

PSLU Committee

From: Kathleen Aoki <Kathleen.Aoki@co.maui.hi.us>
Sent: Monday, May 23, 2022 1:49 PM
To: PSLU Committee
Subject: PSLU-50 presentation for PSLU Committee meeting on Wednesday, May 25, 2022.
Attachments: PSLU May 25 2022.pdf

Aloha,

Please find attached the Department of Planning's powerpoint presentation for PSLU-50, Bill 66 (2022) Relating to Adopting Digital Zoning Map (4) as the Official Zoning Map for the Island of Maui.

Mahalo

Digital Zoning Project

DSSRT: Dead Sea Scrolls Replacement Team

Maui Digital Zoning Map (4)

Planning and Sustainable Land Use Committee
via Blue Jeans video conferencing
May 25, 2022



Digital Zoning Maps for Maui, Lānaʻi, and Molokaʻi

- **Given the complexity of the project, the DSSRT (Dead Sea Scroll Replacement Team) has presented a digital zoning map (DZM) for each island individually.**
 - **Maui DZM 1 was adopted by the Maui County Council in October 2018, with the most recent update (Map 3) adopted on March 22, 2022.**
 - **Lānaʻi DZM 1 was adopted by the Maui County Council in August 2020.**
 - **Molokaʻi DZM 1 was adopted by the Maui County Council in November 2021.**

Why are we here today?

- As anticipated and shared with the commissions and council beginning in 2017 with the adoption Maui DZM 1, the Planning Department continues to make adjustments and updates to the digital map. This will be an ongoing process for each map with less and less updates as the maps are refined.
- In addition, as DSSRT conducted its analysis to create the digital zoning maps, it became clear and we have shared with you that there are other facets of zoning that need to be addressed including: *Opportunities to zone properties consistent with their use, their community plan designation, and state land use designation.*
- Due to the complexity of these issues and the different levels of effort involved to propose amendments, the project morphed from a single goal of making “As Is” digital zoning maps for each island to several goals and phases.

Why are we here today?

- As part of this next phase, which addresses zoning consistency, Maui DZM 4 contains recommendations to change zoning for 13 parcels to Public/Quasi Public P-2 District.
- The P-2 District recommendations are consistent with the underlying Community Plan Public/Quasi-Public designation for all 13 parcels.
- These properties were identified because of their uses and they (or could potentially) contain structures that exceed the P-1 District height maximum of 40 feet. The recently revised P-2 District has a permitted height maximum of 90 feet in all community areas excluding West Maui (60 ft) and Hana (45 ft), Lānaʻi (45 ft), and Molokaʻi (35 ft). The original P-2 District was specifically adopted in 2013 to address the problematic height limit of 35 feet (at that time) in the P-1 District.

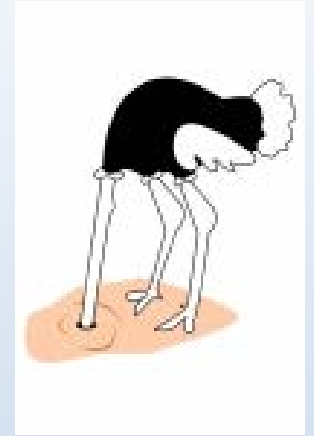
Why are we here today?

- Many of these 13 parcels received a Variance approval (or several approvals) from the Board of Variance and Appeals to construct structures in excess of the parcel's zoning district standards at the time.
- When the Council adopted the P-2 District in 2013, they were advised that the Department would one day, upon adoption of the digital zoning maps, be returning to recommend re-zoning applicable parcels to the new P-2 district, in order to be consistent with the parcel's existing structures and uses.

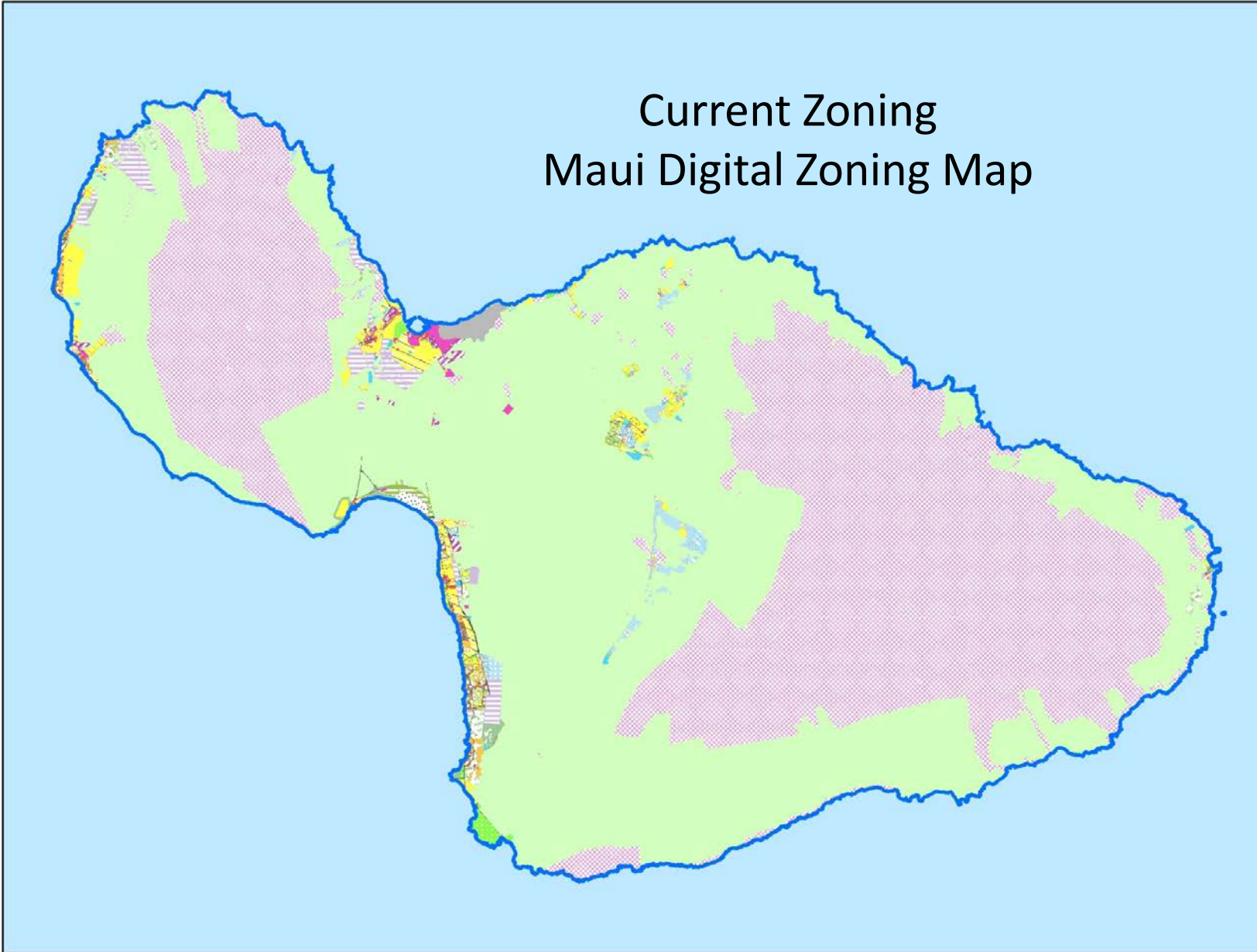
Why are we here today?

