

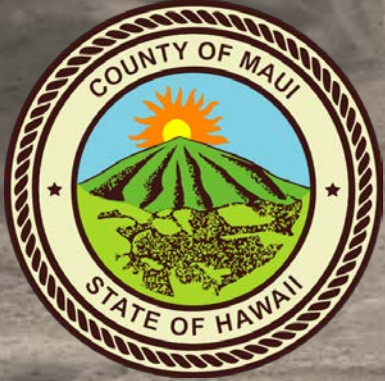
PSLU Committee

From: Jennifer Maydan <Jennifer.Maydan@co.maui.hi.us>
Sent: Wednesday, February 3, 2021 10:59 AM
To: Clarita Balala; PSLU Committee
Cc: Michele McLean; Pam Eaton
Subject: Re: RE: PSLU-1 Feb 4 Presentation
Attachments: PSLU Presentation_2.4.21.pdf

Aloha PSLU Committee Chair Paltin & Staff,

Attached please find the Planning Department's revised presentation for PSLU-1 for February 4. Please let me know if you have any questions.

Mahalo,
Jen



we are

WEST MAUI | COUNTY OF MAUI
PLANNING FOR THE FUTURE | DEPARTMENT OF PLANNING






West Maui Community Plan

FEBRUARY 4, 2021 | PSLU COMMITTEE

Overview

- Community Plan Update Process
- Website Overview
- Draft West Maui Community Plan
- Community Plan Designations
- Role of the West Maui Community Plan

Community Plan Update Process

				
<p>PHASE I: RESEARCH</p>	<p>PHASE II: COMMUNITY WORKSHOPS</p>	<p>PHASE III: COMMUNITY PLAN ADVISORY COMMITTEE MEETINGS</p>	<p>PHASE IV: MAUI PLANNING COMMISSION REVIEW</p>	<p>PHASE V: MAUI COUNTY COUNCIL APPROVAL</p>
<p>Identify current conditions, issues, and opportunities to begin to define the major topics of the plan.</p>	<p>Confirm and refine key themes of the plan and craft future land use ideas and priorities.</p>	<p>Seek local insight and recommendations from the Community Plan Advisory Committee on plan priorities and future land use possibilities.</p>	<p>Maui Planning Commission review and comment on the draft community plan.</p>	<p>Maui County Council review and final approval of the plan.</p>

Technical Resource Papers



Community
Profile



Climate
Change and
Sea Level Rise



Wastewater



Water



Historic
Preservation



Recreation
Network



Land Use



Economic
Prosperity



Housing



Drainage and
Stormwater



Transportation
and Mobility

COMMUNITY ENGAGEMENT AT A GLANCE



57 public and stakeholder meetings, workshops, open houses & online activities

1535 participants

146,974 page views

15,851 sessions



9,548 users



1752 responses to online questionnaires and other activities



Community Plan Advisory Committee (CPAC)

- ✓ 37 meetings over 10 months (July 2019 – May 2020).
- ✓ Heard testimony from hundreds of community members.
- ✓ Received presentations from County and State agencies and developers.
- ✓ Gave recommendations on the vision, policies, actions, and the Community Plan Map.
- ✓ Dedicated hundreds of hours of their time, energy and ideas.
- ✓ Strengthened the Draft Plan with the community's voice.



Maui Planning Commission

- ✓ 8 meetings (2 recessed).
- ✓ 4 ½ months (July – December 2020).
- ✓ All meetings held virtually via Blue Jeans.
- ✓ Heard testimony from community members.
- ✓ Received input from County departments.
- ✓ Made modest revisions to the Draft Plan.



West Maui Community Plan – Draft Plan Review

E komo mai! Welcome to the West Maui Community Plan – Draft Plan Review page. This is the central hub for all information about the review process for the Draft West Maui Community Plan. We recently completed Phase IV of the West Maui Community Plan Update timeline (Maui Planning Commission Review) and will be moving onto Phase V (County Council Review).



Image courtesy of Ron Cogswell via Flickr.com Creative Commons.



Draft Plan

REVIEW



Upcoming Meetings

No upcoming meetings at the moment.
Sign up for our Email List below to receive the latest updates!



Background Information

View information on earlier phases of the update process (research, public engagement, past meetings for Draft Plan review).

