

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 8, 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: Wayne Hedani (Chair), Diane Shepherd (Vice-Chair), Suzanne Freitas, Patricia Eason, Johanna Amorin, William Iaconetti, Bruce U'u, John Guard IV, Jonathan Starr

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 item.)

1. ROYAL LAHAINA DEVELOPMENT GROUP, LLC requesting a Special Management Area Use Permit and a Shoreline Setback Variance for the proposed Royal Lahaina Resort Revitalization Project consisting of a new master plan and mixed-use concept made up of up to 330 luxury hotel units, approximately 125 condominium hotel villas, and related resort improvements at 2780 Kekaa Drive, TMK:4-4-008:007 and 013, Kaanapali, Lahaina, Island of Maui. (SM1 2005/0038) (SSV 2005/0005) (J. Hunt)

- a. Public Hearing
- b. Action

C. NEW BUSINESS

1. S & F LAND COMPANY requesting an Environmental Assessment Determination on the Final Environmental Assessment submitted in support of its application for a Community Plan Amendment from Light Industrial to Heavy Industrial for the proposed Heavy Industrial Uses on approximately 13 acres at the Central Maui Baseyard, Mokulele Highway, TMK: 3-8-005: por. of 001 (Lot C) and por. of 019 (lots 49 and 221), Puunene, Island of Maui. (EA 2005/0009) (CPA 2005/0006) (CIZ 2005/0005) (K. Caigoy) (R. Loudermilk)

The Chapter 343 HRS trigger is the Community Plan Amendment.

The public hearing on the Community Plan Amendment and Change in Zoning requests will be scheduled for a later date after the Chapter 343 process has been completed.

2. HYATT REGENCY MAUI requesting comments prepared in support of the Special Management Area Use Permit application for the Hyatt Regency Maui Timeshare Project at TMK: 4-4-013: 008, Kaanapali, Island of Maui. The proposed action involves the development of 121 timeshare units with 24 lock-out units for a key count total of 145. (EIS 2005/0002) (SM1 2006/0001) (K. Caigoy) (J. Hunt)

The proposed action does not trigger Chapter 343, HRS. The EIS is being prepared voluntarily by the applicant.

The public hearing on the Special Management Area Use Permit will be scheduled for a later date after the Chapter 343 process has been completed.

D. COMMUNICATIONS

1. MS. KAUI KANAKAOLE, Chairperson of the Hana Advisory Committee to the Maui Planning Commission transmitting the Committee's comments on the following applications from MS. CHERYL VASCONCELLOS of the HANA COMMUNITY HEALTH CENTER, INC., requesting the following approvals for the Hana Community Health and Wellness Village Project at 4590 Hana Highway, TMK: 1-4-003: 022 and 024, Hana, Island of Maui (J. Alueta):
 - a. A State Land Use District Boundary Reclassification for the State Agricultural District to the State Rural District on approximately 12.106 acres of land. (DBA 2005/0005) (public hearing conducted on May 18, 2006)
 - b. A Change in Zoning from the Interim District to the P-1 Public/ Quasi-Public District. (CIZ 2003/0004) (public hearing conducted on March 10 2005.)

The Maui Planning Commission might make recommendations on both of these land use applications to the Maui County Council.

2. Matters related to a planned site inspection of the Island of Kahoolawe by the Maui Planning Commission as the Commission will be dealing with the General Plan Update and the Kahoolawe Community Plan Update in the

future:

- a. Determination that the site inspection must be conducted as a limited meeting pursuant to the provisions of Section 92-3.1, HRS) because it is dangerous for an open meeting to be held on the island due to possible dangers to public health and safety from the presence of unexploded ordinance on and around the island.
- b. Selection of possible dates for the site inspection.

E. MINUTES OF THE JUNE 11, 2006 REGULAR MEETING, MEETING OF JUNE 13, 2006 RECONVENED ON JUNE 19, 2006 and JUNE 28, 2006 SPECIAL MEETING

F. DIRECTOR'S REPORT

1. EA/EIS Report
2. SMA Minor Permit Report
3. SMA Exemptions Report

G. NEXT REGULAR MEETING DATE: August 22, 2006

H. 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. The deadline for filing a timely Petition to Intervene was on July 25, 2006

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.

Maui Planning Commission Agenda
August 8, 2006
Page 4

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\carolyn\080806.age)