- **Draft Maui DZM 4 was reviewed by the Maui Planning Commission on October 12, 2021. The Commission gave unanimous approval to adopt the map as presented. This map includes recommended changes in zoning to P-2 Public/Quasi-Public for 13 parcels.**
- **As is the case for all proposed digital zoning maps, all property owners were notified and given the opportunity to contact the department to ask questions and provide input on the department's recommendations. No adverse comments were received.**
- **The Department is seeking the Council's approval to adopt the recommendation to change the zoning of these 13 parcels in order to align the use and facilities to P-2 standards.**

And now we present the Department's
P-2 District zoning changes for
Maui Digital Zoning Map (4)

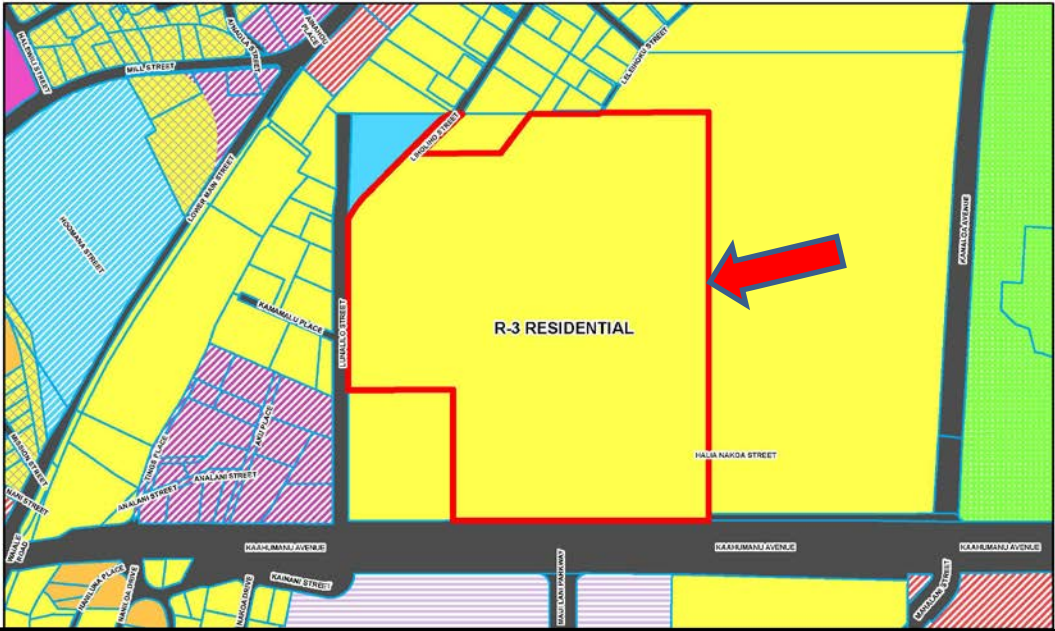