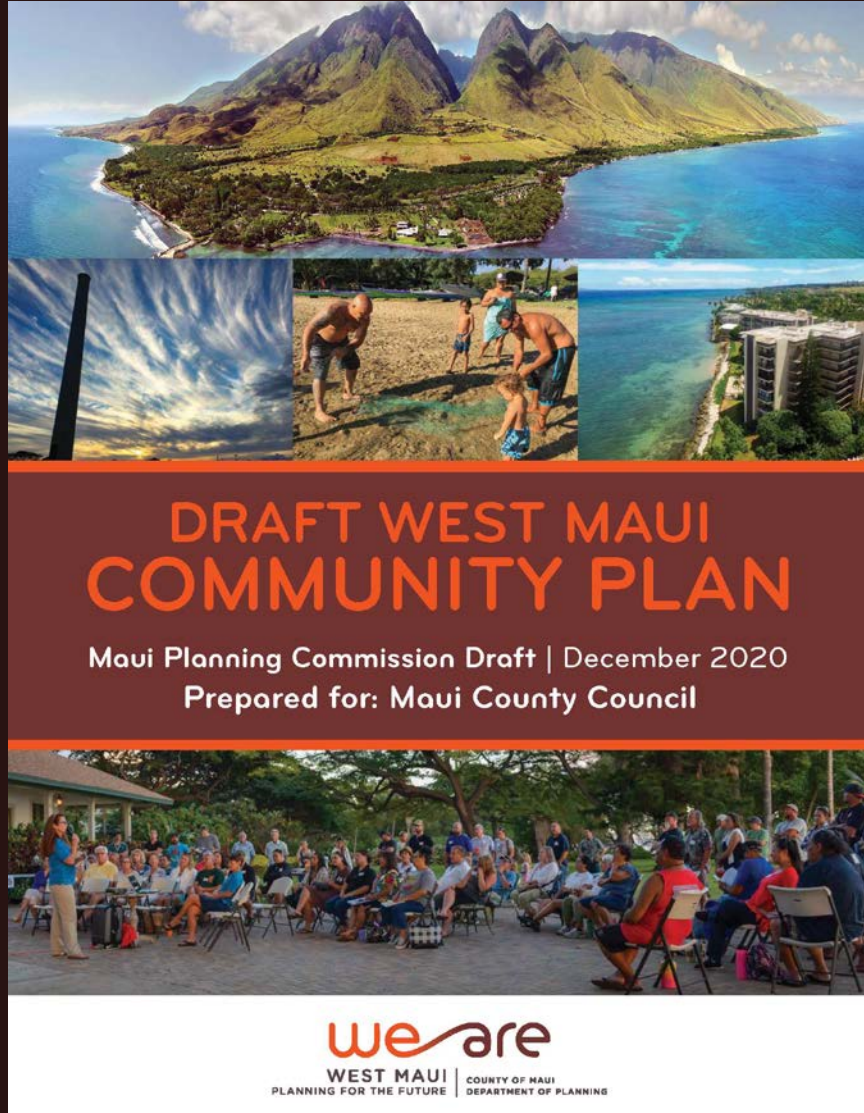
LEARN MORE

Website

westmauidraftplanreview.wearemaui.org

- ✓ Draft Plan
- ✓ Upcoming Meetings
- ✓ Sign-up for Email List
- ✓ Background Information
- ✓ Research Papers
- ✓ Public Engagement
- ✓ Past Drafts

