

Maui Digital Zoning Project- MAP 2

(Dead Sea Scrolls
Replacement Team)

Planning and Sustainable Land Use Committee
Maui County Council
September 18, 2019



RECEIVED AT PSLU MEETING ON 9/18/19
(Kathleen Aoki)

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.**

Why did we create a digital map?

- **Age, poor quality, and lack of detail of original paper maps.**
- **No single complete set of maps for the island. Zoning is a patchwork of State Interim ordinance, original 1960's Land Zoning Maps for urban areas, County Agricultural and Rural zoning ordinances and individual zoning changes.**
- **Greater public access to accurate zoning information.**
- **Anticipated reduction in zoning determinations by department staff**
(Between FY 2014 and FY 2018 staff processed 20,177 Zoning Verification forms)
- **Digital zoning will play a key role in the upcoming County online permitting process (aka "MAPPS" – Maui Automated Planning and Permitting System).**

Present Day

- **The Digital Zoning Map 1 for the Island of Maui was adopted by the Maui County Council, approved by Mayor Arakawa, and became law on October 10, 2018.**
- **Public meetings were held on Maui in March and April, 2017.**
- **Maui, Molokai and Maui Planning Commissions reviewed and recommended adoption of the Digital Zoning Map 1 for the Island of Maui as well as related amendments to Title 19 in October 2017.**
- **As best as possible corrections addressing mapping alignments were made; updated parcel zoning with zoning districts that have standards; eliminating non-existent zoning districts; correcting oversights.**

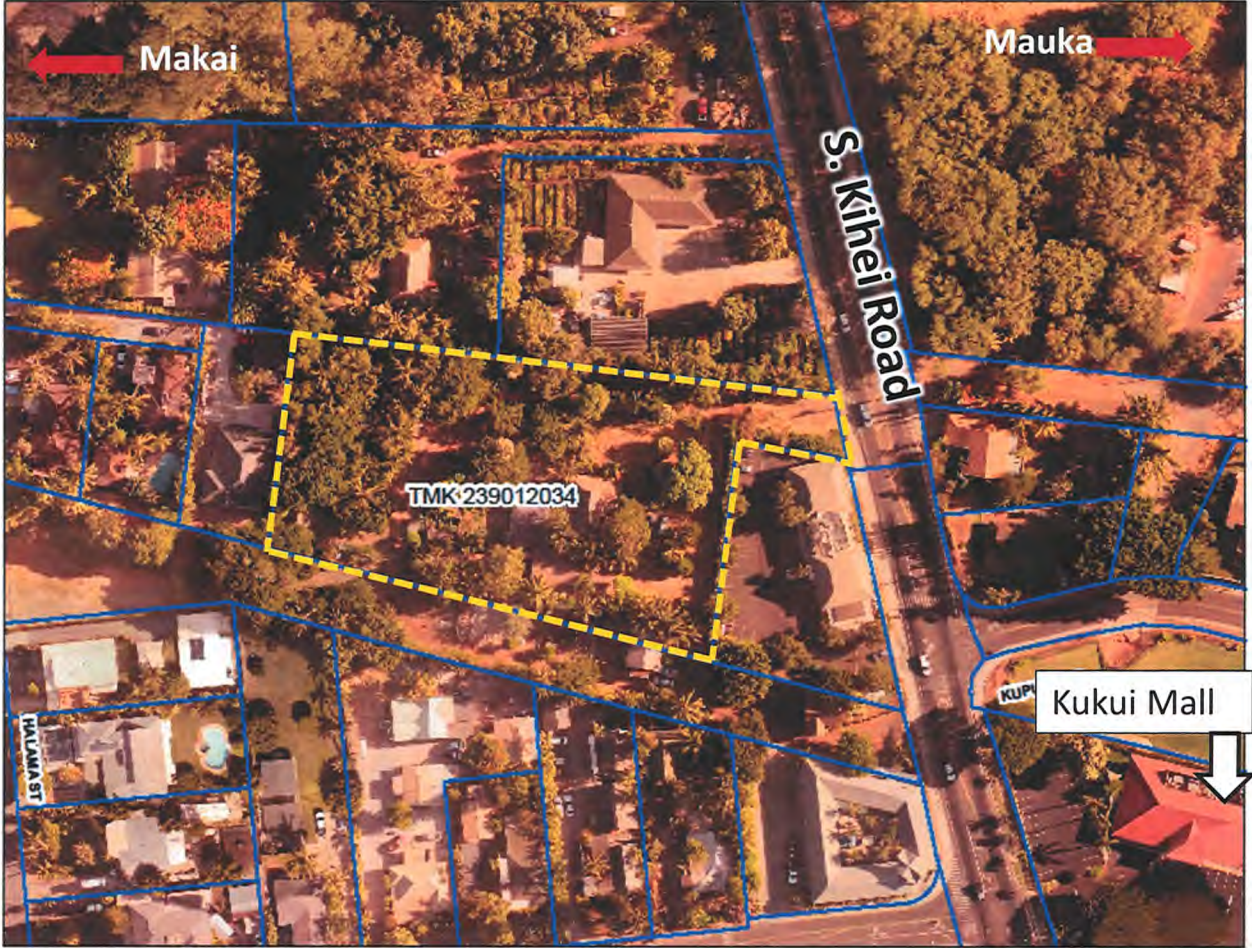
Present Day

- **As anticipated and shared with the commissions and council in 2017 and 2018, the Planning Department continues to make adjustments and updates to the digital map because there are approximately 40,000 parcels on the Island of Maui. This will be an ongoing process with less and less updates as the map is refined.**
- **For this proposed Map 2, the Maui Planning Commission reviewed and recommended approval of the proposed bill and updates to Maui's Digital Zoning Map 1 at their June 25, 2019 meeting.**
- **We are here today to ask for approval to update Maui's Digital Zoning Map (adopt Digital Zoning Map 2).**
- **Maui's Digital Zoning Map 2 contains 11 updates/corrections.**

Following are the recommendations to correct 11 errors in a GIS digital format for the Island of Maui's Digital Zoning Map 2

