

# Digital Zoning Project

DSSRT: Dead Sea Scrolls Replacement Team

## Moloka'i Digital Zoning Map

Planning and Sustainable Land Use Committee  
via Blue Jeans video conferencing  
Sept. 30, 2021

# History of “DSSRT”

- **The Digital Mapping Project initially began during Mayor Apana’s administration (January 2001) within the County’s GIS Division with staff temporarily ‘loaned’ from the Planning Department to assist GIS staff with the project.**
- **Project was transferred to the Planning Department in 2005.**
- **Staff from each division within Planning were pooled together to create a team (Dead Sea Scroll Replacement Team) with historical and present knowledge of the county’s land use (land use changes, zoning, permit processing, etc.) and GIS skill sets to verify zoning and create the digital zoning layer.**

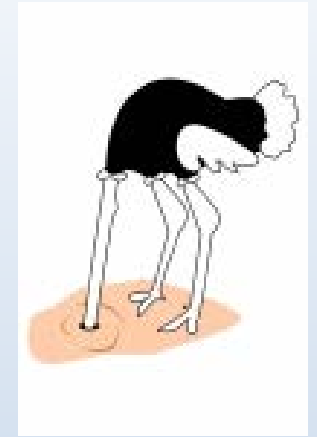
# Present Day

- **Here we are! Thirteen+ years later, zoning for parcels on Maui were verified. Fourteen+ years later, parcels for Lānaʻi were verified. Sixteen+ years later, parcels for Molokaʻi have been verified.**
- **Corrections addressing mapping alignments; correcting district designations due to poor quality maps and alignments; correcting oversights; etc. has been completed.**
- **Given the complexity of the project, the Department has presented a digital map for each island individually. A digital map for Maui was completed in 2017 and adopted by the Maui County Council in October 2018, with an update adopted in November 2019. A digital map for Lānaʻi was adopted in August 2020.**
- **The Department mailed letters to affected Molokaʻi landowners advising them that there will be proposed zoning changes for their property (25 parcels). Another proposed change is for a County owned parcel (Pāpōhaku Beach Park).**

# Present Day

- **Similar as was done for the Maui and Lānaʻi Digital Zoning Maps, a public informational meeting was held to discuss the draft Molokaʻi digital map and errors proposed to be fixed in this phase of the project. This online meeting was held on April 27, 2021.**
- **On May 26, 2021, the Molokaʻi Planning Commission recommended adoption of the proposed digital map, with the exception of the Iliʻiliʻopae Heiau parcel alignment correction.**
- **All proposed zoning recommendations for this digital zoning map are consistent with underlying Community Plan designations. Future phases of DSSRT will include recommendations to address other types of mapping issues such as for parcels containing *inconsistent* zoning and community plan designations, or updating zoning with community plan designations (all of which are not errors or a result of alignment issues).**

And now we present the history of zoning maps for Moloka'i and the Department's draft Moloka'i Digital Zoning Map



# But before we start.....

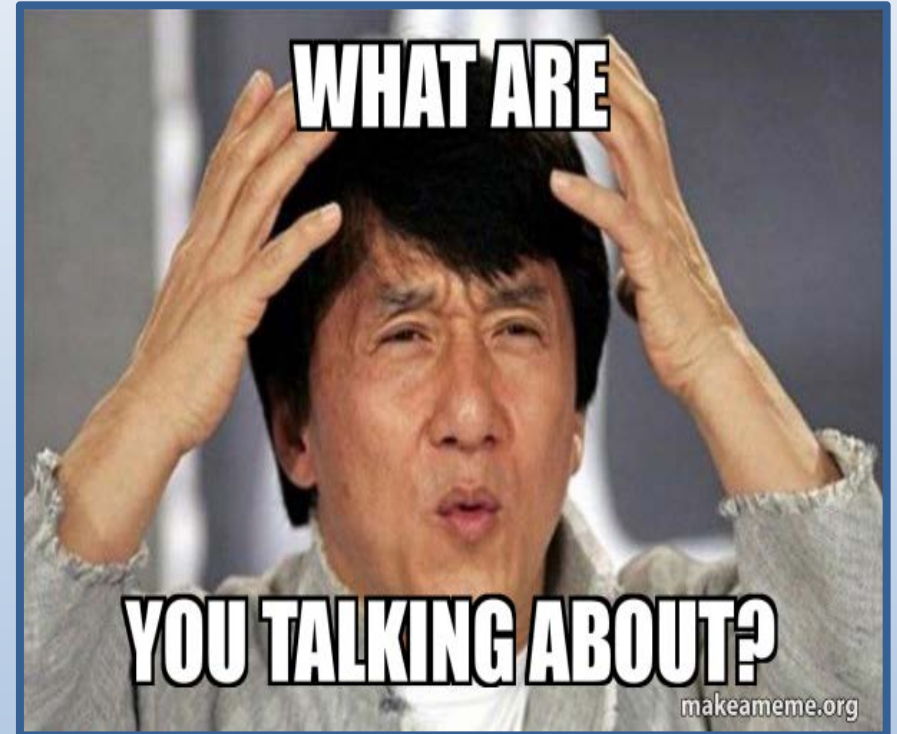
## Planning Acronyms

**CP** = Community Plan

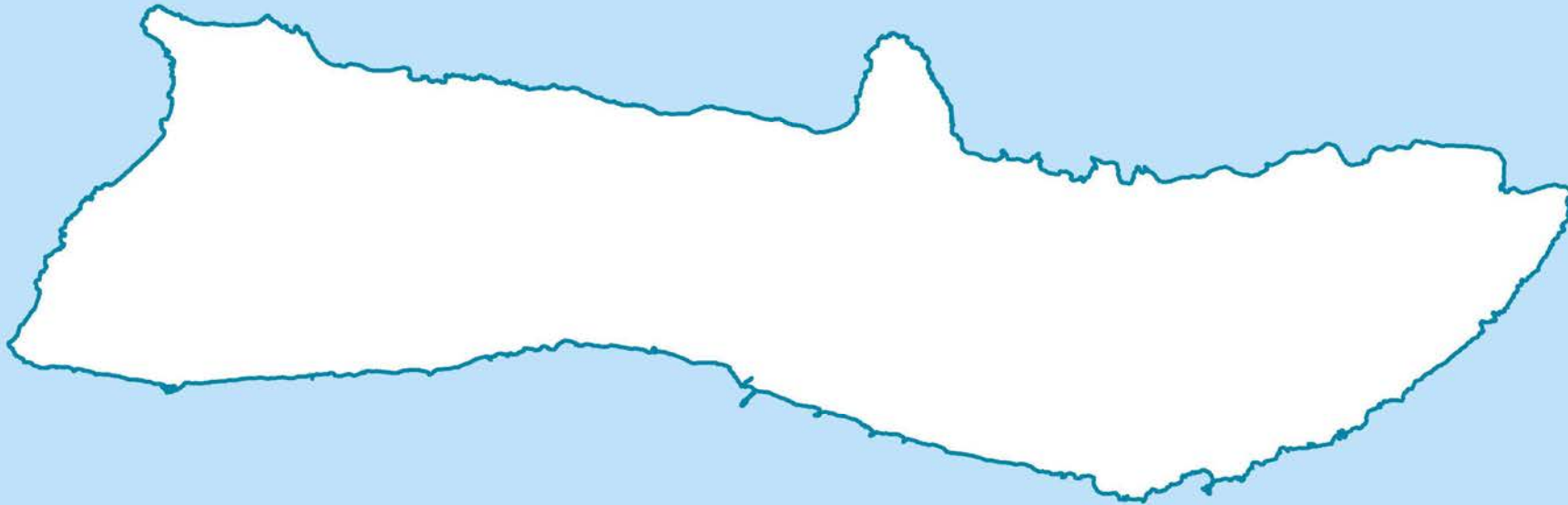
**AG** = Agriculture (for zoning district and for community plan designation)

