

PSLU Committee

From: Kathleen Aoki <Kathleen.Aoki@co.maui.hi.us>
Sent: Wednesday, October 20, 2021 6:48 PM
To: PSLU Committee
Subject: Digital Zoning Map (3) for Maui (PSLU-36)
Attachments: PSLU Oct 21 2021.pdf

Aloha,

Please find attached the Department of Planning's presentation for Digital Zoning Map (3) for Maui, PSLU-36, for the PSLU Committee's October 21, 2021 meeting.

Mahalo.

Digital Zoning Project

DSSRT: Dead Sea Scrolls Replacement Team

Maui Digital Zoning Map (3)

Planning and Sustainable Land Use
Committee Meeting
via Blue Jeans video conferencing
October 21, 2021



Why did we create digital maps?

- Age, poor quality, and lack of detail of original paper maps.
- No single complete set of maps for the island. Zoning is a patchwork of State Interim ordinance, original 1960's Land Zoning Maps for urban areas, County Agricultural and Rural zoning ordinances and individual zoning changes.
- Greater public access to accurate zoning information.
- Anticipated reduction in zoning determinations by department staff
(public can look online for themselves; confirmation forms then completed by staff if needed)
- Digital zoning will play a key role in the upcoming County online permitting process (aka "MAPPS" – Maui Automated Planning and Permitting System).

Digital Zoning Maps for Maui, Lānaʻi, and Molokaʻi

- **Given the complexity of the project, the Department has presented a digital map for each island individually.**
 - **A digital map for Maui was adopted by the Maui County Council in October 2018, with an update (Map 2) adopted in November 2019.**
 - **A digital map for Lānaʻi was adopted in August 2020.**
 - **A draft map for Molokaʻi was presented to, and recommended for approval by, the Molokaʻi Planning Commission in May 2021, and by the Maui County Council Planning and Sustainable Land Use Committee in September 2021**

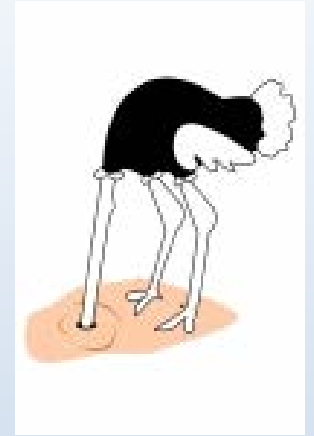
Why are we here today?

- There are thousands (~40,000) of parcels on Maui. There are also many, many parcel lines and zoning categories that needed and continue to need adjusting.
- As anticipated and shared with the commissions and council in 2017 and 2018, the Planning Department continues to make adjustments and updates to the digital map. This will be an ongoing process for each map with less and less updates as the maps are refined.
- Maui Digital Zoning Map (3) contains two corrections. One correction is on a parcel located in Hana and the other is in Paia. We are seeking your recommendation to make these corrections and adopt Map (3).