Current Zoning Maui Digital Zoning Map



Proposed change for Baldwin High School

Current R-3 Residential zoning



Proposed P-2 Public/Quasi-Public zoning

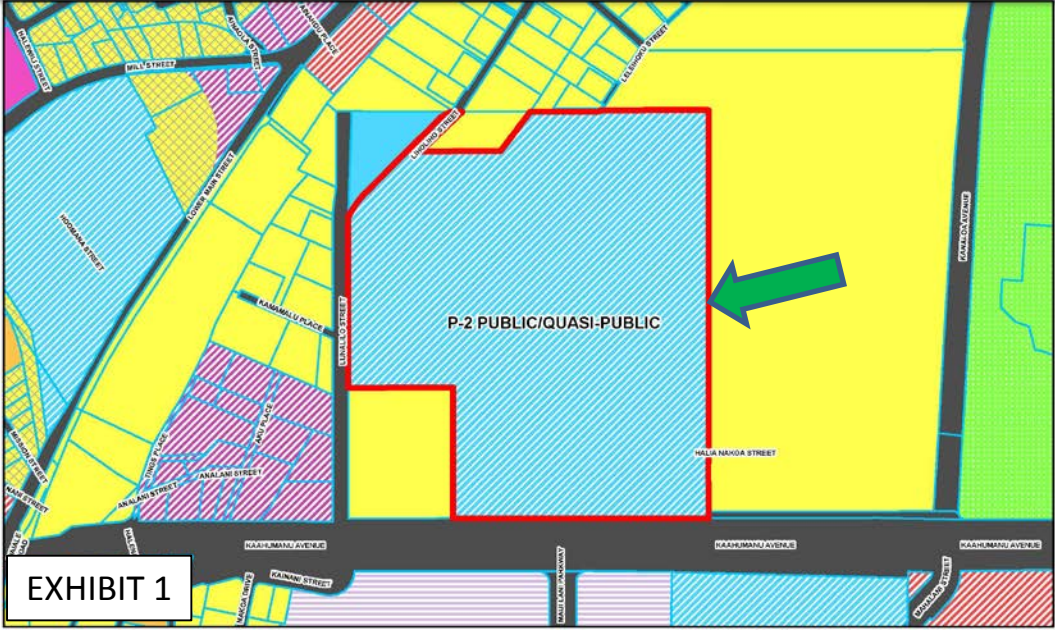


EXHIBIT 1

TMK: 238007004
41.96 Acres

MAUI DIGITAL ZONING MAP CHANGE
R-3 RESIDENTIAL TO P-2 PUBLIC/QUASI-PUBLIC ZONING

Subject Parcel

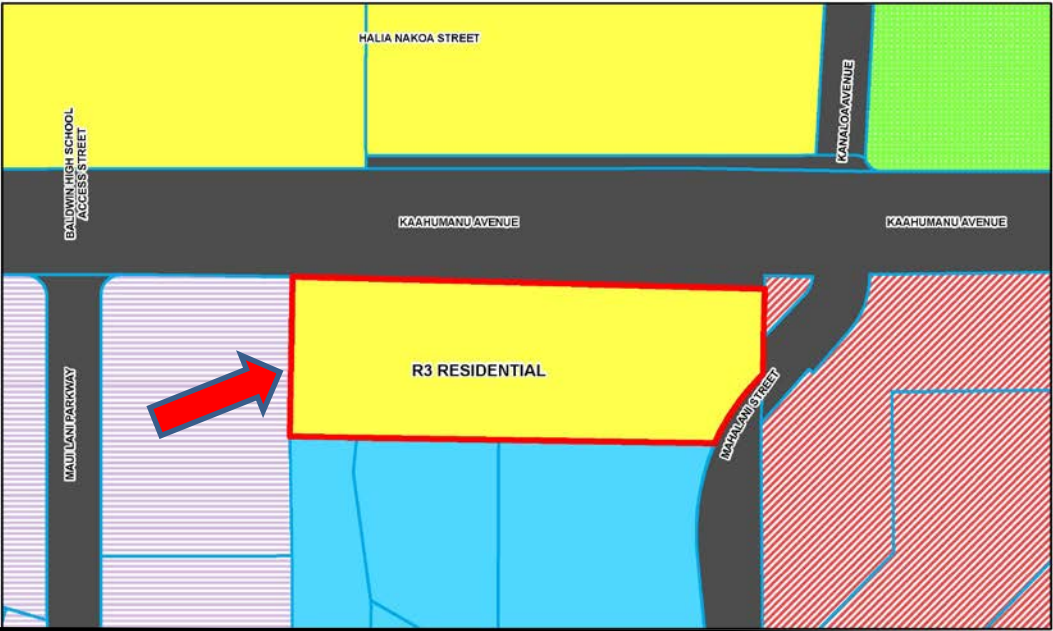
0 100 300 700 Feet

N

9

Proposed change for Wailuku Police Station

Current R-3 Residential zoning



Proposed P-2 Public/Quasi-Public zoning

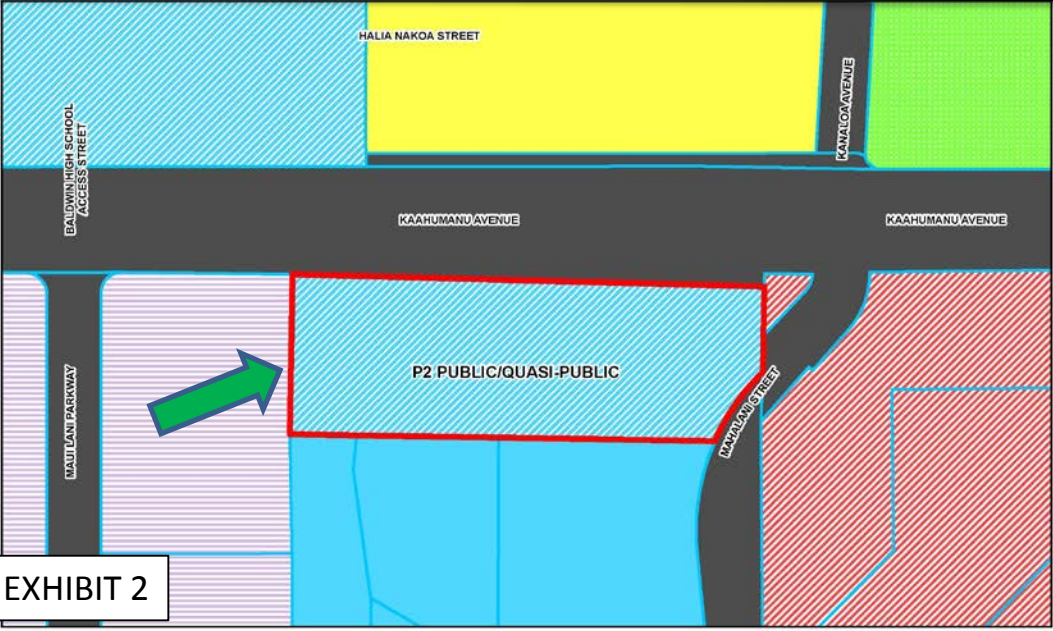
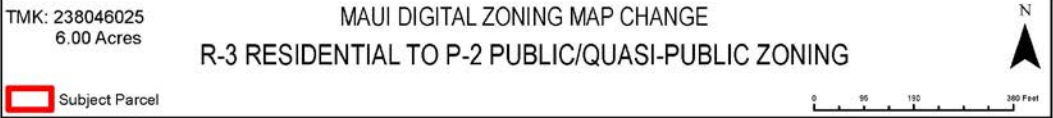
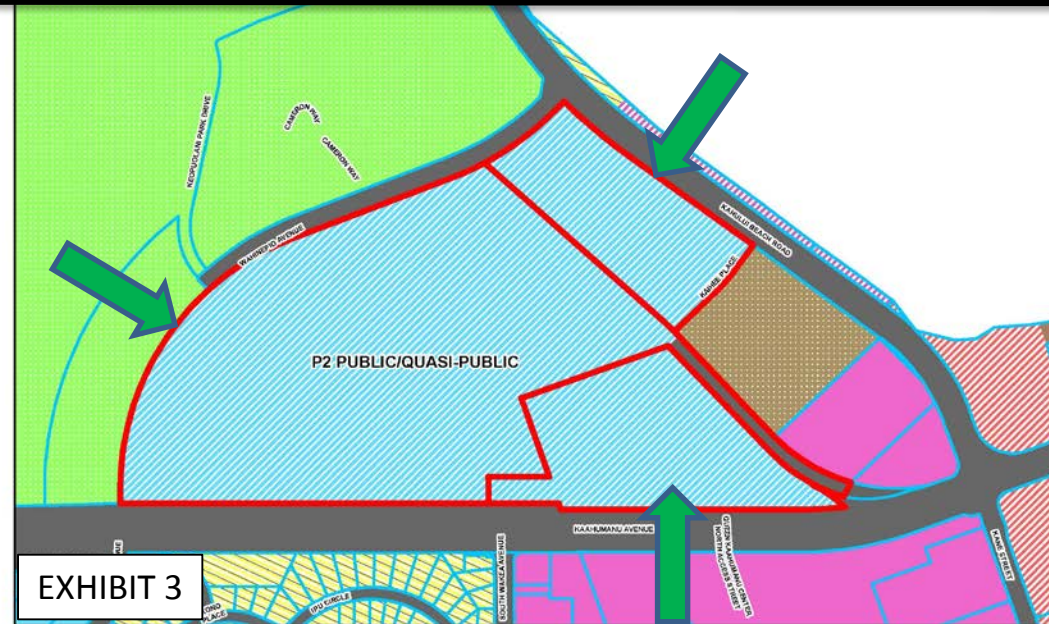


EXHIBIT 2

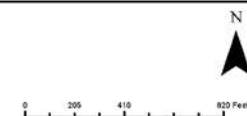


Current R-2 Residential and M-1 Light Industrial zoning



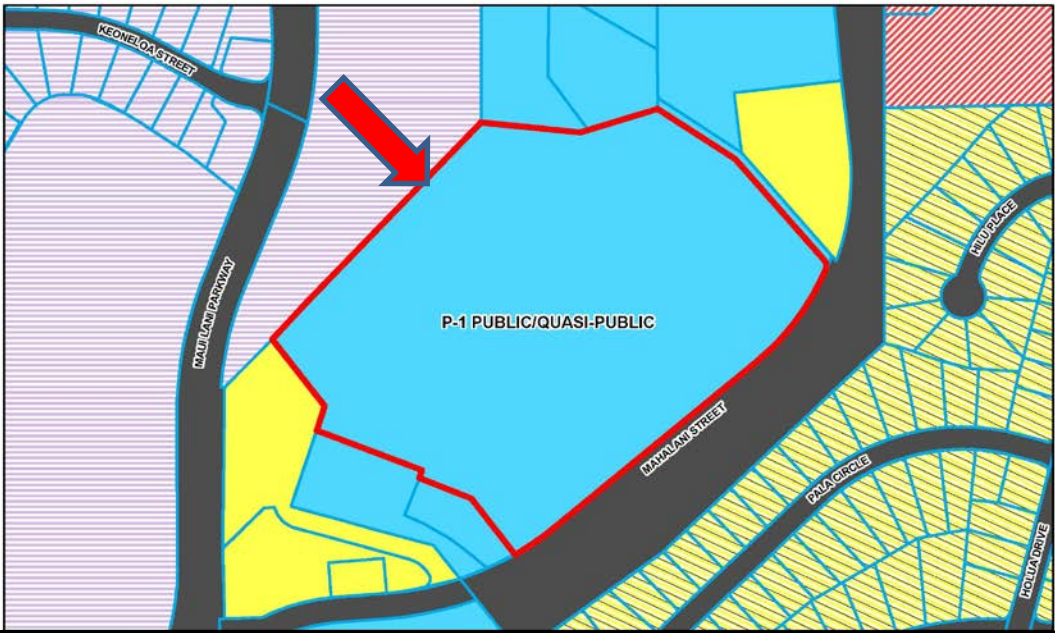
TMK: 238007125, 238007040,
and 237002011
71.65 Acres