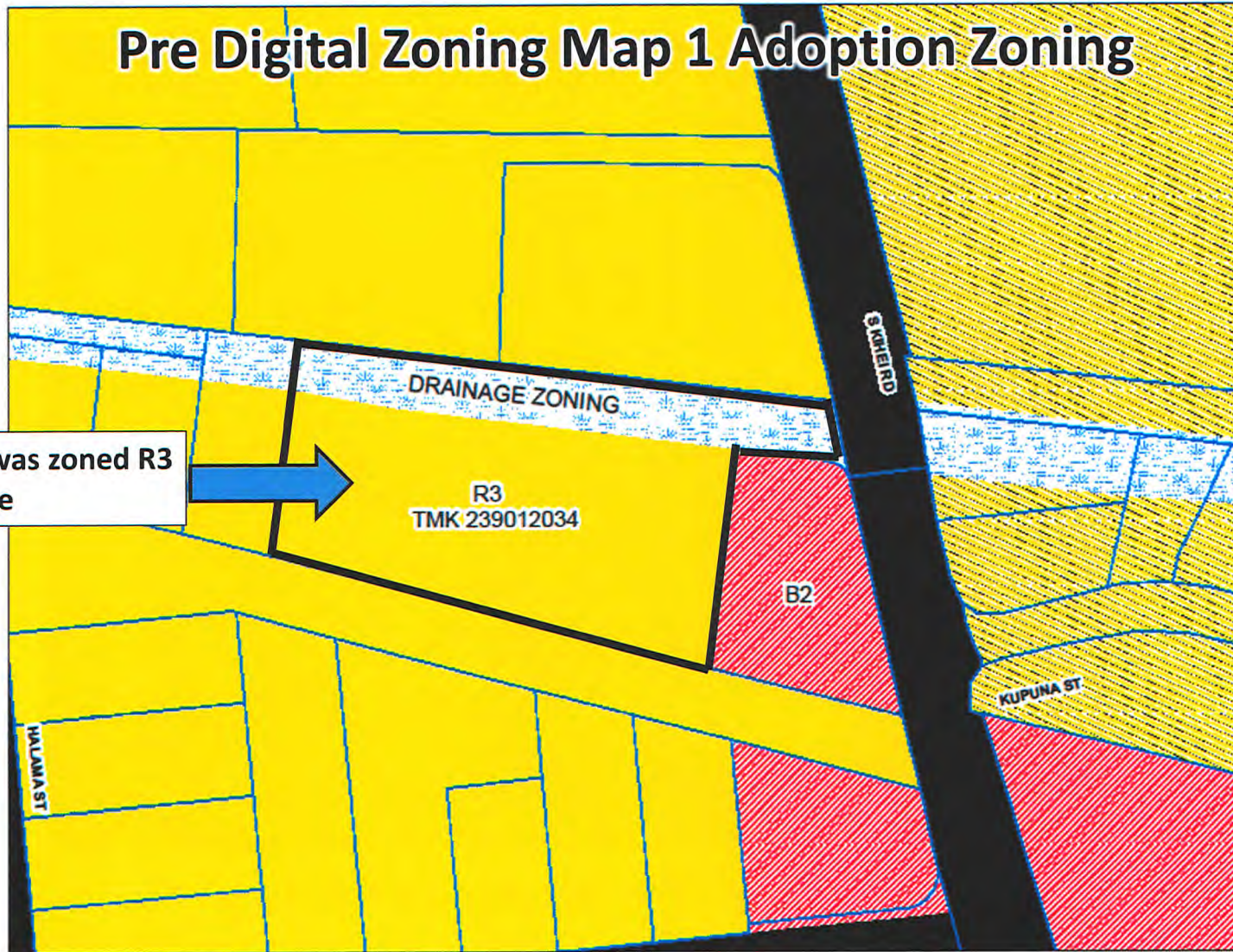


Proposed correction #1 - Kihei

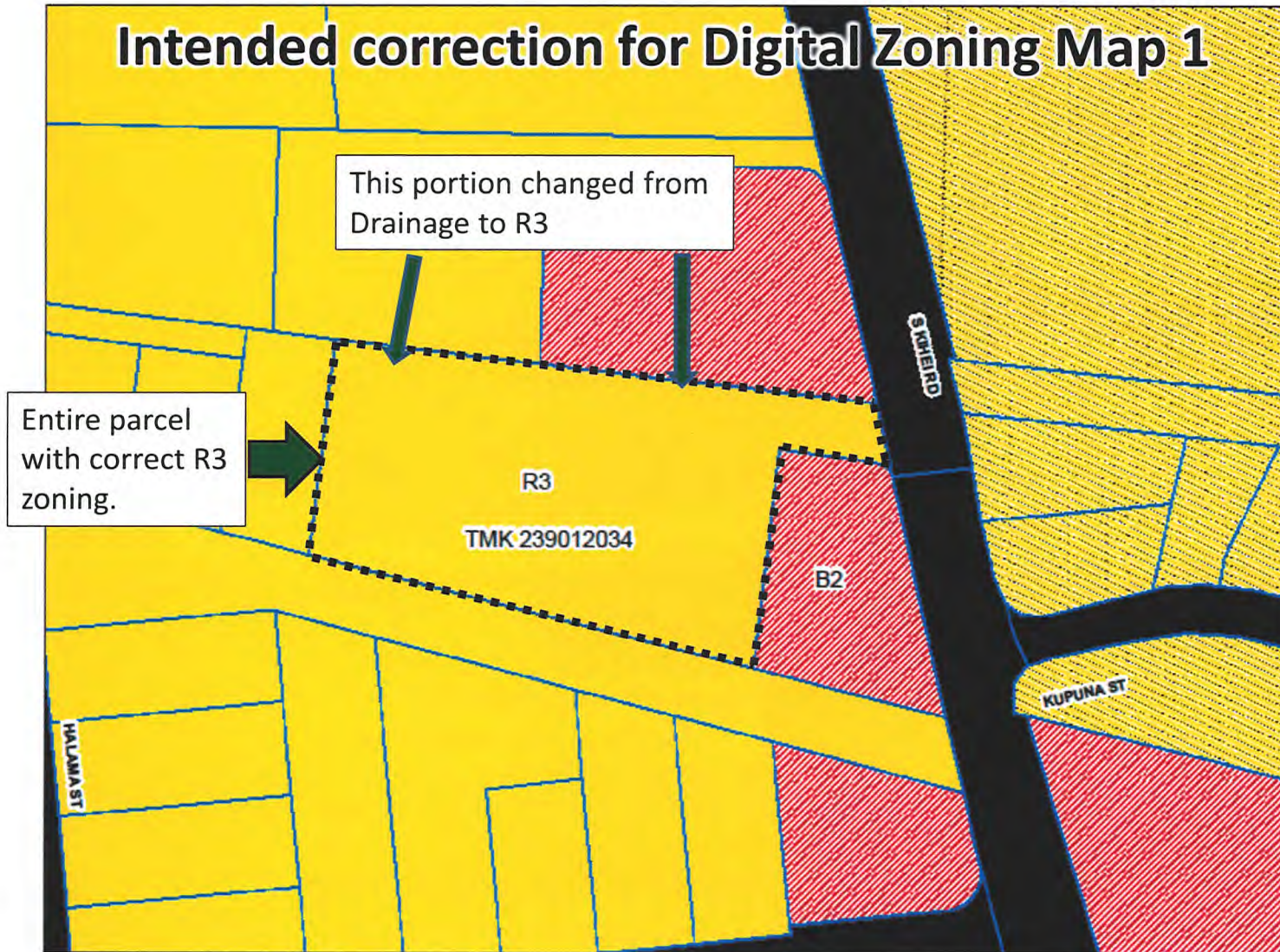


Pre Digital Zoning Map 1 Adoption Zoning

This parcel was zoned R3 and Drainage



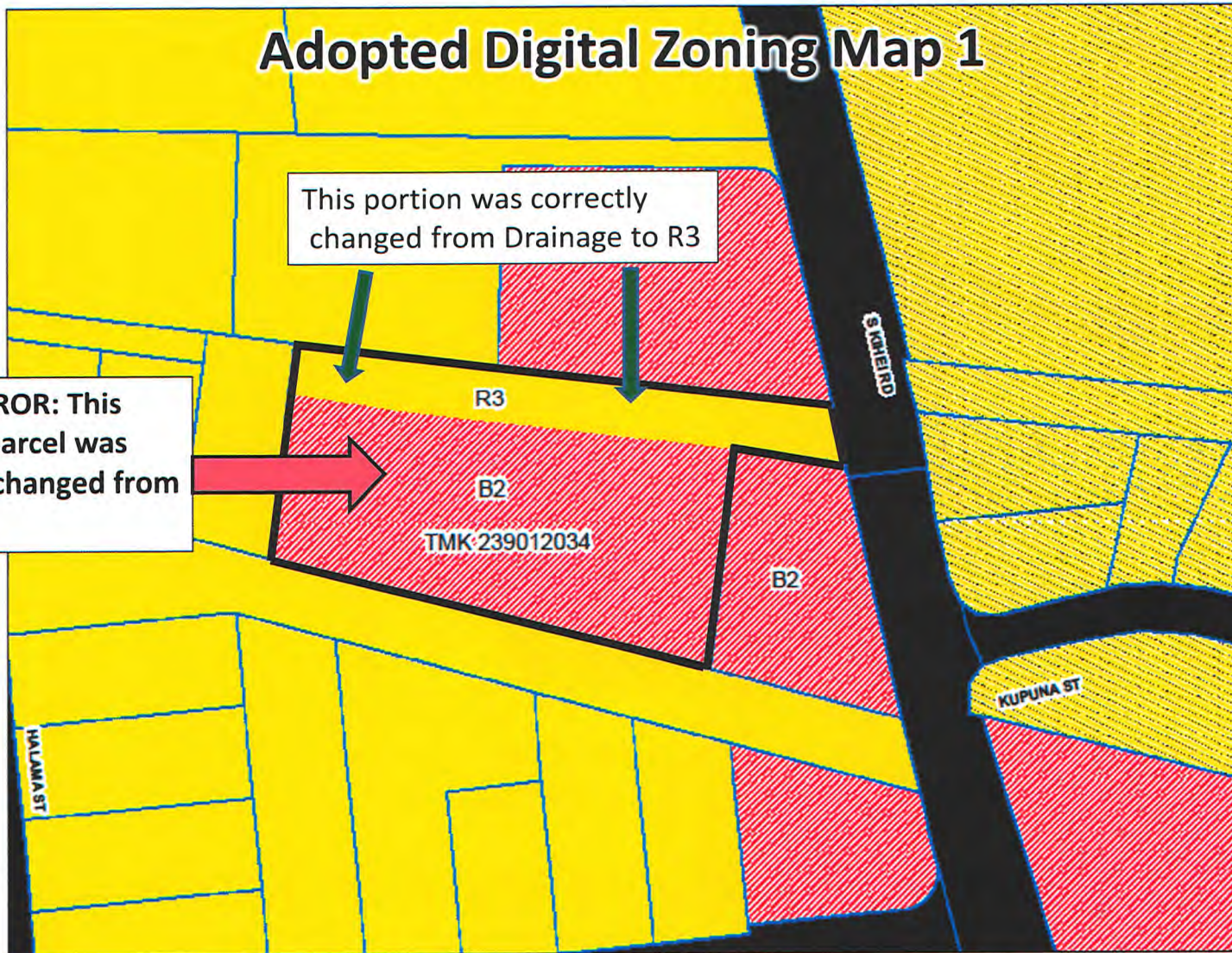
Intended correction for Digital Zoning Map 1



Adopted Digital Zoning Map 1

This portion was correctly changed from Drainage to R3

ZONING ERROR: This portion of parcel was incorrectly changed from R3 to B2



LAND ZONING MAP 5120
TMK 239011017

MAP 5120 should have only been applied to TMK :017
(Change in Zoning from R3 to B2)

The error occurred when this Change in Zoning Map (#5120) was inadvertently applied to the R3 portion of TMK :034

ZONING ERROR

TMK 239012034

TAX MAP KEY
2ND DIV. 3-9-11: 17

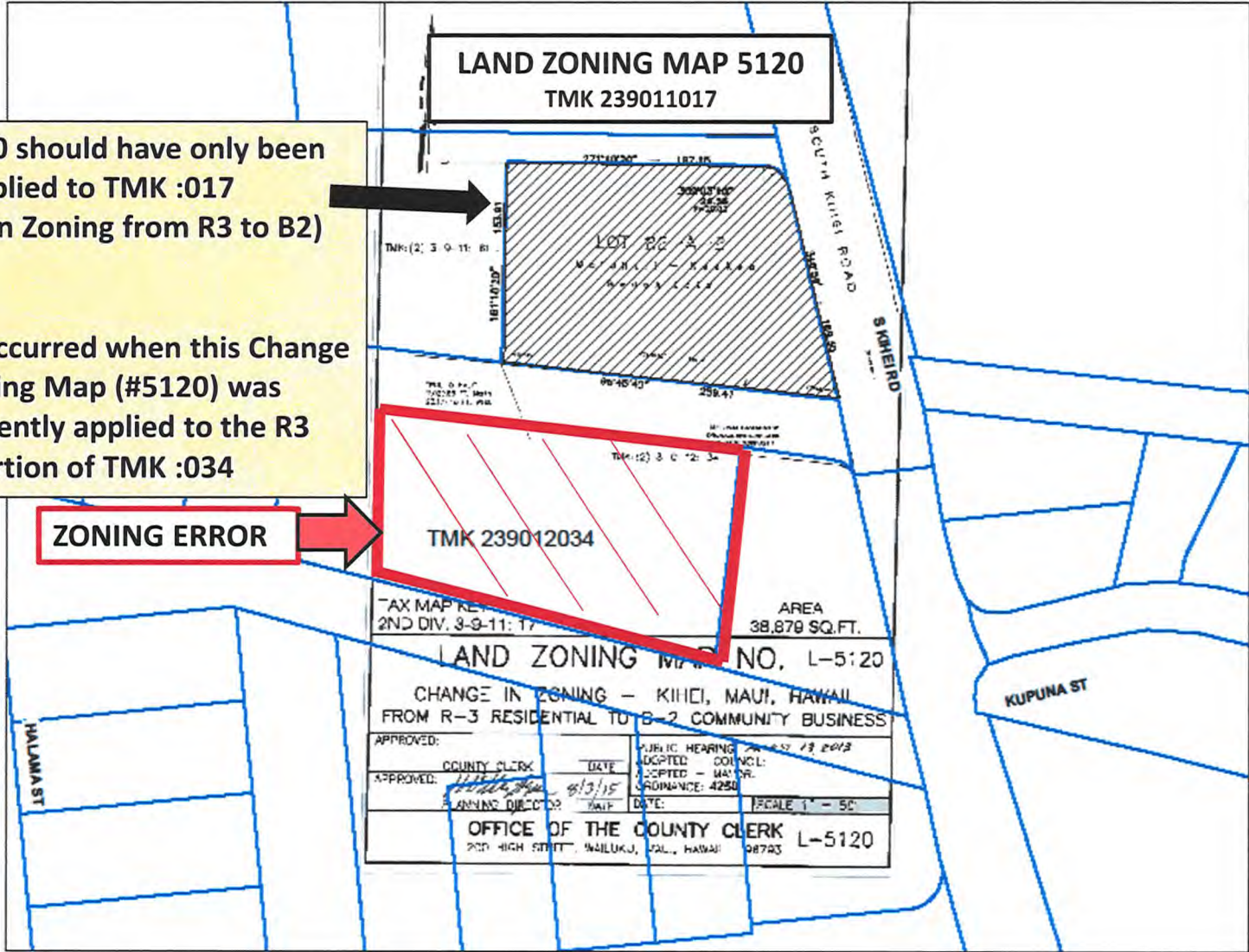
AREA
38,879 SQ.FT.

