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July 18, 2018

MEMO TO: PC-2 File

F R O M: Kelly T. King, Chair
Planning Committee

Kelly King

SUBJECT: **TRANSMITTAL OF ALTERNATIVE LEGISLATIVE PROPOSAL
RELATING TO MOLOKAI COMMUNITY PLAN UPDATE (PC-2)**

The attached legislative proposal pertains to Item PC-2 on the Committee's agenda.

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Attachment

MOLOKAI ISLAND COMMUNITY PLAN

Delete Appendix 6.1 ; Amend Appendix 6.2 as follows; and Change 6.2 to "Appendix 6":

Appendix 6.2 County Community Plan Designations

The County's nine geographic community plan regions are: Wailuku-Kahului, West Maui, South Maui, Pa'ia-Ha'iku, Makawao-Pukalani-Kula, Hana, Moloka'i, Lāna'i and Kaho'olawe. The following list includes the designations used in the most recently adopted community plan updates, though not every community plan uses all of these designations.

~~[County community plan land use designations are not regulatory].~~

The Molokai Community wants, intends and expects the land uses identified in the accompanying land use map(s) to truly reflect the description of uses set forth below. In furtherance of this, community plan land use designations shall have the force and effect of law and be deemed regulatory.

Uses expressly allowed within each community plan land use designation area are itemized below; they are considered "Primary Uses."

For zoning, uses other than Primary Uses ("Secondary Uses") are permissible only to the extent they are complimentary and incidental to, customary (such as local schools and neighborhood parks in residential districts), and supportive of Primary Uses. Primary Uses are intended to prevail, characterize and be the majority use within each community plan land use designation area.

Permitted uses and "entitled" properties existing prior to adoption of this community plan, but which are in conflict with the above, shall be "grandfathered" in, including the right to modify, repair, and replace existing structure(s) so long as: a) alterations, repairs and replacements do not substantially change existing use; b) the square footage of such structure(s) does not exceed 10% of the previously existing approved space; and c) all new construction is compliant with current building codes and requirements.

The following list of designations provides general descriptions of ~~types of uses~~ "Primary Uses".

Single-Family (SF): This includes single-family, duplex, and ohana dwellings.

Multi-Family (MF): This includes apartments and condominiums having more than two dwellings.

Mixed Use Residential (MUR): *A proposed new designation that would include a mix of single and multi-family residential, neighborhood parks, business/commercial, and public/quasi-public uses.*

Hotel (H): This applies to transient accommodations. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

Business/Multi-Family (BMF): This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single family and multi-family residential uses.

Service Business/Single-Family Residential (SBR): Includes single-family dwellings with small-scale and neighborhood-oriented businesses and services that are primarily established in existing residential dwellings or other structures. The business use should be compatible with the physical character of the residential neighborhood.

Business/Commercial (B): This includes retail stores, offices, entertainment enterprises and related accessory uses.

Business/Industrial (BI): Includes a mixture of warehousing, distribution, service operations, retail and offices uses.

Light Industrial (LI): Denotes warehousing, light assembly, service and similar industrial operations.

Heavy Industrial (HI): Denotes major industrial operations with potentially noxious impacts due to noise, airborne emissions or liquid discharges.

Airport (AP): Includes all commercial and general aviation airports and accessory uses.

Public/Quasi-Public (P): Includes schools, libraries, fire and police stations, government 1 buildings, public utilities, hospitals, churches, cemeteries and community centers.

Project District (PD): Provides for a flexible and creative planning approach, rather than specific land use designations, and allows for a variety of uses in accord with each individual project district objective.

Future Growth Reserve (FGR): Recognizes possible areas of urban growth that would occur beyond the projected ten year time frame of the community plan update, and encourages planning for infrastructure development and use allocations.

Park (PK): Applies to lands developed or to be developed for recreational use, including public and private active and passive parks. Golf courses are identified as "PK (GC)" in order to differentiate golf courses from other kinds of park uses.

Rural (R): Protects and preserves areas consisting of small farms intermixed with low-density single-family residential lots. The requirements of the State Rural District should govern this area.

Agriculture (AG): Indicates areas for agricultural activity, in keeping with the economic base of the County and the requirements of the State Agricultural District.

Open Space (OS): Intended to limit development on lands that may be inappropriate for intensive development due to environmental, physical or scenic constraints, including shore-line buffer areas, landscape buffers, drainage ways, view planes, flood plains and tsunami -prone areas.

Conservation (C): This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.