

PSLU Committee

From: Kathleen Aoki <Kathleen.Aoki@co.maui.hi.us>
Sent: Tuesday, February 11, 2020 2:05 PM
To: PSLU Committee
Subject: Powerpoint presentation for the February 12, 2020 PSLU Committee meeting
Attachments: PSLU Presentation_02122020.pdf

Aloha,

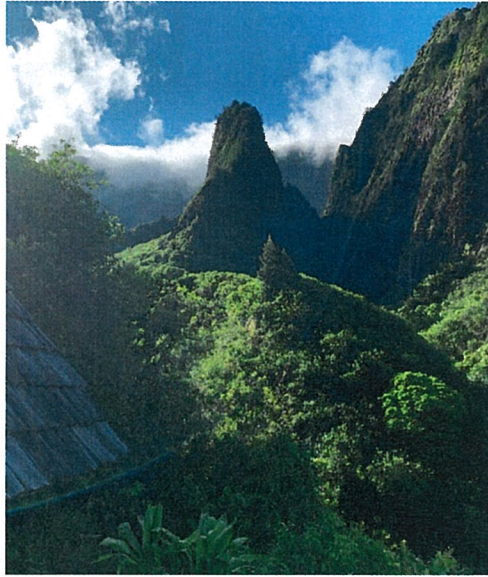
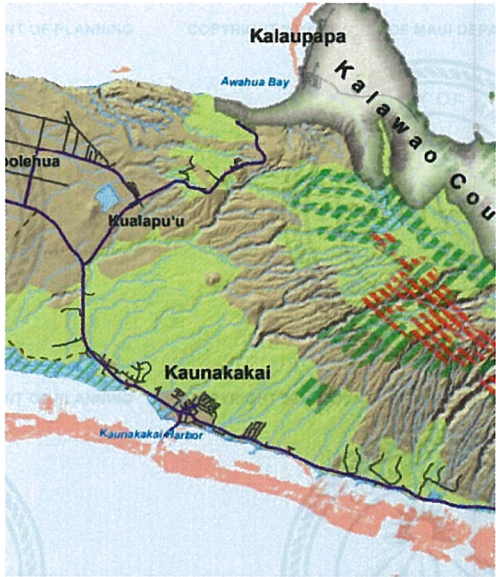
Please find attached the presentation for the February 12, 2020 PSLU Committee meeting.

Mahalo.



Title 19 Zoning Rewrite

PROJECT OVERVIEW

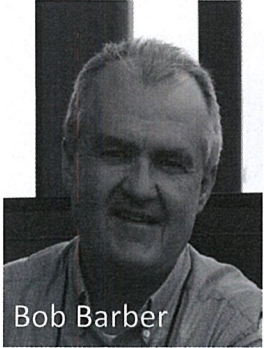


PRESENTATION CONTENTS

- The consulting team
- Review of the audit findings and recommendations
- Overview of the T19 Rewrite project
 - Team
 - Approach
 - Process
 - Schedule
- Roles and responsibilities
- Discussion



