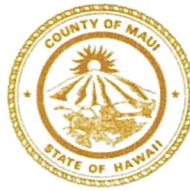


MICHAEL P. VICTORINO  
Mayor  
MICHELE CHOUTEAU MCLEAN, AICP  
Director  
JORDAN E. HART  
Deputy Director



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COUNTY COUNCIL

**DEPARTMENT OF PLANNING**  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

March 18, 2021

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

**APPROVED FOR TRANSMITTAL**

*Michael P. Victorino*  
**Mayor**  
*3/19/21*  
**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:

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

In response to your February 10, 2021 request for information and clarification provided by you on February 11, 2021, enclosed are the remaining materials relevant to the Draft West Maui Community Plan (Plan). Materials enclosed include:

1. A matrix showing County zoning districts as they align with the updated community plan designations.
2. Information explaining how the Department developed the existing conditions map and how the community plan map has changed through the review process with the CPAC and the MPC.

Thank you for your continued attention to and consideration of the Plan. Please let me know if you have any questions.

Sincerely,

Handwritten signature of Michele Chouteau McLean in blue ink.

MICHELE CHOUTEAU MCLEAN, AICP  
Planning Director

Attachments

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

MCM:JLM:rh1

S:\ALL\LONG RANGE\West Maui CP Update 2016\12.0 Council\Correspondence\2<sup>nd</sup> Transmittal\  
WMCP\_Response to PSLU for Materials\_3.18.21.docx

## Community Plan Designations and Zoning Districts

The following table shows 1) the relationship between the existing community plan designations and the proposed updated designations, and 2) the most compatible zoning districts for the updated designations. This does not constitute an exhaustive list of all possible zoning districts for each of the updated community plan designations. Most of the existing business community plan designations can align with more than one of the updated mixed-use community plan designations. The designations boxed in orange below show example alignments between the existing and updated designations, but not all possible alignments.

Existing Community Plan Designations	Updated Community Plan Designations	Most Compatible Zoning Districts for Updated Community Plan Designations
Rural (R)	Rural Residential (RR)	Rural, RU-0.5, RU-1.0, RU-2.0, RU-5.0, RU-10.0, PK, OS-1, OS-2
Rural (R)	Rural Village (RV)	B-CT, B-1, P-1, P-2, PK, OS-1, OS-2
Single family (SF)	Residential (RES)	R-O, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B1, B-CT, P-1, P-2, PK, OS-1, OS-2
Multi-Family (MF)	Residential (RES)	R-O, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B1, B-CT, P-1, P-2, PK, OS-1, OS-2
Business/Commercial (B)	Neighborhood Center (NC)	B-1, B-2, B-CT, SBR, R-0, R-1, R-2, A-1, D-1, D-2, P-1, P-2, PK, OS-1, OS-2
Service Business/Single Family Residential (SBR)	Neighborhood Center (NC)	B-1, B-2, B-CT, SBR, R-0, R-1, R-2, A-1, D-1, D-2, P-1, P-2, PK, OS-1, OS-2
Business/Multi-Family (BMF)	Small Town Center (STC)	B-2, B-CT, B-1, A-1, SBR, P-1, P-2, PK, PKGC, OS-1, OS-2
Business/Industrial (BI)	Urban Centers/Corridors (UCC)	B-3, B-2, SBR, A-1, A-2, M-1, P-1, P-2, PK, PKGC, OS-1, OS-2
Hotel (H)	Resort/Hotel (RH)	B-R, B-1, H-1, H-2, H-M, A-1, A-2, PK, PKGC, OS-1, OS-2
Light Industrial (LI)	Employment Center (EC)	M-1, B-3, P-1, P-2, PK, OS-1, OS-2
Heavy Industrial (HI)	Industrial (IND)	M-2, M-3
Airport (AP)	Special Purpose District (SPD)	Airport
Public/Quasi-Public (P)	Public/Quasi-Public (PQP)	P-1, P-2
Park (PK)	Park/Open Space (PKOS)	PK, PKGC, OS-1, OS-2
Open Space (OS)	Park/OpenSpace (PKOS)	PK, PKGC, OS-1, OS-2
Agriculture (AG)	Agriculture (AG)	Agricultural
Conservation (C)	State Conservation (SC)	Regulation of land use and development in the State Conservation District is the responsibility of the Board of Land and Natural Resources.
Project District	Combination of designations as align with the approved project district ordinance.	Project District Zoning

## West Maui Community Plan Map Changes

This table shows changes to the existing conditions community plan map made by the Community Plan Advisory Committee (CPAC) and Maui Planning Commission (MPC). See below for an explanation of how the Department developed the existing conditions map.

