

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

## AGENDA

DATE: OCTOBER 27, 2009 (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), Bruce U'u (Vice-Chair), Donna Domingo, Kent Hiranaga, Ward Mardfin, Lori Sablas, Warren Shibuya, Jonathan Starr

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, and Conditional 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 HEARINGS (Action to be taken after each public hearing.)

1. CORAL WIRELESS, LLC dba MOBI PCS requesting a County Special Use Permit to install six roof mounted antennas and related ground support equipment on 6.5 acres of land in the State Agricultural District at 38 Keonaone Lane, TMK: 3-2-013: 039, Wailuku, Island of Maui. (CUP 2009/0001) (P. Fasi)

\_\_\_\_\_ a. Public Hearing  
b. Action

- \_\_\_\_\_ 2. MR. AUGUST PERCHA, Project Architect of PACIFIC DESIGN TEAM requesting a Special Management Area (SMA) Use Permit for the proposed Tae Murphy Office Building at 40 Halekuai Street, Kihei Business Park, TMK: 3-9-051: 019, Kihei, Island of Maui. (SM1 2005/0040) (L. Callentine)

a. Public Hearing  
b. Action\_

- \_\_\_\_\_ 3. MR. JASON WEXLER of CRC DEVELOPMENT requesting a Step 1 and 2 Planned Development Approval and a Special Management Area Use Permit for the Wailea Site SF-11 Single Family Subdivision, a 16 single-family improved lot subdivision on 6.779 acres at TMK: 2-1-008: 118 (por.), Wailea, Island of Maui. (PD2 2008/0006) (SM1 2008/0011) (J. Buika)
- a. Public Hearing
  - b. Action

D. COMMUNICATIONS

1. MR. JASON WEXLER of CRC DEVELOPMENT requesting Step 1 and 2 Planned Development Approvals for the Wailea Site SF-11 Single Family Subdivision, a 16 single-family improved lot subdivision on 6.779 acres at TMK: 2-1-008: 118 (por.), Wailea, Island of Maui. (PD1 2009/0002) (PD2 2008/0006) (SM1 2008/0011) (J. Buika)

The Commission may take action on these requests.

2. MR. CLYDE MURASHIGE, Vice-President of A&B WAILEA, LLC requesting a Step 1 Planned Development Approval for the Wailea Planned Development for parcels off of Okolani Drive and Kalai Waa Street, TMK: 2-1-008: 127 (por.), 128 (por.), &130, Wailea, Island of Maui. (PD1 2009/0001) (D. Dias) (Previously scheduled for the October 13, 2009 meeting.)

The Commission may take action on this request.

3. Hana Advisory Committee to the Maui Planning Commission transmitting their comments on the Special Management Area Use Permit request by MS. TAMARA HORCAJO, Director, DEPARTMENT OF PARKS AND RECREATION for the Paani Mai Park Expansion Project at TMK: 1-4-006: 025 and 1-4-006: portion of 001, Hana, Island of Maui. (SM1 2008/0010) (D. Dias) (The Commission reviewed the requests for the Community Plan Amendment, Land Use District Boundary Amendment, and Change in Zoning requests on February 24, 2009.)

The Commission may take action on this request.

E. UNFINISHED BUSINESS ( The Grand Wailea items to be heard at 1:00 pm or soon thereafter.)

1. MR. WADE FISCHER, Vice-President of Resort Development, PYRAMID PROJECT MANAGEMENT LLC requesting a Step 1 Planned Development Approval and a Step 2 Planned Development Approval for the proposed Renovations and Guestroom Expansion at the Grand Wailea Resort and Spa at 3850 Wailea Alanui Drive, TMK: 2-1-008: 109, Wailea, Island of Maui. Improvements include renovations to hotel public areas, cultural garden, and

landscape improvements, expansion of pool activity areas, and 310 additional guest rooms housed in eight (8) extended and detached buildings throughout the hotel property. (PD1 2009/0002) (PD2 2009/0001) (A. Cua) (Requests previously considered and deferred at the September 22, 2009 and October 13, 2009 meetings.)

The Commission may take action on these requests.

2. MR. WADE FISCHER, Vice-President of Resort Development, PYRAMID PROJECT MANAGEMENT LLC requesting a Special Management Area Use Permit for the proposed Renovations and Guestroom Expansion at the Grand Wailea Resort and Spa at 3850 Wailea Alanui Drive, TMK: 2-1-008: 109, Wailea, Island of Maui. Improvements include renovations to hotel public areas, cultural garden, and landscape improvements, expansion of pool activity areas, and 310 additional guest rooms housed in eight (8) extended and detached buildings throughout the hotel property. (SM1 2009/0006) (A. Cua) (Public hearing conducted on September 22, 2009 and further reviewed on October 13, 2009.)

The Commission may take action on this request.

3. MR. JEFFREY S. HUNT, AICP, Planning Director transmitting Council Resolution No. 09-60 containing: (Public hearing conducted on October 13, 2009.)

- 1) A draft bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.08 MAUI COUNTY CODE, RELATING TO RESIDENTIAL DISTRICTS".

The purpose of the draft bill is to permit affordable accessory dwelling units on lots of 6,000 square feet or more residential districts.

- 2) A draft bill entitled "A BILL FOR AND ORDINANCE AMENDING CHAPTER 19.35 RELATING TO ACCESSORY DWELLINGS."