LAND ZONING MAP NO. L-5:20
CHANGE IN ZONING - KIIHI, MAUI, HAWAII
FROM R-3 RESIDENTIAL TO B-2 COMMUNITY BUSINESS

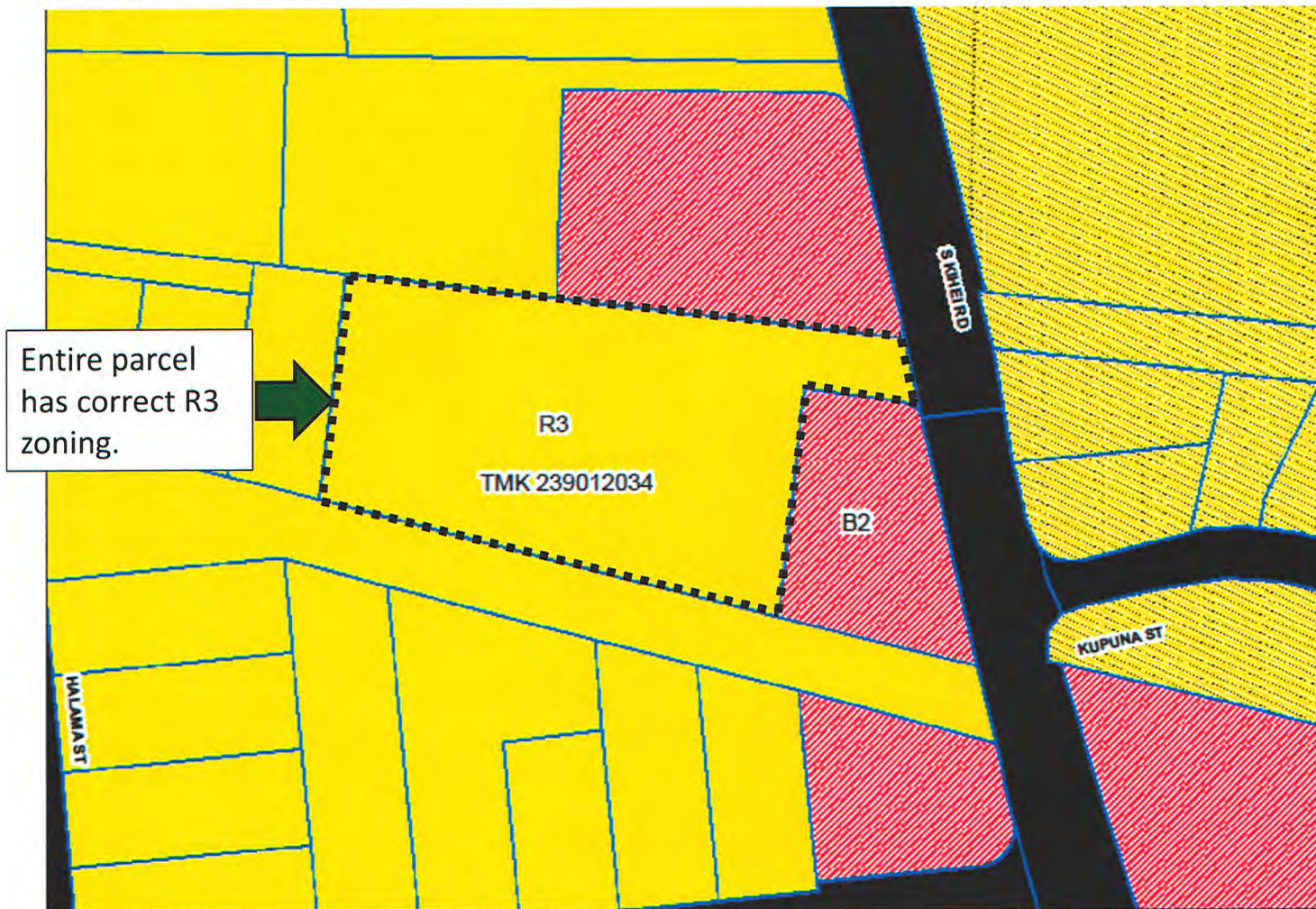
| | | | |
|-------------------|--------|----------------------|------------------------|
| APPROVED: | DATE: | PUBLIC HEARING DATE: | ADOPTED COUNCIL: |
| COUNTY CLERK | 8/3/15 | 2/26/13 | ADOPTED - MAY 13, 2013 |
| PLANNING DIRECTOR | DATE: | ORDINANCE: | 4250 |

OFFICE OF THE COUNTY CLERK L-5120
200 HIGH STREET, WAILUKU, HAWAII 96793

SCALE 1" = 50'



