



WEST MAUI | **COUNTY OF MAUI**
PLANNING FOR THE FUTURE | **DEPARTMENT OF PLANNING**

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Frequently Asked Questions

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RECEIVED AT PEA MEETING ON 9/11/18
(PLANNING DEPARTMENT)



West Maui Community Plan General Information

What is the West Maui Community Plan and what is its purpose?

The West Maui Community Plan is a community specific plan that provides guidance on future development and revitalization of the West Maui Community Plan area over a 20 year period. With a focus on land use and development, the updated West Maui Community Plan will help bring to life the community's vision for the future of West Maui. The Community Plan will guide what future development within the Community Plan area should look like and provide recommendations for future land use; vehicular, bus, bike, and pedestrian circulation; parks and greenways; and infrastructure expansion and development. A West Maui Land Use Map will be developed with community input that will assign generalized land use designations to each area. The Land Use Map will guide the desired types of uses that are envisioned within each area and future zoning that will implement the uses. The Land Use Map will also guide development in terms of function, scale and form of the built environment.

How will the County use the West Maui Community Plan?

The County will use the West Maui Community Plan as a guide in developing annual and capital improvement program budgets, reviewing proposed development projects, updating or revising existing regulations and zoning, and establishing new programs and initiatives impacting the West Maui Community Plan area.

How will the West Maui Community Plan affect me personally?

The West Maui Community Plan will shape future growth and the character of future development within towns and neighborhoods. The Plan will guide the development or revitalization of the areas where you live, work, shop and play. This is an opportunity for residents to have their voices heard and to influence the future vision of their own community.

Why does the West Maui Community Plan need to be updated?

The planning period for Community Plans is 20 years. The West Maui Community Plan was last updated in 1996, so it is due for an update in order to reflect the current and anticipated conditions in West Maui and to address area-specific challenges and opportunities facing residents.



Community Involvement

What is the process and timeline to update the West Maui Community Plan?

The process to update the West Maui Community Plan is taking place in five phases: Phase I Research (Spring 2017 – Summer 2017); Phase II Community Workshops (Fall 2017 – Winter 2018); Phase III Community Plan Advisory Committee Meetings (Winter 2018 – Summer 2018); Phase IV Maui Planning Commission Review (Summer 2018 – Winter 2019); and Phase V Maui County Council Approval (Winter 2019 – Summer 2020).

2019 to Winter 2020). Each phase includes a public engagement component. Learn about the purpose and outcomes of each phase, and how you can have your voice heard by viewing the timeline.

Who is involved?

Maui County Planning Department staff will work with the West Maui community, other County and State departments, and appointed and elected officials to update the Plan. Maui residents, business owners, or land owners can be involved throughout the process. Youth involvement is also highly encouraged.

How can I get involved?

You can get involved in every step of the process by participating in surveys, interviews, community design workshops, public hearings and informational meetings. The community planning process also facilitates public participation through a dedicated website, radio, newspaper, television, and other types of communication.

Contact the Planning Department at 808-270-7214 or wearewestmaui@mauicounty.gov to get involved and access the latest information. You can also visit our website at www.wearemaui.org for project information and updates. We look forward to hearing from you.

What is the Community Plan Advisory Committee (CPAC) and how can I become a member?

A Community Plan Advisory Committee (CPAC) is appointed for each Community Plan area when that area's plan is being updated. Committee members must be residents of the Community Plan area and are appointed to provide resident input in the planning process. CPAC members provide guidance on local issues that influence the physical, social, and economic development of their community and are charged with reviewing and recommending revisions to the Community Plan. A total of 13 CPAC members are appointed by the Mayor and the County Council. Four are appointed by the Mayor and nine are appointed by the County Council.

If you are interested in becoming a Community Plan Advisory Committee member please contact either the Mayor's Office (808) 270-7855 or the Office of Council Services (808) 270-7838.

How will my voice be heard and my feedback used?