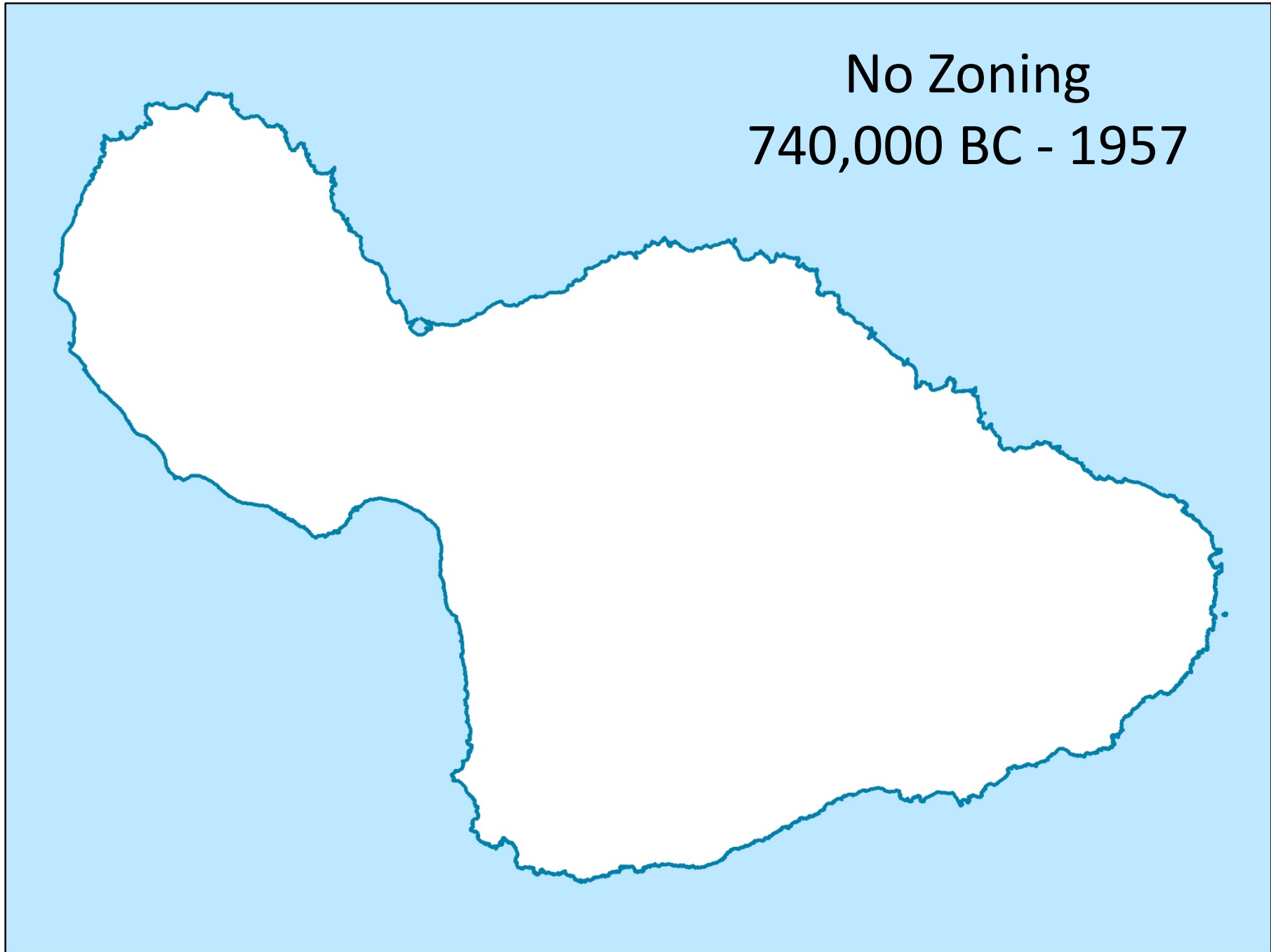
Hana Advisory Committee recommendation

- At their meeting on July 15, 2021, the Hana Advisory Committee recommended correcting the error for the parcel located in Hana and adopting the bill for Maui Digital Zoning Map (3).
- At their meeting on August 10, 2021, the Maui Planning Commission recommended approval of the two proposed corrections and corresponding bill for Map (3)
- All proposed zoning recommendations for this digital zoning map are consistent with underlying Community Plan designations.

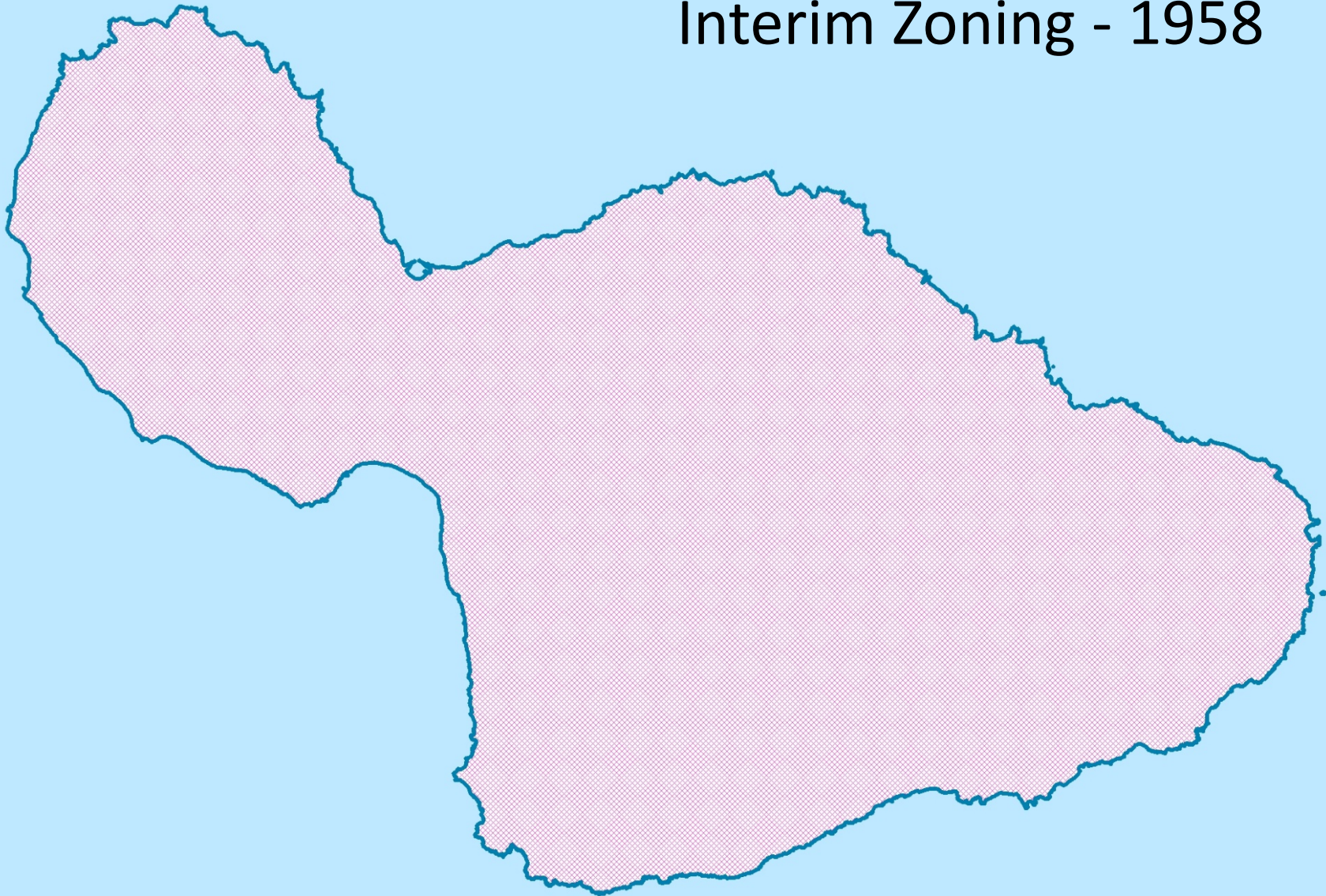
And now we present the history of
zoning maps for Maui
and the Department's draft
Maui Digital Zoning Map (3)



