

LU Committee

From: Ryan Churchill <ryanc@pacificrimland.com>
Sent: Wednesday, November 07, 2018 2:55 PM
To: LU Committee
Cc: Donald S. Guzman; Leilani Pulmano
Subject: LU 47 and LU48
Attachments: Testimony on LU28 181107.pdf; Testimony on LU47 181107.pdf

Please see attached testimony on LU 47 and LU48 for Thursday's committee meeting.

Thanks,
Ryan Churchill

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November 7, 2018

Councilmember Robert Carroll, Committee Chair
Council Land Use Committee
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Amending the Comprehensive Zoning Ordinance Relating to Resource Extraction or Processing (LU-48)

Dear Chair Carroll:

The subject ordinance proposes making changes to Title 19 of Maui County Code, to clarify the definitions and permitted uses for Resource Extraction and Resource Processing. We offer the following testimony for your consideration.

The definition of "resource processing" should be consistent with the definition of "resource extraction" and clarify that permitted grading and grubbing activities are not resource processing. To that end, we offer the following revisions to the definition, see Exhibit A.

Currently "rock, sand, gravel or earth excavation crushing or distribution" is not a permitted use in the M-2 Heavy Industrial zoning district and is only allowable in this district with a County Special Use Permit ("County SUP"). The proposed changes to the ordinance would outright allow these uses (proposed as either "resource extraction or resource processing") in the M-2 District. M-2 zoned lands are currently located in urban areas in Central and West Maui which are completely inappropriate for quarries or rock crushing and rock processing operations (near residential, office and retail establishments). There should be further analysis of the specific impacts of these uses on each M2-zoned parcel through the County SUP process instead of outright allowing it with the proposed changes. Suggested revisions are shown on Exhibit A.

Please contact me at 874-5263 if you have any questions or need any further clarifications.

Sincerely,

Ryan Churchill

Exhibit A

RECEIVED

November 1, 2018

2018 NOV -1 PM 4: 07

OFFICE OF THE
COUNTY COUNCIL

MEMO TO: LU-48 File

F R O M: Don S. Guzman, Councilmember



**SUBJECT: TRANSMITTAL OF LEGISLATIVE PROPOSAL RELATING TO
AMENDING THE COMPREHENSIVE ZONING ORDINANCE
RELATING TO RESOURCE EXTRACTION OR PROCESSING (PAF
18-002)**

The attached legislative proposal pertains to Item 48 on the Committee's agenda.

paf:jgk:18-002k

Attachment

ORDINANCE NO. _____

BILL NO. _____ (2018)

A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE,
RELATING TO RESOURCE EXTRACTION AND RESOURCE PROCESSING

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

SECTION 1. The purpose of this ordinance is to preserve, protect, and regulate the use of the County's finite natural resources by amending the definition of "resource extraction," adding a new definition of "resource processing," and restricting the extraction of sand.

SECTION 2. Section 19.04.040, Maui County Code, is amended by amending the definition of "resource extraction" to read as follows:

"Resource extraction" means [activities engaged in the exploration, mining and processing of natural deposits of rock, gravel, sand, and topsoil.] activities related to the mining or extraction of minerals, ores, soils, or other solid matter, including rock, gravel, sand, and topsoil, from below the natural grade primarily for purposes other than those directly related to preparation of the land for development; or land uses subject to the Federal Mine Safety and Health Act, title 30 United States Code section 802(h)."

SECTION 3. Section 19.04.040, Maui County Code, is amended by adding a new definition to appropriately inserted and to read as follows:

"Resource processing" means processing, preparation, cleaning, or other treatment of minerals, ores, soils, or other solid matter, including rock, gravel, sand, and topsoil, for commercial purposes, except where such solid matter is for use on the same site from which it was extracted or will otherwise remain on the same site from which it was extracted."

processed for the preparation of land for development and has been issued a grading or grubbing permit under MCC 20.08.

SECTION 4. Section 19.07.030, Maui County Code, is amended to read

as follows:

“19.07.030 Permitted uses. The following uses shall be permitted within the open space districts subject to the “special conditions”:

(Note: “x” means a permitted use in the category. An empty cell indicates that the use is not permitted in that category.)

Uses	OS-1	OS-2	Special [Conditions] conditions
A. Principal uses.			
1. Agriculture		x	No processing of products on premises.
2. Native Hawaiian traditional and customary uses	x	x	Customary and traditionally exercised subsistence, cultural, and religious uses in accordance with article XII, section 7, [of the] Hawaii State Constitution, and Hawaii case law.
3. Outdoor recreation		x	Limited to hiking; fishing; hunting; noncommercial tent camping; picnicking; equestrian activities; walking, jogging, and bicycling; and playfields with non-permanent seating. Uses not listed are not allowed as a principal use.
4. Park	x	x	OS-1 category: Limited to recreation, passive. OS-2 category: Not including golf courses. Not including commercial uses except when under the supervision of a government agency in charge of parks and playgrounds.