Proposed correction #1 for Maui Digital Zoning Map 2

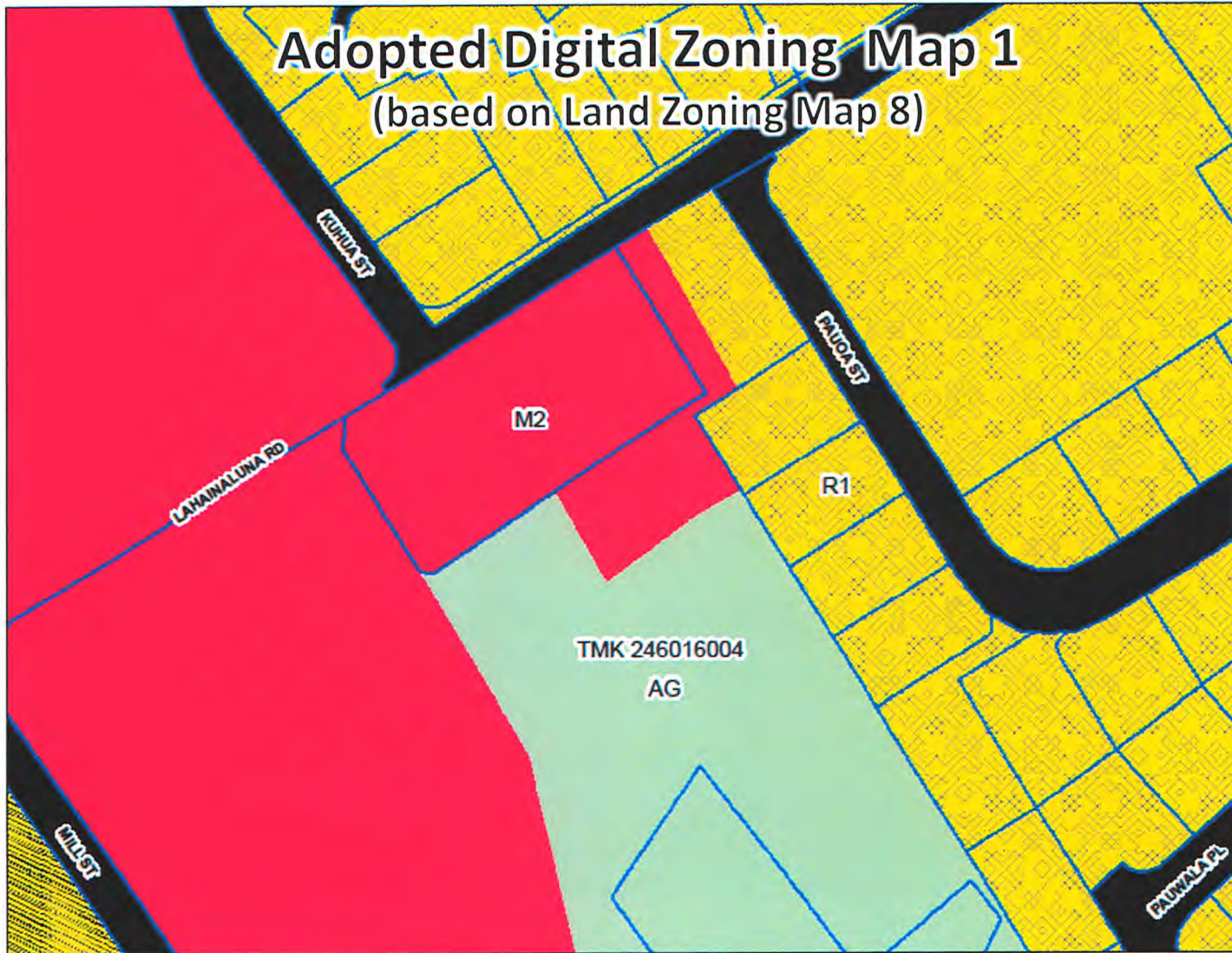


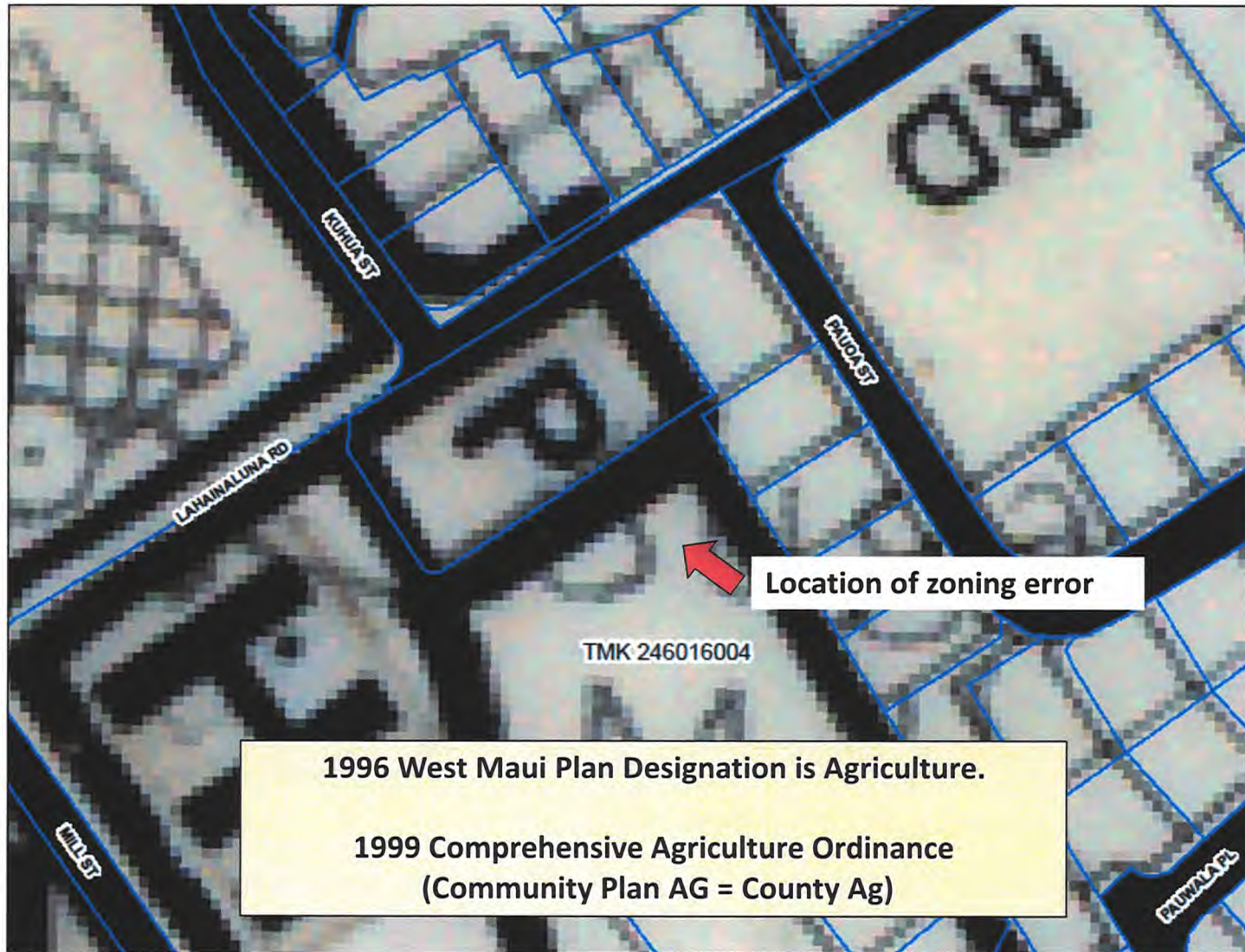
Proposed correction #2

Amfac property in Lahaina



Adopted Digital Zoning Map 1 (based on Land Zoning Map 8)





Location of zoning error

TMK 246016004

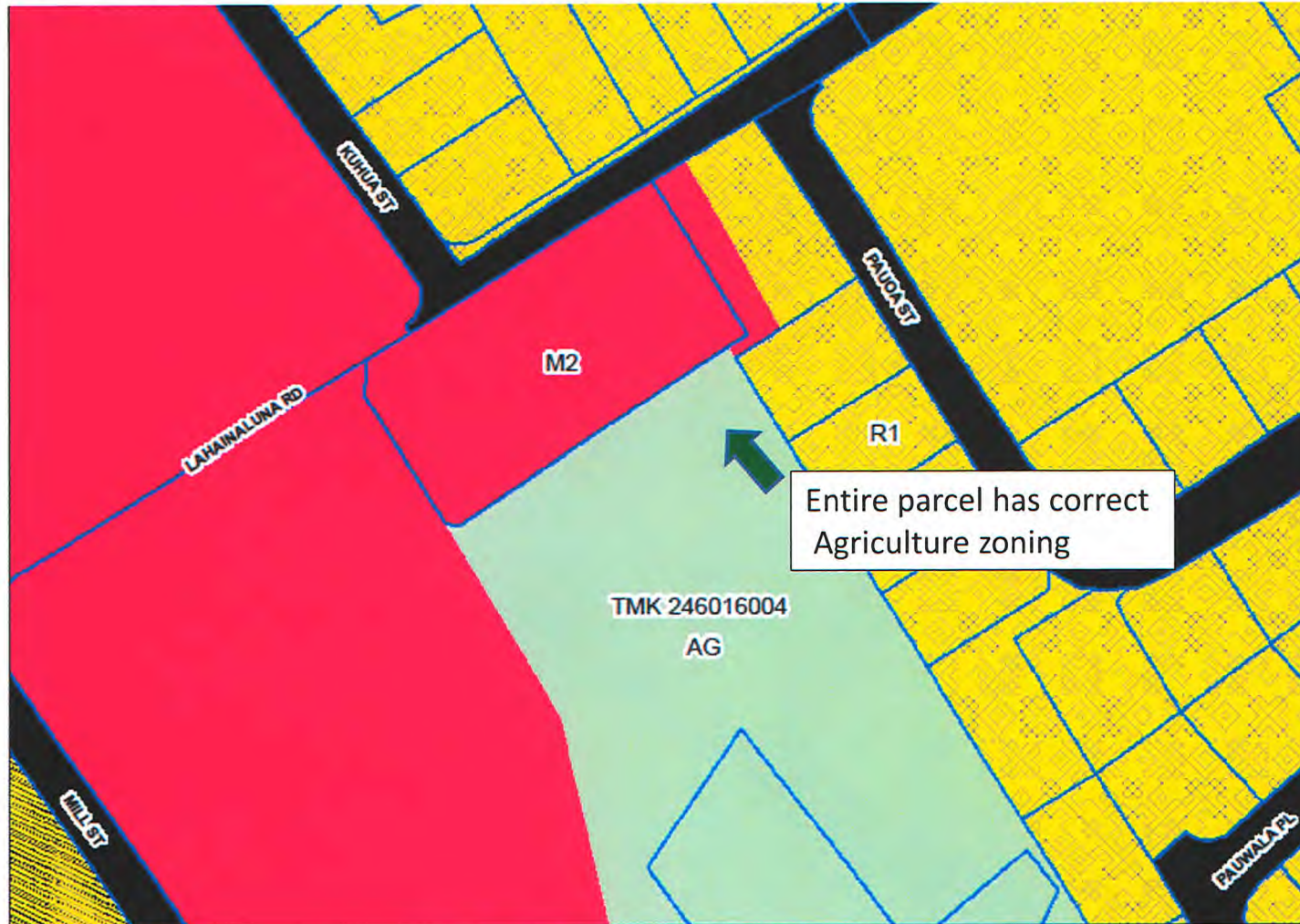
1996 West Maui Plan Designation is Agriculture.
1999 Comprehensive Agriculture Ordinance
(Community Plan AG = County Ag)



ZONING ERROR: This portion of the parcel should not have Heavy Industrial (M2) zoning