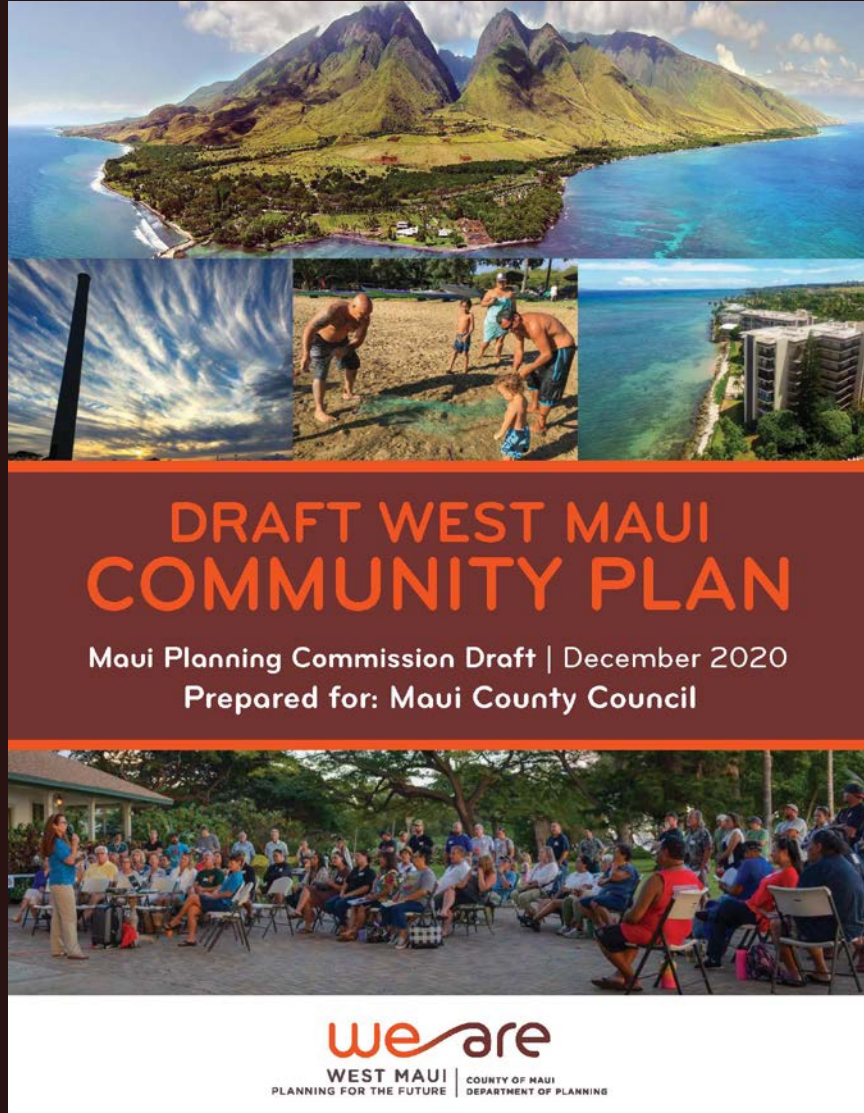
Draft West Maui Community Plan



Update

- 1996 West Maui Community Plan
- Section 2.80B Maui County Code
- Maui Island Plan
- State legislation on sustainability and climate change adaptation
- Community input
- New data and research

Draft West Maui Community Plan



Section 1 | Plan Framework

Section 2 | Policy Framework

Section 3 | Growth Framework

Section 4 | Implementation & Monitoring

Section 5 | Appendices

Background Information

Vision & Goals

Section 1

Plan Framework

Section 1 | Plan Framework

West Maui's Vision

West Maui has everything its residents need to thrive, including a range of affordable housing options, community services, innovative agriculture as part of a diversified economy with family-wage jobs, an excellent public education system, local food growth and security, access to high quality healthcare, and ample access to open spaces and parks, mauka to makai. Conscious of the region's rich cultural heritage, care is taken to protect and restore historic, cultural, and natural sites and resources; protect the character of West Maui; and to incorporate traditional Hawaiian practices in land use planning that made the island sustainable for generations. Quality of life for residents is a priority, and everyone enjoys an active lifestyle with safe walking, biking and public transit routes within and between West Maui's communities, and a healthy environment with resilient shorelines.

Section 2 Policy Framework

See **Appendix B** for an explanation of the Policy Framework methodology.

For Land Owners

Whether a land owner wants to build a single building or a whole neighborhood, the policies in this section help planners and developers implement West Maui's vision for their community. County planners use the policies in this section and those in the Growth Framework to review projects. Before proposing a project, land owners should take time to review the Policy Framework, and those policies that may be applicable to their project in the Growth Framework, and consider whether their project is consistent. Adjusting a project to fit these policies during the design phase of project planning will ensure the project is consistent with the Plan, making it easier for County planners to review the project and streamlining the process without sacrificing the community's vision for the future.

Note on Policies:

All of the policies in this Plan were included because they help West Maui achieve its vision. Some policies, however, are not the primary responsibility of the County. Developers and planners should still implement these policies when designing and approving projects and work with other departments and agencies as needed to ensure the project is consistent with the community's vision. Some area specific policies are contained in Section 3: Growth Framework.

