

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

AGENDA

DATE: February 14, 2006
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Susan Moikeha (Chair), Suzanne Freitas (Vice-Chair), Patricia Eason, Johanna Amorin, Diane Shepherd, Nick Casumpang Jr., William Iaconetti, Wayne Hedani, Bruce U'u

Public testimony will be taken on any agenda item 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 the beginning of the meeting will not be allowed to testify again when the agenda item comes up before the Commission, unless new or additional information will be offered.

A. CALL TO ORDER

B. NEW BUSINESS

1. KOBAYASHI GROUP, LLC requesting an Environmental Assessment Determination on the Final Environmental Assessment prepared in support of the Shoreline Setback Variance and the Special Management Area Use Permit for the proposed redevelopment of the Wailea Renaissance Hotel into a St. Regis condominium hotel and residences consisting of the demolition of the existing structures, the development of 193 condominium units (for sale with hotel amenities) on property and related infrastructure and landscape improvements at 3350 Wailea Alanui Drive, TMK: 2-1-008: 067, Wailea, Island of Maui and various improvements at the adjacent Uluu/Mokapu Beach Park parking area including resurfacing and landscaping at TMK: 2-1-008:088, Wailea, Island of Maui. (EA 2005/0016) (SM1 2005/0035) (SSV 2005/0004) (K. Caigoy) (A. Cua)

The draft EA was reviewed at the Commission's December 13, 2005 meeting.

he EA trigger is the work within the shoreline setback area including the demolition of existing structures (including the Mokapu Wing), installation of a grasscrete emergency vehicle access, installation of a sewerline connection (to an existing sewerline), landscaping, and irrigation.

The applicant has filed for a Step 1 Planned Development Approval, a Step 2 Planned Development Approval, a Special Management Area Use Permit, and a Shoreline Setback Variance together with the Environmental Assessment Review. The public hearing on the Shoreline Setback Variance and the Special Management Area Use Permit will be scheduled for a date after the Chapter 343 process has been completed.

2. ROYAL LAHAINA DEVELOPMENT GROUP, LLC requesting comments on the draft Environmental Assessment prepared in support of the Shoreline Setback Variance and Special Management Area Use Permit applications for the proposed Royal Lahaina Resort Revitalization Project at TMK: 4-4-008: 007 and 013, Kaanapali, Lahaina, Island of Maui. (EA 2005/0014) (SM1 2005/0038) (SSV 2005/0005) ((K. Caigoy) (J. Hunt)

The EA trigger is the work within the shoreline setback area to include the demolition of a 3-story hotel structure, six 2-story villas, a 1-story restaurant, and a portion of the existing Alii Ballroom.

The applicant has also submitted Shoreline Setback Variance (SSV) and Special Management Area (SMA) Use Permit applications. The public hearing on the SSV and SMA applications will be conducted after the applicant has completed the Chapter 343, HRS requirements.

The Maui Planning Commission is being asked to do the following at the meeting:

- a. Provide concurrence on the filing of the draft Environmental Assessment(EA) and anticipated FONSI determination with the Office of Environmental Quality Control (OEQC) for publication.
- b. Provide comments on the draft Environmental Assessment

C. COMMUNICATIONS

1. MR. MILTON ARAKAWA, AICP, Director of Public Works and Environmental Management requesting a Special Management Area Use Permit five -year time extension on the period to initiate construction of the Lower Honoapiilani Road Improvements Phase IV project from Hoohui Road to Napilihau Street at Napili, Island of Maui. (D. Dias)

D. APPROVAL OF MINUTES OF THE JANUARY 10, 2006 MEETING

E. DIRECTOR'S REPORT

1. February 1, 2006 request by Chris Hart and Partners on behalf of A&B Properties to schedule a pre-consultation meeting with the Maui Planning Commission for its comments and suggestions on the Kahului Town Center project prior to proceeding with Environmental Assessment and SMA permitting processing. (K. Caigoy) (A, Cua)
2. Designation of the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing on the following application:

MR. TOM PIERCE, AAL, LLC for MARGARET HECHT and NEAULANI, INC. requesting a County Special Use Permit for the Ola Honua Farm Dwellings project in order to construct 9 farm labor dwellings within a 14.75 acre area in the County Agricultural District in conjunction with a 175-acre forestry and land conservation project at TMK: 1-6-008: 023, Kipahulu, Island of Maui. (CUP 2005/0010) (P. Fasi)
3. Status of the proposed amendments to the Maui Planning Commission Rules of Practice and Procedure regarding intervention.
4. EA/EIS Report
5. SMA Minor Permit Report
6. SMA Exemptions Report

F. NEXT REGULAR MEETING DATE: February 28, 2006

J. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

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.

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

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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 TWO (2) 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\cardyn\012406.age)