

AH Committee

From: Michele McLean <Michele.McLean@co.maui.hi.us>
Sent: Monday, February 11, 2019 5:26 PM
To: AH Committee
Cc: Buddy Almeida; David Goode; Linda Munsell; Leslee D. Matthews; Stacey L. Vinoray
Subject: AH-17(2)
Attachments: AH February 13 2019 revised.pptx

Aloha Affordable Housing Committee,

Attached please find a PowerPoint presentation for the Planning Department's portion of the discussion at your February 13 meeting.

When it is loaded on the laptop in the Chamber, please be sure to load the "live" version so that the animations are intact :)

If you have any questions or need additional information, please let me know.

See you on Wednesday,
Michele.

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Affordable Housing Committee

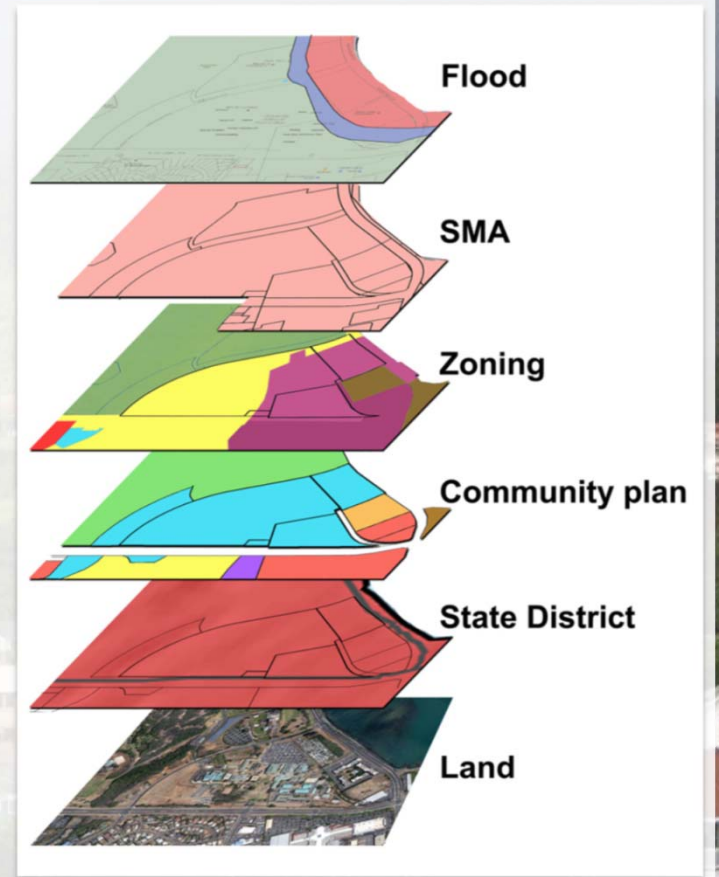
AH-17(2)

February 13, 2019



Land Use Entitlements for Affordable Housing: Planning Department

- What are entitlements?
 - State Land Use
 - Community/Island Plan
 - Zoning
 - Special Designations:
 - SMA
 - Flood
- EA triggers
 - Use of state or county lands or funds



Discretionary Approvals: Typical



- State Land Use District Boundary Amendments >15 acres are decided by the State Land Use Commission
- State Land Use District Boundary Amendments <15 acres , Community and Island Plan Amendments, and Changes in Zoning are decided by the County Council*
- Special Management Area Use Permits are decided by the Planning Commission, which also makes recommendations to the County Council on other land use changes



Discretionary Approvals: Fast-Track



- Planning (and other agencies) review and comment; no planning commission public hearing or review*
- Waivers can relate to zoning, community plan and island plan:
 - Lot size, unit density, building height, setbacks, etc.
 - Uses, design, policies
- Better to specify what the uses, design, policies and standards are rather than what they are not
- State land use district boundary amendment still needed (?) but application process is waived
- SMA*, flood, environmental review* and other requirements and processes still apply and cannot be waived

Recap for Planning

- No processing of application
- No commission public hearing or review*
 - possible commission review or comment on EA**
- Comment on requested waivers
 - primary concern is good design and livability
 - need to know what uses and standards apply
 - need to be enforceable
- One review by full Council by resolution
 - two if there is a DBA bill
- SMA* and environmental reviews** still required



Mahalo!

Any questions?