

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

## AGENDA

DATE: April 26, 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. ROBERT SASAKI of A&B PROPERTIES, INC., requesting a Change in Zoning for the Maui Business Park Phase II Project from County Agricultural District, M-2 Heavy Industrial District, and R-1 residential District to M-1 Light Industrial District covering approximately 179 acres of land at TMK: 3-8-006: 004 (portion); 3-8-001: 002 (portion); and 3-8-079: 013, Kahului, Island of Maui. (CIZ 2004/0011) (C. Yoshida)
  - a. Public Hearing
  - b. Action
2. MAUI LANI 100 LLC requesting the following: (C. Suyama)
  - a. Community Plan Amendment from Agricultural District to Wailuku-Kahului Project District No. 1 (Maui Lani) for 59.6 acres and to amend the Community Plan to increase the community plan spatial allocation and text revisions to include a village mixed use and open space descriptions and to increase the maximum residential units from 3,300 to 3,700 units at TMK: 3-8-007: 131, Kahului, Island of Maui. (CPA 20040011)

- b. Change in Zoning from Agricultural District to Wailuku-Kahului Project District No. 1 Maui Lani) for approximately 59.6 acres of land at TMK: 3-8-007:131, Kahului, Island of Maui. (CIZ 20040019)
- c. Phase I Project District Approval to incorporate new zoning performance standards for the village mixed use (VMX) and open space districts and to amend the land use categories and acreages and to replace a new land use map for the Maui Lani Project District at TMK: 3-8-007: 131, Kahului, Island of Maui. (PH1 20040001)
- d. Phase II Project District Approval to establish specific site plan spatial allocations and relationships between the new village mixed use (VMX) and open space districts and the existing districts within the project district at TMK: 3-8-007:131, Kahului, Island of Maui. (PH2 20040004)

C. NEW BUSINESS

- 1. Environmental Assessment Determination on the Final Environmental Assessment prepared by PAPAANUI LLC in support of the Community Plan Amendment application from Multi-Family to Single Family for the Papaanui Project consisting of seven (7) single-family dwellings and seven ohana units and associated infrastructure and site improvements located approximately 3/4 of a mile south of Makena-Keoneoio Road and Makena Alanui Road at TMK: 2-1-007: 009, Makena, Honuauia, Island of Maui. (EA20040011) (CPA 20040008) (DBA 20040008) (CIZ 20040016) (SM1 20040023) (K. Caigoy) (R. Loudermilk) (The draft EA document was reviewed by the Maui Planning Commission at its December 14, 2004 meeting.)

The EA trigger is the Community Plan Amendment.

The applicant also submitted applications for a district boundary amendment, change in zoning and a Special Management Area Use Permit.

The public hearing on the Community Plan Amendment, State Land Use District Boundary Amendment, Change in Zoning, and the Special Management Area Use Permit requests will be at a later date after the Environmental Assessment process has been completed.

- 2. TOWNE DEVELOPMENT OF HAWAII, INC. requesting comments on the draft Environmental Assessment prepared in support of their Special Management Area Use Permit application for proposed extension of Liloa

Drive (North-South Collector Road) by 1200 lineal feet from Walua Place to Keonekai Road at TMK 3-9-004: 005 and 145, 3-9-019: 004, 3-9-020: 004, 007, 012, 016, 020, and 027, Kihei, Island of Maui. (EA 2005/0007) (SM1 2005/0007) (K. Caigoy) (P. Fasi)

The trigger is the use of County lands.

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

D. DIRECTOR'S REPORT

1. Scheduling of the public hearing date in West Maui on the following applications:
  - a. MR. RYAN CHURCHILL of MAUI LAND AND PINEAPPLE CO. INC. requesting a Phase 2 Project District Approval and a Special Management Area Use Permit for the Kapalua Village project, a commercial complex containing 12,103 square feet of commercial space and related improvements at TMK: 4-2-004: 035 and 038 (portion), Kapalua, Lahaina, Island of Maui. (A. Cua)
2. Scheduling of a workshop/site inspection of various Maui Land and Pineapple Co., Inc. West Maui projects:
  - a. Kapalua Village Commercial Phase 2 Project District Approval and Special Management Area (SMA) applications
  - b. Residences at Kapalua SMA application (Kapalua Bay Hotel site)
  - c. Pulelehua land use applications
3. EA/EIS Status Report
4. SMA Minor Permit Report
5. SMA Exemptions Report

F. NEXT REGULAR MEETING DATE: May 10, 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 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

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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\cardyn\042605.age)