ORION PLANNING + DESIGN



Bob Barber



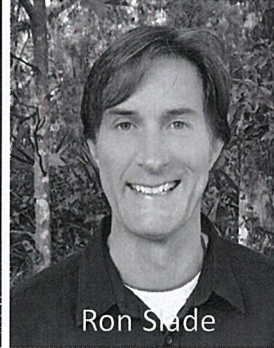
Oliver Seabolt



Carol Rhea



Allison Mouch



Ron Slade

The Consulting Team

CARLSMITH BALL



Puananionaona
P. Thoene



Jennifer Lim



Steve Lim



Craig Nakamura

RUNDELL ERNSTBERGER



Cynthia Bowen



Adam Peaper

PBR HAWAII



Kimi Yuen



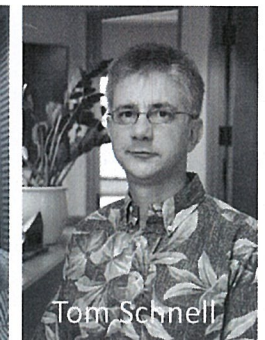
Ramsay Taum



Kalei Perkins

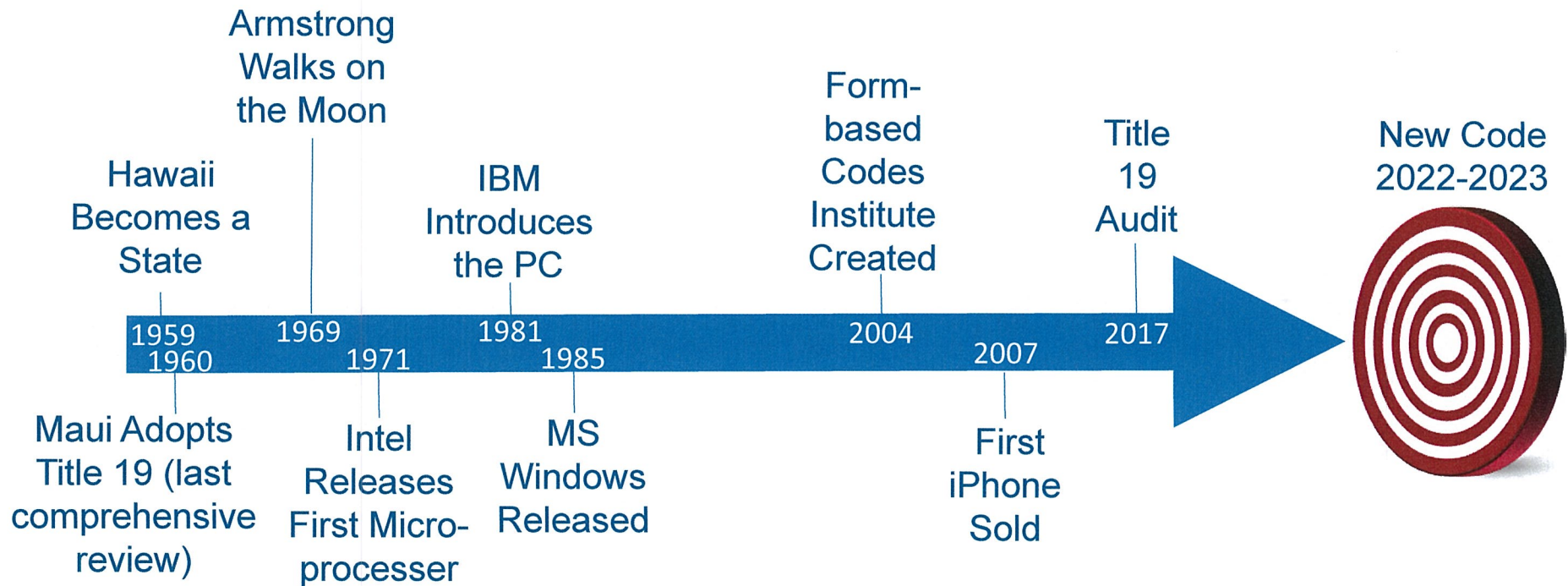


Malachi
Krishok



Tom Schnell

HOW OLD IS TITLE 19?