No Zoning
740,000 BC - 1957

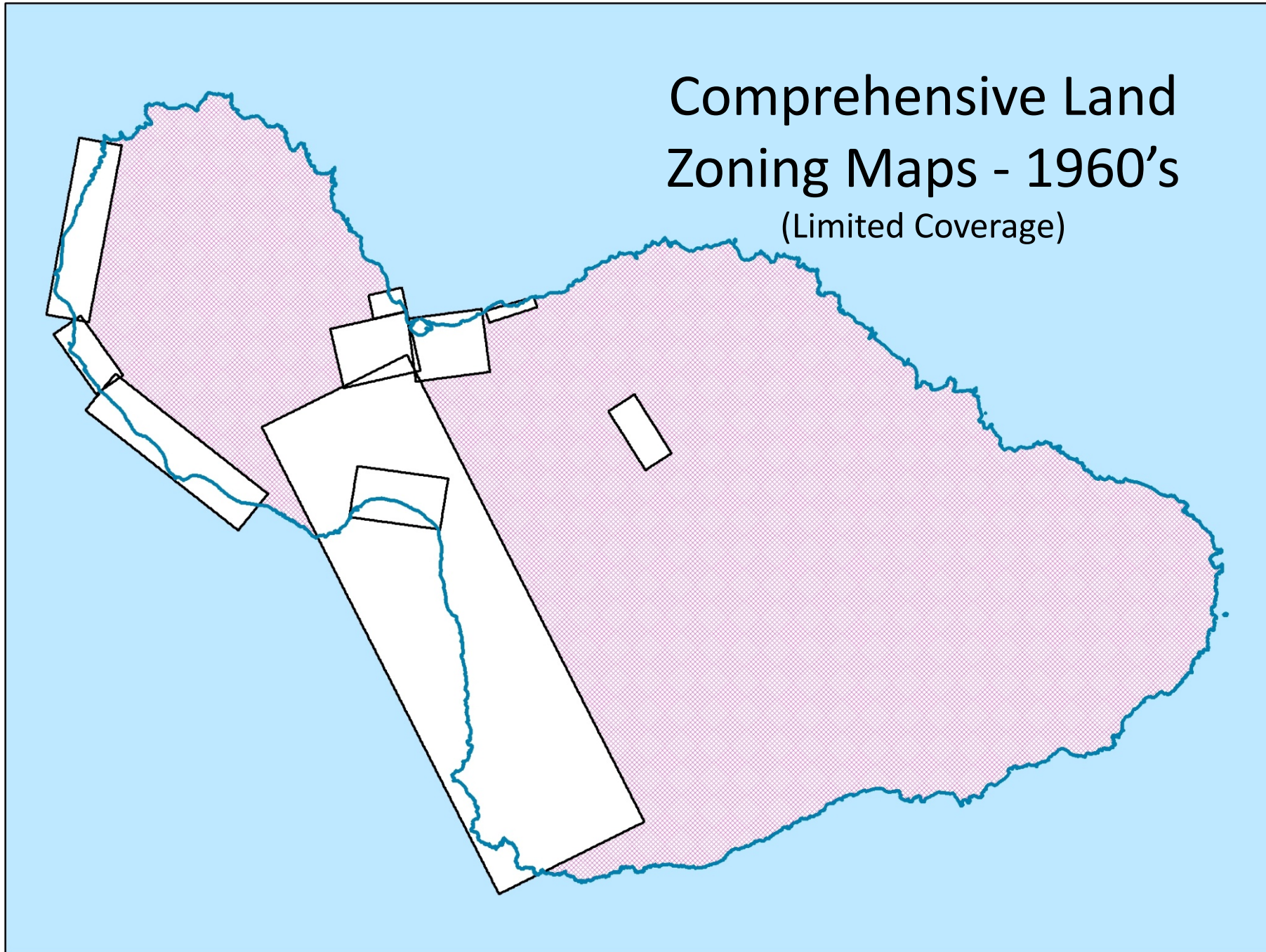


Interim Zoning - 1958

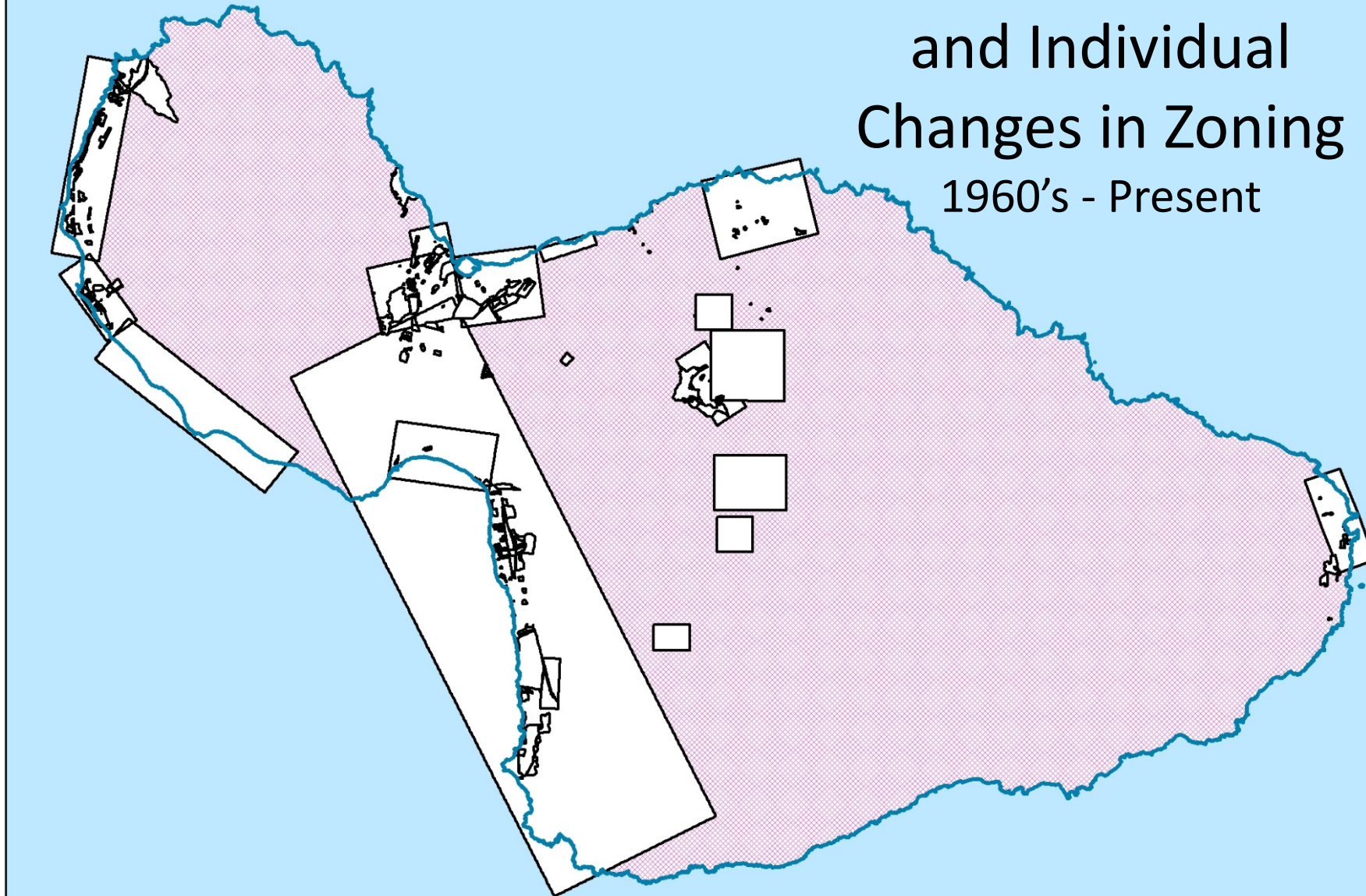


Comprehensive Land Zoning Maps - 1960's

(Limited Coverage)



