

PC -14

# Strengthening & Streamlining the Community Plan Review and Amendment Process

Planning Department  
Long Range Division  
January 18, 2018

RECEIVED AT PC MEETING ON 1/18/18  
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## What are the Goals ?

- ▶ Efficient, transparent and equitable process
- ▶ Realistic, implementable and budget-wise plans
- ▶ Broad-based community engagement and buy in
- ▶ Interagency coordination
- ▶ Right-sized community plan

***If we can achieve these goals, the process will be streamlined, the review and adoption will be efficient and the plans will be meaningful***

## **Key Challenges with 2.80(B): What are we trying to fix?**

- ▶ Lack of clear roles and responsibilities
- ▶ Agency/Department silos
- ▶ Disconnect between planning & budgeting
- ▶ 2.80B has not been fully implemented
- ▶ Zoning and subdivision codes can not implement the General Plan
- ▶ Community Plan Updates take too long
- ▶ Review process too long and cumbersome
- ▶ Community Plan + MIP + CWPP → Redundant/repetitive
- ▶ Lack of implementation due to budget shortfalls → lack of alternative financing

## Where to begin?

- ▶ Process
- ▶ Content
- ▶ Roles and responsibilities
- ▶ Implementation

## Process - understanding the role & purpose of the community plan

***The Community Plan is the tool for guiding future land use and growth. It must be consistent with the comprehensive plan (2012 Maui Island Plan and 2010 Countywide Policy Plan) and:***

- ✓ Be land use focused;
- ✓ Guide zoning and development regulations;
- ✓ Be based on an accurate assessment of community-specific existing conditions that may be impacted by development (e.g. sea level rise, infrastructure needs, housing, mobility & transportation, "livability")
- ✓ Identify needs for public infrastructure and facilities, historic & cultural resources, street design, open space areas

## Research has found that there are 4 phases needed

### PHASE I

*Research & data gathering to understand existing conditions as they relate to:*

- ✓ Land use
- ✓ Population & housing (socio-economic trends)
- ✓ Infrastructure & public facilities
- ✓ Mobility (traffic, transit, walking, biking)
- ✓ Natural resources
- ✓ Cultural/Historic resources
- ✓ Economic trends

**TIME NEEDED --→ 6 months**

## Community engagement is critical. An opportunity to rebuild trust and credibility.

### Phase II

*Balanced and representative participation and provide credibility to the process*

- ▶ Use a variety of approaches & tools (web-based, interviews, focus groups, presentations, surveys, charettes, pop-up events)
- ▶ Community plan advisory committee (CPAC)
- ▶ Go to the community
- ▶ Target outreach (e.g. stakeholders with specific concerns)

**TIME NEEDED -> 12 months**



## Drafting the Community Plan

### PHASE III

*Drafting the plan may overlap with community engagement. Technical reports, assessments and other resources will be used to accurately portray the community's existing conditions. The Planning Department will facilitate interagency collaboration to identify issues and opportunities within County jurisdiction. Linking CPS to the budget - develop a coordinated Capital Improvement Program, identify annual County budget items to address ongoing issues. Drafting also includes the incorporation of the community engagement outcomes.*

- ▶ Interdepartmental charettes/meetings to address infrastructure, long range plans & CIP needs, infill development
- ▶ Create CP content that is appropriate to plan scale and purpose
- ▶ Some sections to be released for public review (e.g. coastal resilience, infrastructure, historic/cultural resources)
- ▶ Community workshops/meetings on topical issues related to community plan content

**TIME NEEDED -> 12 months**

## Review & Adoption – Less is More, Manage Expectations

### PHASE IV

*A successful review and adoption phase is efficient, not duplicative and occurs through a clear understanding of the roles and responsibilities of: Community Plan Advisory Committee, Planning Commission, County Council, Public, Planning Department*

- ▶ Understand what a CP is and is not. A CP is not a comprehensive plan. Clear relationship and hierarchy between comprehensive plans (MIP/CWPP) and community plans
- ▶ A CP through its polices and implementation should facilitate and/or catalyze innovative solutions and opportunities to address critical community issues
- ▶ CP Policies should not be repetitive if they are already identified in the MIP and CWPP. CPs implement the vision and polices/actions identified in the MIP and CWPP.
- ▶ CPs should be seen as the best forum for scaling-down and illustrating how the policies/actions would look and operate at the community scale.
- ▶ CP content should be appropriate to plan scale and purpose → land use and future growth and development. Shorter, more concise plan (no repetition) should result in a cleaner more efficient and therefore SHORTER review process.

