

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

AGENDA

DATE: March 28, 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: 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. RESOLUTIONS THANKING OUTGOING MEMBERS - NICK CASUMPANG, JR. and CHAIR SUSAN MOIKEHA
- C. PUBLIC HEARINGS (Action to be taken after each public hearing.)
 - 1. SVO PACIFIC, INC. requesting a Special Management Area Use Permit for the construction of a parking deck, information booth, and ancillary improvements at the existing Westin Kaanapali Ocean Resort Villas parking lot at TMK: 4-4-014: 003, Kaanapali, Island of Maui. (SM1 2005/0034) (C. Suyama)
 - a) Public Hearing
 - b) Action
 - 2. MR. MICHAEL W. FOLEY, Planning Director, transmitting proposed amendments to Section 12-201-68(e) and (f) of the Rules of Practice and Procedure of the Maui Planning Commission regarding Procedures Where Intervention is Granted.

The proposed amendments require that the parties shall disclose to the commission any agreement or resolution reached by the parties. The mediator and the parties shall disclose any agreement or resolution reached by the parties to the hearing officer or the Maui Planning Commission.

- a) Public Hearing
 - b) Action
3. MAUI INDEPENDENT LIVING CENTER LLC & KALAMA HEIGHTS SENIOR RETIREMENT RESIDENCE LLC requesting a County Special Use Permit in order to allow for the continued use of the property as a 122-unit senior residential project and for the development of the future 80-unit Phase II senior residential project on Parcel No. 2 at 107 Kanani Road, TMK: 3-9-017: 002 and 068, Kihei, Island of Maui. (CUP 20050002) (P. Fasi)
- a) Public Hearing
 - b) Action
4. BUDDY L. & SONS CONSTRUCTION INC./ DAVID M. LAUER requesting a Special Management Area Use Permit in order to construct a two-story office building at 128 Kio Loop, Kihei Business Park, TMK: 3-9-051: 028, Kihei, Island of Maui. (SM1 2005/0009) (P. Fasi)
- a) Public Hearing
 - b) Action

D. NEW BUSINESS

1. PACIFIC RIM LAND requesting comments on the Draft Environmental Assessment prepared in support of the Community Plan Amendment from Hotel to Single Family residential for the proposed four-unit single-family condominium located at TMK: 2-1-007: 066, Makena, Island of Maui. (EA 2006/0001) (CPA 2001/0005) (DBA 2001/0003) (CIZ 2001/0011) (SM1 2001/0017) (K. Caigoy) (C, Suyama)

The EA trigger is the community plan amendment. The Maui Planning Commission recommended approval of the then- Planning Director initiated Community Plan Amendment on January 8, 2002. They also recommended approval on the district boundary amendment and change in zoning requests. Since that time, the Corporation Counsel has determined that the County-initiated CPA requires the preparation and processing of an environmental document in compliance with Chapter 343, HRS.

The community plan amendment, district boundary amendment, change in zoning, and special management area use permit requests are being held in abeyance until after the Chapter 343, HRS process has been completed.

E. COMMUNICATIONS

1. MS. KARLYNN KAWAHARA of MUNEKIYO & HIRAGA on behalf of SVO PACIFIC, INC. requesting an amendment to the Special Management Area Use Permit for the Kaanapali Ocean Resort Villas II consisting of modification of plans for the parking deck on TMK: 4-4-014: 004 and inclusion of fire access lane on TMK: 4-4-014: 005, Kaanapali, Lahaina, Island of Maui. (SM1 2003/0024) (C. Suyama)
2. MAUI INDEPENDENT LIVING CENTER LLC & KALAMA HEIGHTS SENIOR RETIREMENT RESIDENCE LLC requesting a time extension on the Special Management Area Use Permit on the time to complete construction of the Phase II of the Kalama Heights Senior Retirement Project consisting of the development of the future 80-unit Phase II senior residential project on Parcel No. 2 at 107 Kanani Road, TMK: 3-9-017: 002 and 068, Kihei, Island of Maui. (SM1 970012) (P. Fasi)
3. MR. MICH HIRANO, AICP of MUNEKIYO & HIRAGA on behalf of MAKENA RESORT CORP. requesting an Special Management Area Use Permit time extension on the period to complete construction of the golf course maintenance washpad and related improvements on property located at the Makena Golf Course, TMK: 2-1-005: 108 (portion), 5415 Makena Alanui Road, Makena, Island of Maui. (SM1 2002/0028) (D. Dias)

F. UNFINISHED BUSINESS

1. MR. DAVID GLEASON on behalf of MAUI LANI 100 LLC requesting Project District Phase 2 Amendment for 130 acres to include the Village Mixed Use and Open Space Land Use Allocation with the Maui Lani Project District at TMK: 3-8-007: portion of 131, Wailuku-Kahului, Island of Maui. (PH2 2004/0004) (C. Suyama) (Public Hearing conducted on the April 26, 2005 meeting. Action on this matter was deferred until after the Council had decided on the community plan amendment, change in zoning, and amendment to the Project District Phase 1 ordinance and the Land Use Commission had decided on the district boundary amendment.)

G. APPROVAL OF MINUTES OF THE FEBRUARY 28, 2006 MEETING

H. DIRECTOR'S REPORT

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

3. SMA Exemptions Report

I. NEXT REGULAR MEETING DATE: April 11, 2006

J. 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.

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\cardyn32806.age)