

PROPOSED AMENDMENTS TO CHAPTER 19.04

LU-26
March 22, 2017

RECEIVED AT LU MEETING ON 3/22/17

TWO PRIMARY OBJECTIVES

1. To allow “substandard” lots to be created for utility and roadway purposes

- “Restricted use” lots

2. To allow commercial filming, photography and special events in all zoning districts, subject to “nuisance” criteria:

- Prior notice to neighbors



- Contact information for questions and complaints



- No excessive noise, lighting, traffic, etc.

- Restricted to 8am – 10pm only, including set-up and break-down



- No permanent change in the use of the property

1. RESTRICTED USE LOTS



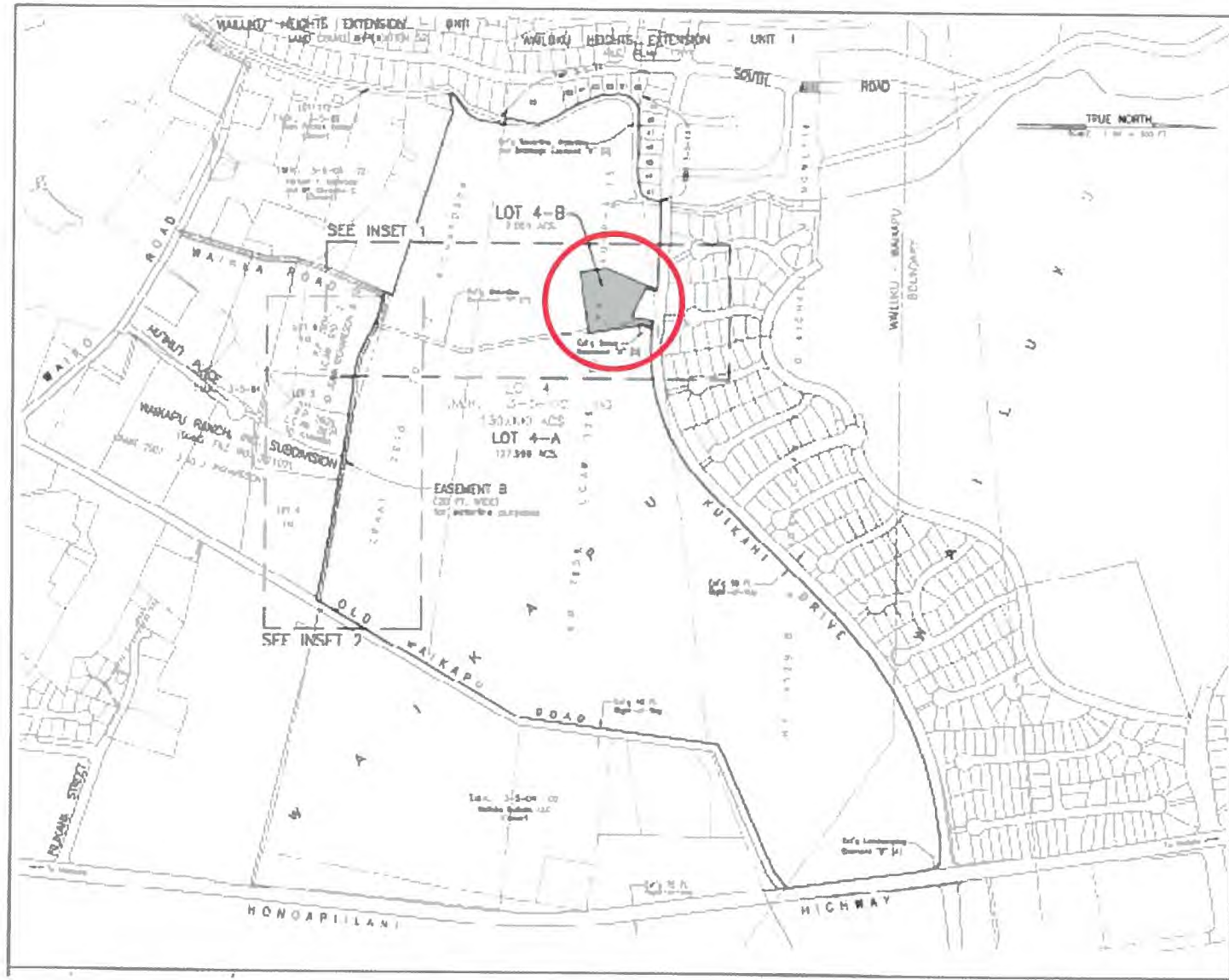
“Restricted use lot” means a lot that shall only be used for drainage, open space, bikeway, pedestrian walkway, greenway, landscaping, roadway, or minor utility facility purposes.

“Utility facilities, minor” includes, but is not limited to, twenty-three kilovolt transmission substations, vaults, water wells, tanks and distribution equipment, sewage pump stations, and similar types of uses.

No need to comply with minimum lot size, width or coverage requirements.



Can't be used to increase the number of lots in the Ag District's sliding scale.



2. COMMERCIAL FILMING AND PHOTOGRAPHY



On County land? You need a film permit from the County.

- Conditions can be imposed.

On State land? You need a film permit from the State.

- Conditions can be imposed.

On private land? Not regulated and hard to enforce.

- No conditions, complaint-based enforcement.

Criteria for these activities will help enforcement

- Notification, point-of-contact, restricted hours, etc.

2. SPECIAL EVENTS

Most zoning districts do not allow temporary commercial events – special use or conditional permits are required.

County-sponsored? Twelve days per year.

- Festivals, sporting events and award ceremonies, conferences and related activities
- Examples: Friday Town Parties, Professional Windsurfing Association national and international championships, Kapalua Food and Wine Festival



Not County-sponsored? Four days per year.

- Concerts, weddings



Same criteria as filming and photography

- Notification, point-of-contact, restricted hours, etc.

OTHER PROVISIONS

Allows the Planning Department to collect fees for permit reviews, including permits that we do not issue.

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Allows temporary sales offices for new projects.



Questions?

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