**PK** = Park (for zoning district and for community plan designation)

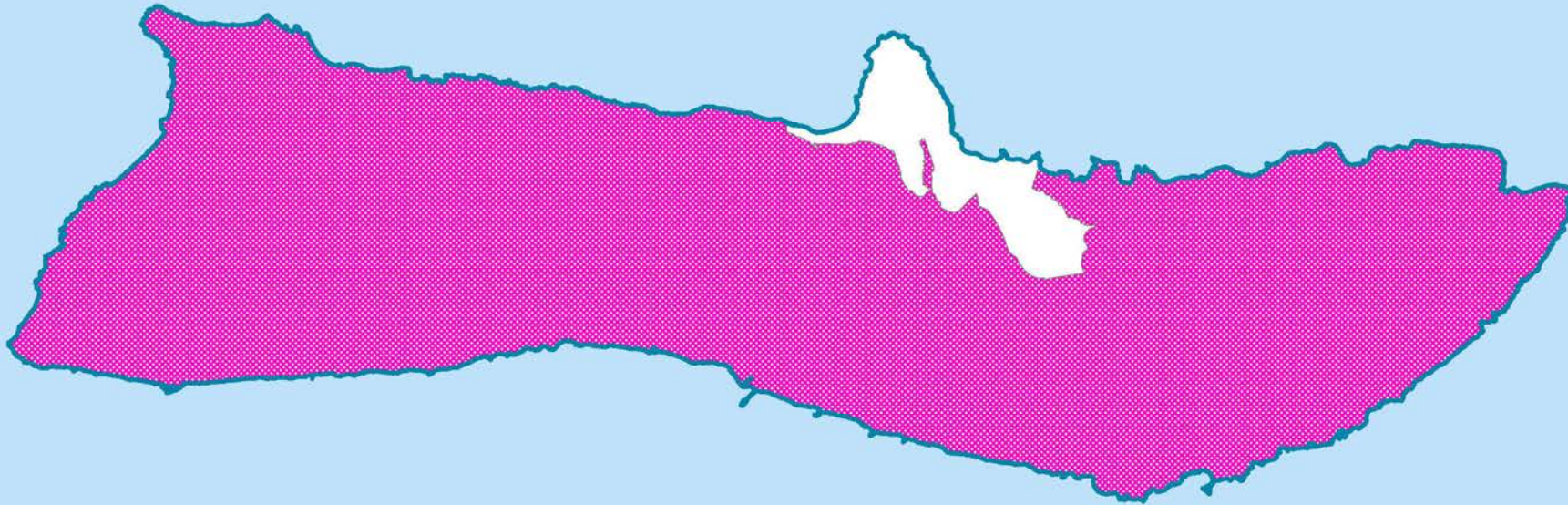
**INT** = Interim (zoning only)



