

MICHAEL P. VICTORINO
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DEPARTMENT OF PLANNING
COUNTY OF MAUI
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July 13, 2021

APPROVED FOR TRANSMITTAL

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793


Acting Mayor 7/15/21
Date

For Transmittal to:

Honorable Tamara Paltin, Chair
and Members of the Planning and Sustainable Land Use Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin and Members:

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2021 JUL 15 PM 3:11
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COUNTY CLERK

SUBJECT: WEST MAUI COMMUNITY PLAN UPDATE (PSLU-1)

In response to your July 13, 2021 request for a formal transmittal relating to the Committee’s discussion about Community Plan Designations at the June 16, 2021 meeting, below is proposed language to amend page 144 of the draft West Maui Community Plan as presented to the Committee. Language proposed for deletion is shown in ~~[bracketed strikethrough text]~~ and new language is shown in underlined text.

Community plan designations ~~[are general descriptions of the types of]~~ describe the land uses ~~[and places]~~ that the community wants to allow ~~[that the community envisions]~~ in a given area as it is developed over the 20-year planning period. The designations also describe the community’s preference for density, scale and form of the built environment, and how people will travel within their community. Each designation also includes a few images showing building types and suggested street types to help the community and decision-makers picture the kinds of development that are encouraged and allowed. The street type images are from the Department of Public Works’ Street Design Manual (December, 2018. <https://www.mauicounty.gov/DocumentCenter/View/115295/COM-Street-Design-Manual--December-2018>).

The Community Plan Designation Descriptions and the Community Plan Map work together with the Policy Framework to carry out the community’s vision for the future. Although the ~~[The]~~ designations are less detailed than the zoning code that implements them, community plan designations determine what zoning districts can be

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established and, therefore, what uses can be conducted. The descriptions are not intended to be exhaustive lists of all uses allowed in each designation.

The designations are used to:

- ~~[Help the County]~~ Direct the review of development proposals and applications requiring discretionary review, [primarily for] including but not limited to changes in zoning, Special Management Area (SMA) permits, County Special Use Permits (CUP), subdivisions, changes to the zoning code, and other County ordinances;
- Provide policy direction for the review of other initiatives, development proposals and applications, such as the creation of design guidelines; and
- Plan for future capital facility needs and infrastructure like police and fire stations, parks, water facilities, and others.

Additionally, the Committee discussed whether to separate the uses from the description of each Community Plan Designation. If the Council wishes to do so, then the Department of Planning (Department) recommends a change in the format suggested by Mr. Albert Perez in his testimony. Because the Committee already reviewed and approved the language of the uses, this is merely a formatting recommendation. An example is provided below using the Rural Residential designation.

Instead of:

“Permitted Uses

Low density residential uses, large lot subdivisions, family farms, parks, schools, and farming.”

The Department recommends:

“Some of the primary uses in this designation include, but are not limited to, large lot subdivisions, family farms, parks, schools, and farming.”

Please feel free to contact me if you have any questions.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

xc: Pamela Eaton, Planning Program Administrator (pdf)
Project File
LRD Correspondence File

MCM:JLM:atw

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