

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND SUSTAINABLE LAND
USE COMMITTEE

September 2, 2022

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning and Sustainable Land Use Committee, having met on May 25, 2022, August 3, 2022, and August 18, 2022 makes reference to Bill 66 (2022) entitled, "A BILL FOR AN ORDINANCE AMENDING SECTION 19.06.02, MAUI COUNTY CODE, ADOPTING DIGITAL ZONING MAP (4) AS THE OFFICIAL ZONING MAP FOR THE ISLAND OF MAUI."

Bill 66's purpose is to adopt an amended digital zoning map (4) as the official zoning map for the island of Maui.

Your Committee notes digital zoning map (3) was adopted by the Council at its meeting of March 18, 2022 (Ordinance 5363) as the official zoning map for the island of Maui. Bill 66 incorporates further revisions in map (3) into a new map (4).

By correspondence dated May 19, 2022, the Chair of your Committee transmitted a proposed CD1 version of Bill 66 incorporating zoning amendments for 13 parcels to P-2 Public/Quasi Public District and correcting references from digital zoning map (3) to map (4).

Your Committee discussed four parcels in South Maui, including the Kihei Fire Station be removed from map (4) due to concerns with sea-level rise. Your Committee agreed that community input on the zoning of these parcels should occur during the South Maui Community Plan update.

Your Committee also discussed removing Kula Hospital and Kamehameha Schools Maui due to concerns by Kula residents regarding allowable building heights.

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Your Committee discussed amending Bill 66 to address community concerns with the P-2 Public/Quasi Public District height limit of 90 feet by proposing a change in zoning of the 13 parcels to the P-1 Public/Quasi Public District height limit of 40 feet.

A representative from the Department of Planning said there may be other properties, in addition to the 13 parcels, that are incorrectly zoned or may need to be removed altogether from the P-2 Public/Quasi Public District and recommended Bill 66 be filed.

Your Committee supported improved changes in zoning procedures, including batching parcels for the Council's future consideration, and prompt notification of neighbors for community input on proposed changes in zoning.

Your Committee voted 9-0 to recommend filing of Bill 66 (2022). Committee Chair Paltin, Vice-Chair King, and members Johnson, Kama, Lee, Molina, Rawlins-Fernandez, Sinenci, and Sugimura voted "aye."

Your Planning and Sustainable Land Use Committee RECOMMENDS that Bill 66 (2022) be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



TAMARA PALTIN, Chair