Policies for the 5 Goals

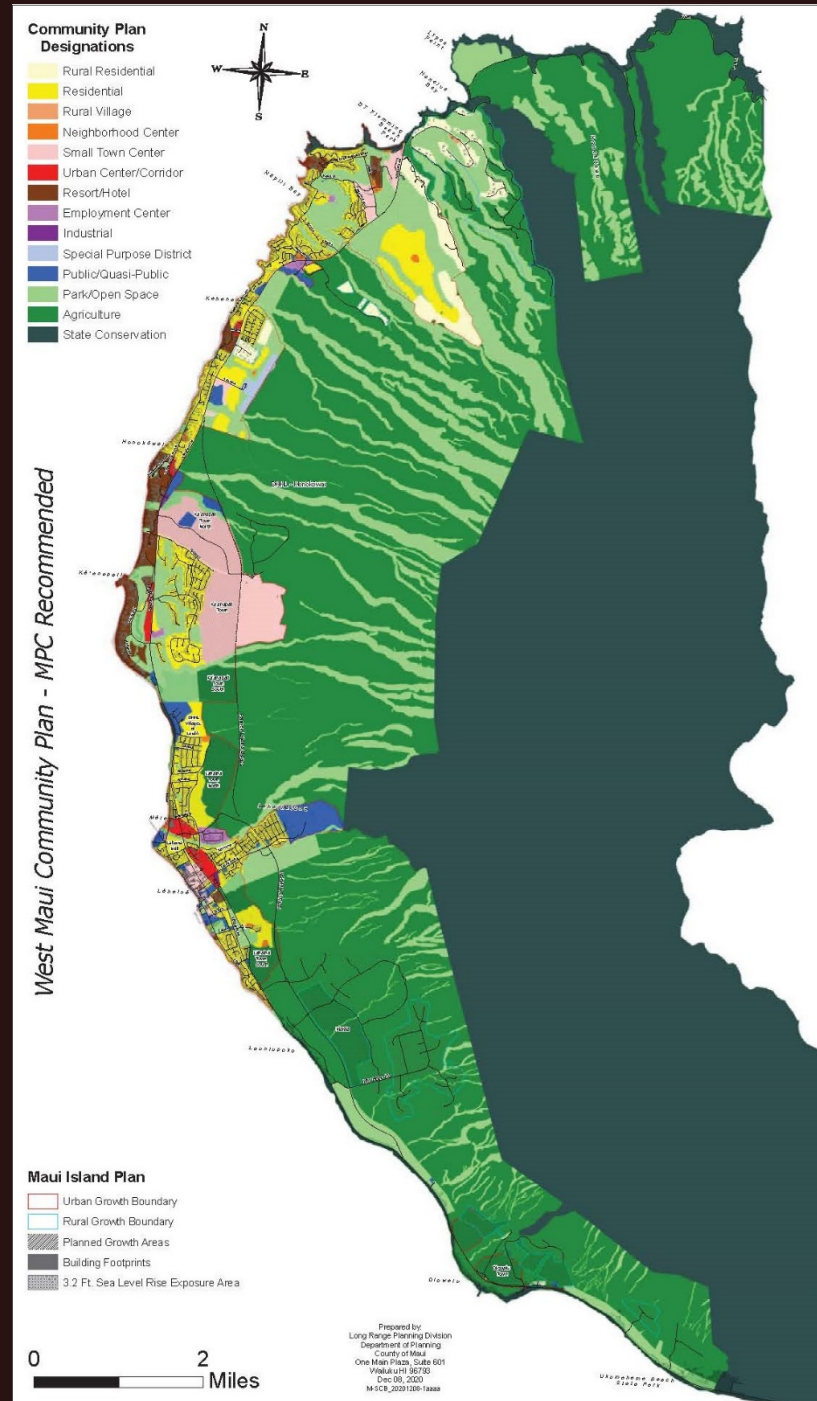
1. Ready and resilient systems.
2. A complete, balanced, and connected transportation network.
3. Responsible stewardship of resources, culture and character.
4. Economic opportunity through innovation and collaboration.
5. Safe, healthy, livable communities for all.