Later Zoning Maps and Individual Changes in Zoning 1960's - Present



Comprehensive Rural Zoning Ordinance - 1997

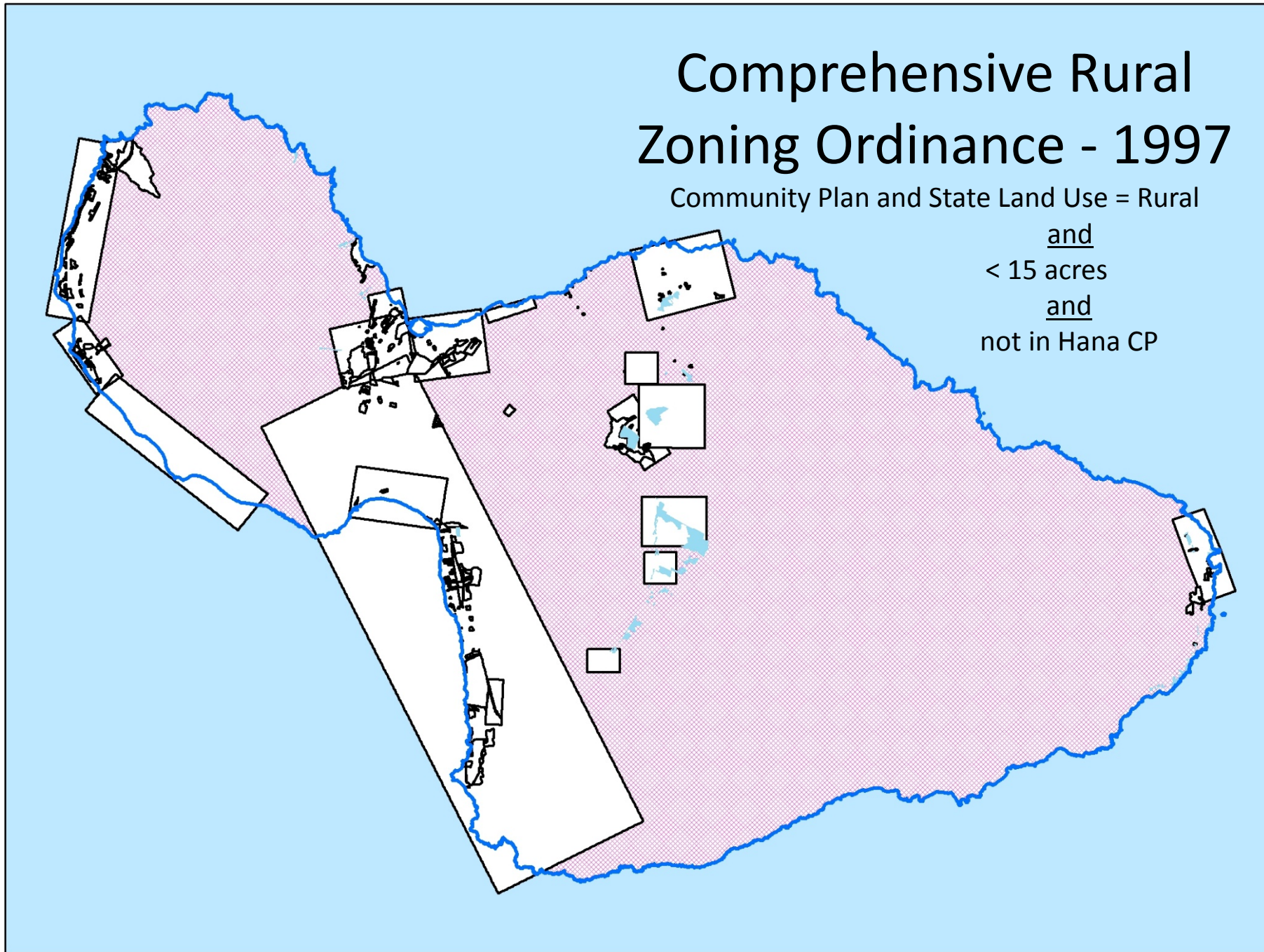
Community Plan and State Land Use = Rural