THE AUDIT—2017 to 2018

The Purpose of the Audit

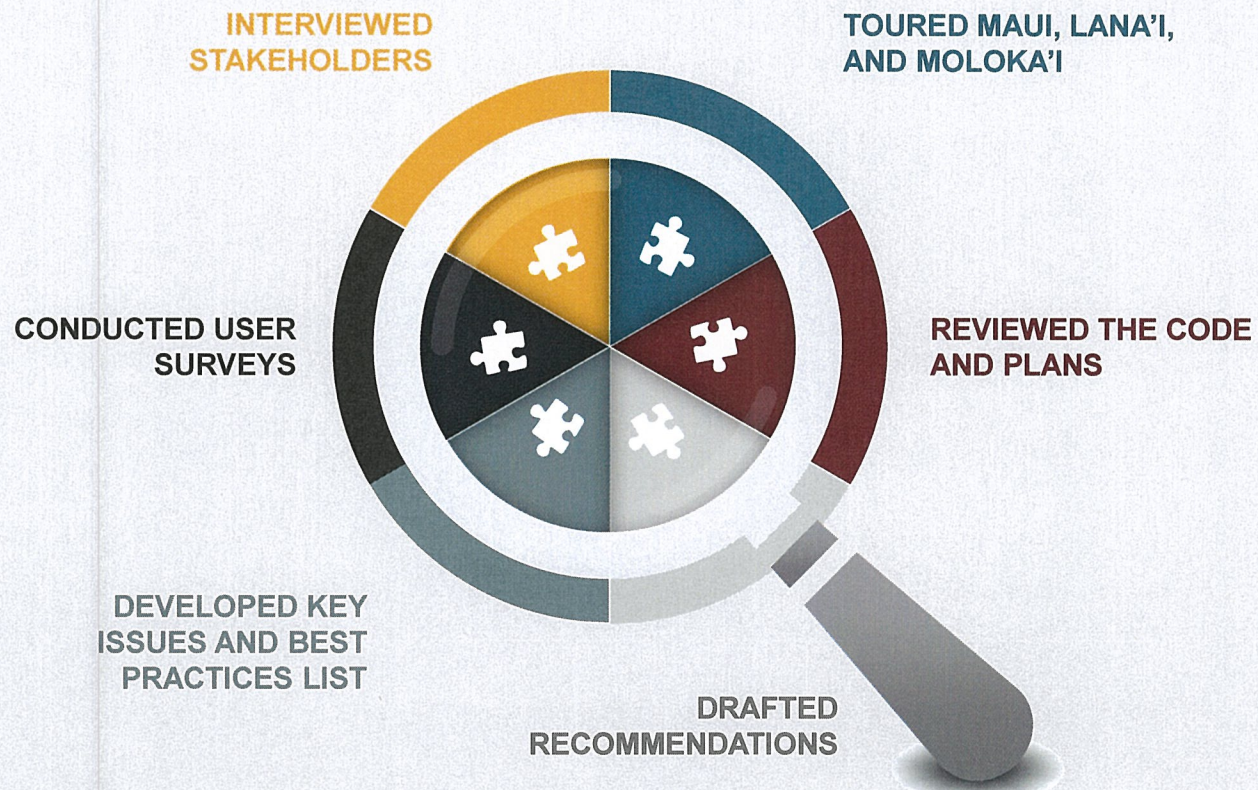
The code framework is obsolete

To determine how the code can be improved

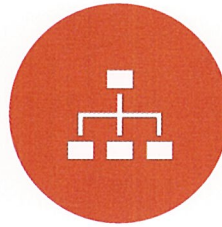
To determine how the current code does or does not work with plans

