

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

RECEIVED
OCT 31 PM 12:50
OFFICE OF THE
COUNTY CLERK

AGENDA

DATE: NOVEMBER 10, 2014 (Monday)
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), John "Keone" Ball (Vice-Chair), Sandra Duvauchelle, Jack Freitas, Wayne Hedani, Richard Higashi, Jason Medeiros, Max Tsai, Penny Wakida

A. CALL TO ORDER

B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed.

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

1. ARMSTRONG DEVELOPMENT, LTD. requesting a Step 1 Planned Development Approval, a Step 2 Planned Development Approval, and a Special Management Area Use Permit for the Keala O Wailea (MF-11) Multifamily Project, a 70-unit multi-family project with improvements and amenities located on Wailea Ike Drive directly makai (west) of the Wailea Gateway Center at TMKs: 2-1-028:001 thru 013, Wailea, Island of Maui. (PD1 2013/0001) (PD2 2013/0001) (SM1 2013/0001) (D. Dias)
2. MR. GLENN TAMURA requesting amendments to approved Special Management Area Use Permit project plans for Pacific Plaza (now known as Tamura's Plaza) on property situated at 99 E. Lipoa Street, TMK: 3-9-002: 215, Kihei, Island of Maui. (SM1 2006/0041) (K. Scott)

D. NEW BUSINESS

1. MR. GREGG LUNDBERG, General Manager of WESTIN MAUI, LLC requesting an Environmental Assessment Determination on the Final Environmental Assessment prepared in support of the Special Management Area Use Permit and Shoreline Setback Variance and the relocation of the existing County sewer line for the proposed Master Plan Improvements for the Westin Maui Resort & Spa, at 2365 Kaanapali Parkway, TMK: 4-4-008: 019, Kaanapali, Island of Maui. (EA 2014/0001) (A. Cua)

The proposed improvements include a new parking structure, new landscaping facility, ballroom expansion and meeting room expansion, new back of the house structure, demolition of structures, roof additions, spa improvements, relocation of existing sewer line, and other related improvements.

The approving authority of the Environmental Assessment is the Maui Planning Commission.

The EA trigger is the Shoreline Setback Variance and the relocation of the existing County sewer line.

The Applicant has also submitted applications for a Special Management Area Use Permit and a Shoreline Setback Variance. The public hearings on these applications will be scheduled after the Chapter 343, HRS process has been completed.

The Commission may accept the Final Environment Assessment and issue a Findings of No Significant Impact (FONSI) or take some other action.

2. MR. HENRY SPENCER on behalf of PAIA 2000, LLC requesting comments on the Draft Environmental Assessment prepared in support of the Community Plan Amendment for the Paia Courtyard Project, a mixed use, parking, and senior housing project on approximately 9.04 acres of land located at 120 Baldwin Avenue, TMK: 2-5-005: 063, Paia, Island of Maui. (EA 2013/0001) (CPA 2013/0003) (E. Wade)

The EA trigger is the Community Plan Amendment.

The Applicant has also submitted applications for a Community Plan Amendment, State Land Use District Amendment, a Change in Zoning, and a Special Management Area Use Permit. The public hearings on these applications will be scheduled after the Chapter 343, HRS process has been completed.

The Maui Planning Commission may take action to determine that it is the approving authority of the Final Environmental Assessment and that a Findings of No Significant Impact (FONSI) is anticipated. The Commission may provide comments on the Draft Environmental Assessment.

E. ACCEPTANCE OF THE ACTION MINUTES OF OCTOBER 28, 2014

F. DIRECTOR'S REPORT

1. Notification of the Issuance of the following Special Management Area (SMA) Emergency Permits for review:
 - a. September 25, 2014-SMA Emergency Permit letter to MR. FRANK RICE of ALLANA BUICK & BERS on behalf of the HOLOLANI AOA to complete limited sandbag repairs to the existing temporary shoreline protection structure at the Hololani located at 4401 Lower Honoapiilani Road, TMK: 4-3-010: 009, Napili, Island of Maui. (SM3 2014/0005) (J. Buika)

