

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

## AGENDA

DATE: MAY 14, 2013  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793  
Members: Ivan Lay (Chair), Warren Shibuya (Vice-Chair), John "Keone" Ball, Sandra Duvaurchelle, Jack Freitas, Wayne Hedani, Jason Medeiros, Max Tsai, 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. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. WAIKO INDUSTRIAL DEVELOPMENT, LLC requesting a Community Plan Amendment from Agriculture to Light Industrial and a Change of Zoning from County Agriculture District to M-1 Light Industrial District for the proposed Waiko Baseyard Light Industrial project, a 41-lot light industrial subdivision on approximately 31.222 acres of land along Waiko Road, TMK: 3-8-007: 102, Wailuku, Island of Maui. (CPA 2011/0002) (CIZ 2011/0006) (P. Fasi)
  - a. Public Hearing
  - b. Action
2. MR. KEVIN BROOKS requesting a State Land Use Commission Special Use Permit in order to operate the Lahaina Dream Short-Term Rental Home (STRH) on approximately 11.618 acres of land in the State Agricultural District at 120 Punakea Loop, TMK: 4-7-011: 012-0002, Lahaina, Island of Maui. (SUP2 2012/0016) (K. Wollenhaupt)

- a. Public Hearing
- b. Action

C. COMMUNICATIONS

- 1. A&B PROPERTIES, INC. requesting a Step 1 Planned Development Approval for the transfer of zoning land uses for two (2) parcels of land located within the Wailea Resort Planned Unit Development area located along Piilani Highway and Wailea Ike Drive, TMK: 2-1-008: 121 (por.) And 2-1-008: 130 (por.), Wailea, Island of Maui. (PD1 2013/0002) (K. Wollenhaupt).

The Commission may take action on this request.

D.. ORIENTATION WORKSHOP NO. 2

- 1. Coastal Zone Management Introduction - Jim Buika, Coastal Resources Planner
- 2. Sea Level Rise and the Future of Our Shorelines - Tara Owens, Sea Grant agent
- 3. Special Management Area (SMA) Rules - Jim Buika, Coastal Resources Planner
- 4. Shoreline Rules - Jim Buika, Coastal Resources Planner

E. ACCEPTANCE OF THE ACTION MINUTES OF THE APRIL 29, 2013 AND REGULAR MINUTES OF THE MARCH 25, 2013 AND APRIL 23, 2013 MEETINGS

F. DIRECTOR'S REPORT

- 1. MR. WILLIAM SPENCE, Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of his intent to process the following time extension request administratively:
  - a. MR. RANDALL ENDO, Vice-President of A&B PROPERTIES, INC. requesting a two (2)-year time extension on the Special Management Area Use Permit condition to initiate construction of the Kahului Town Center project at TMK: 3-7-007: 005, 008, 009, 010, 027, and 050, Kahului, Island of Maui. (SM1 2006/0010) (G. Flammer) (deferred at the April 24, 2012 meeting)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

- b. MR. CHARLES JENCKS, Owner Representative of HONUULA PARTNERS, LLC requesting a Special Management Area Use Permit two (2) year time extension on the period to initiate construction of the Wailea Ike and Wailea Alanui Intersection Improvements at TMK: 2-1-008, 2-1-008: 118, 2-1-008: 131 and 2-1-008: 134, Wailea, Island of Maui. (SM1 2009/0012) (G. Flammer)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting

2. Planning Commission Projects/Issues
  - a. Amending the SMA Boundaries
3. EA/EIS Report
4. SMA Minor Permit Report
5. SMA Exemptions Report
6. Discussion of Future Maui Planning Commission Agendas
  - a. May 28, 2013 meeting agenda items

G NEXT REGULAR MEETING DATE: MAY 28, 2013

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

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 Petition to Intervene was on April 30, 2013.

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.

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.

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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\051413.age)