Your voice and feedback are important for updating the West Maui Community Plan. Public input will be incorporated throughout this process in reports provided to the Mayor and County Council. Data will be compiled summarizing the feedback received from the community. Plan priorities will be guided by the community feedback.



Plan Implementation

How will Community Plans be implemented?

Community Plans will include an implementation program which identifies specific programs, projects, and regulations that should be pursued over the 20 year planning period to bring the Plan's vision, goals, and

policies to life. The implementation program identifies the priority, the timing, the lead County department, the estimated cost, and the potential funding sources for each action in the Plan.

Community Plans will be implemented in four primary ways:

- 1) County departments will use Community Plans to guide the development of their annual operating budget for specific programs and projects, as well as their six-year capital improvement program (CIP) budget for infrastructure improvements;
- 2) the Planning Department and other County departments will use Community Plans to inform project-specific changes in zoning, general changes to the zoning code, or other County ordinances;
- 3) the Planning Department will review development project applications and permits for consistency with Community Plans; and
- 4) County departments will partner with other public, non-profit, and private organizations to implement a number of the Community Plans' actions.

Community Plans' recommendations for publicly funded roads; sidewalks; bike paths; water, wastewater and solid waste infrastructure; local drainage improvements; community parks; and other county public facilities (police and fire stations, government offices etc.) will be included by county departments in their annual capital improvement budgets to the extent practicable. It is important to remember that county departments cannot build or improve unaffordable public infrastructure and facilities, so the more realistic recommendations are, the more likely they are to be prioritized and funded.

How can I help to prioritize Community Plan actions?

Community input on prioritizing actions is essential to developing a plan that meets the community's vision for its future. Your feedback on plan priorities is welcome at all stages of the process to update the Community Plan. Visit our website www.wearemaui.org and take a survey. Attend the Community Plan workshops and the Community Plan Advisory Committee meetings. Stay engaged throughout the Community Plan review and adoption process by the Maui Planning Commission and Maui County Council.

How will the County measure the success of the Community Plan?

The West Maui Community Plan will include a monitoring and evaluation program to track plan implementation, evaluate the effectiveness of plan policies and programs, and measure progress towards achieving the Community Plan's vision and goals. The Planning Department will prepare an annual Implementation Report, which will be shared with the County Council and community.



Relationship of Community Plans to other County Regulations and Programs

How do Community Plans relate to the zoning code?

Community Plan Land Use Maps illustrate the desired long-range land use pattern for the 20 year planning period. The Community Plan land use designations represent the community's future vision. They are

intended to be general in nature and less detailed and prescriptive regarding land use than the zoning districts which implement them.

The County regulates the physical development and use of property through zoning. While Community Plans may provide specific recommendations for changes to the county's zoning ordinances, Community Plans do not have the same legal effect as the County's zoning ordinances. The zoning code states what kind of specific uses (commercial, residential, industrial, etc.) are allowed. It also specifies how tall buildings can be and how far they must be setback from each side of each property. The County's zoning ordinances are found in Title 19 of the Maui County Code. Changes to the zoning code require a public process that is separate from the Community Plan adoption process.

Are Community Plans guidance or law?

Community Plans are both guidance and law. Each Community Plan is a long-term guide for development in its region and a vision of where the community wants to be in the future. Each Community Plan is law because it is adopted by the County Council by ordinance. Community Plans are regulatory in several specific instances, including applications for changes in zoning, Special Management Area permits, County Special Use Permits, and subdivisions. Projects applying for these approvals are required to be consistent with the Community Plan's policies and generalized land use designations.

How does the West Maui Community Plan relate to the Maui Island Plan?

The Maui Island Plan establishes a vision for the entire island along with policies to guide future development. It also establishes growth boundaries, which show where future urban and rural development and infrastructure expansion will occur.

The West Maui Community Plan will focus on development within West Maui's urban and rural growth boundaries. The West Maui Community Plan will guide what future development within the Community Plan area should look like. It will also provide guidance for future land use; vehicular, bus, bike and pedestrian circulation; location of open space and parks; and infrastructure expansion and development.

