

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

AGENDA

DATE: AUGUST 27, 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 Duvauchelle, 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 HEARING (Action to be taken after each public hearing item.)

1. MS. KAROLEE "JOSIE" BIDGOOD, Senior Vice-President and Manager of BANK OF HAWAII, requesting a Special Management Area Use Permit for the consolidation of Parcels 6 and 19 into one (1) single lot, removal of the temporary sales center located on Parcel 6, demolition of existing structure on Parcel 19, construction of an approximately 13,500 sq. ft. banking center and related improvements including banking services, administrative offices, training and meeting rooms, ATMs, night depository, trash enclosure, parking lot with loading zone and landscaping at 87 and 101 Puunene Avenue and Kamehameha Avenue, TMK: 3-7-009: 006 and 019, Kahului, Island of Maui. (SM1 2012/0009) (C. Thackerson)

- a. Public Hearing
- b. Action

2. ROBERT and TAMARA HORCAJO requesting a State Land Use Commission Special Use Permit in order to operate the Iao Valley Inn Bed and Breakfast, a three (3)-bedroom bed and breakfast home located in the State Agricultural District at 80 Iao Valley Road, TMK: 3-3-018: 002 (por.) , Wailuku, Island of Maui. (SUP2 2013/0019) (G. Flammer)

- a. Public Hearing
- b. Action

- C. Workshop on the Maui Island Plan conducted by the Planning Department's Long Range Planning Division

The workshop is for information purposes.

- D. Workshop on General Principles of New Urbanism and Form-Based Codes for Maui County presented by County Planning Staff, Chris Hart & Partners, Inc., and Calthorpe Associates. (An Application for a Change of Zoning incorporating a form-based code to accommodate the Kihei Research and Technology Park has been submitted to the County of Maui. The Kihei Research and Technology Park project will be reviewed in a public hearing at a future date. This workshop is to acquaint County officials and the public with the general principles of New Urbanism.) (K. Wollenhaupt)

The workshop is for information purposes.

- E. ACCEPTANCE OF THE ACTION MINUTES OF THE AUGUST 13, 2013 MEETING AND REGULAR MINUTES OF THE JULY 23, 2013 MEETING

- F. DIRECTOR'S REPORT

1. Notification to the Maui Planning Commission of the approval of the transfer by letter dated August 7, 2013 of the following Special Management Area Use Permit pursuant to the provisions of the Maui Planning Commission's Special Management Area (SMA) Rules:

MS. JORDAN E. HART, President of CHRIS HART & PARTNERS, INC. . requesting a transfer of the Special Management Area Use Permit from WILSHIRE DMK 1 to MR. ALFRED FAIRBANKS INVESTMENTS, LLC for the development of Alahele Subdivision, a 48-lots only residential subdivision and related improvements on 14 acres at Alahele Place, TMK: 3-9-017: 034, Kihei, Island of Maui. (SM1 2007/0006) 2-1-007: 066, Makena, Island of Maui. (SM1 2001/0017) (C. Thackerson)

This item is for notification purposes only of the recent approval of the transfer of the Special Management Area Use Permit. No action is required from the Commission.

2. Planning Commission Projects/Issues

3. EA/EIS Report
4. SMA Minor Permit Report
5. SMA Exemptions Report
6. Discussion of Future Maui Planning Commission Agendas
 - a. September 10, 2013 meeting agenda items

G. NEXT REGULAR MEETING DATE: SEPTEMBER 10, 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 DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene was on August 12, 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 (2) 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 DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, 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\082713.age)