No Zoning  
740,000 BC - 1967

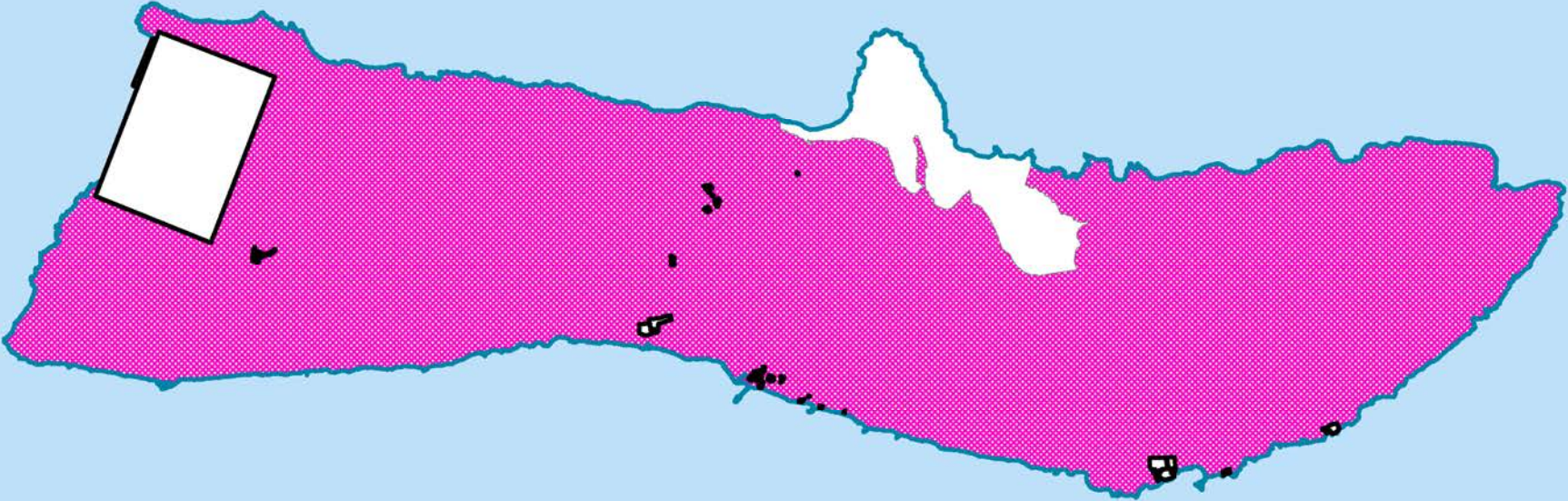


# Interim Zoning April 21, 1967



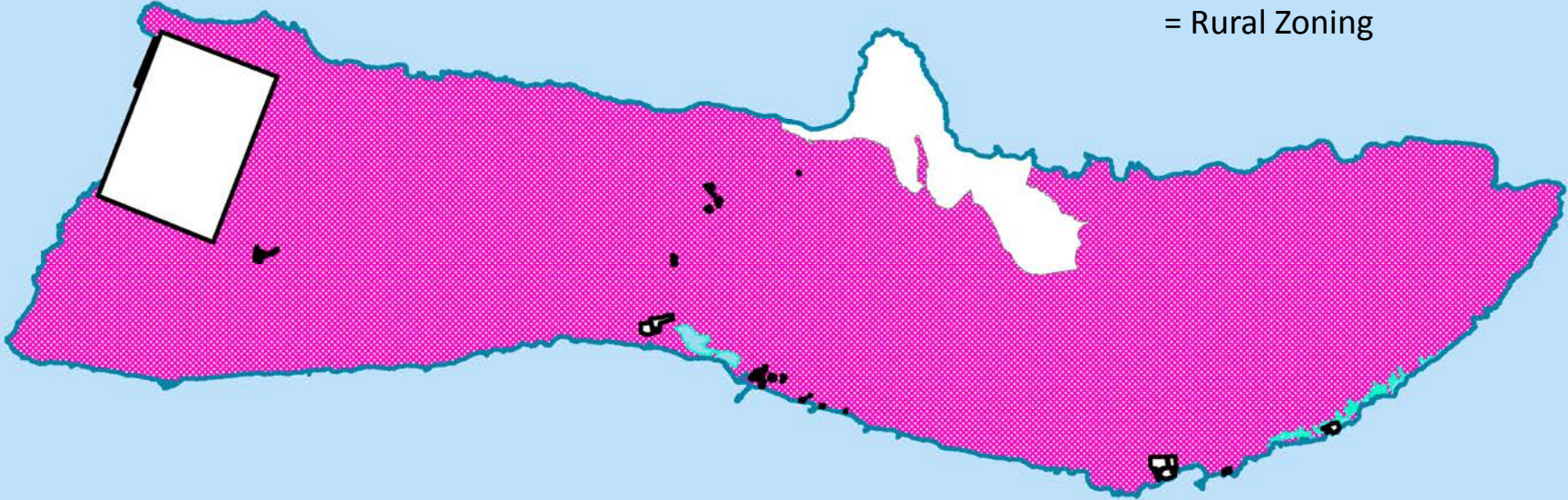


# Individual Changes in Zoning 1969 - Present



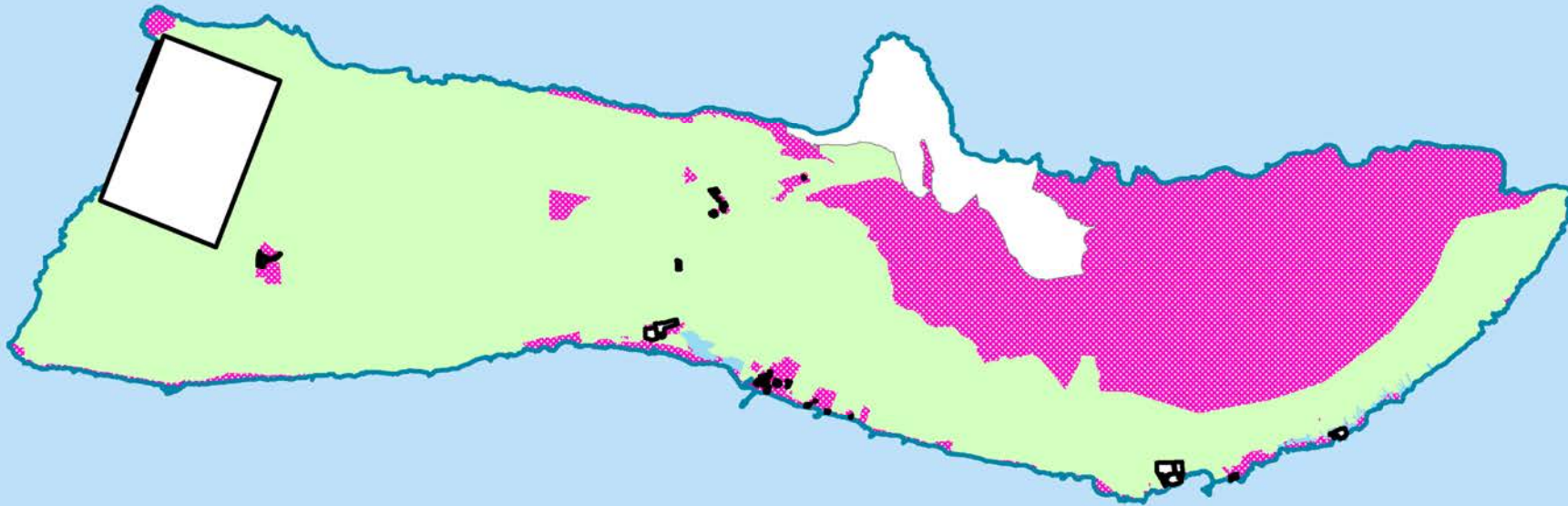
# Comprehensive Rural Zoning Ordinance - 1997

Community Plan Rural  
and State Land Use Rural  
and < 15 acres  
and not in Hana CP  
= Rural Zoning

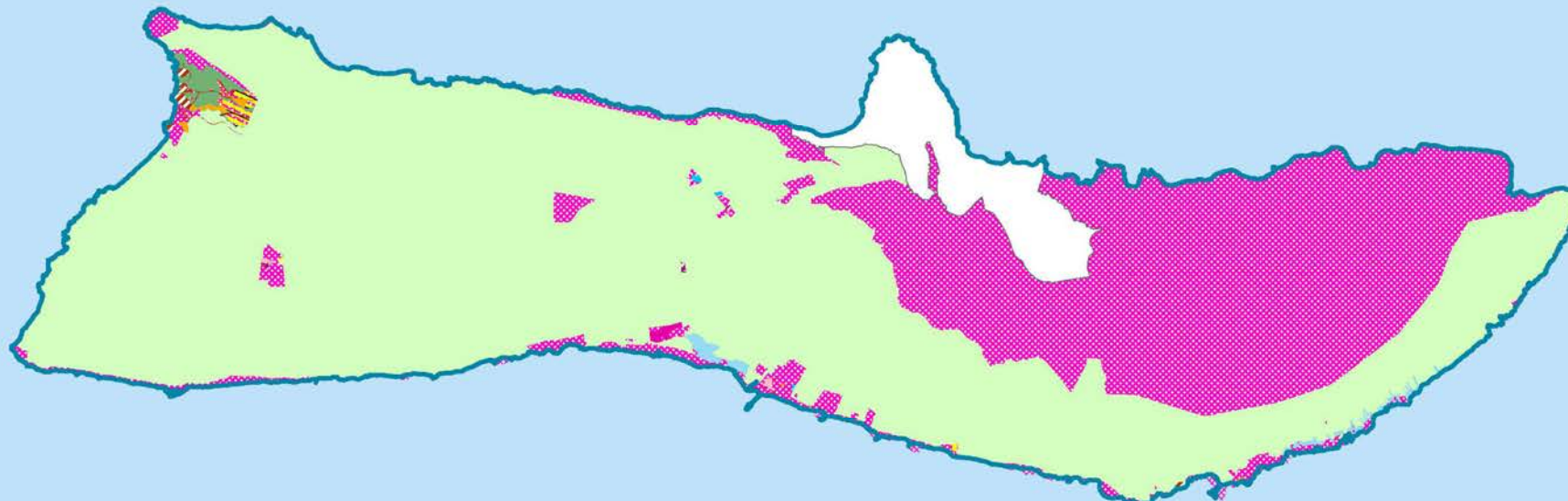


# Comprehensive Agricultural Zoning Ordinance - 1999

Community Plan AG = AG Zoning



# Current Zoning 2021



# Moloka'i Digital Zoning Map 1 Recommendation #1

## 1984 MOLOKA'I COMMUNITY PLAN MAP ZONING DISTRICTS OVERLAYED post AG BILL

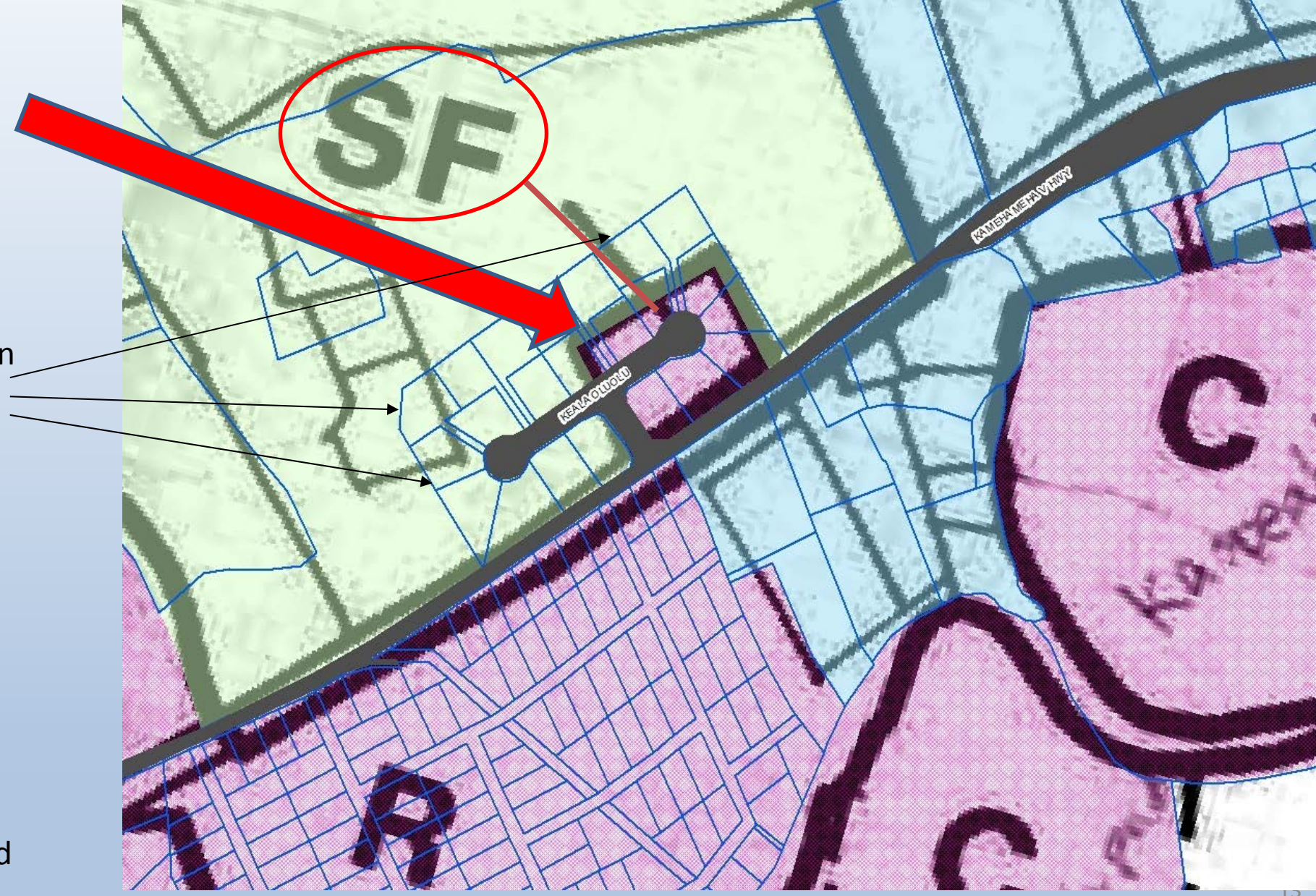
1984 Moloka'i Community Plan (CP) Map – small square designated SF (single family)

1984 = Zoning was Interim for the entire area

“Kaluaaha Estates” subdivision approved in 1987 based on Interim Zoning.

