



Title 19 Audit

Findings and
Recommendations

RECEIVED AT LU MEETING ON 5/16/18
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Dept. of Planning

Title 19 audit timeline:

March/April 2017

Teleconference meetings with
Planning Department staff

May 17 – 23, 2017 (Trip 1)

Initial stakeholder meetings and
interviews with community and
professional groups, county and
state departments

June 2017

Internal and external surveys
are released to staff, board and
commission members, council
members and stakeholder
groups

October 17 - 20, 2017 (Trip 2)

Follow-up stakeholder meetings
to discuss initial findings and
recommendations.

Have we got this right?

October 20, 2017

ORION presents Title 19 audit
key findings and
recommendations to the
Planning Committee

March 2018

ORION and PID staff finalize the
Title 19 Audit Final Report

Who was involved?

- **Community associations** - Kihei, Haiku, Kula, Paia Town Associations...
- **Environmental groups** - Sierra Club, Maui Tomorrow, Coral Reef Alliance...
- **Professional groups** - Hawaii Society of Professional Engineers, American Institute of Architects, Realtors Association of Maui...
- **Land use consultants, engineering and architectural firms** - Planning Consultants Hawaii, SSFM Engineering, Chris Hart and Partners, Tanaka Engineering, Munekiyo and Hiraga...
- **Developers and large land owners** - Kaanapali Land Development, Bishop Estate, Haleakala Ranch, Maui Lani, Dowling Company, Pulama Lanai, Stanford Carr, DHHL...
- **Travel & Tourism** - Maui Hotel and Lodging, Maui Vacation Rentals, Maui Visitor's Bureau, Maui Economic Development Board...
- **Economic development and cultural groups** - Maui Chamber, Lahaina Town Action Committee, Lahaina Restoration Foundation, Maui Native Hawaiian Chamber of Commerce...
- **Agricultural groups** - Maui County Farm Bureau and the Ag working group...
- **County and state departments** - RPT, DEM, DPW, Parks & Rec, MPO, DWS, HDOT, DLNR...

...and many, many more!

Key Findings Summary (Not in order of significance)

1. The plan-code relationship is weak and unclear;
2. Many plans are outdated and do not easily relate to one another;
3. Vision is lost in the amount of plan material;
4. Maui is auto-centric and there is no requirement to build complete communities;
5. Interim and stacked zoning produce undesirable outcomes;
6. Uses in historic buildings face obstacles related to parking and signage;
7. There is excessive discretion in rule making;
8. There is a backlog of enforcement issues;

Key Findings Summary (Not in order of significance)

9. Short term rental regulations are burdensome; there are many illegal rentals;
10. There is little contextual design or place making;
11. Affordable housing and climate change need to be addressed;
12. Agricultural zoning practices aren't working;
13. Processes are not clear and transparent;
14. Text and maps are difficult to read and access;
15. The role of the Maui Island Plan is unclear;
16. Traditional Hawaiian land use practices and buildings are not evident.

Recommendations:

1. Create a Simplified, Hybrid Code;

Hybrid Ordinances

Integrate the concepts of two or more zoning methods.

Usually have Euclidean zoning as the foundation, but could use any of the zoning methods.