Section 3 Growth Framework

Community Plan Map

Areas of
Change

Areas of
Stability



Section 4 Implementation and Monitoring

Actions for the 5 Goals Implementation Schedule

2.1 Goal | Ready and resilient systems.

Action No.	Description	Type	Priority	Timing	County Lead Agency	Est. Cost (\$1,000)	Funding Source(s)
1.01	Conduct a detailed vulnerability assessment of all existing County infrastructure and facilities in West Maui that are within the State-recognized SLR-XA, and subject to other coastal hazards. Coordinate with the State on key State infrastructure and facilities such as highways and schools.	Project	High	Mid	Department of Management	500	County
1.02	Conduct a feasibility study on managed retreat of at-risk development in West Maui to include an analysis of alternatives and interim steps to achieve managed retreat, identify incentives for proactive retreat, and consider developing programmatic environmental documents to assist in implementing managed retreat.	Project	Medium	Mid	PD	6,000	County, State
1.03	Coordinate the establishment of special improvement districts and community facilities districts as appropriate for areas threatened by coastal hazards in West Maui.	Program	Medium	On-going	PD	500	County, State
1.04	Work with affected property owners to create and implement beach management plans for beach cells in West Maui and conduct any necessary environmental assessments.	Program	Medium	Mid	PD	3,000	County, State
1.05	Prepare and implement an acquisition strategy for parks in West Maui, considering the potential for sea level rise and climate change.	Project	Medium	Short	DPR	100	County
1.06	Integrate the State-recognized SLR-XA into West Maui capital improvement planning for all County departments and public facilities.	Program	High	Short	Department of Management	N/A	N/A
1.07*	Work with the State Department of Health Clean Water Branch to identify next steps in addressing the impact of sea level rise on on-site disposal systems (i.e., cesspool and septic systems) and develop remediation plans.	Program	Medium	Mid	DEM	200	County, State
1.08	Develop an inventory of natural and cultural resources and practices impacted by sea level rise along with preservation plans.	Project	Medium	Long	PD	600	County, State, Federal, Private

Table 4.1: Actions to support Ready and resilient systems.

Note: See Appendix F | Acronyms and Abbreviations for County agency names in full. For actions noted with an asterisk (*), see "County Lead Agency" on page 127 for details.

Section 5 Appendices

Information to support other sections References, Definitions & Acronyms Community Plan Designations

Small Town Center (STC)

The Small Town Center community plan designation is intended to preserve the character of Maui's smaller towns and communities, and allow for development of new low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods. The mix of uses and human-scale design in Small Town Centers is similar to Neighborhood Centers, however these areas typically cover a larger area and may serve more neighborhoods. Some Neighborhood Centers may evolve into Small Town Centers over time. Ground floor commercial with second floor apartments is encouraged to provide live-work opportunities for residents. A mix of medium density housing types are also encouraged. Preferred design elements include smaller blocks; buildings fronting property lines; ample pedestrian, bicycle and transit facilities; as well as public/private amenities, civic spaces and parks.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Main Street

Type: Collectors | Class: Major Collector

Urban Center/Corridor (UCC)

The Urban Center/Corridor community plan designation is intended to create transit-friendly areas that are, or planned to be, characterized by a mix of higher-density commercial, employment, light industrial and residential uses. Within this designation, residential, retail and businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multi-modal corridors with vibrant street life. Housing types in this designation include a mix of medium to high density development. Preferred design elements include buildings fronting property lines; pedestrian, bicycle and transit facilities; public/private amenities; civic space and parks. Developments within Urban/Center Corridor designations should be designed to provide the majority of the services residents would need on a daily basis, within walking distance.