1998 Comprehensive Agricultural (“AG”) Zoning Bill  
CP AG = ZONING AG

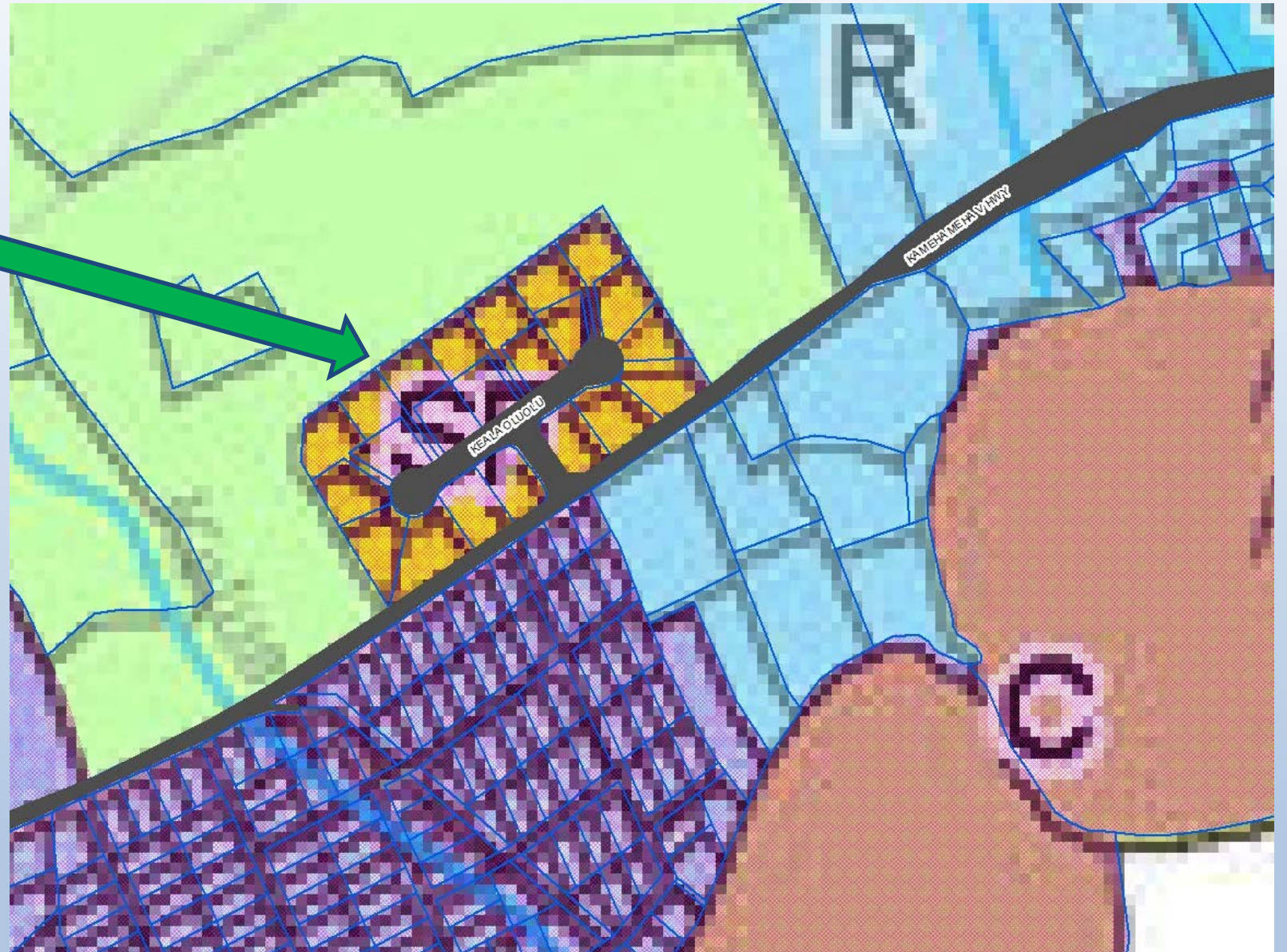
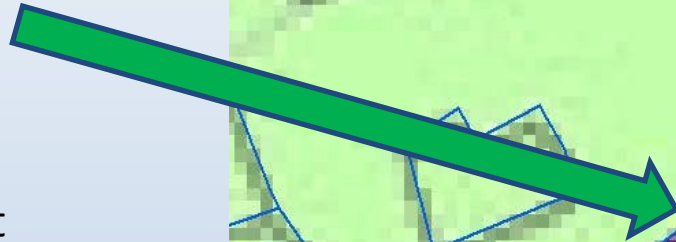
Area surrounding the CP SF was CP AG, so the AG Bill caused only this small SF square to remain Interim. Surrounding lands were zoned from Interim to AG



**Moloka'i Digital Zoning Map 1  
Recommendation #1**

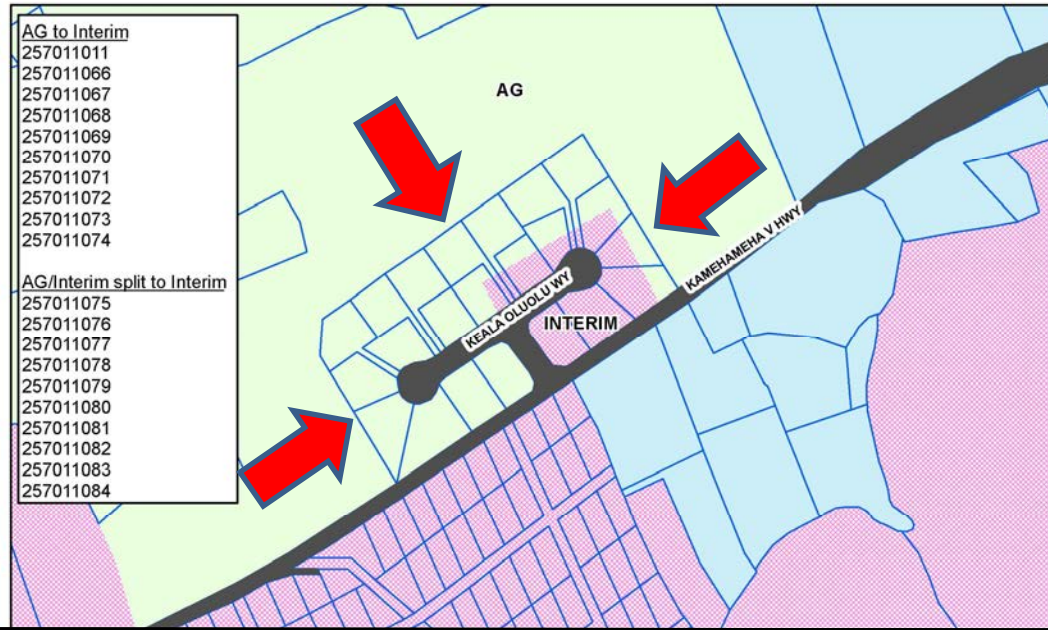
2001 and 2018 Moloka'i  
Community Plan (CP) map  
correctly designates the entire  
subdivision as SF(single family)

Recommendations is to correct  
the mapping error for these  
properties and zone them back  
to Interim, consistent with CP SF,  
the original subdivision and building  
permits that have been issued.