Uses	OS-1	OS-2	Special [Conditions] conditions
5. Passive land use	x	x	
6. Recreation, passive	x	x	
7. Restoration of cultural sites	x	x	Includes retention, restoration, or rehabilitation of buildings, sites, or cultural landscapes of historical or [archeological] <u>archaeological</u> significance.
B. Accessory uses.			
1. Assembly area		x	Includes only unenclosed and typically uncovered seating area in association with a park or outdoor recreation.
C. Special uses. The following uses and structures shall be permitted in the open space districts if a special use permit has been obtained pursuant to section 19.510.070 of this [code.] title.			
1. Agriculture	x	x	Agriculture within the OS-1 district and processing of agricultural products in the OS-2 district.
2. Cemetery		x	
3. Outdoor recreation	x	x	Outdoor recreation within the OS-1 district. Commercial tent camping, motorized recreational vehicles and playing fields with permanent seating are not permitted in the OS-1 district and a special use permit is required for these uses in the OS-2 district.
4. Park	x		Uses not permitted as a principal use; but not including golf courses, and not including commercial uses except

Uses	OS-1	OS-2	Special [Conditions] conditions
			when under the supervision of a government agency in charge of parks and playgrounds.
5. Resource extraction		x	Limited to the Island of Lanai only; [and limited to the extraction of natural material only; no processing permitted on site.] <u>provided that the extraction of sand, as defined in section 20.08.020 of this code, in excess of 100,000 cubic yards, for financial gain shall require a conditional permit.</u>
6. Structure	x	x	Facilities associated with a principal use or approved special use, such as restrooms, information kiosks, required off-street parking, solar systems, and equipment sheds. Subject to the plan conditions of section 19.07.060.

”

SECTION 5. Section 19.25.020, Maui County Code, is amended to read as follows:

“19.25.020 Permitted uses. Within the M-3 restricted industrial district, no building, structure, or premises shall be used, and no building or structure hereafter erected, structurally altered, replaced, or enlarged except for one or more of the following uses:

Uses	Notes and exceptions
Acetylene gas manufacture or bulk storage	

Uses	Notes and exceptions
Acid manufacture	
Alcohol manufacture	
Ammonia, bleaching powder, or chlorine manufacture	
Asphalt manufacture of refueling and asphaltic concrete plant	
Automobile wrecking	
Blast furnace or coke oven	
Boiler and steel works	
Brick, tile, or terra cotta manufacture	
Canneries	
Cement, lime, gypsum, or plaster of paris manufacture	
Chemical manufacture	
Concrete or cement products manufacture	
Crematories, morgues	
Energy systems, power plants, substations, and utility facilities, major	
Explosives manufacture or storage	
Factories	
Fertilizer manufacture	
Fish canneries	
Foundries	
Freight classification yard (railroad)	
Garbage, offal, or dead animals reduction or dumping	
Gas manufacture	
Glue manufacture	
Heavy equipment storage, servicing, and sales	
Junk establishment used for storing, depositing, or keeping junk or similar goods for business purposes	
Landfill, solid waste processing, and disposal	
Lime kilns	
Lumber yard and wood treatment facilities	
Machine shops	
Oilcloth or linoleum manufacture	
Oil storage plants	

Uses	Notes and exceptions
Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture	
Petroleum or biofuel product manufacturing or wholesale storage of petroleum or biofuels	
Petroleum refinery	
Planing mill	
Plastic manufacture	
Quarry or stone mill	
Railroad repair shops	
Recycling processing facilities or material recycling and recovery facilities	
[Rock, sand, gravel, or earth excavation, crushing or distribution] <u>Resource extraction</u>	<u>The extraction of sand, as defined in section 20.08.020 of this code, in excess of 100,000 cubic yards, for financial gain shall require a conditional permit.</u>
<u>Resource processing</u>	
Rolling mills	
Saw mill	
Ship works	
Slaughter of animals	
Soap manufacture	
Stock yard or feeding pens	
Sugar mills and refineries	
Tannery or the curing or storage of raw hides	
Telecommunication towers, [antenna] antennae, and equipment	
Utility facilities, major	
Wood treatment plants	
In general, those uses [which] <u>that</u> may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like, and not allowed in any other district	Provided, however, that any use not specified in this section shall not be permitted unless approved by the planning director as conforming to the intent of this [title] <u>chapter</u> .