and

< 15 acres

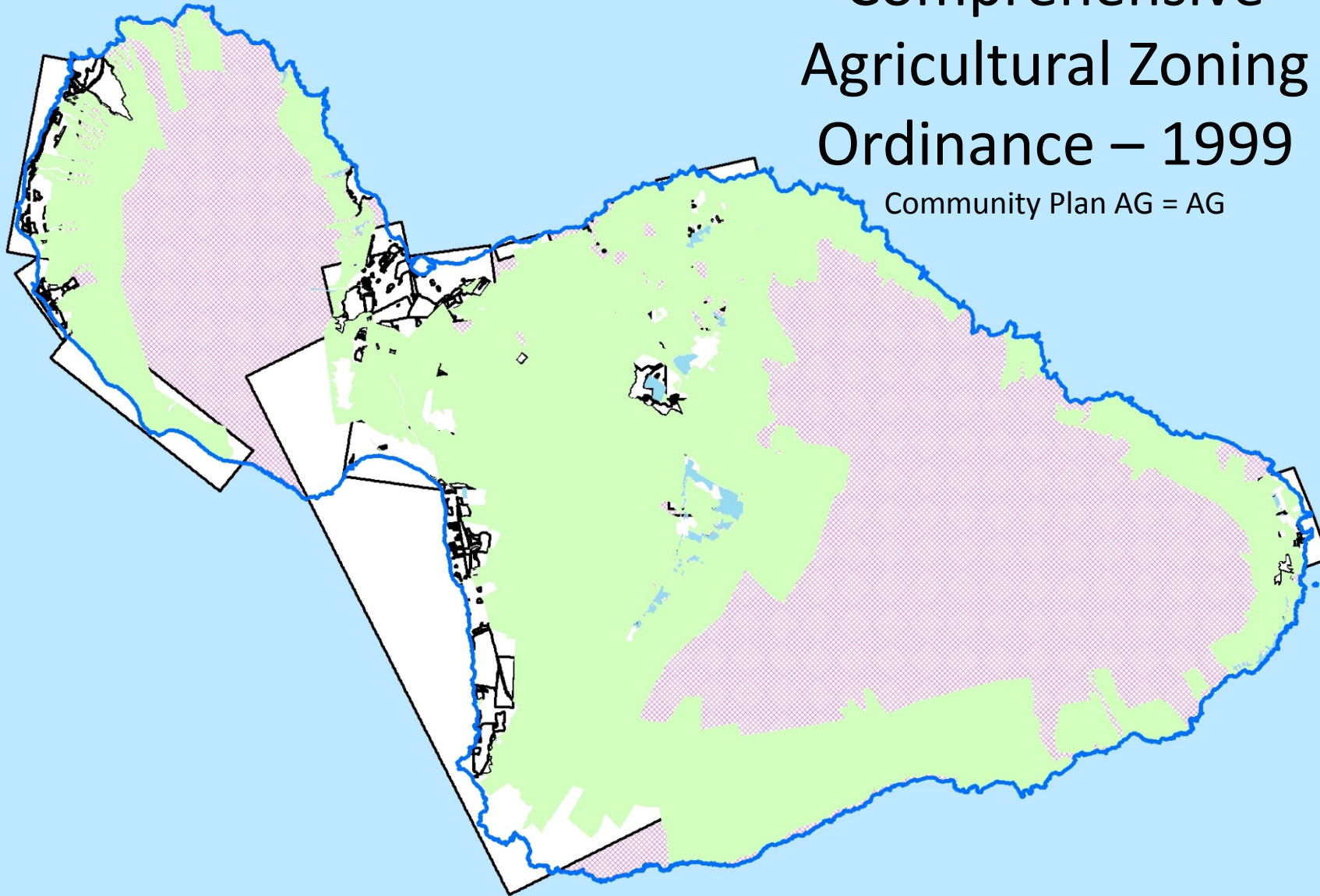
and

not in Hana CP

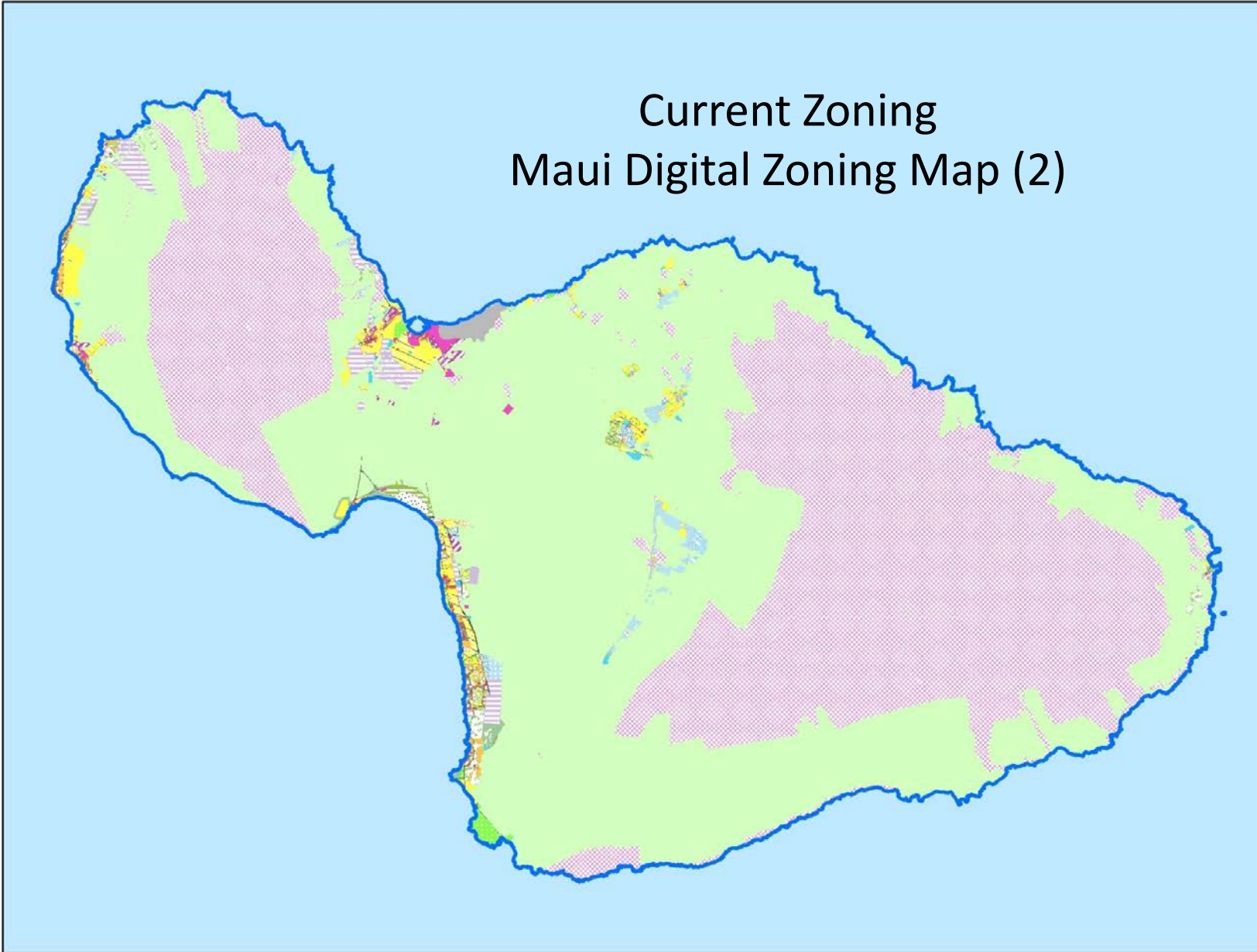