To explore how contemporary best practices could help Maui

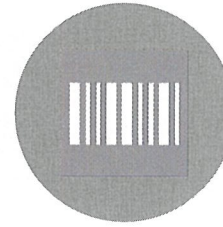
AUDIT ACTIVITIES



AUDIT - KEY FINDINGS



CODE ORGANIZATION
AND READABILITY IS
WEAK



THE CODE LACKS
FLEXIBILITY



PROCESSES AREN'T
CLEAR AND
TRANSPARENT



TEXT AND MAPS ARE
DIFFICULT TO READ AND
ACCESS



HOUSING IS
UNAFFORDABLE FOR
MANY, MANY PEOPLE

AUDIT - KEY FINDINGS



MAUI IS AUTO-CENTRIC
AND T19 ADDS TO
CONGESTION



INTERIM AND STACKED
ZONING PRODUCE
UNDESIRABLE
OUTCOMES



HISTORIC BUILDINGS
FACE OBSTACLES UNDER
T19



SHORT-TERM RENTAL
REGULATIONS ARE
BURDENSOME



THERE IS LITTLE
CONTEXTUAL DESIGN
OR PLACEMAKING



AGRICULTURAL ZONING
PRACTICES AREN'T
WORKING

AUDIT - KEY RECOMMENDATIONS



Create a simplified, hybrid code



Promote housing choice and affordability



Address specific use needs and issues

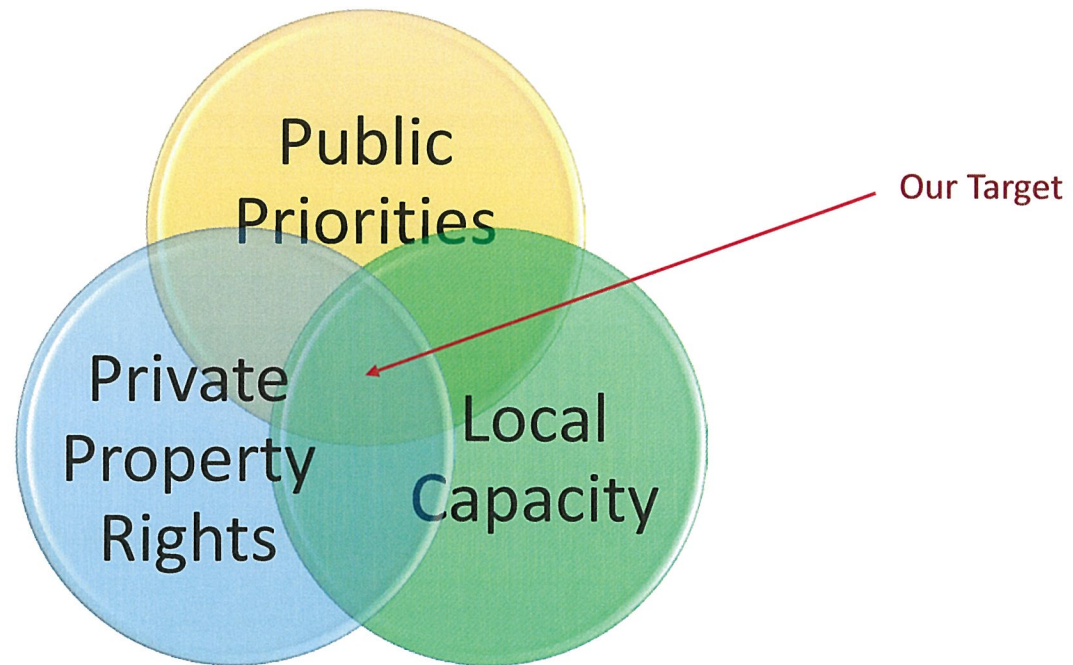


Create multimodal mobility standards



Revise plan content and process

Zoning is a Balancing Act





CODE ORGANIZATION



Code Organization Uses

Current T19

19.18.020 - Permitted uses.

Within the B-2 community business district, the following uses shall be permitted:

Permitted uses	Criteria or limitations
Amusement and recreational activities	
Animal hospitals including boarding	
Auditoriums, theaters, and gymnasiums including fitness centers, private clubs, and dance halls	
Automobile services	Provided all automobile repair operations are conducted wholly within a completely enclosed building; and provided further, that tire rebuilding or battery manufacturing shall not be permitted
Automobile upholstery shops	
Awning or canvas shops	
Baseball, football and other sports stadiums or activities	
Bed and breakfast homes, in a lawfully existing single-family dwelling	Subject to the restrictions and standards of section 19.64.030 of this code
Buildings and premises used, owned or operated by government agencies, including community centers	
Catering establishments	
Communication equipment, antenna or	

Alternate

PERMITTED USES TABLE															
Use	Zoning District														
	Residential							Commercial			Employment			Special Districts	
	RR	R-12	R-8	RM-8	RM-4	RH	HH	NC	CC	RC	I-1	I-2	ORC	VMU	PUD
Agriculture															
Agriculture	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential															
Duplex	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P
Manufactured home	C	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Multifamily, four or fewer units	-	-	-	-	P	P	-	-	-	-	-	-	-	P	P
Multifamily, more than four units	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P
Upper Floor Residential	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P
Single family	P	P	P	P	P	P	-	-	-	-	-	-	-	P	P
Boarding house	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-
Commercial															
Automobile body repair and painting	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-
Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Commercial printing	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-
Building material sales	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-



Code Organization - Dimensional Standards

Current T19

19.18.050 - Development standards.

