chapter 91, HRS, in order to accommodate those individuals who cannot be present at the meeting when the agenda item(s) is (are) considered by the Maui Planning Commission. Public testimony will also be taken when the agenda item is taken up by the Maui Planning Commission. Maximum time limits on individual testimony may be established by the Planning Commission. A person testifying at this time will not be allowed to testify again when the agenda item comes up before the Commission, unless new or additional information will be offered.

Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

A. CALL TO ORDER

B. RESOLUTIONS THANKING OUTGOING MEMBERS - ORLANDO TAGORDA and JONATHAN STARR

C. DIRECTOR'S REPORT

1. EA/EIS Report
2. SMA Minor Permit Report
3. SMA Exemptions Report

D. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. MR. TRENT TIMMONS requesting a State Land Use Commission Special Use Permit in order to operate the Honolua Hale, a 6-room bed and breakfast in the State Agricultural District on approximately 2.119 acres of land located at 706 Mokuleia Place, TMK: 4-2-005: 059, Kapalua, Lahaina, Island of Maui. (SUP2 2010/0008) (K. Wollenhaupt)

- a. Public Hearing
- b. Action

2. SUNRISE CENTER, INC., requesting the following land use entitlements on approximately 7.85 acres of land for the Hale Akua Garden Farm Retreat Center at 110 Door of Faith Road, TMK: 2-9-007: 056, 057, and 053, Huelo, Haiku, Island of Maui: (P. Fasi)

State Land Use Commission Special Use Permit and Conditional Permit to operate a retreat center by an educational organization providing classes and workshops on Hawaiian culture, sustainable living, communication and health, with all classes including an agricultural component and also providing accommodations for students and teachers on land located within the State and County Agricultural Districts. (SUP2 2005/0004) (CP 2005/0006)

- a. Public Hearing
- b. Action

E. NEW BUSINESS

1. TETRA TECH EC, INC. on behalf of AUWAHI ENERGY, LLC requesting comments on the Draft Environmental Impact Statement (DEIS) prepared in support of the Auwahi Wind Farm Project, a wind farm with a net generating capacity of approximately 21 megawatts; augmented with an energy storage system; a collector switchyard; operations and maintenance facility and related infrastructure; a 9.0-mile, 34.5-kilovolt (KV) generator-tie line; an interconnection construction access route along existing route along existing public roadways and pastoral roads, located at Ulupalakua Ranch, Districts of Hana, Kula, and Kihei, Island of Maui. (EIS 2011/0001) (J. Prutch)

The accepting authority for the Environmental Impact Assessment is the Maui Planning Commission.

The EIS triggers are the use of State and County lands for a portion of the generator-tie line, interconnection substation and microwave communication tower and the use of State Conservation District lands for a small portion of Papaka Road and Upcountry Piilani Highway road improvements.

The project needs a Special Management Area (SMA) Use Permit and County Special Use Permits (CUPs). The public hearing on the SMA and CUP applications will be conducted by the Maui Planning Commission after the Chapter 343 process has been completed.

The Commission may take action to provide its comments on the Draft EIS.

F. PUBLIC HEARING (Action to be taken after public hearing. To be taken up no earlier than 2:00 p.m.)

1. PAUWELA FARMS, LLC requesting a State Land Use Reclassification from the State Agricultural District to the State Rural District and a Change in Zoning from the Interim District to the RU0.5- Rural District for the proposed Pauwela 4-Lot Subdivision (0.5 acre minimum lot size) on approximately 4.71 acres of land at 125 Pauwela Road, TMK: 2-7-008: 047, Haiku, Island of Maui. (DBA 2009/0003) (CIZ 2009/0005) (D. Dias)

- a. Public Hearing
- b. Action

G. UNFINISHED BUSINESS

1. MR. PETER K. MARTIN of OLOWALU ELUA ASSOCIATES, LLC requesting a Special Management Area Use Permit in order to relocate the proposed Driveway "D" identified in the Olowalu Mauka Subdivision from its original location east of Kapaiki Village to Luawai Street, roadway intersection improvements, realignment of the old cane haul road intersection with Luawai Street, drainage improvements, subdivision for additional right-of-way, waterline upgrades and improvements to the fire/emergency access road at TMK: 4-8-003: 084 (por.), 101(por.), 102 (por.), and 118 (por.), Olowalu, Island of Maui. (SM1 2010/0008) (K. Wollenhaupt) (Public hearing conducted on February 8, 2011 and further reviewed on February 22, 2011)

The Commission may take action on this request.

H. Continuation of Maui Planning Commission 2nd Special Session on Protecting, Developing, and Conserving Coastal Resources: Recent flooding impacts to Kihei and South Maui with focus on reducing future impacts to flood-prone areas of South Maui. (J. Buika) (Session initiated at the February 8, 2011 meeting.)

I. ACCEPTANCE OF ACTION MINUTES OF THE MARCH 8, 2011 MEETING AND REGULAR MINUTES OF THE NOVEMBER 9, 2010 MEETING

J. DIRECTOR'S REPORT

1. Pursuant to the Special Management Area Rules of the Maui Planning Commission, notification of the issuance of the following permits:

- a. Special Management Area (SMA) Emergency Permit to LAHAINA ROADS APARTMENTS for the temporary shoring of the lanai concrete deck area mauka of the existing seawall located in the shoreline setback area at the Lahaina Roads Apartments at 1403 Front Street, TMK: 4-5-013: 027, Lahaina, Island of Maui. (SM3 2011/0004) (J. Buika)

This is for notification purposes.

- b. Special Management Area (SMA) Emergency Permit to the DEPARTMENT OF PUBLIC WORKS for emergency repair and maintenance work on South Kihei Road in Kihei and Hauoli Street in Maalaea, TMK: 3-9-001: 999 and 3-8-014: 999, Island of Maui. (SM3 2011/0005) (J. Buika)

This is for notification purposes.

2. Planning Commission Projects/Issues
3. Discussion of Future Maui Planning Commission Agendas
 - a. Agenda items for the April 12, 2011 meeting

K. NEXT MEETING DATE: April 12, 2011

L. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI PLANNING COMMISSION RULES OF PRACTICE AND PROCEDURE. WRITTEN TESTIMONY SHOULD BE RECEIVED AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

DOCUMENTS ARE ON FILE WITH THE PLANNING DEPARTMENT.

THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE MAUI PLANNING COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely intervention was on March 8, 2011.

Maui Planning Commission Agenda
March 22, 2011
Page 5

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.

PLEASE NOTE: **If any member of the Commission is unable to attend the scheduled meeting, please contact the Planning Department at least one day prior to the meeting date. Thank you for your cooperation.** (S:\all\carolyn\032211.2ag)