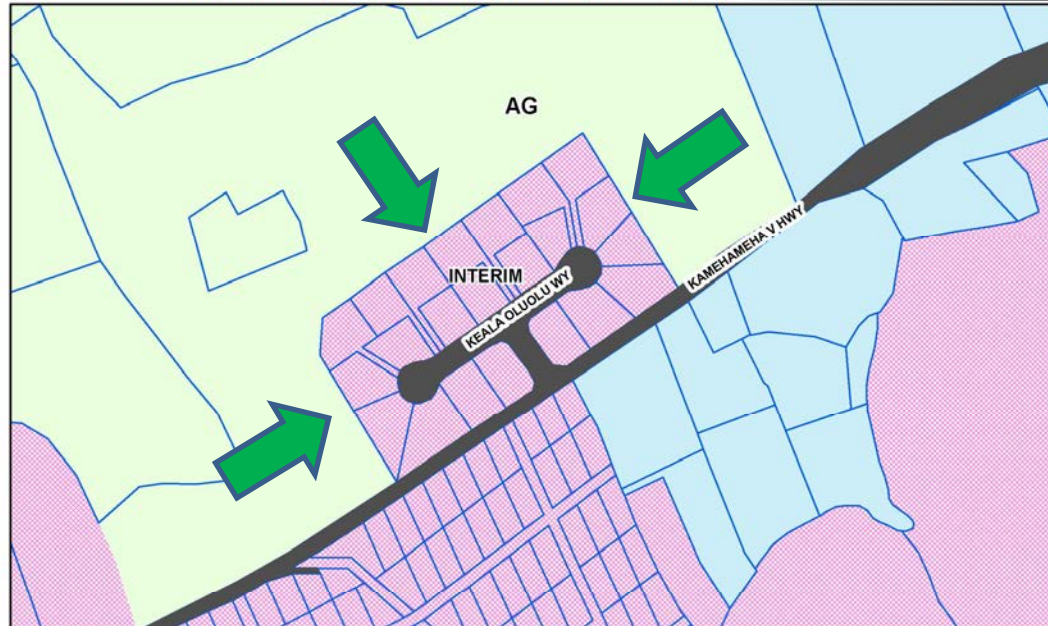


# Moloka'i Digital Zoning Map 1 Recommendation #1

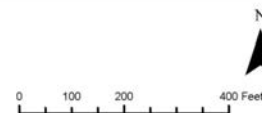
Current zoning



Proposed zoning



MOLOKA'I DSSRT RECOMMENDATION:  
CHANGE IN AG/INTERIM SPLIT



## Moloka'i Digital Zoning Map 1 Recommendation #2

1984 Moloka'i Community Plan (CP) Map – square designated PK (park)

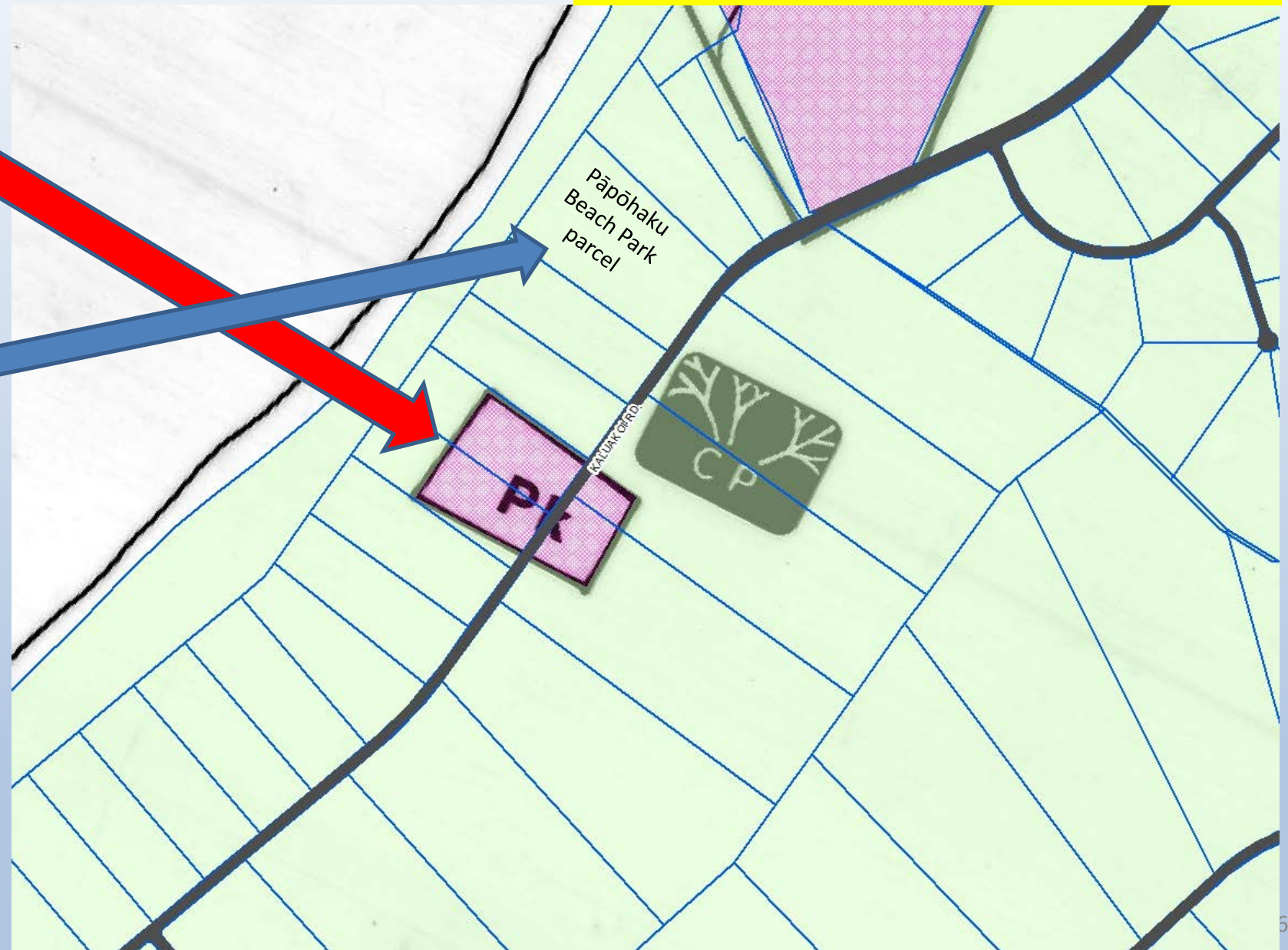
1984 = Zoning was Interim for the entire area

Pāpōhaku Beach Park is actually located here:

1998 Comprehensive Agricultural ("AG") Zoning Bill  
CP AG = ZONING AG

Area surrounding the CP PK was CP AG, so the AG Bill caused the PK square to remain Interim. Surrounding lands were zoned from Interim to AG

## 1984 MOLOKA'I COMMUNITY PLAN MAP ZONING DISTRICTS OVERLAYED post AG BILL





**Moloka'i Digital Zoning Map 1  
Recommendation #2**

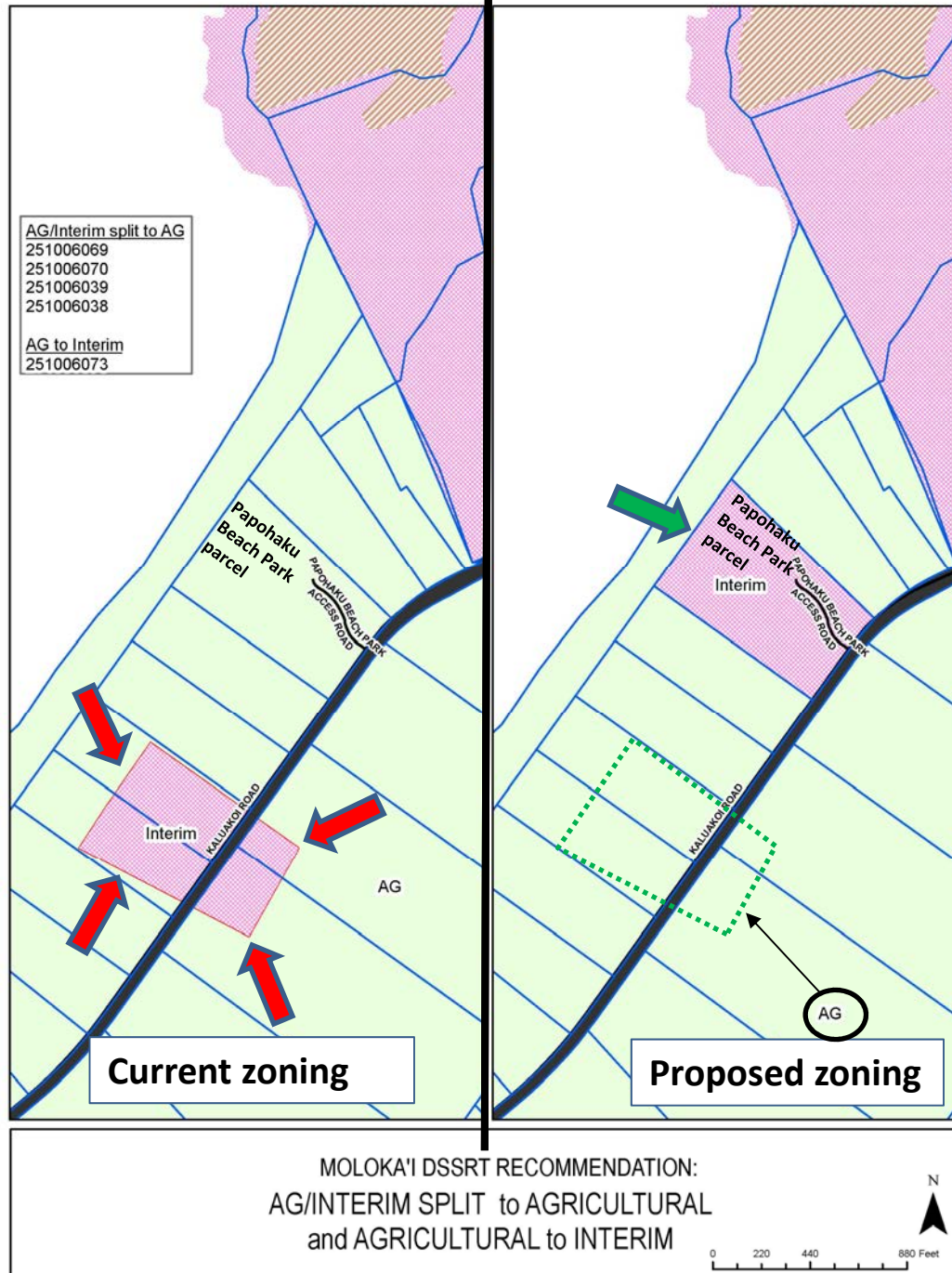
2001 and 2018 Moloka'i Community Plan (CP) map correctly aligns PK designation over the park parcel. Surrounding CP is AG (in light green)