TMK 246016004
AG

Proposed correction #2 for Maui Digital Zoning Map 2

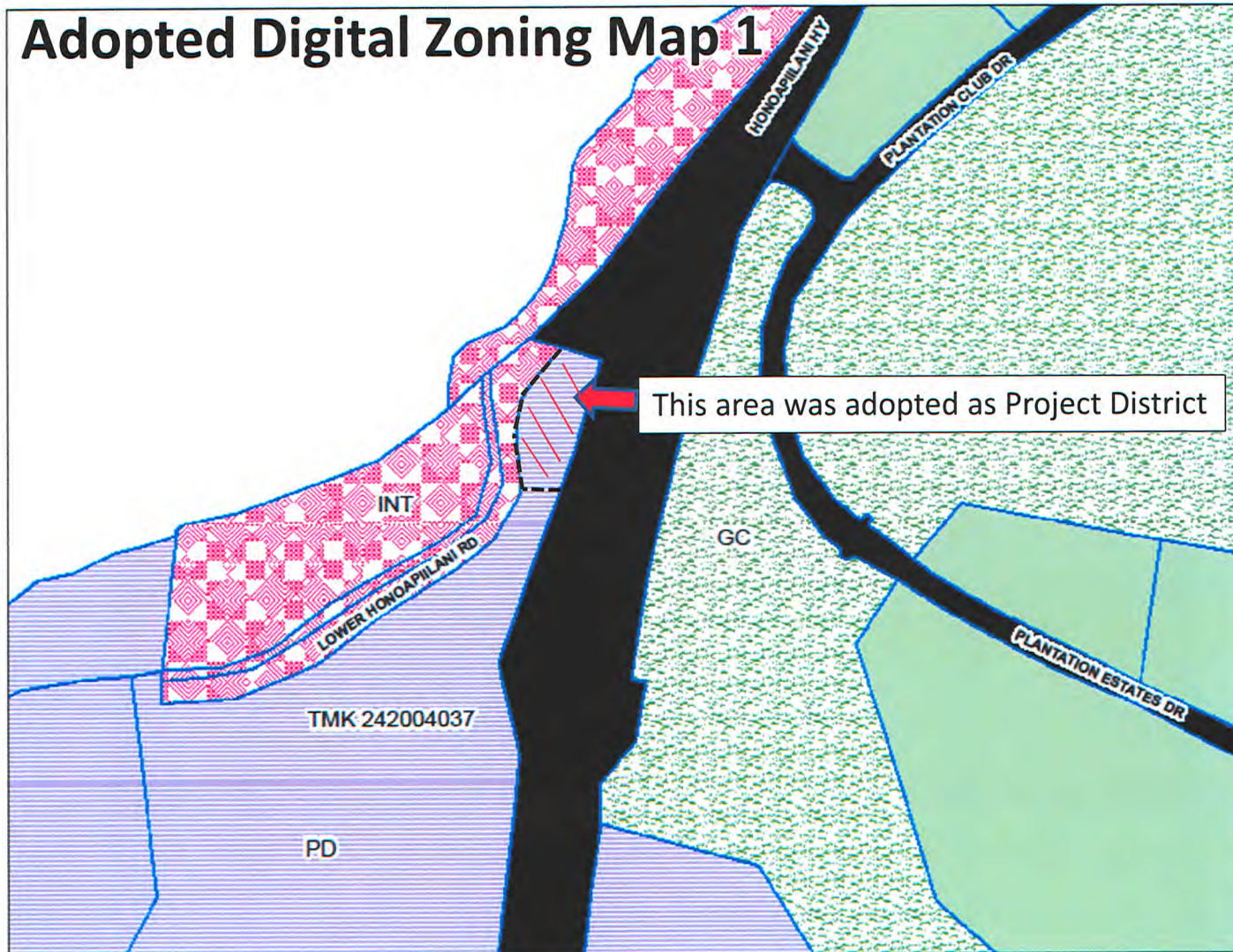


Proposed correction #3

Kapalua near DT Fleming Beach Park

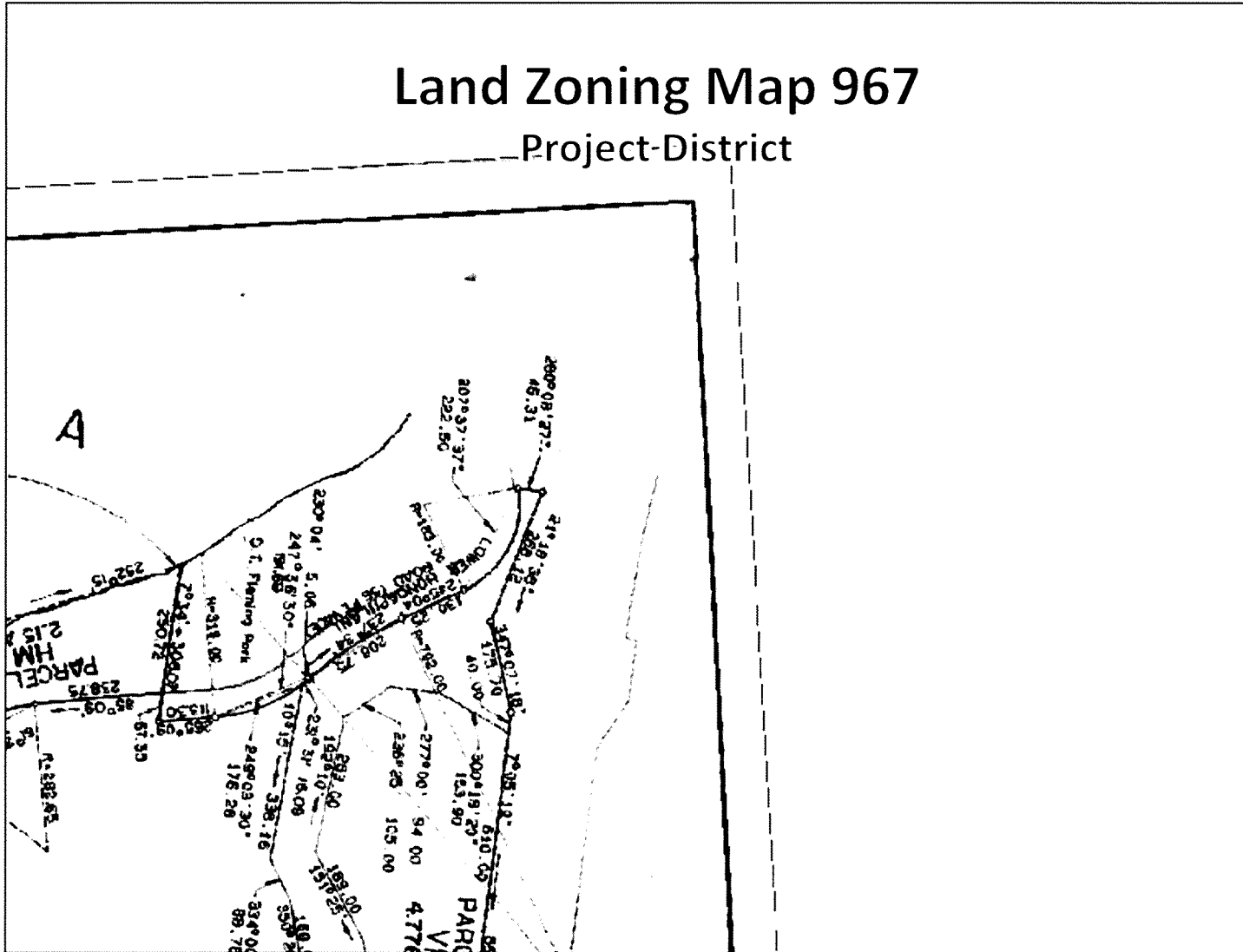


Adopted Digital Zoning Map 1



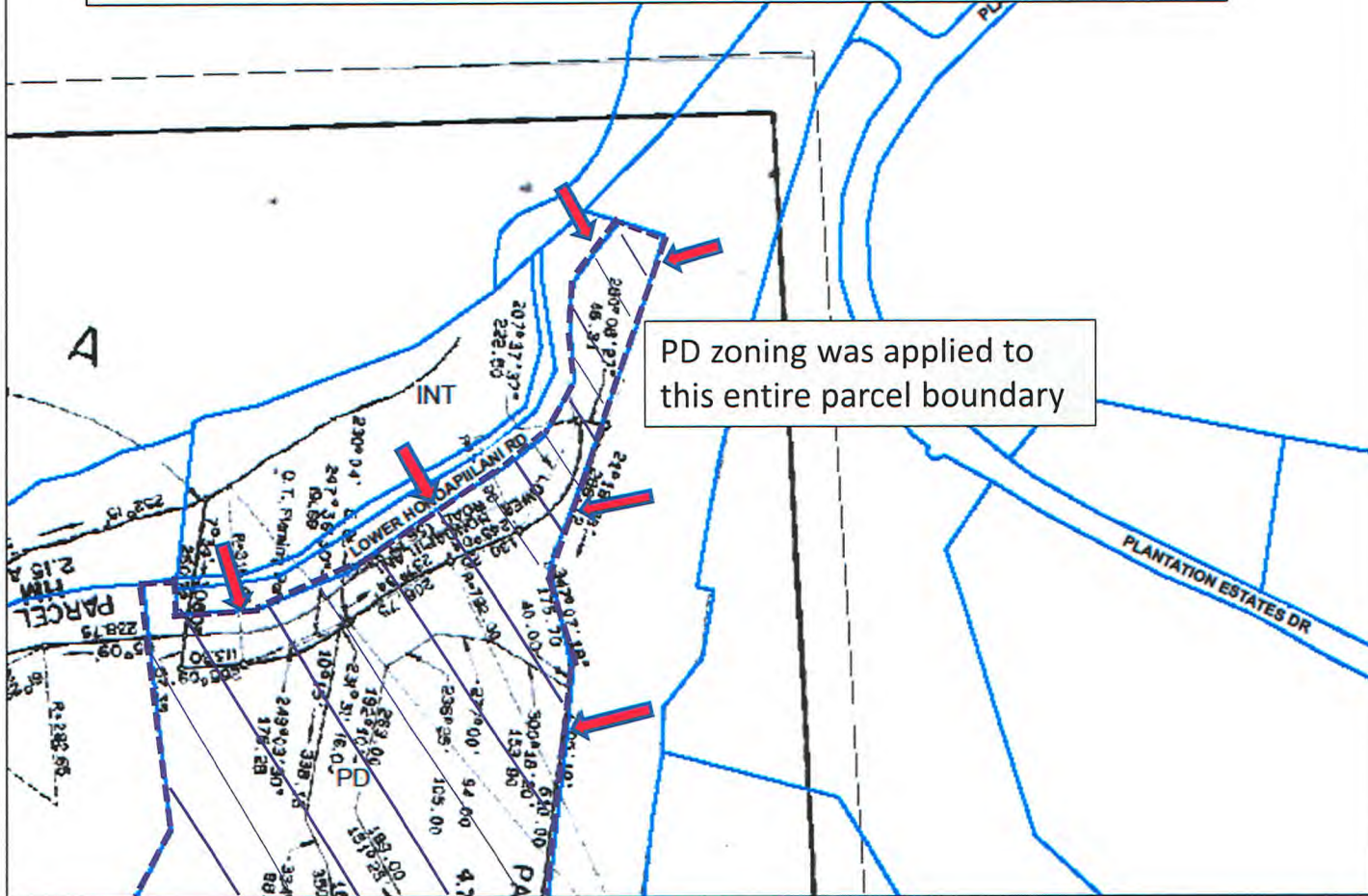
Land Zoning Map 967

Project-District



Land Zoning Map 967

With 2014 parcel layer used for Digital Zoning Map (1)