Comprehensive Agricultural Zoning Ordinance – 1999

Community Plan AG = AG

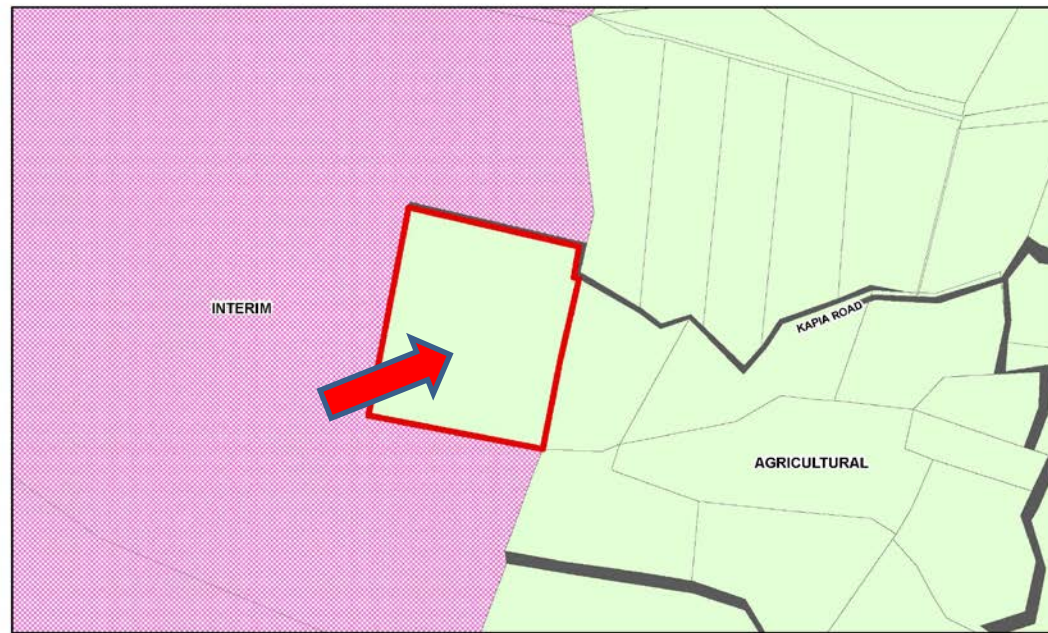


Current Zoning Maui Digital Zoning Map (2)