Recommendations are to correct the mapping errors for these properties:

- \* Pāpōhaku Beach Park from AG to Interim, consistent with CP PK
- \* Four AG subdivision lots from AG/Interim split zoning to AG, consistent with CP AG.



# Moloka'i Digital Zoning Map 1 Recommendation #2



# Moloka'i Digital Zoning Map 1

## What to do? #3

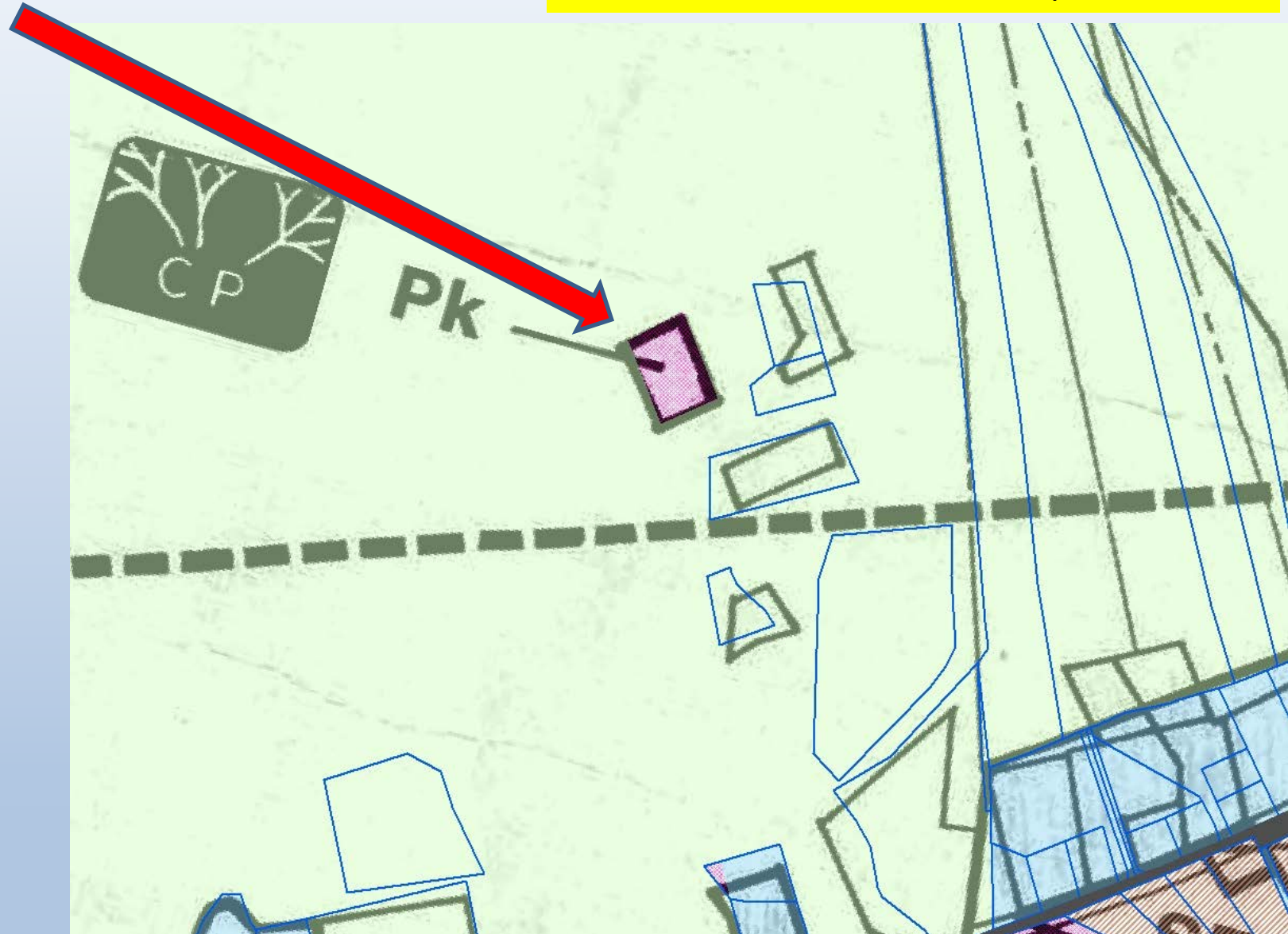
1984 Moloka'i Community Plan (CP) Map – small square designated PK (Park) in Mapalehu.

1984 = Zoning was Interim for the entire area

1998 Comprehensive Agricultural ("AG") Zoning Bill  
CP AG = ZONING AG

Area surrounding the CP PK was CP AG, so the AG Bill caused only this small square to remain Interim. Surrounding lands were zoned from Interim to AG

