

June 15, 2021 PSLU Committee Meeting

Amendment Summary Form

Legislation: West Maui Community Plan Update.

Proposer: Tamara Paltin, Chair *Tamara M. Paltin*  
Planning and Sustainable Land Use Committee

Description: Various amendments to Section 3, Growth Framework; Section 4, Implementation and Monitoring; and Section 5, Appendices.

Motion: I would welcome motions for the following proposed amendments:

**Page 62:**

- Move Appendix C to where it says: "See Appendix C."

**Page 63:**

- Change "14 designations" to "15 designations."
- Delete: "Each of these designations is described in greater detail below."
- Change "Transit Oriented Corridor" to "Urban Center/Corridor." Make corresponding changes to Appendix D.
- Add "Park" and change "Park, Change Parks/Open Space" to "Open Space." More corresponding changes to Appendix D.

**Page 74:**

- Change "800 acres" to "600 acres."
- Change "community plan region" to "community plan area."

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- Change “PKOS” to “Open Space” for Lipoa Point.
- Change “PKOS” to “Park” for Kahana Mauka and Hanaka‘ō‘ō Mauka.

**Page 76:**

- Change “PKOS” to “Park” for Lāhainā.
- Change “PKOS” to “Open Space” for Pali to Puamana.
- Change “PKOS” to “Park and Open Space” in “Change Envisioned.”
- Change “PKOS” to “Parks or Open Space” in Policy 3.3.1.

**Page 77:**

- Add the following under Kapalua:

“The landowner (Maui Land and Pine) received conditional zoning for the Kapalua Mauka project in 2006, and sold a portion of the project, Mahana Estates, to Nan, Inc. Nan Inc. completed the Mahana Estate’s project about five years ago. To this date, however, Maui Land and Pine has not started development of the Kapalua Mauka project, which excludes the Mahana Estates. When the County grants conditional zoning, it does so subject to the project proceeding within five years. Under the County Code, the Council retains the right to revert a conditional zoning designation to the prior zoning designation if a project does not commence construction within five years.”

**Page 81:**

- Change “pedestrias” to “pedestrians” in Policy 3.3.4.

**Page 82:**

- Change “open space” to “park” for Kā‘anapali & Honokōwai.

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**Page 84:**

- Change “open space” to “park” before “above Hanaka‘ō‘ō Beach.”

**Page 89:**

- Change “Urban Center/Corridor” to “Transient Oriented Corridor” in Central Lāhainā.
- Change “urban center” to “transient oriented center” in Challenges and Opportunities.

**Page 90:**

- Incorporate recommendations from the County’s Principal Archaeologist for Lāhainā Town South.

**Page 91:**

- Add “and burial” before “laws.”

**Page 92:**

- Change the second sentence to read as follows:

“These areas provide a sense of stability and assurance for residents, who desire to protect these areas from development and encourage watershed management and transformation of fallow lands to managed productive watershed areas.”

**Page 94:**

- Add the following:

“Challenges and Opportunities

The area has been affected by very dangerous wildfires during high winds. Brush abatement is critical especially during periods of little to no rainfall. Government owned wetland areas could be restored through public-private partnerships.”

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**Page 96:**

- Change “the Puamana condo complex” to “Aholo Street.”
- Add the following:

“Challenges and Opportunities

The inundation of tourism in the Lāhainā Historic District and costs of restoration can present a challenge to preserving and perpetuating sacred cultural areas. There is an opportunity to educate tourist and residents about the historical significance of this area and in doing so perpetuate the culture.”

**Page 99:**

- Change “a Park and” to “an.”
- Add the following:

“Challenges and Opportunities

Many gulches are not managed for ‘opala, invasives. The sediment retention basins in Nāpili and Kahana are currently working well and there is an opportunity for these to serve as models for other areas. It is a challenge to keep gulches clear of debris and keep up with management of sediment retention basins by regularly removing the sediment and properly placing built up sediment away from drainage areas.

**Page 155:**

- Replace the Parks/Open Space (PKOS) category with the following:

**“Park**

The Park community plan designation is intended to preserve and manage lands for recreational activities (including golf courses and related amenities).

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**Open Space**

The Open Space community plan designation is intended to preserve and manage lands for Native Hawaiian traditional and customary uses, while protecting sensitive ecological resources, scenic and recreational resources, hazardous areas drainage ways and open space greenbelts and green ways. Open Space areas support natural processes such as flood management and erosion control.”

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