The development standards in the B-2 community business district shall be as follows:

	B-2	Notes and exceptions
Minimum lot area (square feet)	6,000	
Minimum lot width (in feet)	60	
Maximum building height (in feet)	90	Except that vent pipes, fans, chimneys, antennae, and equipment used for small-scale energy systems on roofs shall not exceed one hundred feet
Floor area ratio	200%	
Minimum yard setback (in feet)		
Front	None	
Side and rear	0 or the same as the adjoining	

Alternate

Table 19-5.1-1: Table of Dimensional Standards

District or Use	Lots			Setbacks Minimum (feet)			Height Maximum (feet) ^a
	Max. Density and Min. Lot Area (sq. ft.)	Min. Width (feet)	Max. Coverage (percent)	Front ¹	Side	Rear	
RESIDENTIAL DISTRICTS							
R-6	6,000	40	40	20	5	15	35
R-9	9,000	60				15	
RM-1	10 units/acre	40 for single-family detached; None for all other	40	20	5 for single-family detached and duplex; 15 for other uses	15	40 ²
RM-1.5	15 units/acre						
RM-2 and RM-3	20 units/acre						
High-rise apartments in RM-3 and OD	1 acre min.	150	25 ³	25	25	25	None ⁴
Nonresidential uses in all residential districts	None	None	40	25	15	15	40 ²
Accessory structures			50% of principal structure	NP	5	5	20 ⁵



CODE CONTENT



Code Content - District List

Current T19

Draft List of Current Zoning Districts 2020

Residential Districts	R-0	19.09
	R-1	19.08
	R-2	19.08
	R-3	19.08
Two Family (Duplex) District (I listed this for clarity but you can delete)	D-1	19.10
	D-2	19.10
Apartment District (ditto above)	A-1	19.12
Hotel Districts	A-2	19.12
	H-1	19.14
	H-M	19.14
	H-2	19.14
Business Districts	Hotel	19.14
	B-1	19.18
	B-2	19.18
	B-3	19.20
	B-R	19.22
	B-CT	19.15
Industrial Districts	SBR	19.11
	M-1	19.24
	M-2	19.26
Agricultural District	M-3	19.25
	AG	19.30A
Park Districts	PK	19.27A
Project Districts	GC	19.27A
	Kihei-Makena PD 2 (Kihei Gateway Park Project)	19.89
	Kihei-Makena PD 5	19.74
	Kihei-Makena PD 8 (Palaua)	19.91
	Kihei-Makena PD 9 (Wailea 670)	19.90A
	Lahaina PD 1	19.73
	Lanai PD 1	19.70
	Lanai PD 2	19.71
	Makawao-Pukalani-Kula PD 1	19.75
	Waialeale Project District South	19.95

	Wailuku-Kahului PD 1 (Maui Lan)	19.78
	Waikapu Country Town District (NEW)	19.96
	Wailuku-Kahului PD 2 (Piipahana)	19.79
	Wailuku-Kahului PD 3 (Wailuku)	19.80
	Wailuku-Kahului PD 4 (Waiphe'e)	19.81
	Wailuku-Kahului PD 5 (Maui Tropical Plantation)	19.86
	West Maui PD 2 (Kapalua Mauka)	19.92
	West Maui PD 3 (Kaanapali-North Beach Mauka)	19.94
	West Maui PD 5 (Pulelehua)	19.93
	County Rural	19.29
Rural Districts	RU-0.5	19.29
	RU-1	19.29
	RU-2	19.29
	RU-5	19.29
	RU-10	19.29
Open Space Districts	OS-1 (Passive)	19.07
	OS-2 (Active)	19.07
Historic Districts	HD 1	19.50
	HD 2	19.50
	HD 3	19.50
Public/Quasi-Public	P-1	19.31
	P-2	19.31
Other Districts	Maui Research & Technology Park District (this may be more appropriate under the project district heading)	19.38
	Kihei Research & Technology Park District (this may be more appropriate under the project district heading)	19.33
	Napili Bay Civic Improvement District	19.60
	Airport District	19.28
	Planned Development (affects density of residential, duplex and rural residential districts) Carol, not sure if you want to remove this, it's not a zoning district.	19.32
	Interim District	19.02A
	Urban Reserve	19.69

*Plus Wailuku Redevelopment Area Zoning and Development Code

Code Content — District Description

Current T19

19.71.020 - Residential PD-L/2.

