

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 26, 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.)

1. STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION, AIRPORTS DIVISION requesting a Special Management Area Use Permit for the Proposed Installation of a new Explosive Detection System (EDS) for checked baggage, and construction of related improvements to the existing baggage screening area at the Kahului Airport project in order to install a new Explosive Detection System (EDS) for the checked baggage and construct related improvements to the existing baggage screening area at the Kahului Airport, TMK: 3-8-001: 019, 226, and 240, Kahului, Island of Maui. (SM1 2006/0036) (L. Callentine)

- a. Public Hearing
- b. Action

2. MR. RUSTY SUMMERS, Chairman of the Board of Trustees of the KIHEI BAPTIST CHAPEL requesting the following permits and land use changes in order to construct a new chapel and related improvements at 1655 South Kihei Road, TMK: 3-9-027: 007, Kihei, Island of Maui: (J. Dack)
  - a. County Special Use Permit in the R-2 Residential District (CUP 2006/0003);
  - b. Special Management Area Use Permit (SM1 2006/0016); and
  - c. Change in Zoning from R-2 Residential District to P-1 Public/ Quasi-Public District. (CIZ 2006/0009).
    - a. Public Hearing
    - b. Action

C. NEW BUSINESS

1. ELLEAIR HAWAII, INC. requesting a Environmental Assessment determination on the Final Environmental Assessment ( FEA) prepared in support of the Shoreline Setback Variance application for the Proposed Demolition of the Remaining Maui Palms Hotel Structure of the Former Maui Palms Hotel, a small portion of which falls within the shoreline setback area at TMK: 3-7-003: 007 and 009, Kahului, Island of Maui. (EA 2006/0013) (SSV 2006/0006) (T. Abbott) **(Draft EA was reviewed at the January 23, 2007 Maui Planning Commission meeting. Copies of the FEA document were circulated to the Maui Planning Commission at its June 12, 2007 meeting.)**

The EA trigger is the work within the Shoreline Setback area. The SMA Permit for the Maui Palms Redevelopment Project was previously approved by the Maui Planning Commission. The Maui Planning Commission is the accepting authority for the EA. The public hearing on the Shoreline Setback Variance will be scheduled for a future date after the Chapter 343, HRS process has been completed.

The Commission may act to issue a Findings of No Significant Impact (FONSI) on the Final Environmental Assessment.

D. COMMUNICATIONS

1. MR. ERIC CRISPIN of SVO PACIFIC, INC. requesting a determination that Condition No. 4 of the Special Management Area Use Permit and Shoreline Setback Variance for the Kaanapali North Beach Subdivision has been complied with the submittal of the Final North Beach Subdivision Transportation Management Plan Update (April 2007) for, properties situated at TMK: 4-4-014: 003, 004, 005, & 006, Kaanapali, Island of Maui. (SM1 88/0023) (SSV 88/0002) (D. Shupack)

Intrawest for Lot 4 will be submitting a separate transportation management plan update for its project at the appropriate time in compliance with Condition No. 4.

The Commission may take action on this request.

2. A & B WAILEA, LLC requesting a Step 3 Planned Development Approval for the proposed 12-lot Wailea MF-11 Subdivision and related improvements on approximately 7.39 acres of land within the B-2 Community Business District at TMK: 2-1-008: 144, Wailea, Island of Maui. (PD3 2007/0001) (D. Dias)

#### E. UNFINISHED BUSINESS

1. MR. RYAN CHURCHILL of MAUI LAND & PINEAPPLE COMPANY requesting a Special Management Area Use Permit and a Phase 2 Project District Approval for the Kapalua Central Resort Project and related improvements, the development of a central village which will include a residential/ commercial mixed use component with common amenities, multi-family residential units, administrative facilities, a 15-lot large lot subdivision, and the realignment of Office Road at TMK: 4-2-004: 024 (portion), Kapalua, Lahaina, Island of Maui. (SM1 2006/0029) (PH2 2006/0006) (A. Cua) **(Public hearing conducted on April 16, 2007. Last deferred at the May 22, 2007 meeting.)** (A. Cua)

The Commission may take action on these requests.

**Commissioners: Please bring the materials circulated at prior discussions on this matter with you. If you cannot locate these materials, please let Secretary to Boards and Commissions Carolyn Takayama-Corden know as soon as possible.**

2. MR. BILL FRAMPTON of PAPAANUI, LLC requesting a Special Management Area Use Permit for the Papaanui Subdivision, a Seven-Lot Residential Subdivision in the R-3 Residential District at TMK: 2-1-007:009, 060 (portion), 2-1-007: 094 (portion), and 2-1-008: 100 (portion), Makena, Honuaula, Island of Maui. (SM1 2004/0023) (R. Loudermilk) **(Public Hearing conducted and matter deferred from the June 12, 2007 meeting. Commissioners: Please bring your materials with you.)**

F. MINUTES OF THE APRIL 10, 2007, MAY 8, 2007 and MAY 22, 2007 MEETINGS

G. DIRECTOR'S REPORT

1. Planning Commission Projects/Issues
2. Planning Department's Follow-Up Report on Matters raised by the Maui Planning Commission at the June 12, 2007 meeting.
3. EA/EIS Report
4. SMA Minor Permit Report
5. SMA Exemptions Report

H. NEXT REGULAR MEETING DATE: July 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 June 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.

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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\062607.age)