

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

AGENDA

DATE: May 10, 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 at the start of the meeting 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, requesting a Community Plan Amendment from Park to Public/ Quasi-Public and a Change in Zoning from R-3 Residential District to P-1 Public/ Quasi-Public District for the Central Maui Senior Housing and County Office Building Project on approximately 4.865 acres of land adjacent to the Kahului Post Office on Puunene Avenue at TMK: 3-7-012: 026, Kahului, Island of Maui. (CPA 2005/0001) (CIZ 2005/0003) (K. Caigoy)
  - a. Public Hearing
  - b. Action
  
2. MR. MILTON ARAKAWA, Director of the DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL MANAGEMENT requesting a Special Management Area Use Permit to construct the Paia Mini-Bypass Road between Hana Highway and Baldwin Avenue at TMK: 2-5-005: 018, Paia, Island of Maui. (SM1 2004/0004) (R. Loudermilk)
  - a. Public Hearing
  - b. Action

3. MR. PETER YOUNG, Director of the STATE DEPARTMENT OF LAND AND NATURAL RESOURCES requesting a Special Management Area Use Permit for the proposed Lahaina Comfort Station Improvements project consisting of the demolition of the proposed 6-stall comfort station to make way for an 18-stall comfort station and related site accessibility improvements and landscaping on Wharf Street in Lahaina Historic District No. 1 at TMK: 4-6-001: 001, Lahaina, Island of Maui. (SM1 2004/0038) (T. Abbott)
  - a. Public Hearing
  - b. Action
  
4. BAY WEST INVESTMENT COMPANY, LLC requesting a Special Management Area Use Permit for the Maui Islander Renovations II project in order to allow demolition of the existing tennis courts and construction of an existing swimming pool and garden area on the property, renovation of the front lobby, and construction of a lava stone wall and a cmu /plaster wall at TMK: 4-6-011: 008, Lahaina, Island of Maui. (SM1 2004/0031) (S. Solamillo)
  - a. Public Hearing
  - b. Action

C. NEW BUSINESS

1. Environmental Assessment Determination on the Final Environmental Assessment prepared by PACIFIC RIM LAND, INC., in support of the Special Management Area Use Permit application for the Ukumehame Subdivision - Phase I and II on 439 acres of vacant land at TMK: 4-8-002: 009,048, 052-056, 060, 061, 065, 066, 068, and 070, Ukumehame, Lahaina, Island of Maui. (EA2004/0016) (SM1 2004/0033) (K. Caigoy) (T. Abbott) (The Draft EA was reviewed by the Maui Planning Commission at its March 8, 2005 meeting.)

The EA trigger is the use of state or county lands or funds.

The applicant has also filed a Special Management Area Use Permit application. The public hearing on the SMA application will be scheduled for a future date after the EA process has been completed.

D. COMMUNICATIONS

1. MS. IRENE S. HULTQUIST of PARADISE AUTO PARTS, INC. requesting a 1-year time extension to Condition No. 1 of the Special Management Area Use Permit relating to the period to initiate construction of the Paradise Auto Parts Store and second floor office space and related improvements at 2675 Wai Wai Place, Kihei Business Park, TMK: 3-9-051: 040, Kihei, Island of Maui. (SM1 2002/0017) (D. Shupack)

E. UNFINISHED BUSINESS

1. MR. MIKE WHITE, General Manager of the Kaanapali Beach Hotel requesting to amend the previously approved Special Management Area Use Permit plans for the Plantation Inn Phase III project at 174 Lahainaluna Road, TMK: 4-6-009: 036 and 7820B Panaewa Street, TMK: 4-6-009: 044 and to obtain Off-Site Parking Approval for the Plantation Inn project to provide its required parking off-site at 153 Panaewa Street, TMK: 4-6-008: 046, Lahaina, Island of Maui. (SM1 900024) (OSP 2002/0003) (A. Cua) (Public hearing on SMA amendment conducted on September 9, 2003. Action on SM1 amendment and OSP requests deferred until the Council had decided on the Community Plan Amendment and Change in Zoning requests.)

F. APPROVAL OF MINUTES OF THE MARCH 22, 2005 MEETING

G. DIRECTOR'S REPORT

1. EA/EIS Status Report distributed for the April 26, 2005 meeting
2. EA/EIS Status Report
3. SMA Minor Permit Report distributed for the April 26, 2005 meeting
4. SMA Minor Permit Report
5. SMA Exemptions Report distributed for the April 26, 2005 meeting
6. SMA Exemptions Report

H. NEXT REGULAR MEETING DATE: May 24, 2005

I. 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.

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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\cardlyn\051005.age)