Proposed correction for parcel located in Hana

Current AG zoning



Proposed Interim zoning

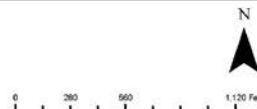


EXHIBIT 1

TMK 214011016
19.99 Acres

 Subject Parcel

MAUI DIGITAL ZONING MAP CORRECTION
AGRICULTURAL TO INTERIM ZONING





CP_Hana1994

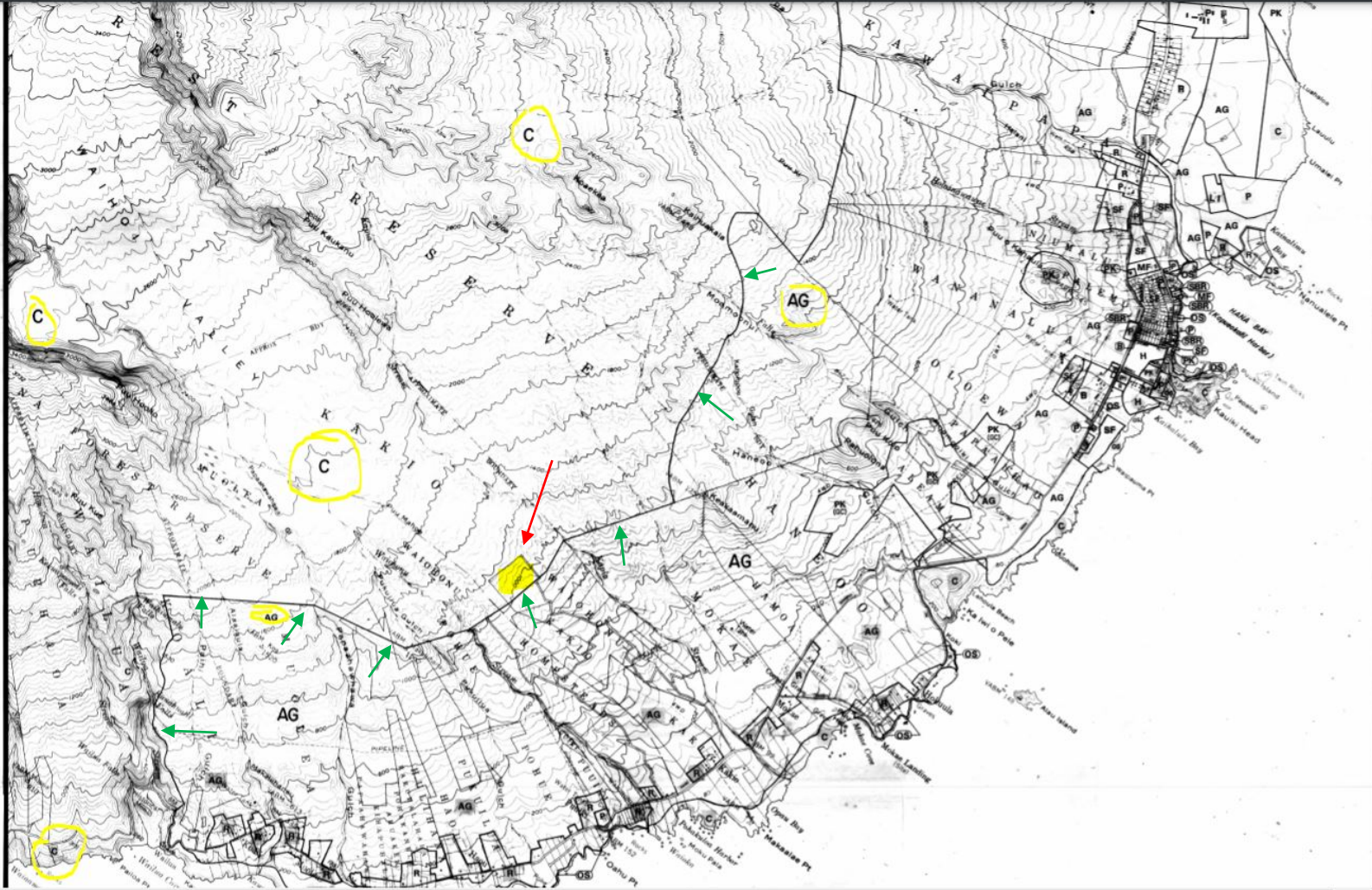
1 / 1



67%



1



LOCATION MAP ↑



MAUI COMMUNITY PL
HANA
COUNTY OF MAUI

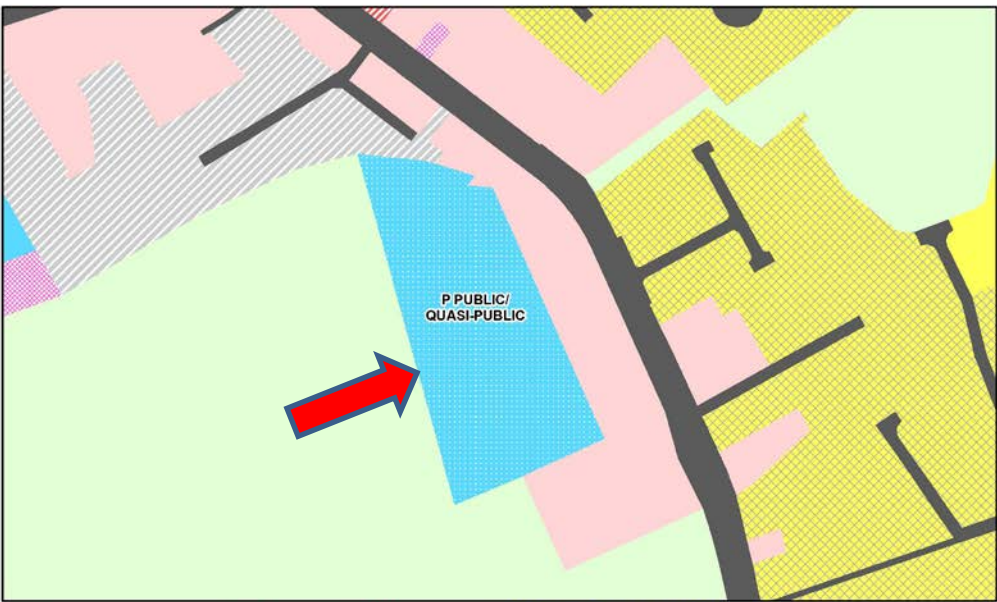
APPROVED : _____

APPROVED : *[Signature]*
PLANNING DIRECTOR

HANA

Proposed correction for parcel located in Paia