The purposes of the draft bill are to: (1) permit affordable accessory dwelling units on lots of 6,000-7,499 square feet; (ii) increase the maximum gross square footage of accessory dwelling units; and (iii) require that accessory dwelling units built on lots of 6,000-7,499 square feet remain affordable." (RFC 2009/0215) (J. Alueta)

The Commission may take action on this request.

#### F. COMMUNICATIONS

1. KOBAYASHI GROUP, LLC requesting to amend the Special Management Area Use Permit, Shoreline Setback Variance, and Step 1 and Step 2 Planned Development Approvals for the Proposed Redevelopment of the Renaissance Wailea Beach Resort. Redevelopment includes the demolition of and/or renovation of existing resort structures and grounds as well as construction of residential condominiums

and related improvements. The total number of hotel rooms and condominiums will equal 328 units which is less than the original constructed 349 guestrooms.

The hotel property is located 15,578 acres at 3350 Wailea Alanui Drive , TMK: 2-1-008: 067, Wailea, Island of Maui. The 2.16 acre Ulua/ Mokapu Beach Park parking is located at TMK: 2-1-008: 088, Wailea, Island of Maui. (SM1 2005/0035)(SSV 2005/0004)(PD1 2005/0006)(PD2 2005/0007) (A. Cua)

The Commission may take action on this request.

2. MS. GWEN OHASHI HIRAGA, Project Manager from MUNEKIYO & HIRAGA, INC. on behalf of MAUI BEACH RESORT LIMITED PARTNERSHIP submitting the 2009 annual report on the disbursement of funds in the Settlement Agreement with Intervenor CHARLES FOX III pursuant to Condition No. 32 of the Special Management Area Use Permit and Step 2 Planned Development Approval for the proposed Honua Kai Resort, North Beach Park, and related improvements at TMK: 4-4-014: 006 and 008, and 4-4-001: 010, Kaanapali, Lahaina, Island of Maui. (SM1 2004/0017) (PD2 2004/0005) (J. Prutch)

The Commission may take action to acknowledge receipt of this report.

3. MS. GWEN OHASHI HIRAGA, Project Manager from MUNEKIYO & HIRAGA, INC. on behalf of MAUI BEACH RESORT LIMITED PARTNERSHIP submitting the 2009 annual report on the disbursement of funds in the Settlement Agreement with Intervenor WEST MAUI PRESERVATION ASSOCIATION (WMPA) pursuant to Condition No. 32 of the Special Management Area Use Permit and the Step 2 Planned Development Approval for the proposed Honua Kai Resort, North Beach Park, and related improvements at TMK:4-4-014:006 and 008, and TMK: 4-4-001: 10, Kaanapali, Lahaina, Island of Maui. (SM1 2004/0017) (PD2 2004/0005) (J. Prutch)

The Commission may take action to acknowledge receipt of this report.

4. MR. ANTHONY PLITT of INTRAWEST requesting a Step 3 Planned Development Approval and the Special Management Area Use Permit (previously bifurcated out of the rest of the Honua Kai SMA) for the North Park "B" project consisting of twenty-nine (29) parking stalls, two (2) barbecue grills, four (4) picnic tables, landscaping, and irrigation at TMK: 4-2-001: 010 (por.) and 4-4-001: 008 (por.), Honokowai, Lahaina, Island of Maui. (PD3 2009/0003)(SM1 2004/0017) (J. Prutch)

The Commission may take action on these requests

5. MR. ANTHONY PLITT of INTRAWEST requesting an Off-Site Parking Approval for the parking on TMK: 4-4-014: 005 (portion) to help meet the parking for the Honua Kai Project on TMK: 4-4-014: 006, Kaanapali, Lahaina, Island of Maui. (OSP 2009/0002) (J. Prutch)

The Commission may take action on this request.

G. APPROVAL OF ACTION MINUTES

1. Action Minutes of the October 13, 2009 Meeting
2. Minutes of the Regular Meeting of June 23, 2009
3. Minutes of the Special Meeting of August 25, 2009
4. Minutes of the Special Meeting of September 2, 2009
5. Minutes of the Regular Meeting of September 8, 2009
6. Portion of the August 11, 2009 meeting relating to the proposed Bill for an Ordinance Repealing Chapter 19.09, Maui County Code, R-0 Zero Lot Line Residential District and Amending Title 19.08, Maui County Code, relating to Residential Districts and Amending Title 19.04 General Provisions and Definitions. (Due to time sensitivity to transmit to County Council)

H. DIRECTOR'S REPORT

1. General Plan Update status report
  - a. Countywide Policy Plan
  - b. Maui Island Plan
2. Comments on the 2009 Hawaii Congress of Planning Officials Conference - September 23-25, 2009
3. Planning Commission Projects/Issues
4. Discussion of Future Maui Planning Commission Agendas
  - a. November 10, 2009 meeting agenda items
5. EA/EIS Report
6. SMA Minor Permit Report
7. SMA Exemptions Report
8. Proposed 2010 Meeting Schedule

The Commission may adopt or amend the schedule.

I. NEXT REGULAR MEETING DATE: November 10, 2009.

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. The deadline for filing a timely Petition to Intervene was October 13, 2009.

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\102709.age)**