

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

AGENDA

DATE: October 11, 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. WILLARD STLUKA, President of HALEAKALA RANCH COMPANY requesting a State Land Use Commission Special Use Permit and a Conditional Permit for the Haleakala Ranch Visitors' Center project and related improvements on 14.057 acres of land in the State Agricultural District at 18303 Haleakala Highway, TMK: 2-3-005: portion of 004, Kula, Island of Maui. (SUP2 2004/0002) (CP 2005/0010) (J. Alueta)
  - a. Public Hearing
  - b. Action
  
2. MR. NICK CLEMENCE OF MALIKO CLIFFS LLC requesting a Special Management Area Use Permit for the Maliko Ranch project consisting of the subdivision of approximately 8.4 acres into three agricultural lots (each 2 acres or more) and one smaller lot for utility and access purposes at TMK: 2-7-004: 023, Haiku, Island of Maui. (SM1 2004/0035) (T. Abbott)
  - a. Public Hearing
  - b. Action

C. NEW BUSINESS

1. S&F LAND COMPANY requesting comments on the Draft Environmental Assessment (DEA) for the proposed Heavy Industrial Uses in the Central Maui Baseyard located at TMK: 3-8-005: portions of 001 and 019, Puunene, Island of Maui. (EA 2005/0009) (CPA 2005/0006) (CIZ 2005/0005) (CUP 2005/0004) (SUP2 2005/0005) (K. Caigoy) (R. Loudermilk) (The draft EA was distributed at the September 27, 2005 Maui Planning Commission meeting.)

The EA trigger is the Community Plan Amendment request.

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

D. COMMUNICATIONS

1. MS. MICHELLE COCKETT of BETSILL BROTHERS CONSTRUCTION, INC. on behalf of COVE BEACH VILLAS, LLC requesting a Special Management Area Use Permit time extension on the period to initiate construction for the Cove Beach Villas project, a 32-unit garden apartment complex and related improvements at 82 Kanani Road, TMK: 3-9-016: 004, Kihei, Island of Maui. (SM1 2002/0024) (D. Dias)
2. MR. BEN YEE of KOA AINA VENTURES, INC. requesting Off-Site Parking Approval for 16 parking stalls located at the existing paved parking lot of the Lahaina Restoration Building located at 656 Front Street, TMK: 4-6-008: 007, Lahaina, Maui to meet the required parking for the Diamond Gallery located inside the Kishi Building at 736 Front Street, TMK: 4-6-009: 057, Lahaina, Island of Maui. (OSP 2005/0002) (D. Shupack)

E. UNFINISHED BUSINESS

1. KEAKA LLC, requesting a Special Management Area Use Permit for the proposed 72-unit condominium-hotel project, ancillary recreation building, and related improvements at Lot H-1, TMK 2-1-06: 037 and por. of 46; and the 10-stall expansion of the existing public beach parking lot and an off-site drainage retention basin on TMK 2-1-005: 084 in the vicinity of the Makena Keoneoio Road and Makena Alanui intersection, Makena, Island of Maui. (SM1 2005/0015) (C. Suyama) (Public hearing conducted at the September 27, 2005 meeting)

2. KEAKA, LLC requesting a Special Accessory Use Permit for the development of an ancillary recreation building accessory to the 72-unit condominium at the intersection of Makena-Keoneoio Road and Makena Alanui, TMK: 2-1-006: portion of 056, Makena, Island of Maui. (ACC 2005/0001) (C. Suyama) (Request deferred from the September 27, 2005 meeting.)
3. Adoption of the proposed Decision and Order denying the Petition to Intervene request by MS. A. LUCIENNE DENAIE, Vice-President of MAUI TOMORROW FOUNDATION, INC. by KEAKA LLC, requesting a Special Management Area Use Permit for the proposed 72-unit condominium-hotel project, ancillary recreation building, and related improvements at Lot H-1, TMK 2-1-06: 037 and por. of 46; and the 10-stall expansion of the existing public beach parking lot and an off-site drainage retention basin on TMK 2-1-005: 084 in the vicinity of the Makena Keoneoio Road and Makena Alanui intersection, Makena, Island of Maui. (SM1 2005/0015) (C. Suyama) (Motion to deny passed at the September 27, 2005 meeting)

F. MINUTES OF THE AUGUST 23, 2005 MEETING

G. DIRECTOR'S REPORT

1. Status update on the proposed amendments to the Shoreline Area Rules regarding demolitions in the shoreline area (T. Abbott)
2. Notification of the transfer of the following SMA Permit pursuant to the Maui Planning Commission's SMA Rules:

From MICAH, LLC to COVE BEACH VILLAS, LLC for the Cove Beach Villas, a 32-unit garden apartment complex and related improvements at 82 Kanani Road, TMK: 3-9-016: 004, Kihei, Island of Maui. (SM1 2002/0004) (D. Dias)

3. 2005 Hawaii Congress of Planning Officials (HCPO) Conference - November 2-3, 2005, Kauai Radisson Hotel
4. EA/EIS Status Report distributed for the September 27, 2005 meeting
5. EA/EIS Status Report
6. SMA Minor Permit Report distributed for the September 27, 2005 meeting
7. SMA Minor Permit Report
8. SMA Exemptions Report distributed for the September 27, 2005 meeting
9. SMA Exemptions Report
10. 2006 Meeting Schedule

H. NEXT REGULAR MEETING DATE: October 25, 2005

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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.

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\101105.age)