- b. October 15, 2014-SMA Emergency Permit letter to MR. THORNE ABBOTT of COASTAL PLANNERS, LLC on behalf of PAUL and EDNA LAUB for temporary shoreline protection of a habitable structure at 1007 Front Street, TMK: 4-5-003: 002, Lahaina, Island of Maui. (SM3 2014/0003) (J. Buika)
 - c. October 17, 2014-SMA Emergency Permit letter to MR. CLAY SCOTT on behalf of the NOHONANI AOAO to temporarily fill large cavities that have recently formed in the rear yard behind an existing seawall at 3723 Lower Honoapiilani Road, TMK: 4-3-006: 007, Kahana, Island of Maui. (SM3 2014/0008) (K. Scott)
- 2. SMA Minor Permit Report (Appendix A)
 - 3. SMA Exemption Report (Appendix B)
 - 4. November 19, 2014 Site Visit and Public Hearing on the proposed West Maui Hospital and Medical Center Project
 - a. Site inspection of the new proposed site at 4:00 p.m.
 - b. Public Hearing at 6:00 p.m. at the West Maui Senior Center Meeting Hall in Lahaina on both proposed entitlements for the proposed West Maui Hospital and Medical Center site in the Kaanapali North Beach Mauka Project District and reversion of the entitlements for the former West Maui Hospital and Medical Center site near the Lahaina Civic Center. (G. Flammer)
 - 5. Discussion of Future Maui Planning Commission Agendas
 - a. November 25, 2014 meeting agenda items

G. NEXT REGULAR MEETING DATE: NOVEMBER 25, 2014

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH THEIR ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES PURSUANT TO SEC. 92-5(a)(4), HRS.

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 for an item where the first public hearing date is on November 10, 2014 was on October 24, 2014.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE COM MISSION'S RULES OF PRACTICE AND PROCEDURE. IN ACCORDANCE WITH THESE RULES MAXIMUM TIME LIMITS OF AT LEAST THREE MINUTES MAY BE ESTABLISHED BY THE COMMISSION ON INDIVIDUAL TESTIMONY.

WRITTEN TESTIMONY REQUESTED 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.

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.

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 ENSURE THAT IT IS CIRCULATED TO THE COMMISSION.

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\111014.age)



County of Maui
Kalama O Maui Building
200 South High Street,
Wailuku, HI 96793-2155

PD-Approved SMA Minor Projects for Maui

10/28/2014

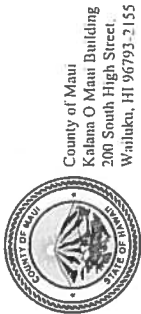
Permit Completion Date: 10/15/2014 - 10/28/2014

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20130114	KAANAPALI INVESTMENT	KAANAPALI INVESTMENTS LLC	FIVE-LOT SUBDIVISION/KAANAPALI LLC	KANPALI INVESTMENTS LLC	WOLLENHAUPT	10/16/2014	A W/COND-APPROVED WITH CONDITIONS	2440080160000
SM2 - 20140043	ROYAL LAHAINA RESORT	ROYAL LAHAINA RESORT TERRACE AWNING	ROYAL LAHAINA RESORT TERRACE	SHARON WRIGHT, MWA, INC	SCOTT	10/24/2014	A W/COND-APPROVED WITH CONDITIONS	2440080070000
SM2 - 20140123	HALLOWEEN IN LAHAINA	HALLOWEEN IN LAHAINA	ACCESS TO FRONT STREET/LAHAINA	OFFICE OF ECONOMIC DEVELOPMENT	WADE	10/21/2014	A W/COND-APPROVED WITH CONDITIONS	2460010090000 2460010100000 2460080060000
SM2 - 20140124	HALF KAI CONDO	HALF KAI CONDO	INSTALL NEW SEWER MANHOLE/LAHAINA	MANAGEMENT CONSULTANTS OF HAWAII	SCOTT	10/21/2014	A W/COND-APPROVED WITH CONDITIONS	2440010420012
SM2 - 20140125	KAANAPALI SHORES AOA	KAANAPALI SHORES AOA	TEMP TENT OVER POOL DECK/KAANAPALI	MARYANN ARCILLA	AAKO	10/21/2014	A W/COND-APPROVED WITH CONDITIONS	2440010970000