**TIME NEEDED → 3 TO 10 MONTHS**

## Review & Adoption – Clarify roles, frequent upfront exposure through process, less rewrite mentality

- ▶ **Planning Commission** - review is shorter and focused on the authority of the Commission.
  - ▶ Options: (1) Decrease review time from 6 months to 3 months or (2) Eliminate Planning Commission review AND include representation on the CPAC of a Planning Commission members(s)
- ▶ **County Council** - Council involvement in community engagement & web site, frequent exposure through process
  - ▶ Option: decrease review time from 1 year to 6 months, no extensions. Amend MCC 2.80B.090.D *Decennial Revisions* and County Charter § 8-8.6.3
  - ▶ Council focus on legality of document (ensure consistency with the MIP & CWPP)
  - ▶ Council focus on realistic implementing actions and tie to the annual County budget
  - ▶ Regular updates - outcomes, issues, ongoing progress
  - ▶ Meetings with Council and their staff

***Time spent completing the research  
and conducting an active and  
engaging community outreach  
process will result in more efficient  
review and a meaningful and viable  
community plan***

## Implementing the Community Plan

***Zoning and subdivision regulations are the two most important plan implementation tools over which a local government has control.***

- ▶ Create a clear relationship between the CP and the zoning code
- ▶ Title 19 in many instances does not implement the CWPP, MIP or CPs. Examples include: land use, site and building design, infrastructure & mobility, housing.
  - ▶ Land use: Promotion of mixed uses; Development of time limits on unused entitlements; Development of infill and redevelopment strategies; Creation of TDR/PDR to protect agricultural land; Less subdivision of agricultural land; Protection of important views and vistas; Strategies to secure more open space
  - ▶ Site and Building Design: Standards to promote interconnectivity; Standards to encourage creative design and sustainability; Standards to encourage/require culturally sensitive architecture and site design
  - ▶ Infrastructure & Mobility: Standards to encourage/require multi-modal transportation opportunities; Standards to enhance transit opportunities; Standards to require adequate infrastructure
  - ▶ Housing: Standards or incentives to address housing affordability; Emphasis on housing choice
- ▶ Each CP should contain clear, specific recommendations for changes needed in Title 19 to implement the plan.

## Maui County Charter and Maui County Code

*Implement what is already in MCC 2.80B.070 and the Charter.*

- ▶ **Maui County Code: Connect Community Plan CIP and implementing actions to the annual County budget**
  - ▶ **Implementation Program - 2.80B.070 F.2. – Financial Element** – Preparation of the County's annual operating budget and CIP, respectively developed pursuant to sections MCC 3.04.030 and 3.04.040 shall implement the community plans to the extent practicable.
  
- ▶ **Maui County Charter: Decrease the amount of time for Council review from 1 year to 6 months**
  - ▶ **Maui County Charter Section 8-8.6 Adoption of General Plan and Other Land Use Ordinances 3.** "revisions to the general plan proposed by the planning director shall be reviewed and acted upon by the council no later than one (1) year after receipt of the transmittal from the planning director."
  
- ▶ **Moloka'i and Lanai are General Plans, changes needed to MCC 2.80B**
  - ▶ MCC 2.80B.070.C 7&8

## How to complete CPs in 2-3 years

- ▶ Resources
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- ▶ Communities around the country use consultants, have staffs ranging from 5-15 planners dedicated 100%. Maui has 3 full time planners.
- ▶ All other Hawaii counties use consultants. Maui CPs are presently completed in-house with no outside resources
- ▶ Costs of community plans, in Hawaii, range from \$400,000 to \$1.5 million
- ▶ Reduce time to review, no extensions, council and planning commission engage upfront
- ▶ Regular updates provided to council and planning commission

## **We Can Achieve These Goals!**

- ▶ Efficient, transparent and equitable process
- ▶ Realistic, implementable and budget-wise plans
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***Mahalo!***