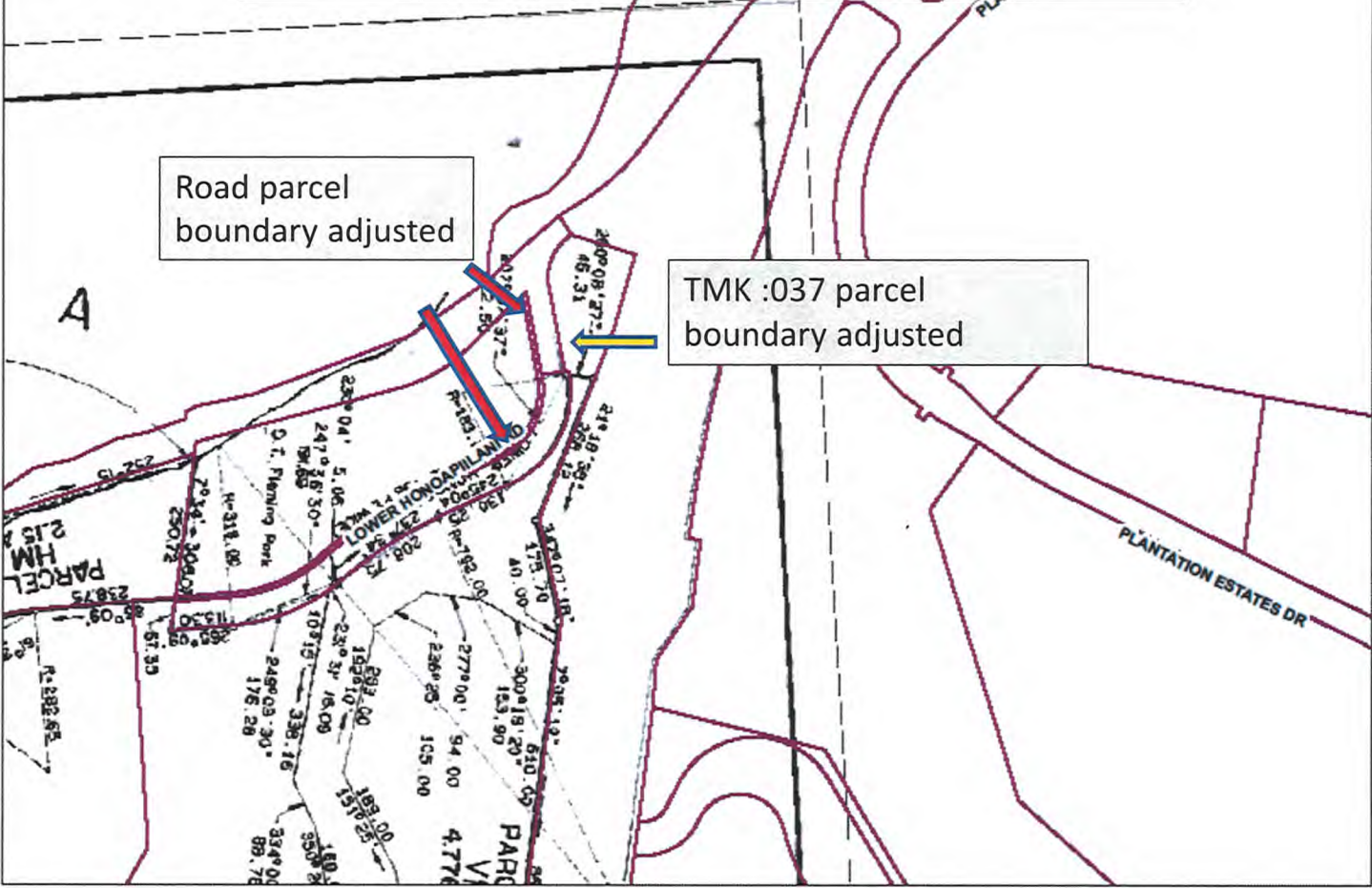


Land Zoning Map 967

With post adoption 2018 parcel layer

Road parcel
boundary adjusted

A



PLANTATION ESTATES DR

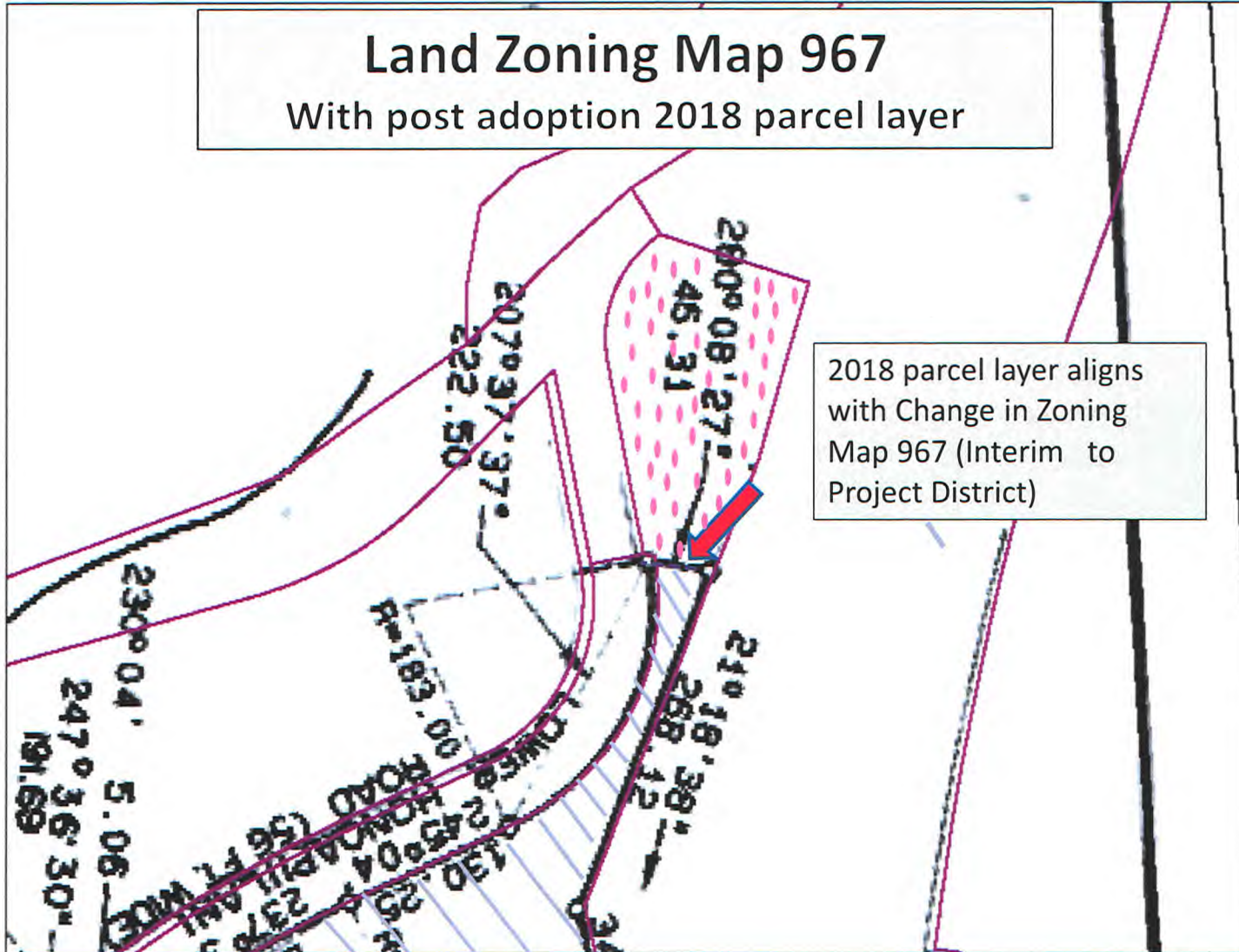
PARCEL
HIM
215

LOWER HONOAPIKAN DRIVE
D. T. Fleming Park