## 1984 MOLOKA'I COMMUNITY PLAN MAP ZONING DISTRICTS OVERLAYED post AG BILL



# Moloka'i Digital Zoning Map 1

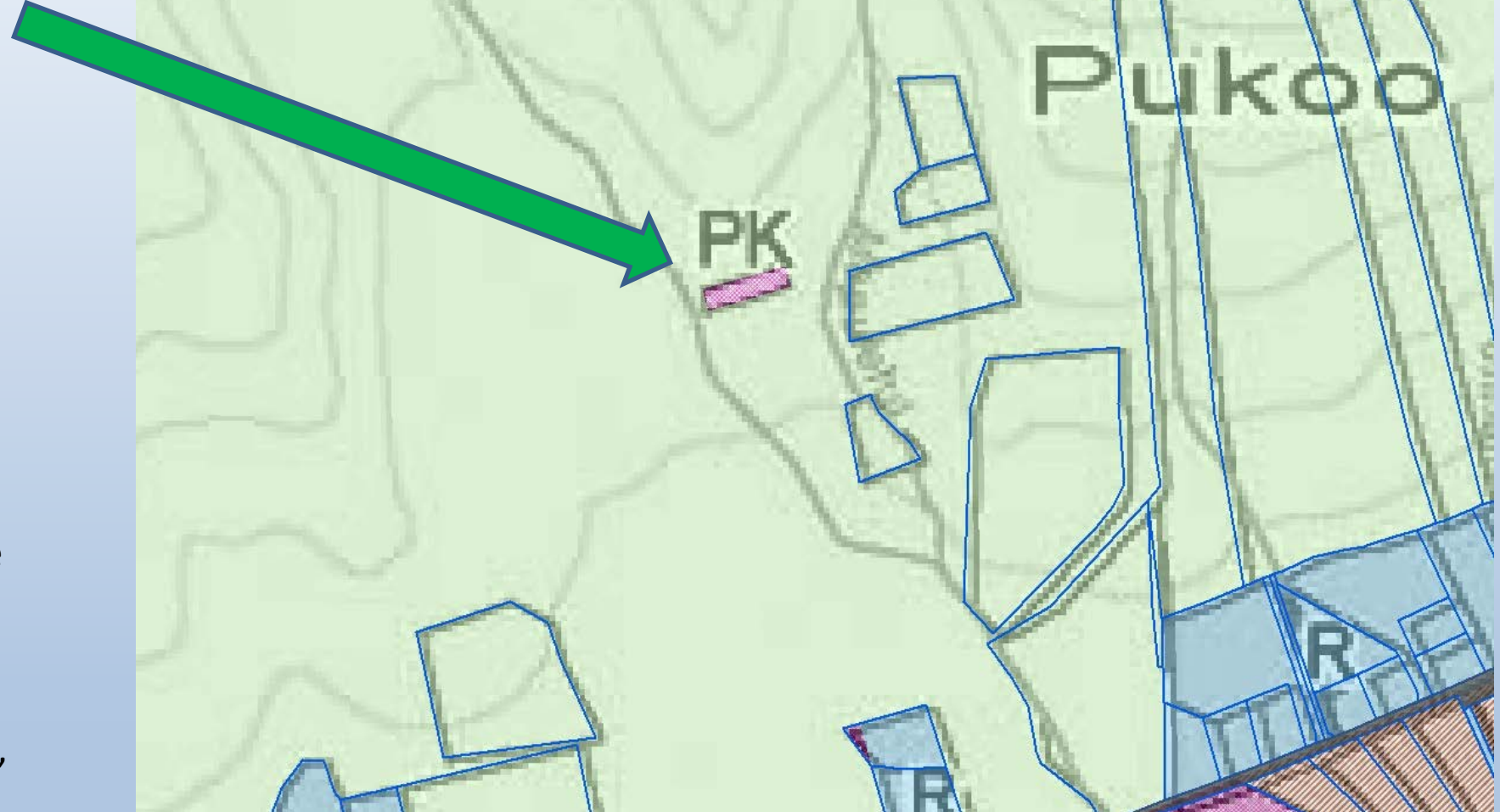
## What to do? #3

2001 and 2018 Moloka'i Community Plan (CP) map correctly aligns PK designation over what appears to be the "park". Surrounding CP is AG (in light green)

Where the Interim *currently* lies, there appears to be no park use (fallow land).

Department seeks your input on these recommendations:  
\* Change AG to Interim where there is "park" use, consistent with CP PK?

\* Change Interim zoning to AG, consistent with CP AG? Or leave as is?

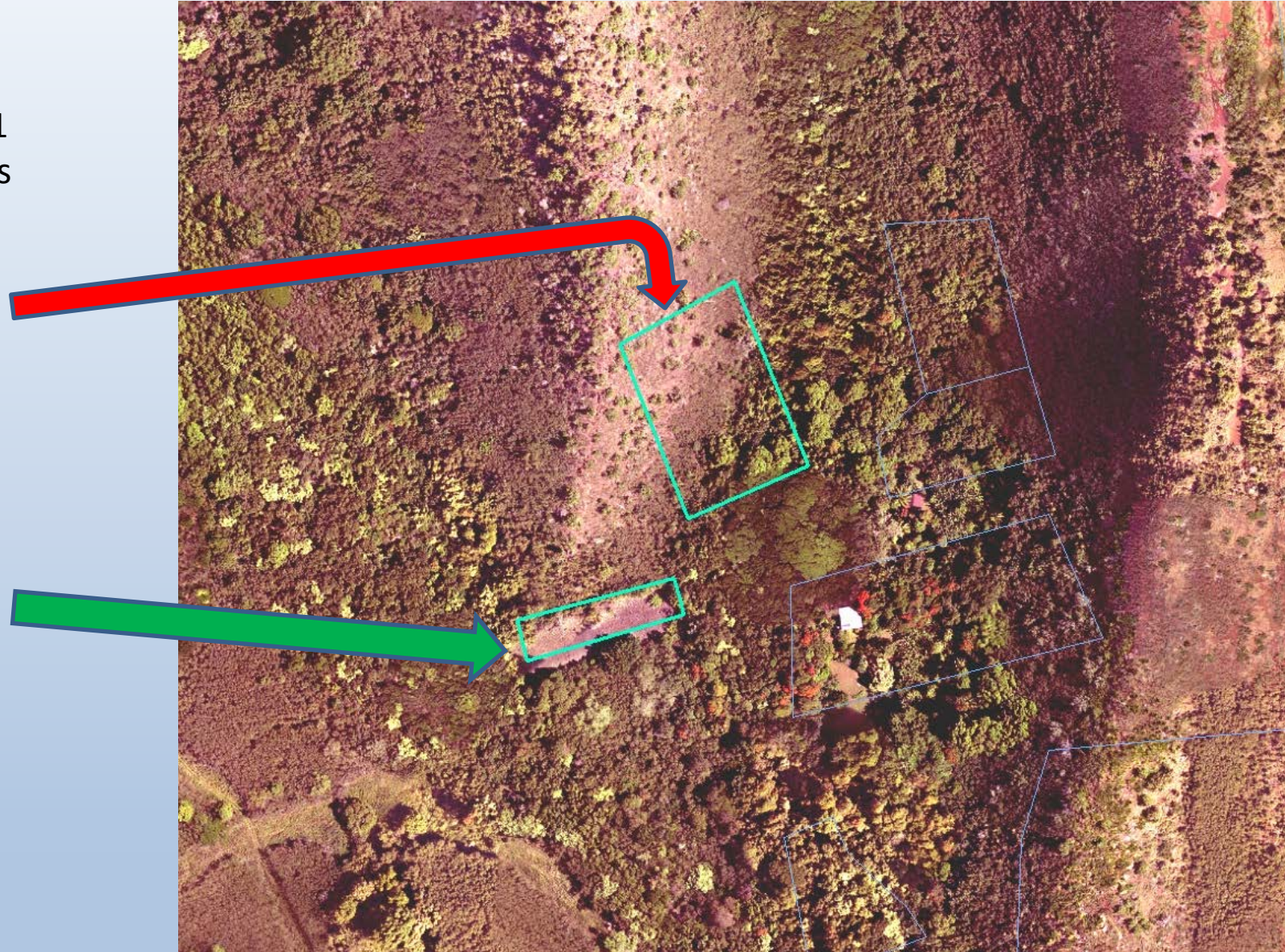


**We want your input because:**

Aerial view of where the 2001 & 2018 CP “PK” is shown: this ‘Ili‘ili‘ōpae Heiau.

This is the where the 1984 Community Plan Map designates PK.

This is where the 2001 and 2018 Community Plan map designates PK.