”

SECTION 6. Section 19.26.020, Maui County Code, is amended to read

as follows:

"19.26.020 Permitted uses. Within the M-2 heavy industrial district, no building, structure, or premises shall be used and no building or structure hereafter erected, structurally altered, replaced, or enlarged except for one or more of the following uses:

Uses	Notes and exceptions
Any use permitted in the B-1, B-2, and B-3 business districts and M-1 light industrial district; provided, however, that no building, structure, or portion thereof shall be hereafter erected, converted, or moved onto any lot in an M-2 heavy industrial district for dwelling purposes, including hotels, motels, or apartments except living quarters used by watchmen or custodians of an industrially used property	
Alcohol manufacture	
Automobile wrecking, if conducted within a building	
Boiler and steel works	
Brick, tile, or terra cotta manufacture	
Canneries except fish canneries	
Chemical manufacture	
Concrete or cement products manufacture	
Factories	
Foundries	
Freight classification yard (railroad)	
Junk establishment used for storing, depositing, or keeping junk or similar goods for business purposes	Such establishment shall not be nearer than 8 feet from any other property line for the storage of the junk or similar goods except in buildings entirely enclosed with walls
Lime kilns which do not emit noxious and offensive fumes	
Lumber yard	
Machine shops	
Material recycling and recovery facilities	
Oilcloth or linoleum manufacture	
Oil storage plants	

Uses	Notes and exceptions
Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture	
Petroleum products manufacture or wholesale storage of petroleum	
Planing mill	
Plastic manufacture	
Railroad repair shops	
Resource extraction	The extraction of sand, as defined in section 20.08.020 of this code, in excess of 100,000 cubic yards, for financial gain shall require a conditional permit.
Resource processing	
Rolling mills	
Ship works	
Soap manufacture	
Sugar mills and refineries	
Utility facilities, major	
In general, those uses [which] that may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like, and not allowed in any other district	Provided, however, that any use not specified in this section shall not be permitted unless approved by the planning director as conforming to the intent of this [title] chapter.

SECTION 7. Section 19.26.040, Maui County Code, is amended to read

as follows:

“19.26.040 Special uses. The following uses and structures shall be permitted in the M-2 heavy industrial district provided a County special use permit, pursuant to section 19.510.070[, Maui County Code,] of this title has first been obtained.

Special uses
Acetylene gas manufacture or bulk storage
Acid manufacture
Ammonia, bleaching powder, or chlorine manufacture
Asphalt manufacture of refueling and asphaltic concrete plant
Blast furnace or coke oven
Cement, lime, gypsum, or plaster of paris manufacture
Crematories

Creosote treatment plants
Explosives manufacture or storage
Fertilizer manufacture
Fish canneries
Garbage, offal, or dead animals reduction or dumping
Gas manufacture
Glue manufacture
Petroleum refinery
Quarry or stone mill
[Rock, sand, gravel, or earth excavation, crushing or distribution]
Saw mill
Slaughter of animals
Stock yard or [deeding] feeding pens
Tannery or the curing or storage of raw hides

Add: Resource extraction, the extraction of sand, as defined in section 20.08.020 of this code, in excess of 100,000 cubic yards, for financial gain shall require a conditional permit. SECTION 8. Section 19.30A.060, Maui County Code, is amended by

Add: Resource processing amending subsection A to read as follows:

“A. The following uses and structures are permitted in the agricultural district if a special use permit, as provided in section 19.510.070 of this title, is obtained; except that if a use described in this section also requires a special permit as provided in chapter 205, Hawaii Revised Statutes, and if the land area of the subject parcel is fifteen acres or less, the State special permit shall fulfill the requirements of this section:

1. Additional farm dwellings beyond those permitted by subsection 19.30A.050(B)(1).
2. Farm labor dwellings that do not meet the criteria of subsection 19.30A.050(B)(2).
3. Commercial agricultural structures that do not meet the standards and restrictions of this chapter.
4. Public and quasi-public institutions that are necessary for agricultural practices.
5. Major utility facilities as defined in section 19.04.040 of this title.
6. Telecommunications and broadcasting [antenna.] antennae.
7. Open land recreation uses, structures, or facilities that do not meet the criteria of subsection 19.30A.050(B)(10), including commercial camping, gun or firing ranges, archery ranges, skeet shooting, paint ball, bungee jumping, skateboarding, rollerblading, playing fields, and accessory buildings and structures. Certain open land

recreation uses or structures may also be required to obtain a special permit as provided in section 205-6, Hawaii Revised Statutes. The following uses or structures are prohibited: airports, heliports, drive-in theaters, country clubs, drag strips, motor sports facilities, golf courses, and golf driving ranges.

8. Cemeteries, crematories, and mausoleums.

9. Churches and religious institutions.

10. ~~[Mining and resource]~~ Resource extraction[.]; provided that the extraction of sand, as defined in section 20.08.020 of this code, in excess of 100,000 cubic yards, for financial gain shall require a conditional permit.

11. Resource processing.

~~[11.]~~ 12. Landfills.

~~[12.]~~ 13. Solar energy facilities that are greater than fifteen acres.”

SECTION 9. 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 10. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND
LEGALITY:



RICHELLE M. THOMSON
Department of the Corporation Counsel
County of Maui

paf:jgk:18-0021