A. Permitted Uses. Within the residential districts, the following uses shall be permitted:

1. Principal uses:
 - a. Single-family detached dwellings;
 2. Accessory uses and structures;
 3. Special accessory uses:
 - a. Green houses,
 - b. Accessory dwelling for a lot with .5 acre or more, subject to the provisions of chapter 19.35.
- B. Development standards for residential districts shall be:
1. Minimum lot area, six thousand square feet;
 2. Minimum lot width, sixty feet;
 3. Minimum building setback:
 - a. Front yard, fifteen feet,
 - b. Side yard, six feet, ten feet for the second story of a structure,
 - c. Rear yard, six feet, ten feet for the second story of a structure;
 4. Maximum overall net density, two and one-half units per acre;
 5. Maximum height, two stories not to exceed thirty feet.

(Ord. 1580 § 1 (part), 1986)

19.71.030 - Multifamily PD-L/2.

A. Permitted Uses. Within multifamily districts, the following uses shall be permitted:

1. Principal uses:
 - a. Single-family detached buildings,
 - b. Apartment houses,
 - c. Duplexes;
 2. Accessory uses and structures.
- B. Development standards for multifamily districts shall be:
1. Minimum lot area, one acre;
 2. Minimum lot width, one hundred ten feet;
 3. Minimum building setback:

Alternate

SECTION 2.21 HEAVY INDUSTRY (IH)

A. PURPOSE

The purpose of this district is to provide places where the manufacturing, processing, storage, and distribution of goods and services can occur freely with limited impacts to adjacent districts related to noise, dust, odor and clutter. The district accommodates a range of commercial and industrial uses, including heavy manufacturing, processing, fabrication, solid waste disposal, power generation, pipeline terminals, and similar uses requiring separation and buffering from less intensive land use and development. Development is sited away from streams, riparian corridors, and wetlands to protect sensitive natural features, waterways, and fish and wildlife habitat and movement corridors. District character is varied but generally defined by large acreage and moderate to large building footprints depending on the use. These districts are located along arterial roads, near or adjacent to rail, with connectivity to other areas in the community by transit and non-motorized facilities.



Typical Development Example

B. PERMITTED BUILDING TYPES

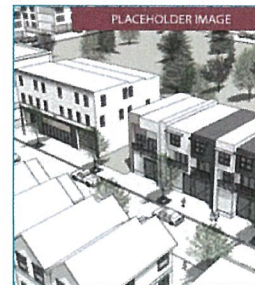
The following is a list of permitted building types allowed within the district. Blah. Blah.

B.1 Permitted Building Types

General Building	See Section x.x
Industrial Building	See Section x.x
Accessory Building	See Section x.x
Commercial	See Section x.x

C. PERMITTED USES

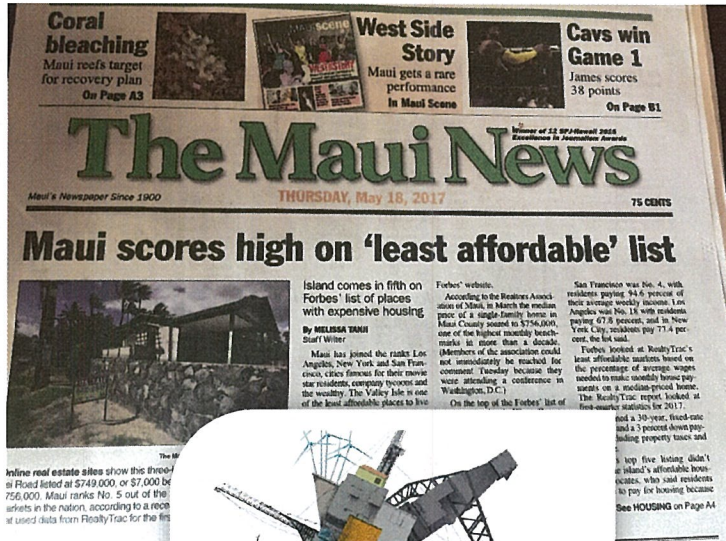
See Section x.x



Permitted Building Type Example

PLACEHOLDER IMAGE

D.1 & D.2 — LOT DIMENSIONS AND BUILDING PLACEMENT EXAMPLE



Big Oil has a do-or-die decade ahead because of climate change

The 2020s are poised to be to energy firms what the 2010s were to utilities—disruptive

Issues

"[climate change] will be a growing negative credit factor for issuers without sufficient adaptation and mitigation strategies..."

