

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 27, 2007 (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: Wayne Hedani (Chair), Jonathan Starr (Vice-Chair), Suzanne Freitas, Patricia Eason, Johanna Amorin, William Iaconetti, Bruce U'u, John Guard IV, Kent Hiranaga

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 PATRICIA EASON AND SUZANNE FREITAS
- C. PUBLIC HEARINGS (Action to be taken after each public hearing.)
 - 1. A & B PROPERTIES, INC. requesting a Special Management Area Use Permit for the Kahului Town Center Project involving the redevelopment of the existing Kahului Shopping Center to a mixed-use commercial/residential development, including retail, office, and other commercial spaces, 442 apartment residential units, and related on-site and off-site improvements at TMK: 3-7-007: 005, 008, 009, 010, 027, and 050, Kahului, Island of Maui. (SM1 2006/0010) (A. Cua)
 - a. Public Hearing
 - b. Action
 - 2. LAHAINA CANNERY MALL, LLC requesting a Special Management Area Use Permit for the Lahaina Cannery Mall Expansion Project and related improvements involving the construction of an additional retail/office complex, a new retail/restaurant building, and related improvements at the Lahaina Cannery Mall in the vicinity of the Kapunakea Street intersection at TMK: 4-5-011: 002, 003, and 004, Lahaina, Island of Maui. (SM1 2006/0002) (P. Fasi)

- a. Public Hearing
- b. Action

D. NEW BUSINESS

1. MR. JEFFREY HUNT, Planning Director requesting comments on the Draft Environmental Assessment prepared in support of legislative actions for the proposed West Maui Hospital site at the southern end of TMK: 4-4--006: 070, Lahaina, Island of Maui. (EA 2007/0005) (CPA 2007/0002) (DBA 2007/0004) (CIZ 2007/0006) (A. Cua for J. Dack) **(Copies of the draft EA were circulated to the Maui Planning Commission members at the March 13th meeting.)**

The Environmental Assessment trigger is the planned Council-initiated Community Plan Amendment from Agriculture to Public/ Quasi Public. The Council Resolution approving the Council Resolution transmitting these changes to Maui Planning Commission is scheduled to be heard at the Full Council's March 16, 2007 meeting. The Council Land Use Committee had recommended approval of the Council Resolution at its February 28, 2007 meeting. The accepting authority for the Environmental Assessment is the Maui Planning Commission.

The Planning Commission is being asked to:

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

The public hearing on the anticipated Community Plan Amendment, District Boundary Amendment, and Change in Zoning will be scheduled for a future date after the Chapter 343 process has been completed.

The Commission may act on the requests for concurrence and comments

2. MR. JEFFREY HUNT, Planning Director requesting comments on the Draft Environmental Assessment prepared in support of the Pali (Papalaua Park) to Puamana Project at TMK: 4-7-001 (various), 4-8-002 (various), and 4-8-003(various), Lahaina District, Island of Maui. (EA 2006/0020) (J. Hunt and K. Aoki) **(Copies of the Draft Environmental Assessment were circulated to the Planning Commission at its November 28, 2006 meeting.)**

As stated in the Draft Environmental Assessment, the EA triggers are for the use of County and State lands and County and/or State funds. A Community Plan Amendment is also contemplated as noted in the Draft Environmental Assessment. The accepting authority for the Environmental Assessment is the Maui Planning Commission.

The Planning Commission is being asked to:

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

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

The Commission may act on the requests for concurrence and comments

E. COMMUNICATIONS

1. MAUI COUNTRY CLUB, LTD. requesting an amendment to Condition No. 1 of the Special Management Area Use Permit to extend the time to initiate project construction by two (2) years for improvements to the clubhouse, pro shop, parking lot, entry, and cart storage, construction of a fitness room, pool, parking pavilion, and repair of a tennis court at the Maui Country Club, 48 Nonohe Place, TMK: 3-8-001: 071, Spreckelsville, Island of Maui. (SM1 2004/0032) (L. Callentine)

The Commission may take action on this request.

F. MINUTES OF THE FEBRUARY 13, 2007 MEETING

G. DIRECTOR'S REPORT

1. Planning Commission Projects/Issues
2. Status of the Kahoolawe Site Inspection
3. Planning Department's Follow-Up Report on Matters raised by the Maui Planning Commission on the March 13, 2007 Director's Report
4. EA/EIS Report
5. SMA Minor Permit Report

6. SMA Exemptions Report

H. NEXT REGULAR MEETING DATE: APRIL 10, 2007

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. The deadline for filing a timely Petition to Intervene was on March 12, 2007.

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\carolyn\032707.age)