Development Pattern



Example Imagery



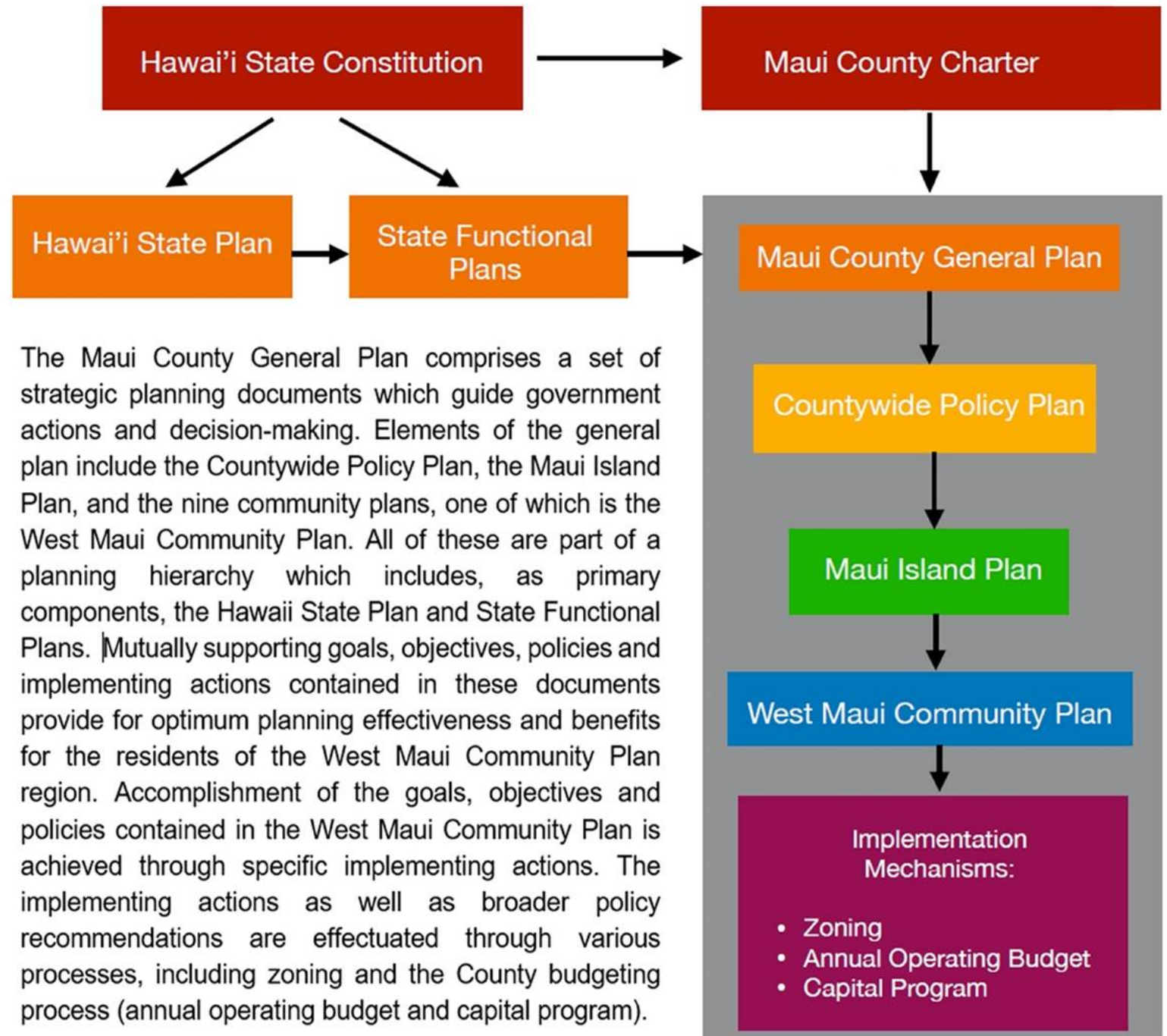
Typical Street Types



Type: Collectors | Class: Major Collector

Type: Arterials | Class: Arterial

State and County Planning Structure

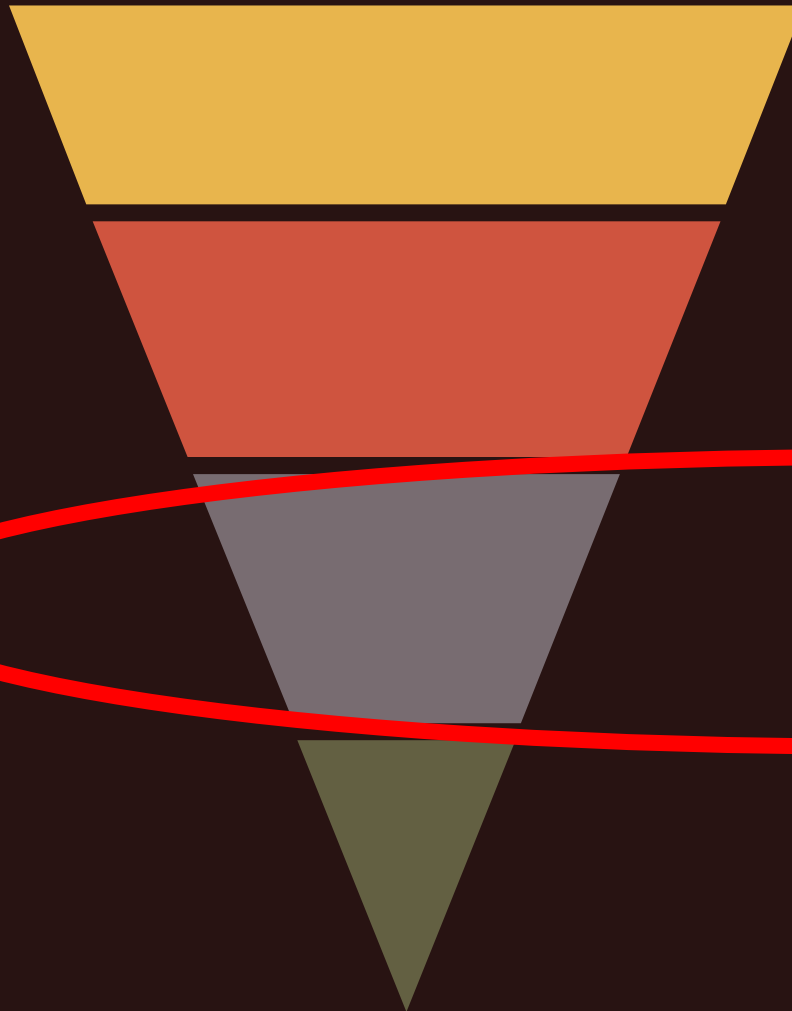


Land Use Layers

General



Specific



State Land Use Districts

Maui Island Plan Growth Boundaries

Community Plan Designations

County Zoning Districts



Community Plan Designations

- Purpose & goals of the updated designations – *Why are we doing this?*
- Issues with the existing designations & how the updated designations address these issues – *What are the benefits?*
- What are the designations and how are they used in the West Maui Community Plan – *How will this work?*

Purpose & Goals of Updated Designations – Why are we doing this?

- Guide future development & zoning decisions
- Provide clarity on the role of community plan designations in County planning & land use system
- Recommended by the zoning code audit
- Implement the Maui Island Plan's Directed Growth Plan
- Foster complete, equitable & well-functioning communities

Issues with Existing Designations – Why are we doing this?

- Focused on uses & don't provide any guidance on creating communities
- Too similar to zoning districts & are often confused with zoning districts



PART V

LAND USE MAP

A. Land Use Categories and Definitions

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.

Agriculture (AC)

This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