MAUI DIGITAL ZONING MAP CHANGE
R-2 RESIDENTIAL AND LI LIGHT INDUSTRIAL
TO P-2 PUBLIC/QUASI-PUBLIC ZONING



Proposed change for Maui Memorial Medical Center

Current P-1 Public/Quasi-Public zoning



Proposed P-2 Public/Quasi-Public zoning

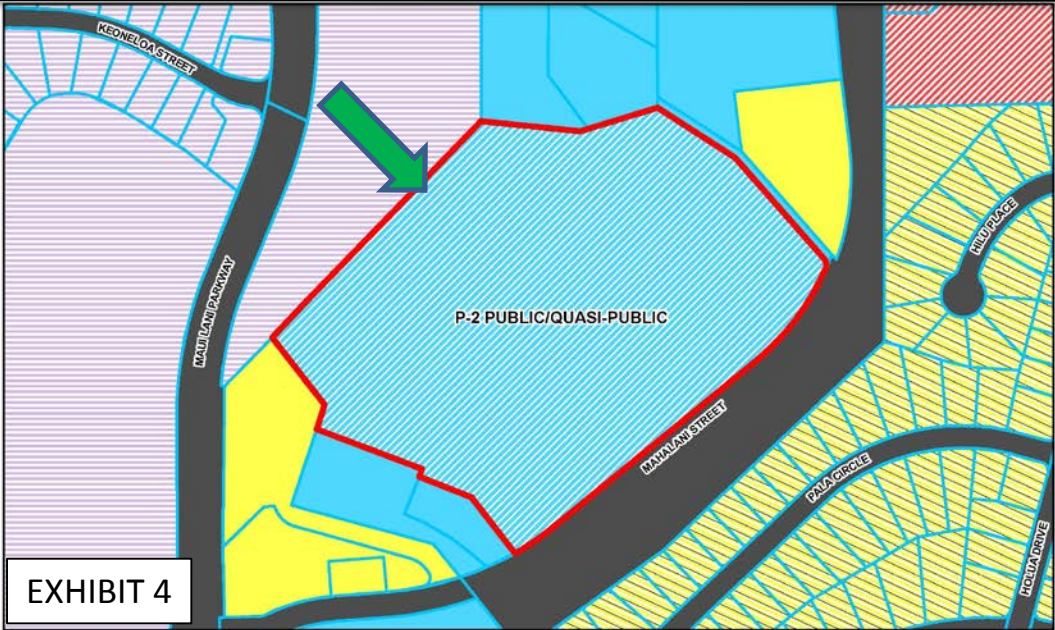


EXHIBIT 4

TMK: 238046013
16.46 Acres

MAUI DIGITAL ZONING MAP CHANGE
P-1 PUBLIC/QUASI-PUBLIC TO P-2 PUBLIC/QUASI-PUBLIC ZONING

 Subject Parcel

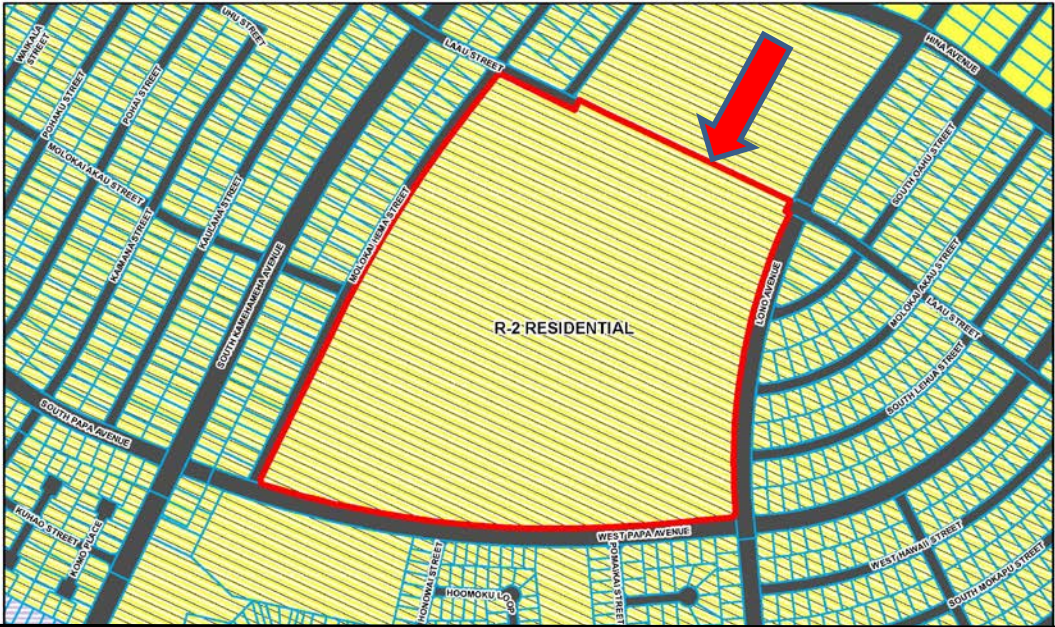
N





Proposed change for Maui High School

Current R-2 Residential zoning



Proposed P-2 Public/Quasi-Public zoning

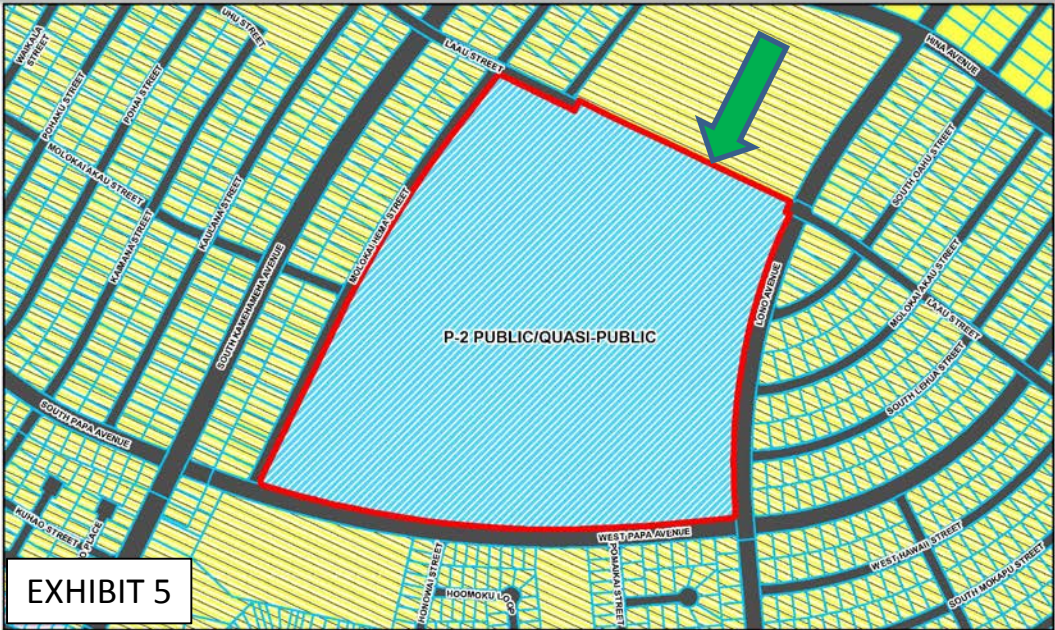
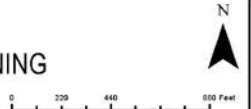


