

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

AGENDA

DATE: December 11, 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: Johanna Amorin (Chair), Wayne Hedani (Vice-Chair), William Iaconetti, Bruce U'u, John Guard IV, Jonathan Starr, Kent Hiranaga, Joan Pawsat

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 this time will not be allowed to testify again when the agenda item comes up before the Commission, unless new or additional information will be offered.

Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, Conditional Permit, Type 3 Bed and Breakfast Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

A. CALL TO ORDER

B. PUBLIC HEARING (Action to be taken after each public hearing item.)

1. MR. JEFFREY S. HUNT, Planning Director transmitting Council Resolution No. 07-108 referring A Bill for an Ordinance to Prohibit Superstores in Maui County to the Lanai, Maui, and Molokai Planning Commissions.
(RFC 2007/0099) (J. Alueta)

- a. Public Hearing
- b. Action

2. HMC MAUI LLC requesting a Special Management Area Use Permit for the Hyatt Regency Maui Timeshare Project, a 12 story, 131 unit timeshare structure with related improvements on 36.57 acres located at TMK: 4-4-013: 003, 004, 005, & 006, Kaanapali, Lahaina, Island of Maui. (SM1 2006/0001) (J. Dack)
 - a. Public Hearing
 - b. Action

C. UNFINISHED BUSINESS

1. SVO PACIFIC, INC. requesting a Special Management Area Use Permit for the proposed Westin Kaanapali Ocean Resort Lot 3 Project consisting of the construction of 390 timeshare units and related parking and amenity improvements at 45 Kai Malina Parkway, TMK: 4-4-014: por. of 005, Kaanapali, Island of Maui. (SM1 2006/0018) (P. Fasi) (Public hearing conducted on October 23, 2007 and further discussed)
 - a. SVO PACIFIC, INC. requesting clarification as to whether the proposed traffic mitigation measures qualify as “other mitigative measures” pursuant to Condition No. 7 of the 1988 Special Management Area Use Permit and Shoreline Setback Variance for the North Beach Subdivision and Condition No. cc of the 1997 Special Management Area Use Permit for the Kaanapali Ocean Resort, Kaanapali, Lahaina, Island of Maui. (88/SM1-023) (88/SSV-002) (SM1 970006) (P. Fasi) (Previously reviewed on October 23, 2007 and November 27, 2007.)

The Commission may take action on this matter.

- b. Action on Special Management Area Use Permit for the Westin Kaanapali Ocean Resort Lot 3 Project. (Previously reviewed on October 23, 2007 and November 27, 2007.)
2. MR. JEFFREY S. HUNT, AICP, Planning Director, transmitting the 2030 Countywide Policy Plan (Plan) to the Maui Planning Commission pursuant to the provisions of Chapter 2.80B of the Maui County Code. The Maui Planning Commission may review and provide recommendations on Sections I - V of the Plan, which was revised to reflect the recommendations of the Maui, Molokai and Lana`i General Plan Advisory Committees. Emphasis will be placed on the **Implementation** Chapter. The Commission may also discuss convening a special meeting at a later date to complete any unfinished

business under this item.

The MPC will also review the following goals objectives or policy statements which still require action.

- I1b
- J4I
- Additional implementation action statements proposed by Jonathan Starr

(Plan was mailed previously. Commissioners: Please bring your copy. To view Section IV, (Goals, Objectives, & Policies) see Maui County website at: http://www.co.maui.hi.us/departments/Planning/pdf/Full_Directors_Report.pdf)

D. COMMUNICATIONS

1. HMC MAUI LLC requesting an offsite parking approval for a 12 story, 131 unit timeshare structure with related improvements on 36.57 acres located at TMK: 4-4-013: 003, 004, 005 & 008, Kaanapali, Lahaina, Island of Maui. (OSP 2006/0007) (J. Dack)

The Commission may take action on this matter.

2. LAHAINA CANNERY MALL, LLC requesting review and comments of its traffic management plan to address onsite traffic mitigation measures such as the use of onsite traffic monitors, signage, and geometric improvements at driveways pursuant to Condition No. 20 of the Special Management Area (SMA) Use Permit for the Lahaina Cannery Mall Expansion Project and Related Improvements at TMK: 4-5-011: 002, 003, and 004 and 4-5-008: 001(por.), Lahaina, Island of Maui. (SM1 2006/0002) (P. Fasi)

The Commission may offer comments on the proposed traffic management plan. The Commission needs to comment prior to the issuance of the building permit.

E. APPROVAL OF MINUTES AND ACTION MINUTES OF SEPTEMBER 11, 2007, SEPTEMBER 25, 2007 and NOVEMBER 6, 2007

F. DIRECTOR'S REPORT

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1. Planning Department's Follow-Up Report on Matters raised by the Maui Planning Commission at the November 27 meeting.
2. Planning Commission Projects/Issues
3. EA/EIS Report
4. SMA Minor Permit Report
5. SMA Exemptions Report

G. NEXT REGULAR MEETING DATE: January 8, 2008

H. 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 November 27, 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\121107.agenda)