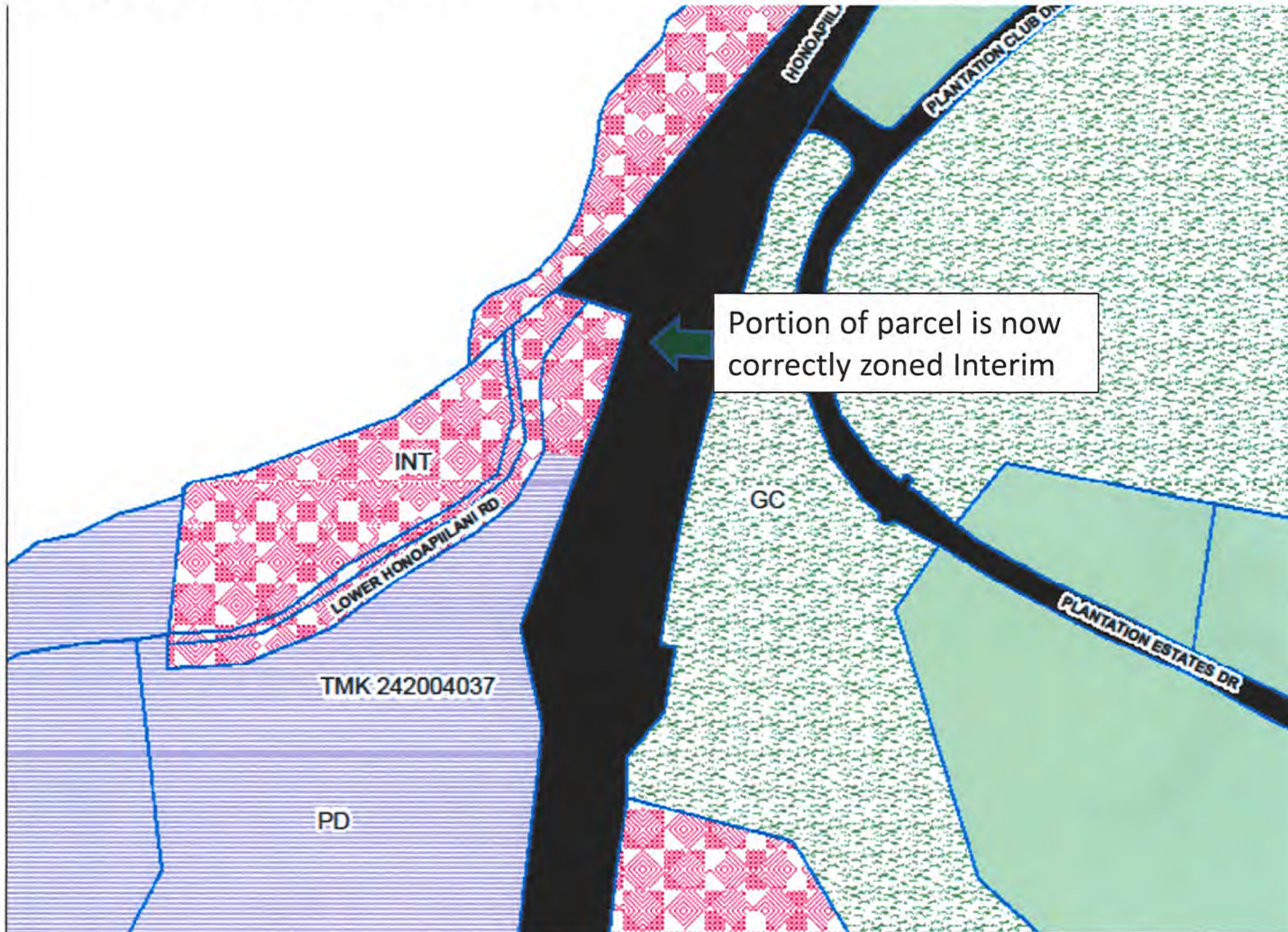
PARCEL

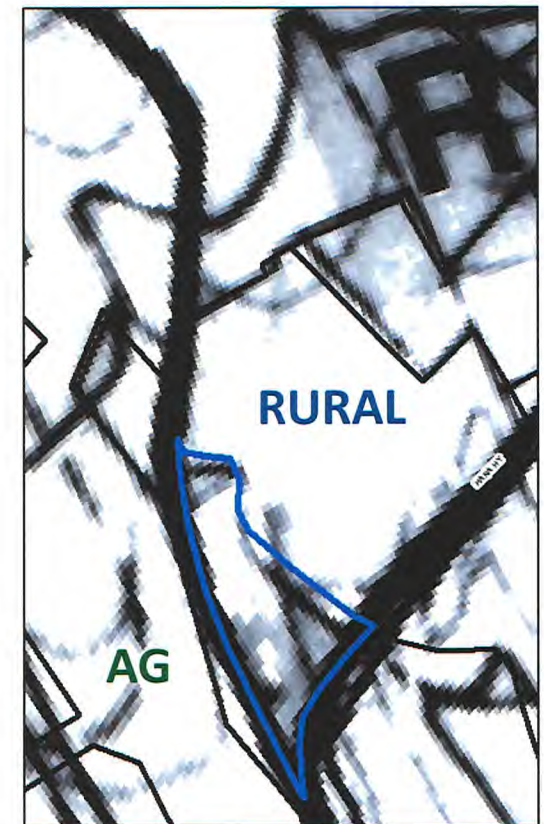
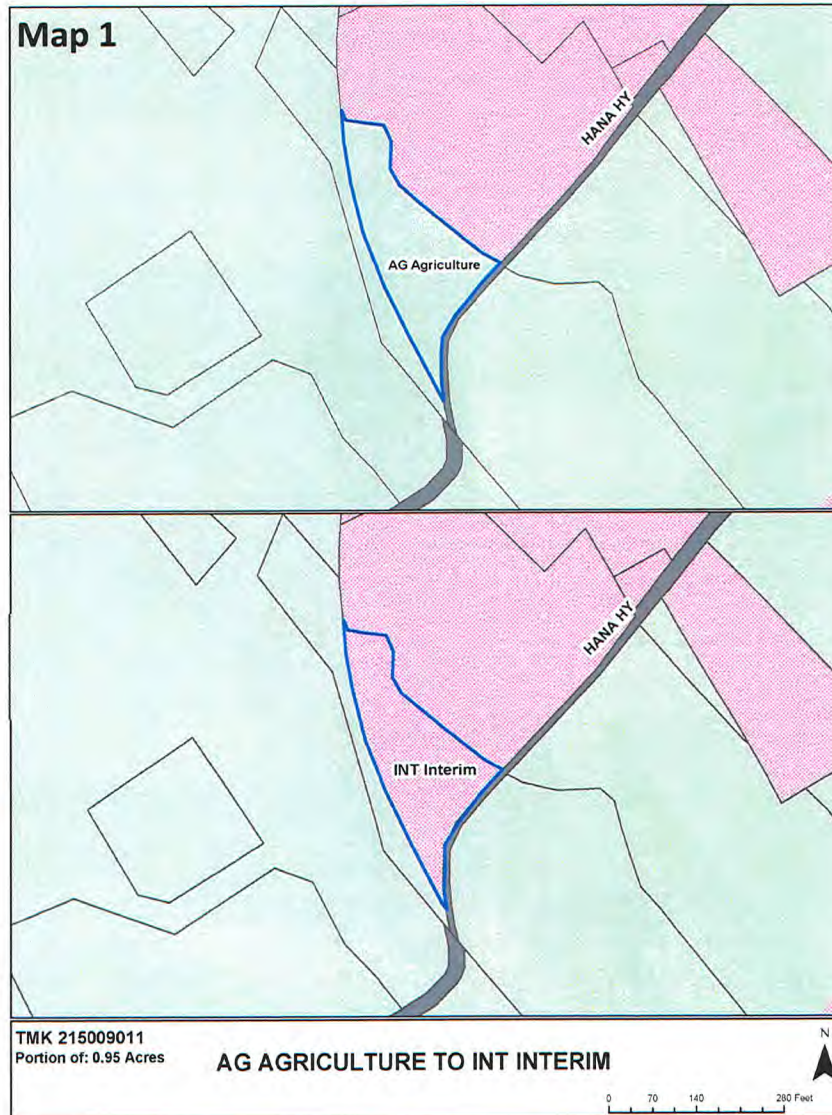
Land Zoning Map 967

With post adoption 2018 parcel layer



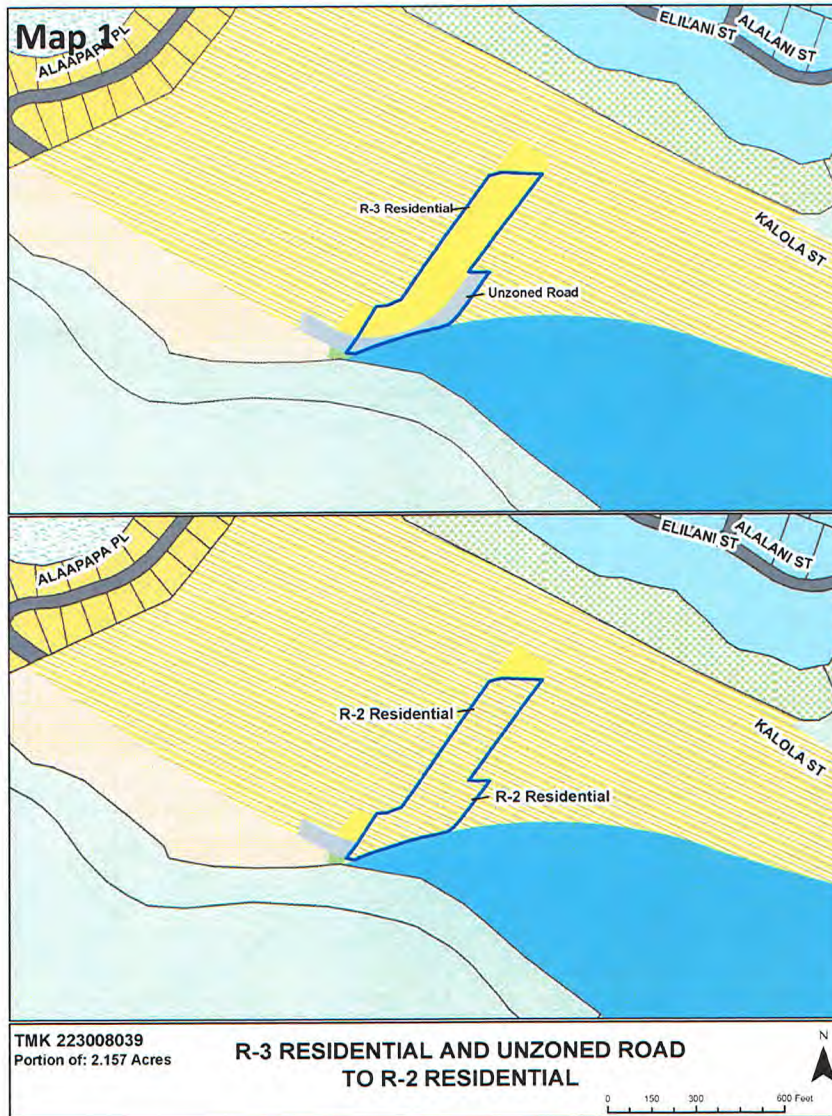
Proposed correction #3 for Maui Digital Zoning Map 2