Rural (R)

This use is to protect and preserve areas consisting of small farms intermixed with low-density single-family residential lots. It is intended that, at minimum, the requirements of Chapter 205 HRS, as amended, shall govern this area.

Single-Family (SF)

This includes single-family and duplex dwellings.

Multi-Family (MF)

This includes apartment and condominium buildings having more than two dwellings.

Business/Commercial (B)

This includes retail stores, offices, entertainment enterprises and related accessory uses.

Business/Industrial (BI)

This includes a mixture of warehousing, distribution, service operations, retail and offices uses.

Light Industrial (LI)

This is for warehousing, light assembly, service and craft-type industrial operations.

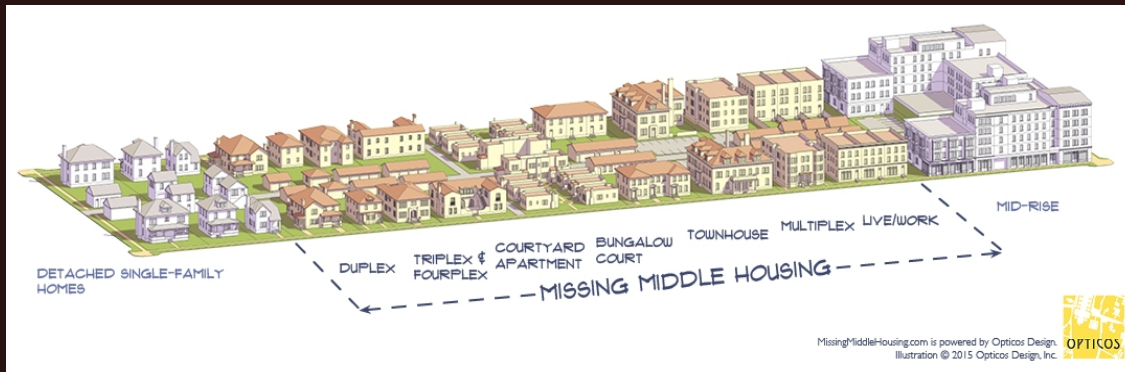
How the New Designations will Address these Issues – What are the benefits?

- Shift focus from segregating uses to creating places
- Provide the opportunity for a range of compatible & complementary uses
- Provide urban design guidance – density, intensity & range of uses, parks & public amenities, street connectivity & mobility



How the New Designations will Address these Issues – What are the benefits?

- Promote a mix of housing types
- Preserve existing neighborhoods & special places that communities love



Community Plan Designations

- Appendix D, Pgs. 144 – 158

- General Description

- Development Patterns

- Example Imagery

- Typical Street Types

More to come later...