Moody's

- Affordable housing
- Short-term rentals
- Historical/cultural preservation & respect
- The future of agriculture
- Mobility options
- Climate adaptation



T19 Roles and Responsibilities

Maui County

- Support the rewrite process
- Build support for a consolidated county code
- Commit to being involved and helping with engagement—who, what, why, when, how, where?
- Share your thoughts and vision for the code update. What would make your lives easier in interpreting and administering the code?
- Help us control the message and misinformation that is likely to circulate
- Provide timely and relevant input—review materials

Consulting Team

- Lead the rewrite process
- Finalize a public engagement plan
- Interview stakeholders; public
- Work with staff, the AG, PCs, and CC
- Create information pieces for the project website
- Provide best practice examples and suggest solutions
- Draft the code
- Draft a User's Guide
- Launch an online version of the code

Anticipated Project Process

Current code issues and direction

First draft

Second draft

Third draft

Adoption process

User's Guide and Workshops



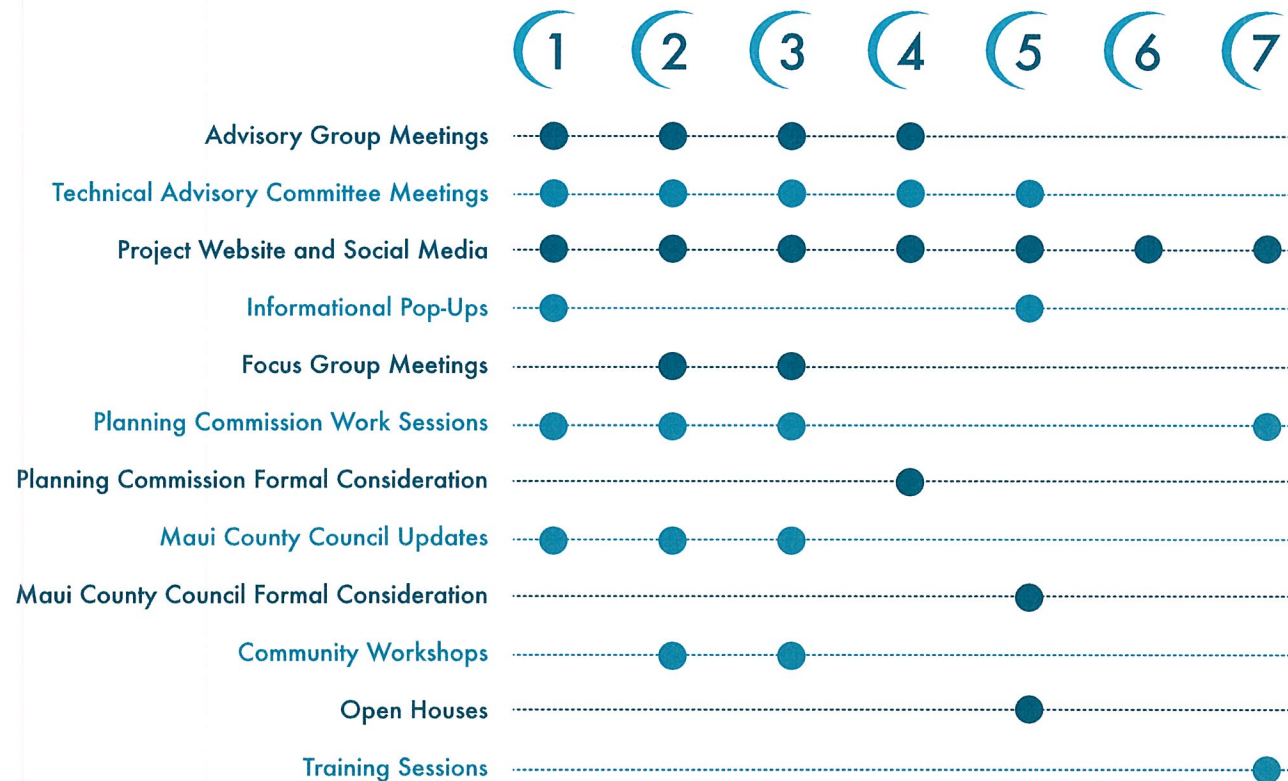
GENERAL PROJECT SCHEDULE



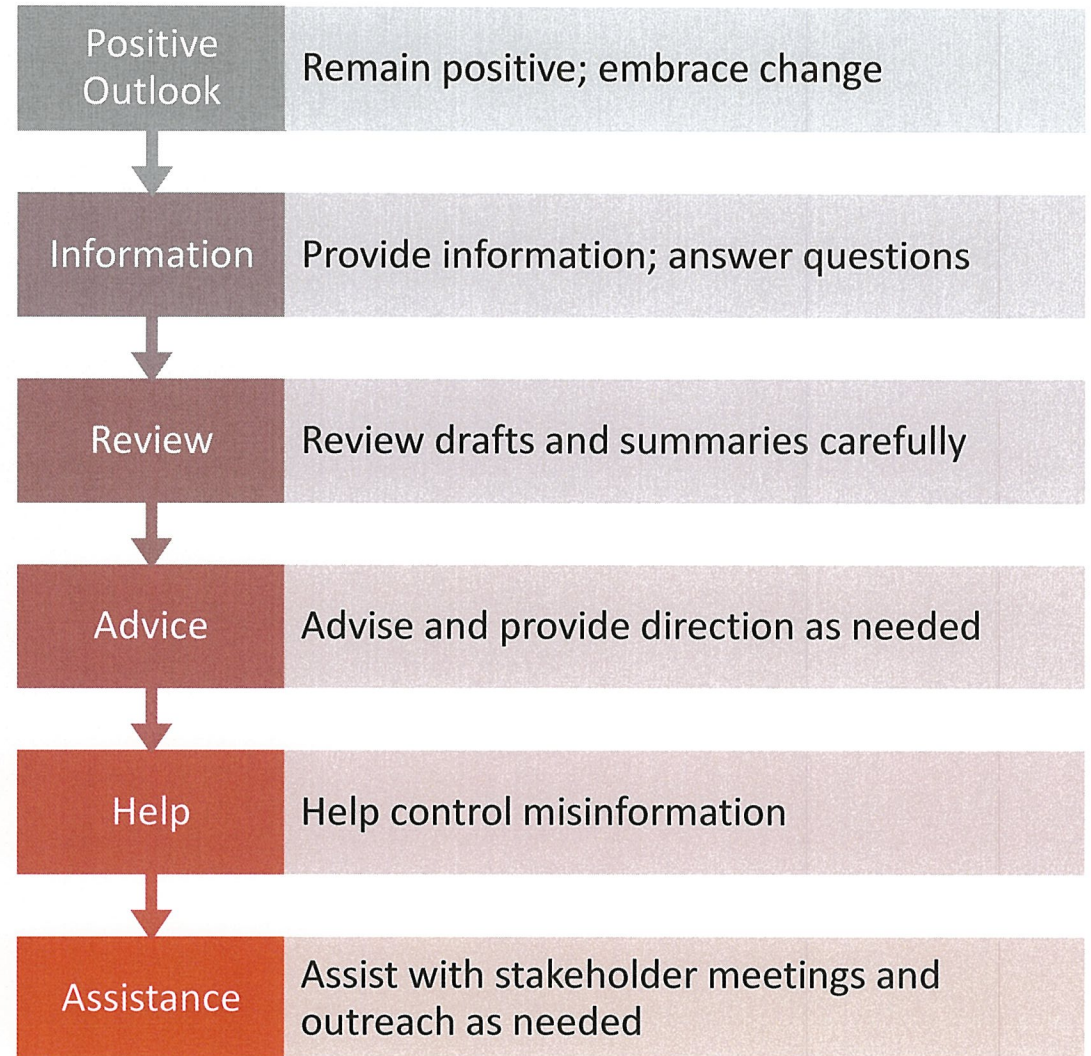
Public Engagement

Phases

PUBLIC ENGAGEMENT SCHEDULE



What We Need From You *Generally*



Discussion & Questions

- How have you struggled with the code?
- What are the most common complaints you hear?
- Is there anything about the code you don't want to see changed? Why?

