

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

AGENDA

DATE: June 14, 2005 (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: 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. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. MR. MICHAEL W. FOLEY, Planning Director transmitting Council Resolution No. 04-151 containing the following land use bills for the Makawao Hongwanji property at TMK: 2-7-004: 021, Haiku, Island of Maui: (K. Caigoy)
 - a) A Bill for an Ordinance to Amend the Paia-Haiku Community Plan and Land Use Map from Park to Single Family Residential for Property situated at TMK: 2-7-004: 021, Haiku, Maui, Hawaii for the Makawao Hongwanji Mission. (CPA 2004/0010)
 - b) A Bill for an Ordinance to Change Zoning from Urban Reserve District to R-3 Residential District for property situated at TMK: 2-7-004: 021, Haiku, Maui, Hawaii. (CIZ 2004/0018)
 - a. Public Hearing
 - b. Action
2. AGORA REALTY requesting a Special Management Area Use Permit for the Kahului Town Center Student Housing Project, a 104-unit student housing project and related improvements on 3.163 acres bounded by Kaahumanu Avenue, Lono Avenue, and Vevau Street at TMK: 3-7-004: 001, Kahului, Island of Maui. (SM1 2005/0003) (C. Suyama)

- a. Public Hearing
 - b. Action

3. AGORA REALTY requesting a Special Management Area Use Permit for the Kane Street Commercial Mixed-Use Project, 15,578 square feet of commercial space, 90 multi-family residential units of which 42 are anticipated to be affordably-priced, and related improvements bounded by Kane and Vevau Street at TMK: 3-7-005:003, 011, and 023, Kahului, Island of Maui. (SM1 2005/0004) (T. Abbott)
 - a. Public Hearing
 - b. Action

4. MR. LIONEL SANTOS requesting a State Land Use Reclassification from the State Agricultural District to the State Rural District and a Change in Zoning from Interim District to RU-0.5 Rural District for the Puuomalei Subdivision for property at situated at TMK: 2-7-002: 010, Haiku, Island of Maui. (DBA 2004/0004) (CIZ 2004/0006) (R. Loudermilk)
 - a. Public Hearing
 - b. Action

C. NEW BUSINESS

1. FINANCE HOLDINGS, LTD. requesting comments on the draft Environmental Assessment (EA) prepared in support of the Special Management Area Use Permit for the proposed self-storage facility located on Wainee Street at TMK: 4-5-007: 004, Lahaina, Island of Maui. (EA 2005/0004) (SM1 2005/001) (K. Caigoy) (P. Fasi) (Commissioners: The draft EA was circulated at the May 24, 2005 meeting. Please bring your copy of the draft EA with you.)

The EA trigger is the location of the project site in the Lahaina National Historic Landmark District.

The applicant has submitted a Special Management Area (SMA) Use Permit application. The public hearing date for the SMA application will be scheduled for a later date after the Chapter 343 process has been completed.

D. COMMUNICATIONS

1. MR. MICHAEL BOLLENBACHER of AGORA REALTY requesting Off-site Parking Approval for 22 stalls located at the proposed Kane Street Commercial site at TMK: 3-7-005: 003, 011, and 023, Kahului, Island of Maui, for the 104 unit Kahului Town Center Student Housing Project at TMK: 3-7-004:001, Kahului, Island of Maui. (OSP 2005/0001) (C. Suyama)
2. MR. STEVE SEWALL on behalf of INTRAWEST requesting a Step 3 Planned Development Approval for site development for the 700-unit Honua Kai Resort project consisting of the surcharge and temporary sales trailers and pavilion on 41.3 acres of land at TMK: 4-4-014: 006 and 008, Kaanapali, Island of Maui. (PD3 2005/0004) (C. Suyama)

E. DIRECTOR'S REPORT

1. Department of Housing and Human Concerns Quarterly Report regarding In-Lieu Monetary Contributions in Satisfaction of Affordable Housing Requirements (circulated with the May 24, 2005 agenda).
2. Notification of Transfers of Special Management Area(SMA) Use Permits:
 - a. May 18, 2005-letter granting transfer of the Liloa Village SMA from MEDO LLC to SunStone Keokea LLC for lands at TMK 3-9-002: 116, 150, and 151, Kihei, Island of Maui. (SM1 2004/0010)
 - b. May 24, 2005-letter granting transfer for the proposed 31-lot Kilohana Waena Subdivision, Well Improvements, and Related Improvements SMA from D&I Enterprises, LLC, a Washington Limited Liability Company, to Kilohana Waena Corp., a Hawaii Corporation for lands at TMK: 3-9-004: 074 & 075, Kihei, Island of Maui. (SM1 2004/0009) (D. Dias)
3. EA/EIS Status Report
4. SMA Minor Permit Report
5. SMA Exemptions Report

F. NEXT REGULAR MEETING DATE: June 28, 2005

G. 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

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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 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.

*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.

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\061405.age)