EXHIBIT 5

TMK: 238007098
73.54 Acres

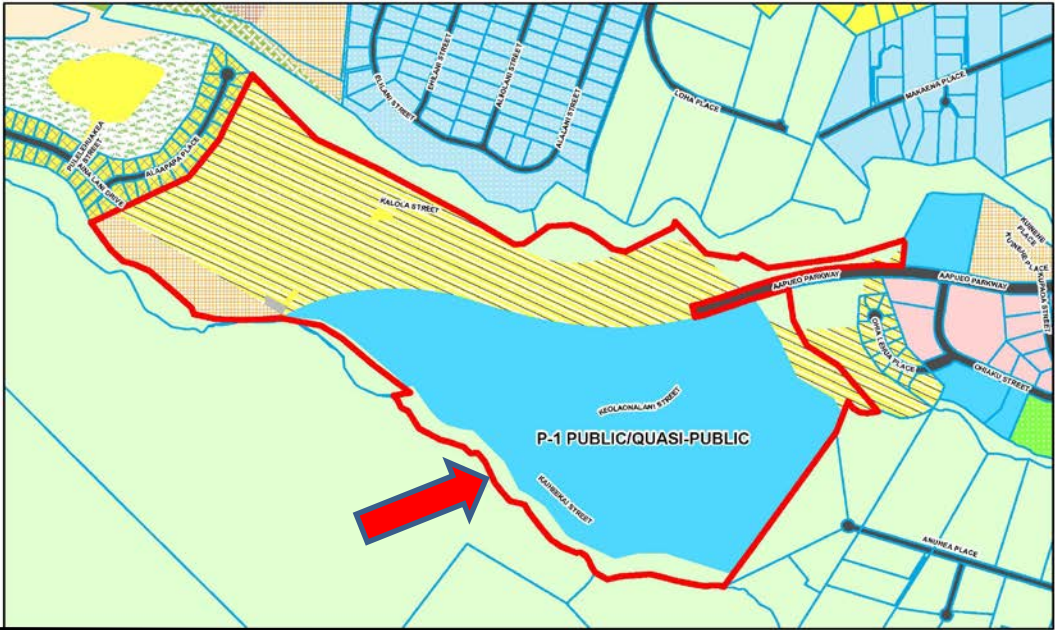
MAUI DIGITAL ZONING MAP CHANGE
R-2 RESIDENTIAL TO P-2 PUBLIC/QUASI-PUBLIC ZONING