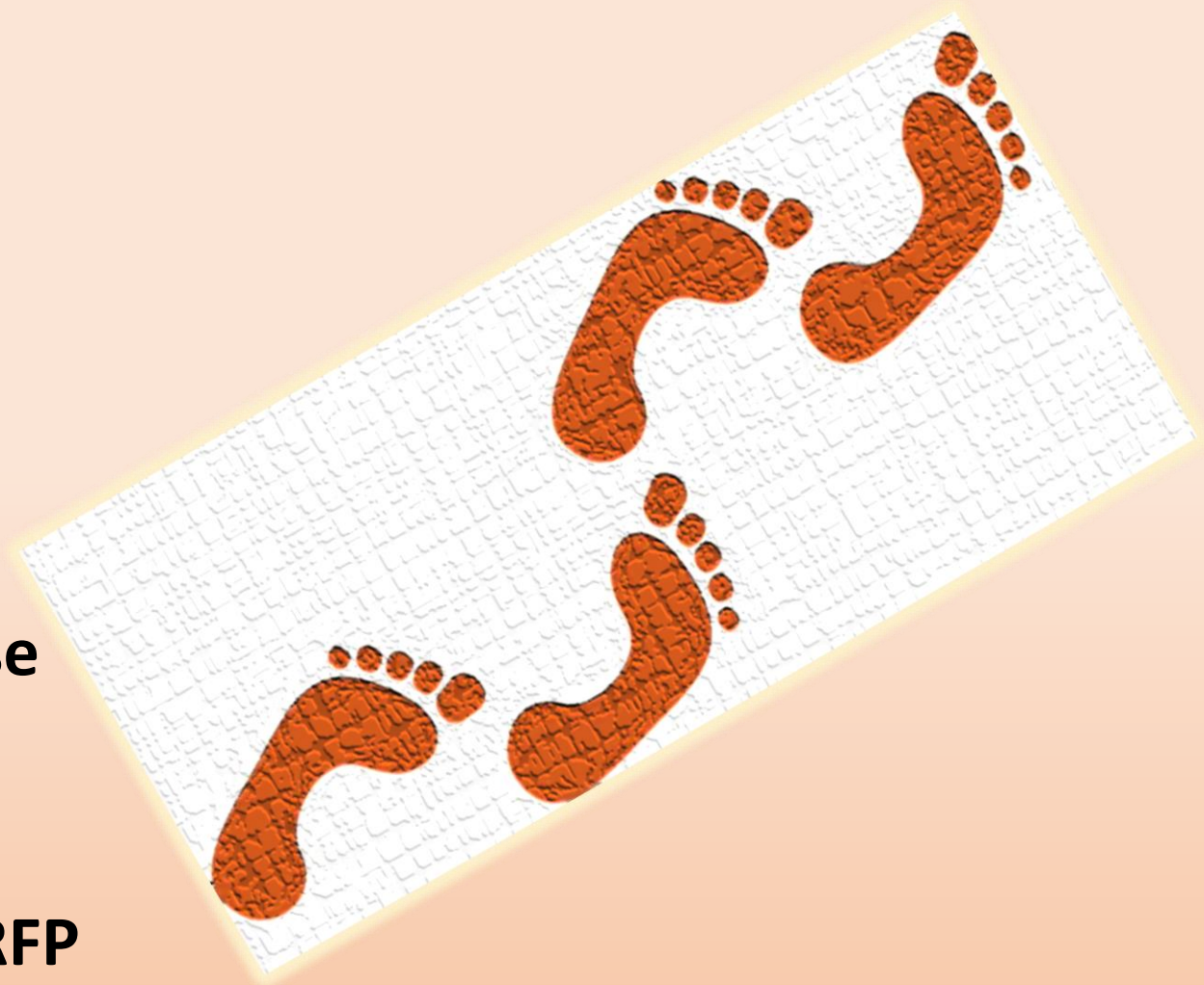
Normally attempt to maximize the advantages of different zoning methods while minimizing the disadvantages.

Recommendations:

1. Create a Simplified, Hybrid Code;
 2. Promote Housing Choice and Affordability;
 3. Address Specific Use Needs and Issues;
 4. Create Multimodal Mobility Standards;
 5. Revise Plan Content and Process;
 6. Implement Organizational Change.
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Next steps

- ❖ **FY 2019 draft budget includes funding for the Title 19 Zoning code rewrite**
- ❖ **Recommendation is to not phase the rewrite**
- ❖ **If funding is approved then an RFP will be drafted and a consultant will be secured**



Further information

**You may view the MCC Title 19 Zoning Audit Final Report
by ORION Planning & Design at:**

<https://www.mauicounty.gov/DocumentCenter/View/112081>

Mahalo!

Plan Implementation Division
Department of Planning