Map #	Area/Project	TMK(s)	Community Plan Designation		
			Existing Conditions	CPAC	MPC
<b>Subarea 1</b>					
1	Līpoa Point (see Figure 3.6 - 1)	410010100000 (por.)	AG	PKOS	PKOS
2	Plantation Estates Subdivision	420050010000 - 420050360000 420050400000 420050540000 - 420050670000 420050960000	AG, NC, PKOS	AG, NC, PKOS	RR, NC, PKOS
3	Kapalua Project District 1 (undeveloped parcels)	420040370000 (por.) 420040490000 (por.)	Project District	RES, STC	STC
4	Kapalua Mauka Project District 2	420010420000 430010060000 (por.) 420100010000 - 420100630000	Project District	RES, RR, STC, PKOS	RES, RR, NC, PKOS The MPC kept the same acreages but modified the layout of the designations.
5	Wailele Ridge	430010330000	EC	RES	RES
6	Maui Land & Pineapple Baseyard	430010870000	AG	EC	EC
7	Vacant parcel on Honokeana Bay	430070270000	RES	PKOS	PKOS
8	Kahana Mauka (see Figure 3.6 - 2)	430010840000 (por.)	AG	PKOS	PKOS
<b>Subarea 2</b>					
9	China Boat Restaurant	430050300000	RES	NC	NC

Map #	Area/Project	TMK(s)	Community Plan Designation		
			Existing Conditions	CPAC	MPC
10	Kahana Nui Subdivision	430100150000 - 430100310000	AG	RR	RR
11	Pulelehua Project District 5	430010830000 430010820000	Project District	RES, RR, NC, STC, PQP, PKOS	RES, RR, NC, STC, PQP, PKOS
12	Dog park between KOR and Westin Nanea Ocean Villas	440140050000 (por.)	RH	PKOS	PKOS
13	Area mauka of Honoapi'ilani Hwy and adjacent to the WWTF	440020320000 440020310000 440020350000 440020340000	EC	EC	IN
14	Kā'anapali Town North Planned Growth Area	440020390000 440020400000 440020440000 - 440020530000	Project District, AG, PKOS	STC, PQP, PKOS	STC, PQP, PKOS
15	Kā'anapali Town Planned Growth Area	440060700000 440060860000	AG	STC	STC
16	Kā'anapali Town South Planned Growth Area including Hanaka'ō'ō Mauka (see Figure 3.6 - 3)	440060850000 440060700000	AG, PQP	AG, PKOS	AG, PKOS
17	Pu'ukoli'i	440150340000 - 440150720000	AG	STC	STC
18	Kā'anapali Royal	440080230000	RES	UCC	UCC
<b>Subarea 3</b>					
19	Area north and mauka of Lahaina Civic Center	450210190000 450210180000	AG	PQP	PQP
20	DHHL Villages of Leiali'i	450210200000	AG	RES	RES
21	Area mauka of Wahikuli neighborhood at end of Leiali'i Pkwy and makai of Lāhainā Town North	450210210000 (por.)	AG	RES, NC	RES, NC
22	Lāhainā Town North	450210030000 (por.)	AG	AG, RES	AG, RES

Map #	Area/Project	TMK(s)	Community Plan Designation		
			Existing Conditions	CPAC	MPC
23	Lāhainā Gateway Center, adjacent gas station and portion of mauka parcel	450110080000 450110050000 450110110000 (por.)	EC	UCC	UCC
24	Commercial uses south of Lāhainā Gateway Center off of Keawe St.	450110090000	EC	UCC	UCC
25	Light industrial area mauka of Honoapiʻilani Hwy and adjacent to Pioneer Mill	450070020000 450070070000 450070140000 - 450070340000 450070390000 - 450070410000	EC	UCC	UCC
26	Pioneer Mill and adjacent parcels along Honoapiʻilani Hwy	450090070000 450090020000 450090010000	IN	UCC	UCC
27	Lāhainā Town South Planned Growth Area	Too many – listing is impractical	AG, PKOS, PQP, RES, IN	AG, PKOS, PQP, RES, NC, UCC	AG, PKOS, PQP, RES, NC, IN
28	Lāhainā New PKOS (see Figure 3.6 - 4)	460160320000 460160040000 (por.) 460180030000 (por.)	AG	PKOS	PKOS
<b>Subarea 4</b>					
29	County and state coastal lands south of Launiupoko Beach Park to Olowalu (see Figure 3.6 - 5)	470010300000 480030390000 (por.)	AG	PKOS	PKOS

Map #	Area/Project	TMK(s)	Community Plan Designation		
			Existing Conditions	CPAC	MPC
30	Existing neighborhood NW of Olowalu Lanakila Hawaiian Church	480040100000 480040170000 480040090000 480040190000 480040080000 480040060000 480040070000 480040050000 480040040000 480040180000 480040020000 480040030000 480040200000 480040010000	RES	RR	RR
31	County- and state-owned coastal lands south of Olowalu to Ukumehame (see Figure 3.6 - 5)	480020080000 (por.) 480020700000 480020590000 480020680000 480020570000 480020710000 480020390000 480020020000 (por.) 480020470000 (por.) 480020580000 480020490000 480020690000	AG	PKOS	PKOS

### **Existing Conditions Map**

The existing conditions map is a base map that the Department used to develop growth alternatives for community engagement workshops and the CPAC's consideration. The Department started by translating the existing community plan map into the updated community plan designations. Many translations were simple (e.g. Single Family Residential and Multi-Family Residential translated to Residential) and some translations required more analysis (e.g. the various business designations translated to the various mixed use designations). Then the Department made "make sense" changes to various areas to align designations with TMK lines, designated all lands within the State Conservation District as State Conservation, and changed designations to align with zoning districts and existing uses where possible.