Subject Parcel



Proposed change for Kamehameha Schools Maui

Current P-1 Public/Quasi-Public zoning



Proposed P-2 Public/Quasi-Public zoning

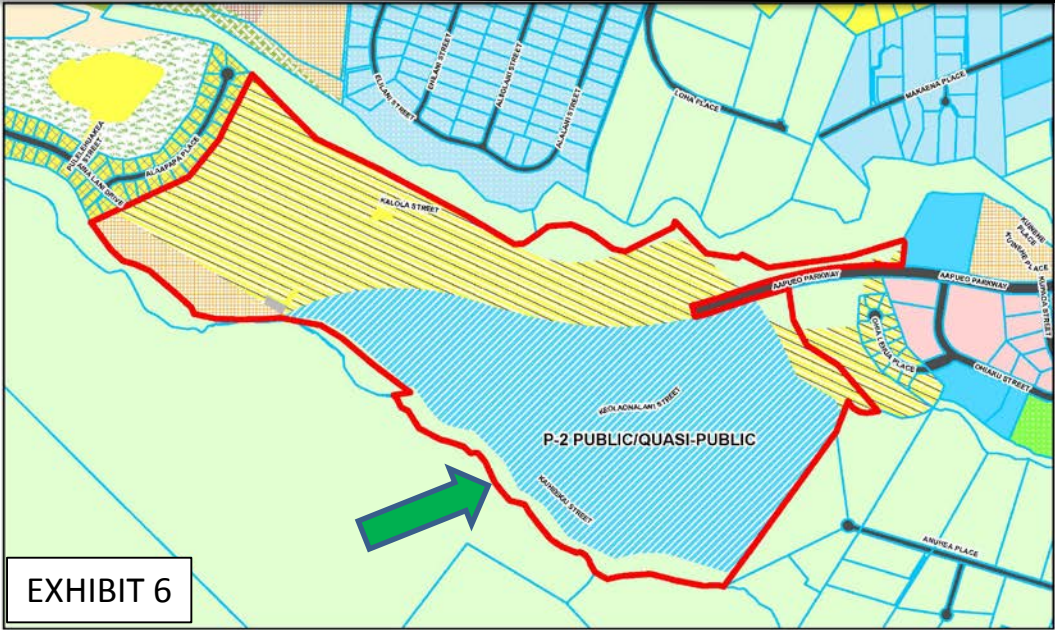


EXHIBIT 6

TMK: 223008039 (portion)
84.40 Acres

MAUI DIGITAL ZONING MAP CHANGE
P-1 PUBLIC/QUASI-PUBLIC TO P-2 PUBLIC/QUASI-PUBLIC ZONING

Subject Parcel

0

335

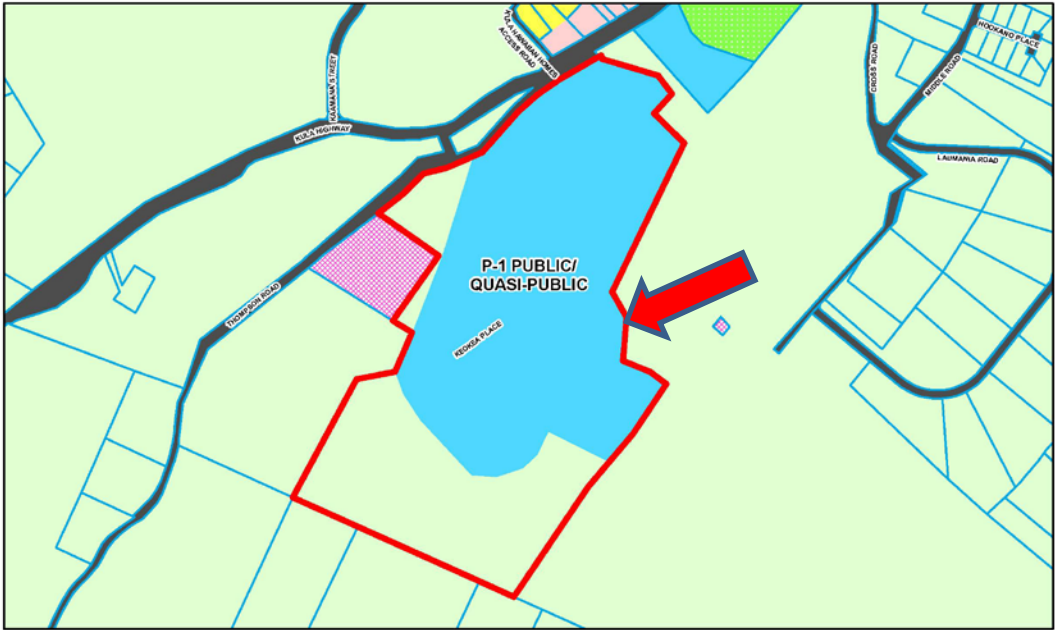
670

1,340 Feet

14

Proposed change for Kula Hospital

Current P-1 Public/Quasi-Public zoning



Proposed P-2 Public/Quasi-Public zoning

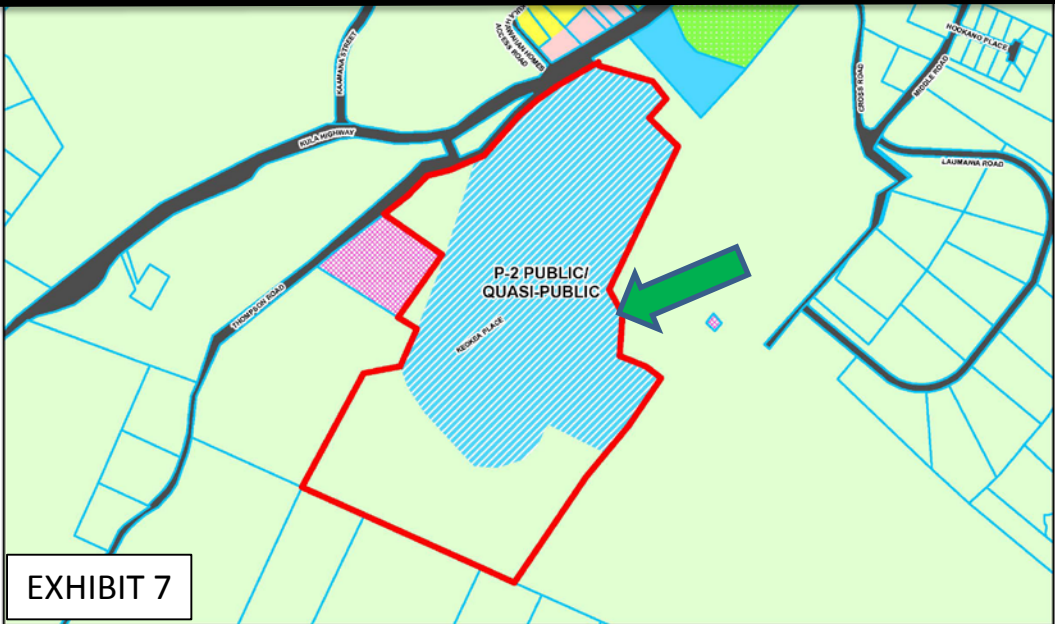


EXHIBIT 7

TMK: 222004034 (portion)
~39.60 Acres

MAUI DIGITAL ZONING MAP CHANGE

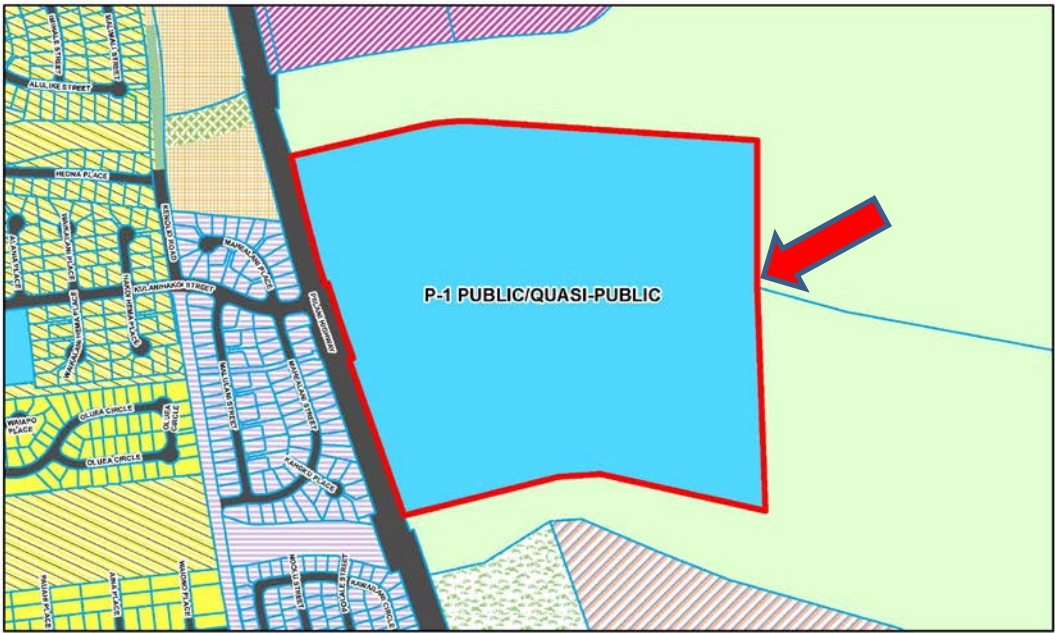
P-1 PUBLIC/QUASI-PUBLIC TO P-2 PUBLIC/QUASI-PUBLIC ZONING

 Subject Parcel



Proposed change for Kihei High School

Current P-1 Public/Quasi-Public zoning



Proposed P-2 Public/Quasi-Public zoning

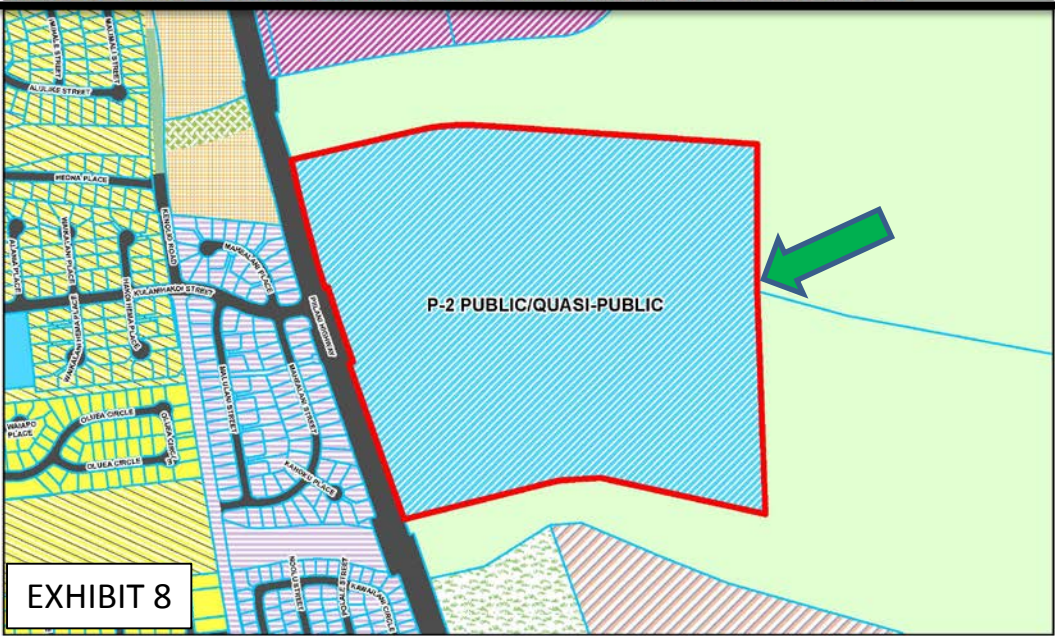


EXHIBIT 8

TMK: 222002081
77.18 Acres

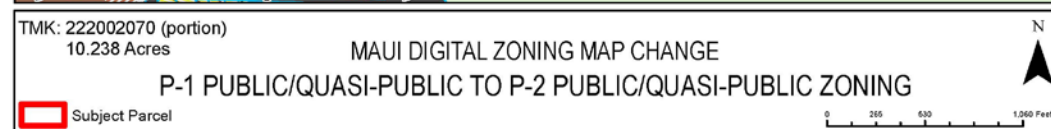
MAUI DIGITAL ZONING MAP CHANGE
P-1 PUBLIC/QUASI-PUBLIC TO P-2 PUBLIC/QUASI-PUBLIC ZONING