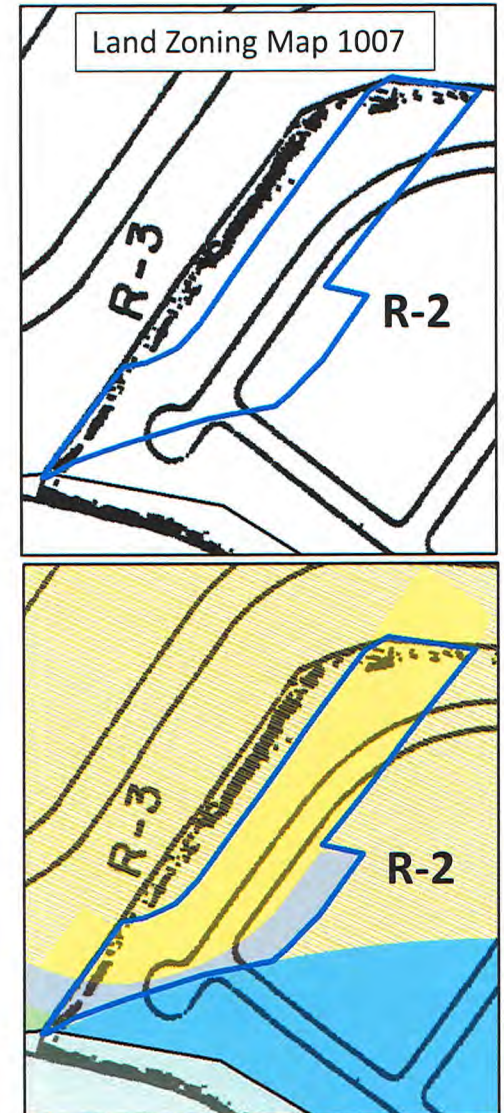
1994 Hana Community Plan





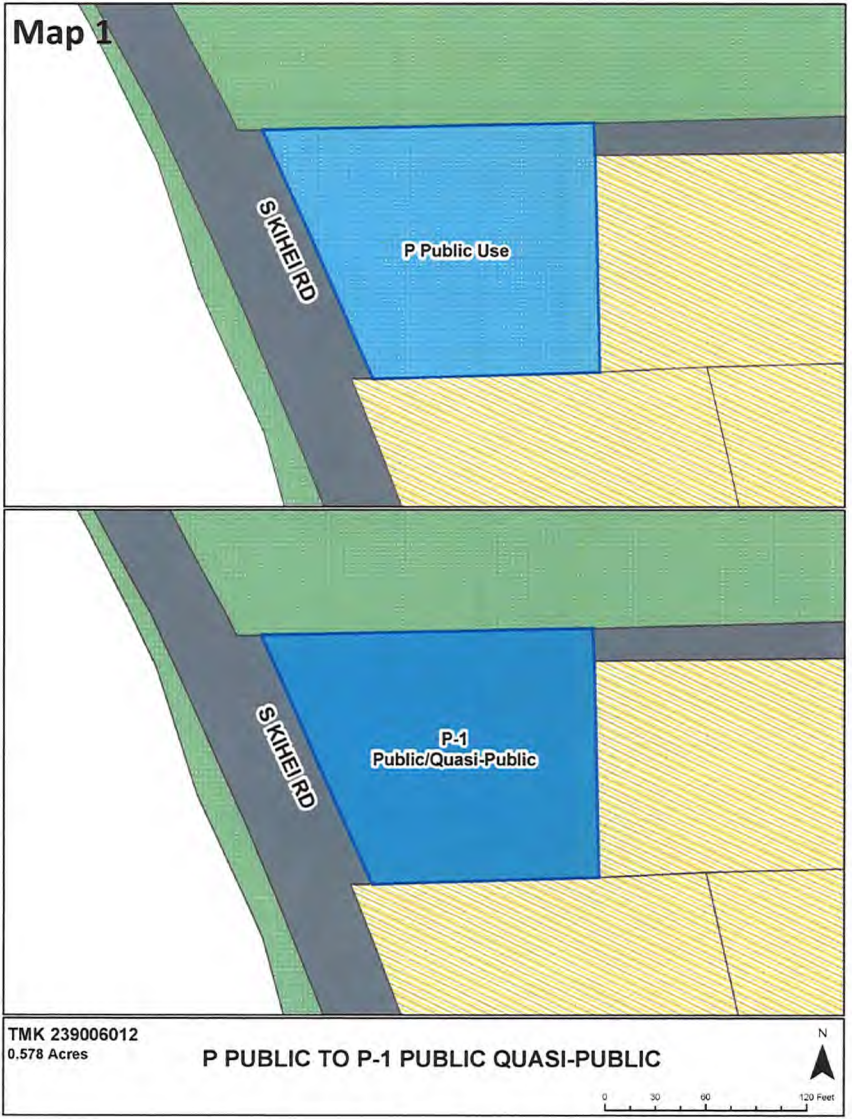
Proposed correction #6

Proposed Map 2 →





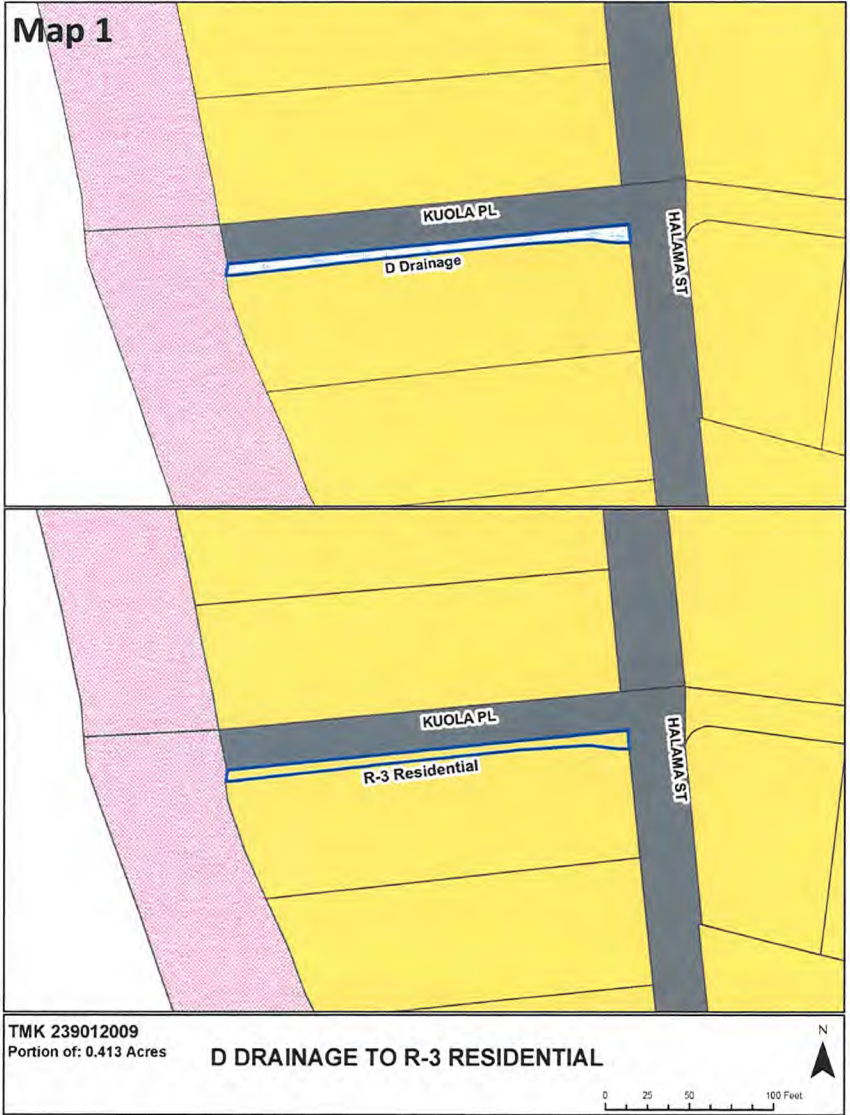




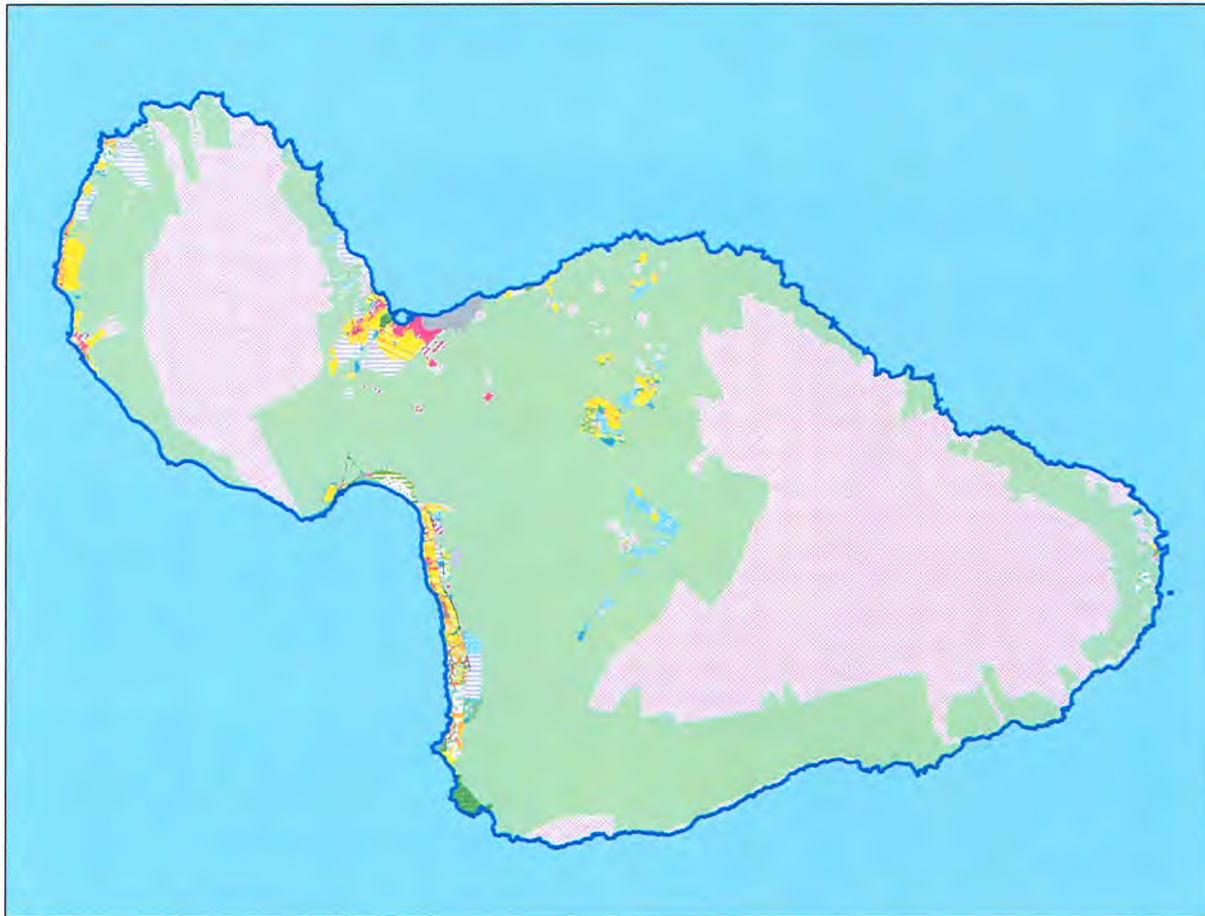
Proposed correction #9

Proposed Map 2 →





Corrected Digital Zoning map



DIGITAL ZONING MAP FOR THE ISLAND OF MAUI AMENDMENT TO MCC TITLE 19

Prepared for:
Maui County Council
September 18, 2019

Prepared by:
Maui County Planning Department

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 a digital zoning map for Maui Island and paper zoning maps for Molokai and Lana’i 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 was amended in October 2018 to:
 - recognize a digital map as the official zoning map for Maui Island,
 - update the standards for determining the boundaries of zoning districts &
 - list zoning districts.
- ▶ Enactment of these ordinances furthered 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).

Digital Zoning Map (2) for the island of Maui

- ▶ Digital Zoning Map (1) contains inadvertent errors and oversights as explained. The Department is seeking to adopt an updated Digital Zoning Map (2) for the Island of Maui.
- ▶ The Digital Zoning Map for the island of Maui, and later when Lanai and Molokai have digital zoning maps, will continually be updated as misalignments, inadvertent errors, gaps, human error, etc. are discovered and base map updates are made.

Amendment to MCC Title 19.06 Digital Zoning Map (2) for Maui Island

B. For the island of Maui, one zoning map shall 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 map is incorporated herein by reference and is 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 map on file (2) shall be in addition to the original "land zoning maps" on file in the office of the county clerk; however, the digital zoning map (2) shall be used to determine zoning boundaries and designations in the event of a conflict. Whenever an amended zoning map is adopted and the ordinance is filed with the county clerk, the digital zoning map shall be amended to reflect the amended zoning map.

Maui Planning Commission Recommendation

- ▶ The Maui Planning Commission reviewed the bill June 2019 and approved forwarding the bill to the County Council.
- ▶ We are asking the County Council to approve the following bill, as requested by the Planning Director:

A bill to adopt a digital zoning map for Maui, titled “A BILL FOR AN ORDINANCE ADOPTING DIGITAL ZONING MAP (2) AS THE OFFICIAL ZONING MAP FOR THE ISLAND OF MAUI.”

Mahalo

ORDINANCE NO. _____

BILL NO. _____ (2019)

A BILL FOR AN ORDINANCE ADOPTING DIGITAL ZONING MAP (2) AS
THE OFFICIAL ZONING MAP FOR THE ISLAND OF MAUI

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 (2) as the official zoning map for the Island of Maui. 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. Pursuant to section 8-8.3(6) of the revised charter of the County of Maui (1983), as amended, the planning director shall prepare and administer the County's zoning maps.

B. For the island of Maui, one zoning map shall 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 map is incorporated herein by reference and is 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 map on file (2) shall be in addition to the original "land zoning maps" on file in the office of the county clerk; however, the digital zoning map (2) shall be used to determine zoning boundaries and designations in the event of a conflict. Whenever an amended zoning map is adopted and the ordinance is filed with the county clerk, the digital zoning map shall be amended to reflect the amended zoning map.

C. The areas of the islands of Kaho'olawe, Lana'i, and Moloka'i shown on original maps entitled "Land Zoning Maps," on file in the office of the county clerk with certified copies being placed on file in the planning department, and the digital zoning map for the island of

Maui, together with all explanatory materials thereon, 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:

Department of the Corporation Counsel
County of Maui

S:ALL:APO:19.06:19.06 DSSRT bill for ord 2019.doc