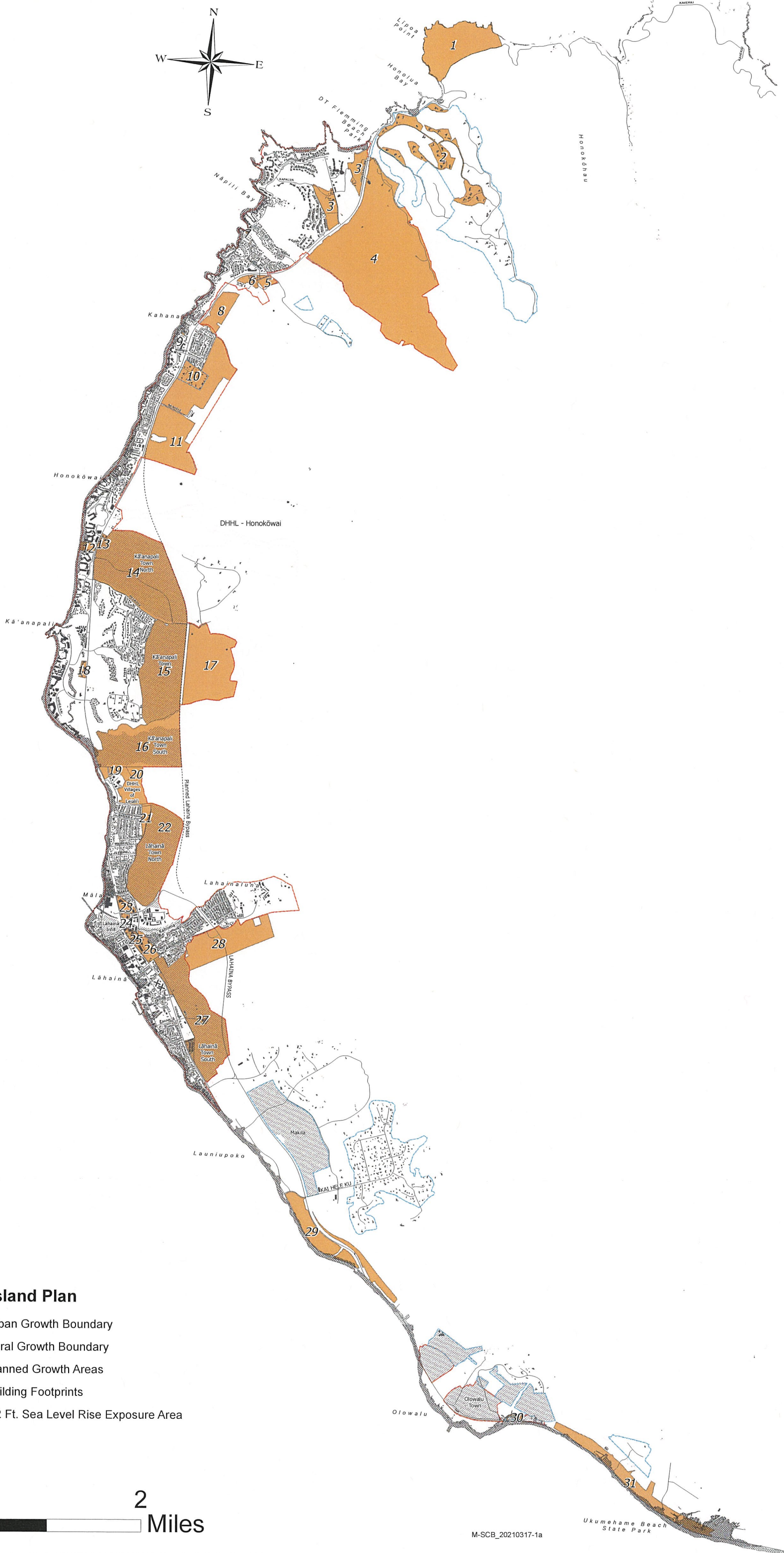
### ***Note on Gulches***

The 1996 West Maui Community Plan designated many gulches as Open Space. However, the mauka portions of gulches were not designated Open Space and some gulches were not designated Open Space at all. The methodology for designating gulches as Open Space in the 1996 Plan does not appear to follow a consistent methodology. Also, there are policies in the 1996 Plan supporting designating gulches as Open Space. The Department digitized the gulches using high resolution Pictometry imagery and digital elevation models to designate all gulches as Park/Open Space in the growth alternative maps.

### ***Note on Project Districts***

Existing undeveloped Project Districts remained designated Project District in the existing conditions map. They were mapped using the updated designations for the growth alternatives and by the CPAC and MPC.

# West Maui Community Plan - Map Change Areas



## Maui Island Plan

- Urban Growth Boundary
- Rural Growth Boundary
- Planned Growth Areas
- Building Footprints
- 3.2 Ft. Sea Level Rise Exposure Area