	Rural Residential (RR)		Employment Center (EC)
	Residential (RES)		Industrial (IN)
	Rural Village (RV)		Special Purpose District (SPD)
	Neighborhood Center (NC)		Public/Quasi Public (PQP)
	Small Town Center (STC)		Parks/Open Space (PKOS)
	Urban Center/Corridor (UCC)		Agriculture (AG)
	Resort/Hotel (RH)		State Conservation (SC)

West Maui Community Plan | Maui Planning Commission Draft
Section 5 | Appendices

Rural Residential (RR)

The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms and estates. This designation serves as a transition between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space or working agricultural lands. The primary use in this designation is low-density residential, and may include support uses such as parks, schools and farming.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Country Road Type: Minor Streets | Class: Minor Street

Residential (RES)

The Residential community plan designation is intended to establish, protect and appropriately infill low-to-moderate-density residential areas. This designation encourages a range of housing types such as single-family, 'ohana units, duplex, tri-plex, townhouses, and small-scale multi-family units. New Residential developments should include pedestrian, bicycle and transit connections to provide residents with access to services and amenities, and existing Residential neighborhoods should be retrofitted to allow these multi-modal connections. Related and compatible uses include, but are not limited to, parks, schools, churches, and other public/quasi-public uses. Small-scale, neighborhood-serving commercial uses may also be permitted on a limited basis, provided these businesses are pedestrian-oriented and will generate minimal vehicular traffic. These uses should create walkable commercial nodes for the surrounding neighborhood, while the overall district remains predominantly residential.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street Type: Collectors | Class: Major Collector

146
147

The Role of the WMCP

Is the community plan a guide or is it law?

Yes!

There are specific processes in existing laws where the community plan has regulatory function; otherwise, it provides policy guidance.

Section 2.80B.010, Maui County Code, relating to the general plan and community plans, says “This chapter is designed to provide plans that clearly identify provisions that are meant to be **policy guidelines** and provisions that are intended to have the **force and effect of law.**”

The Role of the WMCP

When is the community plan regulatory?

1. Special Management Area permits
2. Changes in Zoning and County Special Use Permits
3. Subdivisions
4. County Budget and Capital Improvement Program

The Role of the WMCP

1. Special Management Area Permits:

Section 205A-26 (2), Hawaii Revised Statutes, relating to special management area guidelines, states:

“No development shall be approved unless the authority has first found: ... (C) That the development **is consistent with the county general plan** and zoning....”

This is repeated in the SMA rules for our three planning commissions.

The Role of the WMCP

2. Changes in Zoning:

Section 19.510.040.A.4, MCC, relating to application procedures for changes in zoning, states:

“The county council may grant a change of zoning if all of the following criteria are met:

- a. The proposed request **meets the intent of the general plan and the objectives and policies of the community plans** of the county,
- b. The proposed request is **consistent with the applicable community plan land use map** of the county....”

The Role of the WMCP

2. County Special Use Permits:

Section 19.510.070, MCC, relating to special use permits, states:

“A. Compliance Required. A special use permit **shall comply with** the provisions of this section and with **the policies and objectives of the** general plan and **community plans** of the county, the Hawaii Revised Statutes, and the revised charter of the county.

B. Criteria for Permit. Subject to the provisions of this chapter, the appropriate planning commission shall review and, after a public hearing, may approve a request for a special use if the commission finds that each of the following criteria have been met:

1. The proposed request **meets the intent of** the general plan and **the objectives and policies of the applicable community plan** of the county;
2. The proposed request is **consistent with the applicable community plan land use map** of the county....”

The Role of the WMCP

3. Subdivisions:

Section 18.04.030.D, MCC, relating to the administration of subdivisions, states:

“The director shall determine whether a proposed subdivision is **consistent with the** County general plan, **community plans**, State land use classification, and zoning after consultation with the planning director.”

The Role of the WMCP

4. Capital Improvement Program:

Section 2.80B.030.B, MCC, relating to the general plan, states:

“...Preparation of County budgets and capital improvement programs shall implement the general plan to the extent practicable.”

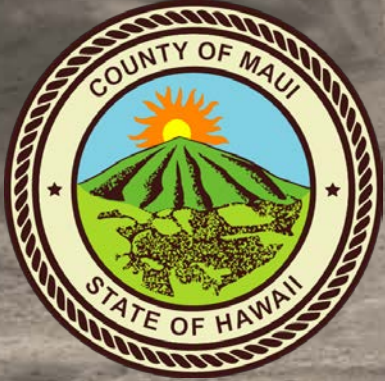
The Role of the WMCP

When is the community plan specifically not regulatory?

With ministerial permits.

Section 2.80B.030.B, MCC, relating to the general plan, says :

“All agencies shall comply with the general plan, and **administrative actions by agencies shall conform to the general plan, except for ministerial permits or approvals including, but not limited to, building permits, grading permits, plumbing permits, and electrical permits.** All community plans, zoning ordinances, and subdivision ordinances shall conform to the general plan....”



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Mahalo!

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