# 'Ili'ili'ōpae Heiau

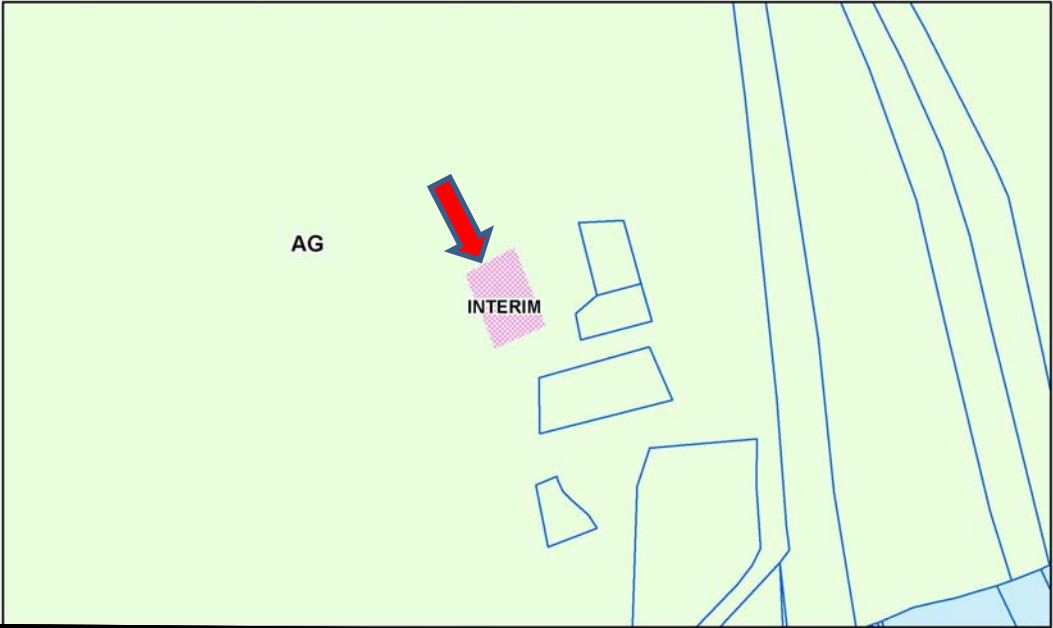


# Moloka'i Digital Zoning Map 1

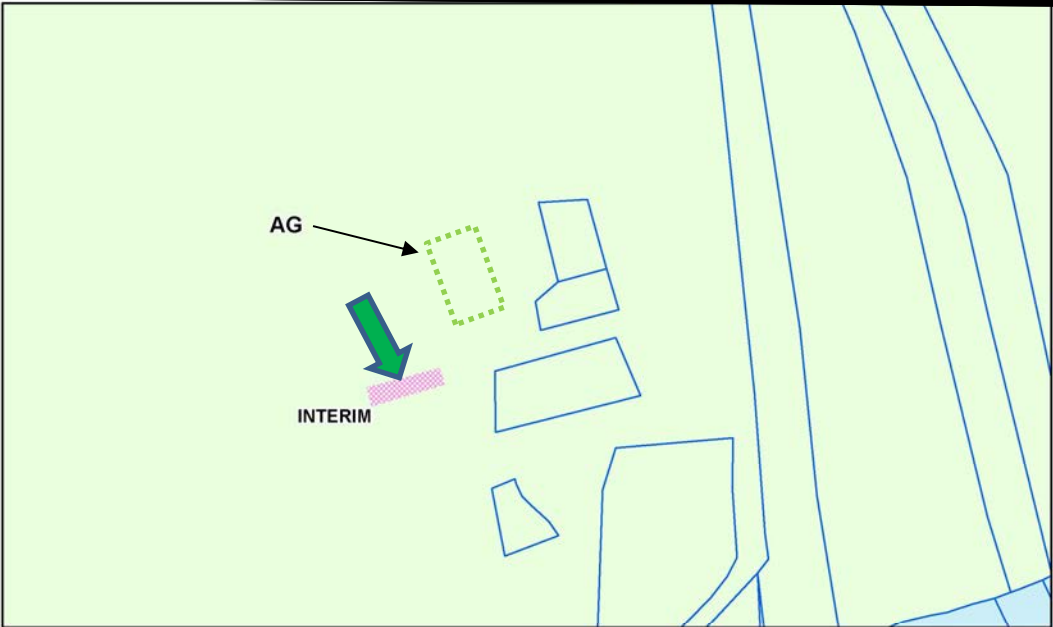
## A possible recommendation?

### Or leave as is? Or address in a future phase of DSSRT?

Current zoning

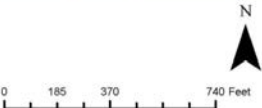


Proposed zoning

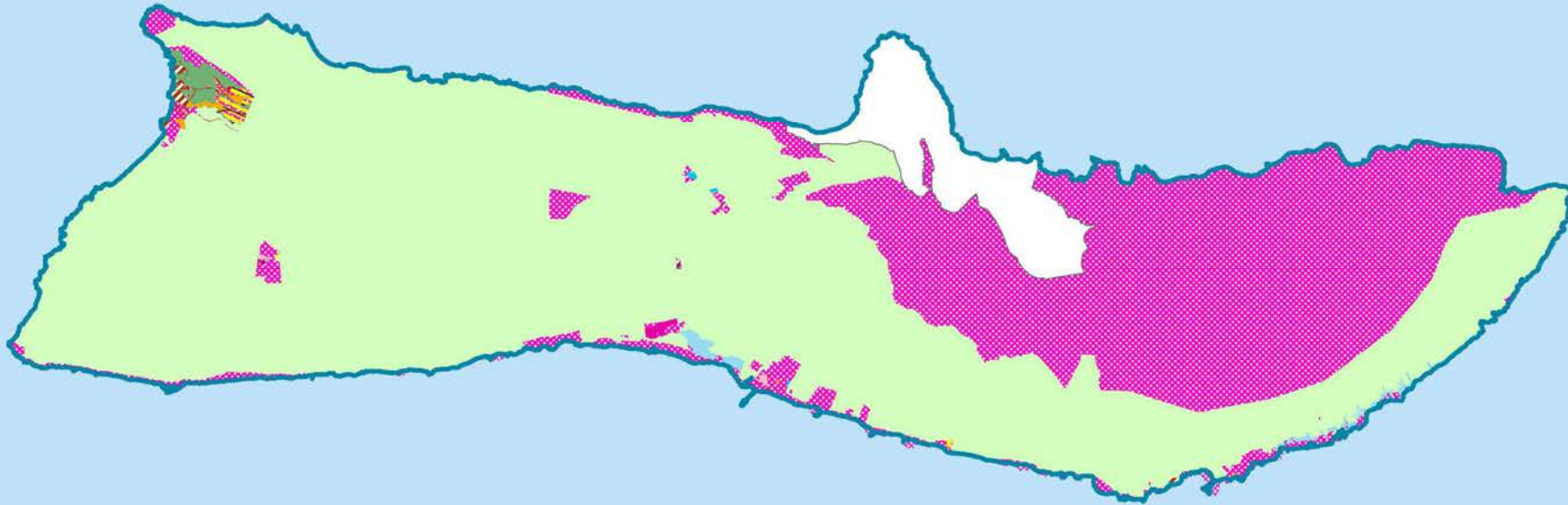


TMK: 257005002

MOLOKA'I DSSRT RECOMMENDATION:  
CHANGE IN AG/INTERIM SPLIT



# Updated Draft Moloka`i Digital Zoning map





# **Moloka'i Digital Zoning Map**

## **AMENDMENTS TO MCC TITLE 19**

# Current Policies on Zoning Maps

- **Section 8-8.3, Maui County Charter:**
  - “The planning director shall: . . .  
(6) Prepare, administer, and enforce zoning ordinances, zoning maps and regulations and any amendments or modifications thereto.”
- **Chapter 19.06, Maui County Code:**
  - Says paper zoning maps shall be kept on file as official maps.
  - Establishes policies for determining boundaries of zoning districts.

# Department's Position

- Consistent with the Charter's grant of authority to the Planning Director to publish and maintain zoning maps, Chapter 19.06 of the Maui County Code should be amended to:
  - recognize a digital map as the official zoning map,
  - update the standards for determining the boundaries of zoning districts &
  - list zoning districts.
- Enactment of this ordinance furthers General Plan policies:
  - "Government services will be transparent, effective, efficient, and responsive to the needs of residents"** (Countywide Policy Plan, p. 78).
  - "Facilitate the community's ability to obtain relevant documentation"** (Countywide Policy Plan, p. 79).
  - "Use advanced technology to improve efficiency"** (Countywide Policy Plan, p. 79).
  - "Expand government online services"** (Countywide Policy Plan, p. 80).

A BILL FOR AN ORDINANCE ADOPTING THE DIGITAL ZONING MAP AS  
THE OFFICIAL ZONING MAP FOR THE ISLAND OF MOLOKA`I

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

SECTION 1. Purpose. The purpose of this ordinance is to adopt  
the digital zoning map as the official zoning map for the Island of  
Moloka`i. The map shall provide a graphical portrayal of zoning  
designations established by ordinance.

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

A. In accordance with section 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, [and] Lana`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](https://www.mauicounty.gov/2159/Digital-Zoning-Map-Update-Project). The most recently adopted digital maps on file, Maui digital  
zoning map (2), as amended, [and] Lana`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[s] of the island[s] of Kaho'olawe [and Moloka'i] shown on original map[s] entitled "Land Zoning Map[s]," 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, [and] Lana`i, and Moloka`i, together with all explanatory materials are part of this title.

SECTION 3. Notwithstanding enactment of this ordinance, zoning conditions previously enacted by ordinance shall remain in effect, unless repealed by ordinance or operation of law.

SECTION 4. 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 5. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

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Department of the Corporation Counsel

County of Maui



# Mahalo

Dead Sea Scrolls Replacement Team

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270-6272