



Bill 21 – Exempting Parking in a Specific Boundary Area of Lānaʻi City

Housing and Land Use Committee Meeting

County of Maui

September 3, 2025

Dole Park Block



Existing Zoning





Background:

- ▶ **July 17 and August 21, 2024, Lānaʻi Planning Commission Meetings:**
 - ▶ Parking Reduction request for Lānaʻi Bowling Alley
 - ▶ 50% reduction approved (less 21 spaces)
 - ▶ Required 21 spaces to be provided along Lānaʻi Avenue and along 7th Street
- ▶ **Concerns expressed by Commissioners**
 - ▶ Lānaʻi City is unique
 - ▶ Parking Code may not apply equally as on Maui Island
 - ▶ Legislative options and process?
- ▶ **September 18, 2024 Lānaʻi Planning Commission Meeting**
 - ▶ APO provided a presentation on process to amend the Zoning Code
 - ▶ Commission requested the Director to schedule a public hearing to initiate a code amendment for the Dole Park Block
- ▶ **November 20 and December 18, 2024, Lānaʻi Planning Commission Meeting**
 - ▶ Commission initiated and recommended Council approval of a code amendment

Proposed Code Amendment

- New Section D added to Maui County Code Section 19.36B.040 (Off-street Parking and Loading)

- **“19.36B.040.D.** On Lanai, within the boundaries of Fraser Avenue to the west, Lanai Avenue to the east, Seventh Street to the north, and Eighth Street to the south, all permitted uses established for the zoning districts within this boundary area are exempt from the parking requirements established in chapter 19.36B.”

- **Result:**

- *Treats the Dole Park block the same as most of the surrounding lots zoned B-CT - exempt from required parking*
- *New Bowling Alley will not have to provide any parking spaces*