

MAUI COUNTY CHARTER
8.8.5(5) Community Plan
designated
land use

No minutes from the Molokai CPAC

In your packet, in your mail, you received a revised Chapter 6. Rather than handing you out a sheet with just the individual changes, since there was a lot of new text added, we decided to just hand you out a new chapter, so the changes start on 6-5, in the middle of the page, line 20, with the heading, Relationships of Community Plan Designations and County Zoning. So the background to this, this paragraph as well as the appendix 6.1, which you received in your packet, those are, when the Council was reviewing the Lanai Community Plan, this was language that they added to the Lanai Community Plan as well as appendix 6.1, they revised the appendix, and so we're just trying to be consistent with the changes that the Council made to describe the relationship of community plan land use designations and zoning. The appendix 6.1, it just has a table that identifies the relationship between the two. The reason we're giving you this is because this was ongoing over the last many, many months through CPAC. We let CPAC know this was going on with Council with the Lanai Community Plan and that we would be presenting this to the commission. That's the reason this wasn't given to the CPAC is because it wasn't in its final stages yet. So now is the time to bring it to you for consideration to adding and we definitely recommend adding it to be consistent with the Lanai plan. Any questions?

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this new information, which I'm not familiar with, how zoning with laws that are consistent with the Community Plans with the county in the event that land use designations does not have a typical matching or corresponding zoning district and mixed use district will be established and that these things are all envisioned by the community plan. This land use portion of our plan is real. It will impact this community. And my position as a CPAC member was not to take risks and act like I was in Las Vegas and making land use designations for Molokai. I believe that there is evidence in this county, in all types of community plans, Waiehu, Waihee, Maui Lani, where the community had an active role in designing a compatible development for that community. We

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Ms. Maydan: I want to remind the Commission that in your packet, there were a list of Planning Department recommendations that we would like you to entertain. The list is this sheet. I'll just walk you through them.

This is Land Use 6.1 on page 6-5 MI mentioned this previously. The text, under the section, relationship of community plans designations and county zoning and the reason this is being added in, it was added in by Council in the Lanai Community Plan and it is just simply a clarification of how the community plans and zoning relate and this is existing practice. This is just providing clarification. It runs onto the next page. Our second recommendation is on page 6-6 in the middle to add table 6.2, Molokai Land Use supply and demand to 2035. This is from

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review poor and highly sloped ag lands for conversion to a different designation. Lastly, the last recommendation is to remove appendix 6.1 and 6.2, which were in the draft plan, and replace it with this new appendix, 6.1, which combines the two essentially, and again, this is what was adopted by the Council in the Lanai Community Plan to describe the relationship between community plan and zoning. This also would be edited based on your recent vote on the second page, Mixed Use residential would be taken out.

NOT YET ADOPTED LANAI ADOPTED JUNE 2016

RECEIVED AT PC MEETING ON 2/15/2016

submitted by Dick Mayer

Ms. Maydan: It was in your packet, looks like this, appendix 6.1, and it's a table. There's two paragraphs and a table. It's two pages, front and back. If you can't find it, I'll just give you mine. Do you want me to describe it a little bit? Ok. So in this table, in the existing 2001 Community Plan, near the back, there are definitions of the land use category agriculture, airport, business, residential, single-family, etc. There's a definition. These carry over the definitions and clarify them a bit and also add the typical county zoning district that would follow. Like I said, this was said by Council to clarify the relationship between county zoning and community plan land use designation. So this essentially provides the definition, the uses envisioned for community plan land use designation as well as provide a bit of context in relationship to zoning.



NO!

Ms. Dudoit: Because I just got this I'm uncomfortable in moving to just approve the department's recommendation, not that I don't think they're good recommendations, it's just that it's a lot to read and I just not comfortable. I haven't been able to look at all the clear definitions and how they relate to each other. That would just be my comment.



Ms. Maydan: Just to clarify, it was provided in the packet mail out last week.

Ms. Dudoit: Well the post office must have ate mine because I didn't have this one. I just got 'em from her right now.

Vice Chair Rogers: Anybody else have any recommendation on that? Anyone got a motion?

Mr. Racine: We can take it up as an agenda item in a subsequent meeting?

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MOLOKAI PLANNING COMMISSION
SPECIAL MEETING
MARCH 10, 2016

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MOTION: SO I'D LIKE TO MAKE A MOTION TO DEFER/ NOT TO APPROVE THE SUGGESTED CHANGES AND LEAVE IT UP TO THE COUNCIL AND THE COMMUNITY TO BE ABLE TO SEE THESE PROPOSED CHANGES. CAUSE IF GREG, WHO HAS BEEN A CPAC MEMBER AND JUST DIVING INTO THIS STUFF AND HAS BEEN HIS LIFE FOR THE LAST HALF A YEAR OR YEAR, IS ILL EQUIPPED TO MAKE A RECOMMENATION, I. WHO HAVE ONLY SEEN THIS FOR MAYBE A COUPLE OF WEEKS, ARE EVEN MORESO ILL EQUIPPED TO MAKE SUCH A DETERMINATION.



MOVED: CONMMISSIONER ZHANTELL DUDOIT

SECOND: COMMISSIONER WILIAMA AKUTAGAWA

MOTION UNANIMOUSLY APPROVED

Keep 6.2
wait for zoning AUDIT