Subject Parcel

N

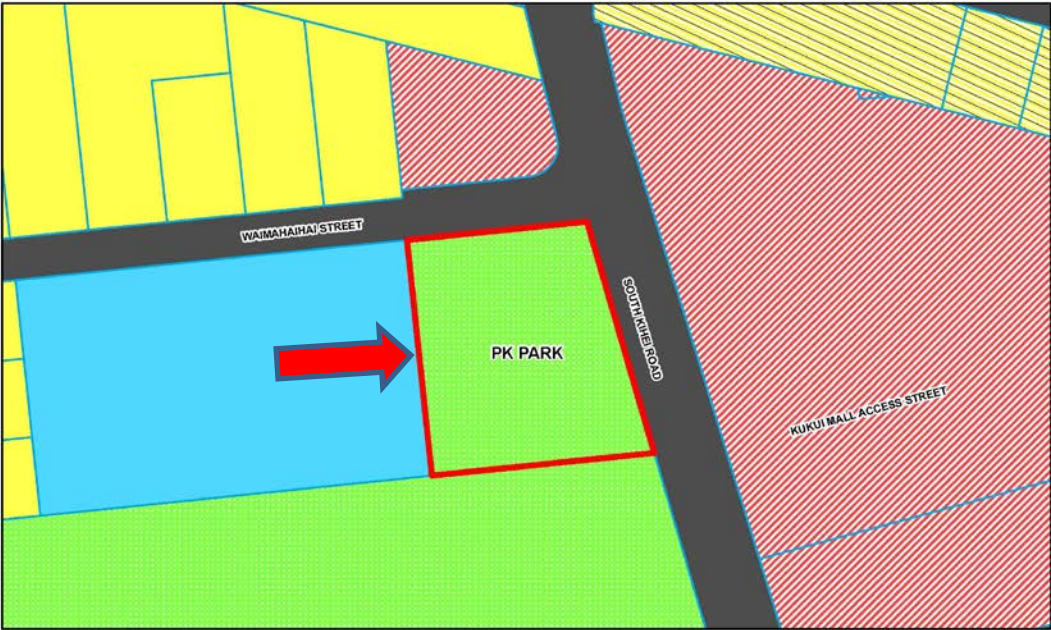
0 237.5 475 950 Feet

Current P-1 Public/Quasi-Public zoning



Proposed change for Kihei Fire Station

Current PK Park zoning



Proposed P-2 Public/Quasi-Public zoning

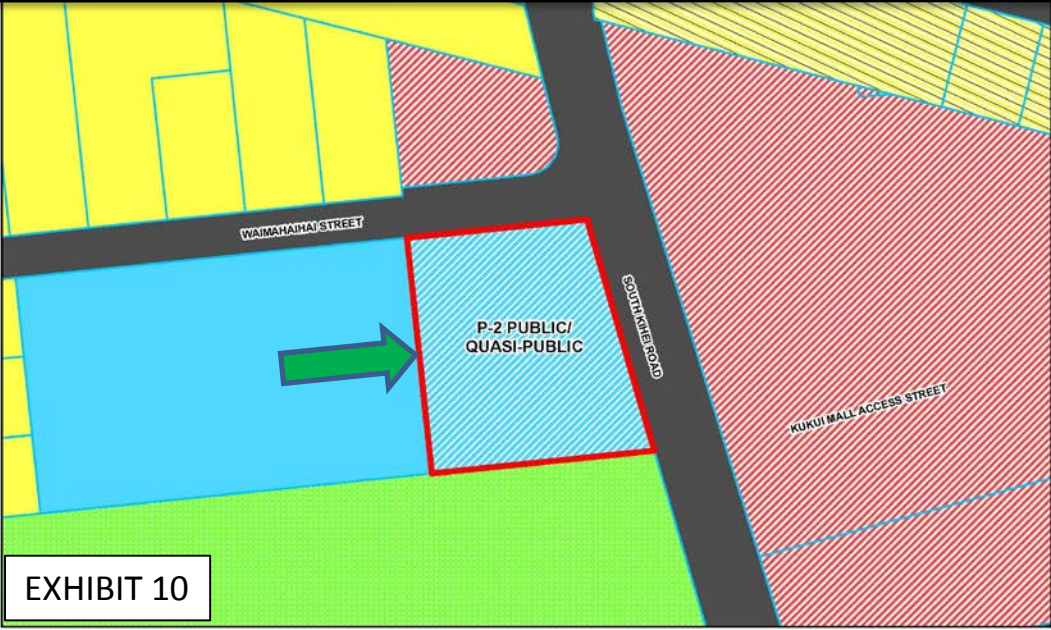


EXHIBIT 10

TMK: 239012036
1.00 Acres

MAUI DIGITAL ZONING MAP CHANGE

PK PARK TO P-2 PUBLIC/QUASI-PUBLIC ZONING

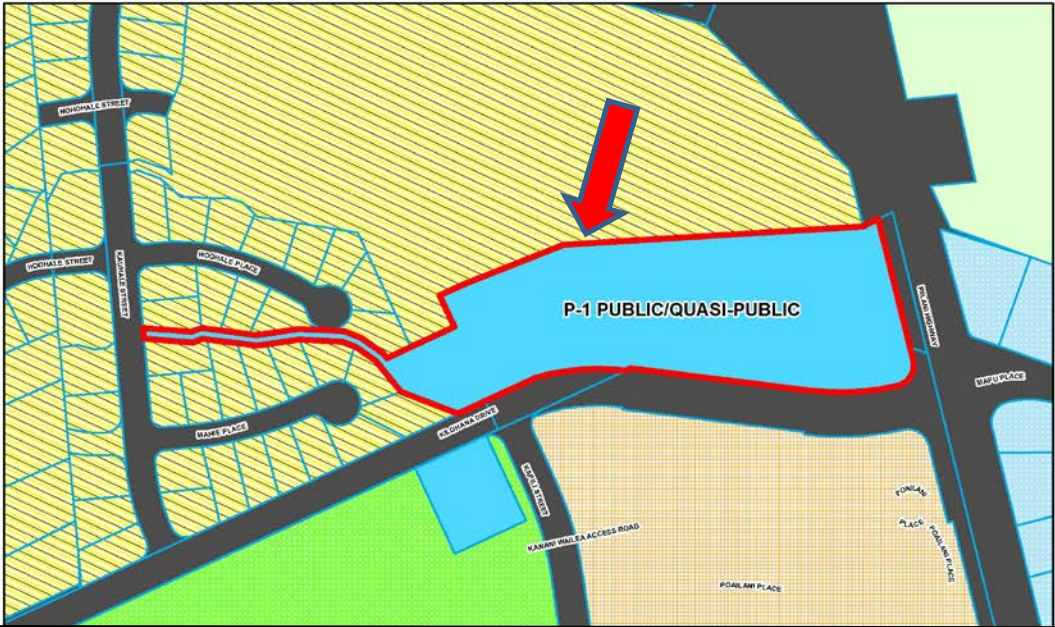
Subject Parcel

04530150 Feet

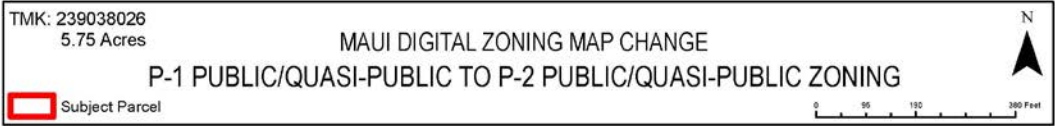
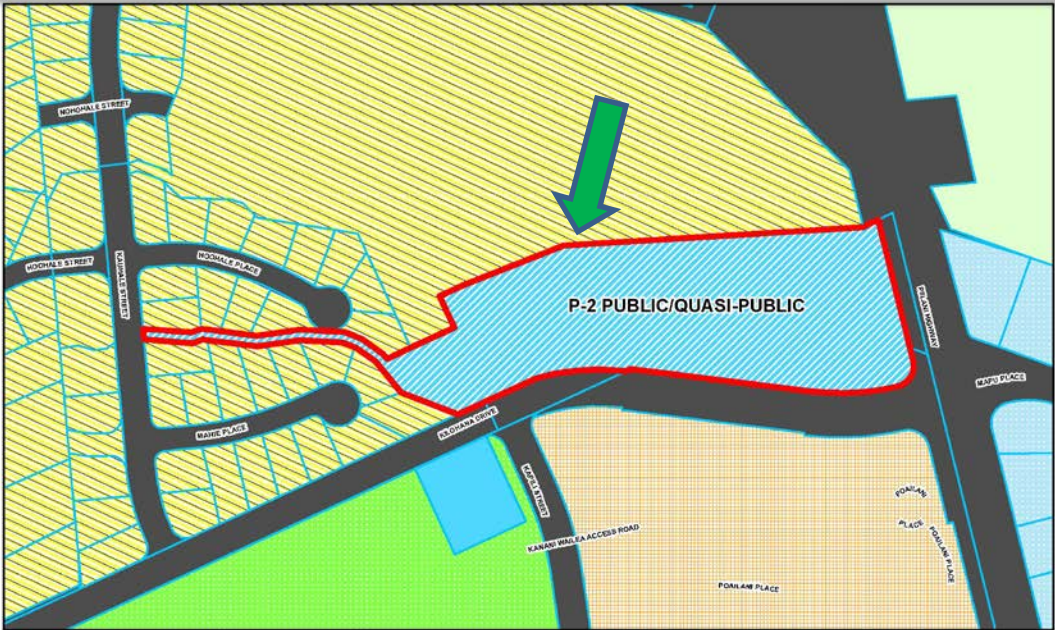
N