What are growth boundaries and the Maui Island Plan directed growth maps?

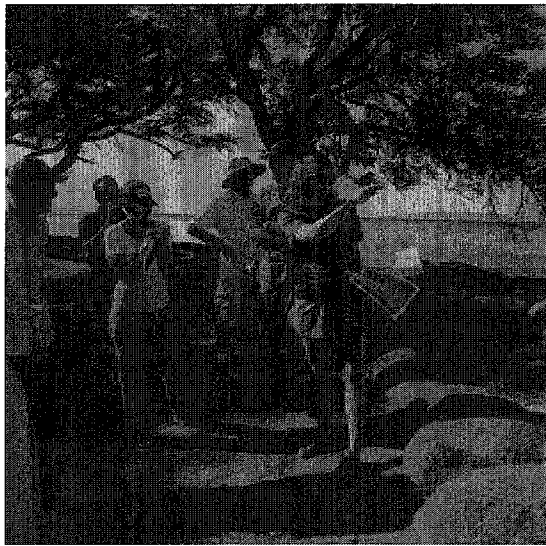
Directed growth maps in the Maui Island Plan show the growth boundaries for each Community Plan area and identify where future development will occur across the island through 2030. The growth boundaries accommodate projected future growth in a manner that provides for jobs and housing needs, while protecting environmental, agricultural, scenic, and cultural resources. The growth boundaries encourage a more predictable development pattern, providing residents, landowners, and developers a better understanding of where the island's communities will grow. The growth boundaries help County departments provide services and infrastructure to these areas in a more timely and affordable way.

How is the Planning Department coordinating with other County and State departments?

The Planning Department is coordinating with other County and State departments throughout the process to update the Community Plan by gathering the most accurate and up-to-date information. To help ensure the success of the Plan in becoming reality, other County and State departments will be asked to participate in the West Maui Community Plan Advisory Committee meetings, Maui Planning Commission meetings, and County Council meetings when relevant chapter(s) are discussed. This interagency collaboration will inform realistic expectations and recommendations.

Is the update to the West Maui Community Plan project coordinating with other projects such as the Maui Metropolitan Planning Organization's (MPO) Transportation Improvement Program or the County Department of Water Supply's Water Use and Development Plan?

The updated West Maui Community Plan will recognize appropriate recommendations provided in other plans and support them without duplicating or contradicting them.



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Council Committee Meeting on Appointments to the West Maui Community Plan Advisory Committee

The County Council Policy, Economic Development, and Agriculture (PEA) Committee will be meeting on Tuesday, September 11, 2018 at 9:00 a.m. to discuss selection of applicants to the West...

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Project Updates

[Council Committee Meeting on Appointments to the West Maui Community Plan Advisory Committee](#)

[Applications being accepted for the West Maui Community Plan Advisory Committee](#)

[Community outreach questionnaires and idea walls update](#)

[Maui Planning Commission Workshop and Sea Level Rise Proclamation](#)

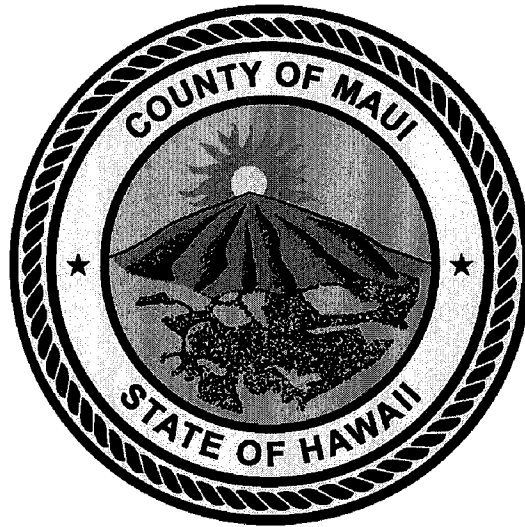
[Draft Community Profile is Available](#)

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Upcoming Events

There are no upcoming events

[More](#)



[County of Maui, Department of Planning](#)

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