

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

AGENDA

DATE: June 27, 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. KOBAYASHI GROUP, LLC requesting a Special Management Area Use Permit and Shoreline Setback Variance for the proposed redevelopment of the Wailea Renaissance Hotel into a St. Regis condominium hotel and related improvements consisting of the demolition of the existing structures, the development of 193 condominium units (for sale with hotel amenities) on property and related infrastructure and landscape improvements at 3350 Wailea Alanui Drive, TMK: 2-1-008: 067, Wailea, Island of Maui and various improvements at the adjacent Ulua/Mokapu Beach Park parking area including resurfacing and landscaping at TMK: 2-1-008: 088, Wailea, Island of Maui. (SM1 2005/0035) (SSV 2005/0004) (A. Cua)

Work covered under the Shoreline Setback Variance application includes the demolition of existing structures (including the Mokapu Wing), installation of a grasscrete emergency vehicle access, installation of a sewerline connection (to an existing sewerline), landscaping, and irrigation.

Matter has been renoticed and scheduled for the July 11, 2006 meeting

2. MR. GLENN CORREA, Director, COUNTY DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit for the Kamaole Beach Park III Replacement Comfort Station Project for the 604 square foot replacement comfort station and related improvements and the conversion of an existing restroom to lifeguard storage at TMK: 3-9-004: 048, Kihei, Island of Maui. (SM1 2006/0004) (T. Abbott)
 - a. Public Hearing
 - b. Action

3. MR. KIRK TANAKA of R. T. TANAKA ENGINEERS on behalf of HAWAIIAN CEMENT requesting a County Special Use Permit and State Land Use Commission Special Use Permit amendment and a County Special Use Permit in order to increase their quarry area by approximately 66 acres in the State Agricultural District at TMK: 3-8-004: portion of 001, Pulehunui, Wailuku, Island of Maui.(SP 92-380) (SUP1 910013) (J. Hunt)
 - a. Public Hearing
 - b. Action

4. LOUGHEAD MANAGEMENT, LLC requesting a Special Management Area Use Permit in order to construct the proposed Loughead Single-Family Residence at 433 Front Street, TMK: 4-6-002: 005, Lahaina, Island of Maui. (SM1 2005/0023) (T. Abbott)
 - a. Public Hearing
 - b. Action

C. NEW BUSINESS

1. KEAKA LLC requesting comments on the Draft Environmental Assessment (DEA) in support of its Special Management Area Use Permit for the proposed 71-unit condominium project and related improvements at TMK: 2-1-006: 037, 056 (por.), and 2-1-005: 084, Makena, Island of Maui. (EA 2006/0012) (SM1 2005/0015) (K. Caigoy) (C. Suyama)

The EA trigger is the use of county lands for infrastructural improvements.

The Maui Planning Commission is being asked to do the following:

- a. Provide concurrence on the filing the Draft Environmental Assessment and the Anticipated Findings of No Significant Impact (FONSI) with OEQC for publication.

b. Provide comments on the Draft EA

The applicant has also submitted applications for a Special Management Area Use Permit. The public hearing date on this application will be scheduled for a future 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 recommendations on the Special Management Area Use Permit application by MR. MILTON ARAKAWA, Director of the DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL MANAGEMENT for the Nahiku Road improvement project consisting of the realignment of a 300 ft. section of the road, installing a new guardrail, retaining wall, resurfacing, and related improvements at TMK: 1-2-003: 058, Hana, Island of Maui. (SM1 2005/0024) (P. Fasi)

E. DIRECTOR'S REPORT

1. June 28, 2006, Maui Planning Commission Special Meeting on TVR Resolution, Council Resolution 06-32, 9:00 a.m.
2. July 10, 2006, Workshop/ Site Inspection of the Royal Lahaina Revitalization Project Site and Evening Meeting on the Honolua Store Renovation SMA and Phase 2 Project District Applications
3. EA/EIS Report
4. SMA Minor Permit Report
5. SMA Exemptions Report

F. NEXT REGULAR MEETING DATE: July 11, 2006

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 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 May 26, 2006.

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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.

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\062706.age)