Proposed change for Wailea Fire Station

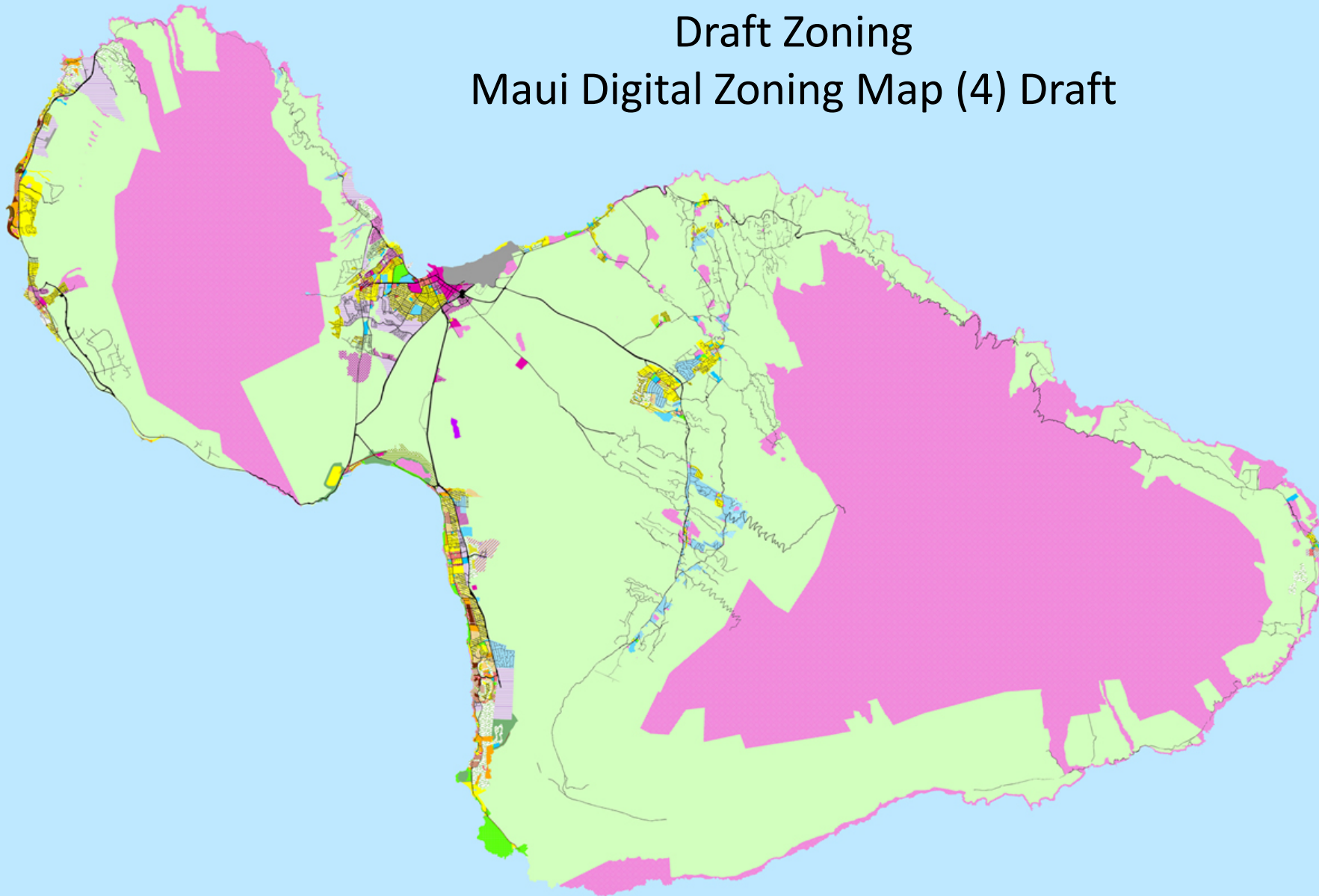
Current P-1 Public/Quasi-Public zoning



Proposed P-2 Public/Quasi-Public zoning



Draft Zoning Maui Digital Zoning Map (4) Draft



Maui Digital Zoning Map (4)

AMENDMENT TO MCC TITLE 19

ORDINANCE NO. _____

BILL NO. _____ (2022)

A BILL FOR AN ORDINANCE AMENDING SECTION 19.06.020, MAUI COUNTY CODE, ADOPTING DIGITAL ZONING MAP (4) AS THE OFFICIAL ZONING MAP FOR THE ISLAND OF MAUI, INCLUDING CHANGING THE ZONING OF 13 PARCELS TO P2 PUBLIC/QUASI PUBLIC DISTRICT (P-2 DISTRICT)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Purpose. The purpose of this Ordinance is to adopt the most recently amended digital zoning map (4) as the official zoning map for the Island of Maui. The map provides a graphical portrayal of zoning designations established by ordinance.

SECTION 2. Section 19.06.020, Maui County Code, is amended to read as follows:

“19.06.020 Maps. A. In accordance with subsection 8-8.3(6) of the revised charter of the County of Maui (1983), as amended, the planning director must prepare and administer the County’s zoning maps.

B. For the islands of Maui, Lāna‘i, and Moloka‘i, one zoning map for each island must be prepared and administered in a digital format, such as within a geographic information system and made available for public use on the County website. The digital zoning maps are incorporated by reference and are located online at the department of planning, implementation division’s website at <https://www.mauicounty.gov/2159/Digital-Zoning-Map-Update-Project>. The most recently adopted digital maps on file, Maui digital zoning map [(3),] (4), as amended, Lāna‘i digital zoning map (1), and Moloka‘i digital zoning map (1), are in addition to any original “land zoning maps” on file in the office of the county clerk; however, the digital zoning maps must be used to determine zoning boundaries and

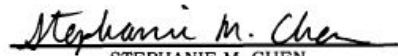
designations in the event of a conflict. Whenever a change in zoning is approved and the ordinance is filed with the county clerk, the island's digital zoning map must be amended to reflect the change in zoning.

C. The area of the island of Kaho'olawe shown on the original map entitled "Land Zoning Map," on file in the office of the county clerk with certified copies being placed on file in the planning department, and the digital zoning maps for the islands of Maui, Lana'i, and Moloka'i, together with all explanatory materials, are part of this title."

SECTION 3. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in black ink, reading "Stephanie M. Chen", is written over a horizontal line.

STEPHANIE M. CHEN
Deputy Corporation Counsel
Department of the Corporation Counsel
County of Maui
LF2022-0006
2022-05-13 Ord Amd Ch 19.06



Mahalo

Dead Sea Scrolls Replacement Team

DSSRT@mauicounty.gov

270-6272