Grand Total : 5

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 10/15/2014 - 10/28/2014



County of Maui
Kalama O Maui Building
200 South High Street,
Waipahoehoe, HI 96793-2155

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140318	LARA, TIM	MAIN DWELLING ALTERATION--ATF	TIM LARA	HIGA	10/15/2014	A-APPROVED	2390280100000
SM5 - 20140319	AMOYYAL, JESSE	DWELLING ALTERATION/KIHEI	JESSE A AMOYYAL		10/16/2014	A-APPROVED	2390520260000
SM5 - 20140320	SHOSHANY, GILA	MAIN DWELLING REMODEL/KIHEI	SHOSHANY, GILA	HIGA	10/17/2014	A-APPROVED	2390170850000
SM5 - 20140321	ANDERSON, DAVID	CONSTRUCT PROPERTY WALL/PAIA	DAID ANDERSON		10/20/2014	A-APPROVED	2260050100000
SM5 - 20140323	NAPILI KAI RESORT	HOTEL INTERIOR RENOVATION/LAHAINA	NAPILI KAI AOO	CABAIS	10/20/2014	A-APPROVED	2430020290000
SM5 - 20140324	CIABURRI, MARK & BET	REPLACE ELECTRICAL POLE/LAHAINA	MECO	AAKO	10/21/2014	A-APPROVED	2430070040000
SM5 - 20140325	RANKEN, KEVIN M	GRID-TIED PV SYSTEM/WAILEA	KEVIN RANKEN	AZBILL	10/24/2014	A-APPROVED	2210081170087
SM5 - 20140326	TRAVAASA HANA	EXTERIOR/INTERIOR REPAIRS/HANA	DAVE ROTH	SCOTT	10/22/2014	A-APPROVED	2140030580000
SM5 - 20140327	KIHEI HOLIDAY	APT BLDG REROOFING/KIHEI	MICHAEL LEONE	THACKERSON	10/23/2014	A-APPROVED	2390010440000
SM5 - 20140328	LAHAINA ROADS	IMPROVEMENTS TO 42-UNIT CONDO/LAHAINA	CHARLES A O'NEILL	SCOTT	10/23/2014	A-APPROVED	2450130270000
SM5 - 20140329	WARMENHOVEN, DAN	RESIDENTIAL SEWERLINE CONNECTION/KIHEI	DAN WARMENHOVEN	SCOTT	10/23/2014	A-APPROVED	2210110210000
SM5 - 20140330	BARDENHAGEN, DANIEL	SPA	JOHN J. FOTT	HIGA	10/24/2014	A-APPROVED	2390550070000
SM5 - 20140331	MORRISON, GLORIA	APARTMENT ALT: #27VI/LAHAINA	MORRISON, GLORIA & GARY		10/24/2014	A-APPROVED	2420010280184
SM5 - 20140332	REDFERN, GARY	INSTALL WALL FOR ELECTRICAL PANEL/KIHEI	GARY & ELIZABETH REDFORD		10/24/2014	A-APPROVED	2390070310000
SM5 - 20140333	GENTIL, JOAO & PATRI	MAIN DWELLING ADDITION/PAIA	JOAO GENTIL	HIGA	10/24/2014	A-APPROVED	2380011500000
SM5 - 20140334	REGAL THEATER	RE-ROOF EXISTING THEATRE/KAHULUI	MICHELL COCKETT	AAKO	10/24/2014	A-APPROVED	2370090040000
SM5 - 20140335	KAPALUA RESORT ASSO	EXTEND AND REPAIR SIDEWALK/KAPALUA	KAPALUA RESORT ASSOCIATION	AZBILL	10/27/2014	A-APPROVED	2420040570000
SM5 - 20140336	KIM, NATHAN & GAYLE	DETACHED ACCESSORY DWELLING/KIHEI	KIM, GAYLE & NATHAN		10/27/2014	A-APPROVED	2390110380000

Grand Total : 18