Current P Public/Quasi-Public zoning



Proposed P-1 zoning

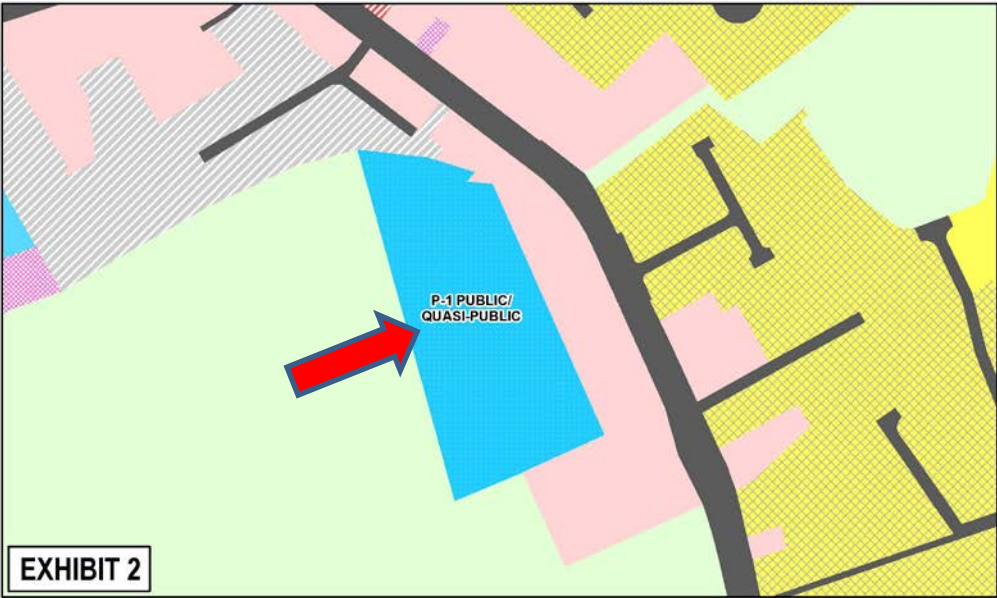
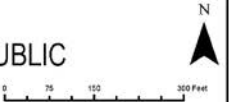


EXHIBIT 2

TMK 25005063 (por.)
2.933 Acres

Subject Parcel

MAUI DIGITAL ZONING MAP CORRECTION
P PUBLIC/QUASI-PUBLIC TO P-1 PUBLIC/QUASI-PUBLIC



ORDINANCE NO. 5111

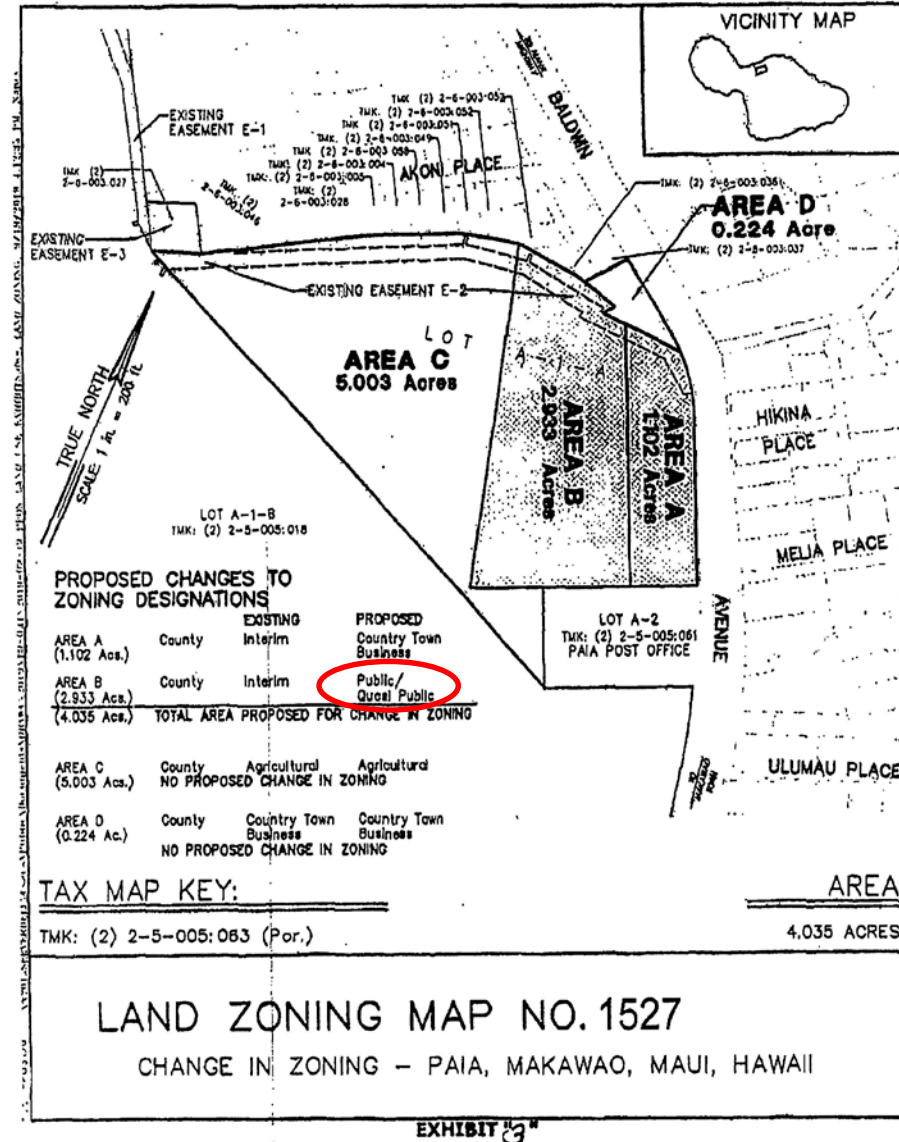
BILL NO. 81 (2020)

A BILL FOR AN ORDINANCE TO CHANGE ZONING
FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT
AND PUBLIC/QUASI-PUBLIC (CONDITIONAL ZONING) FOR PROPERTY
SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR.)

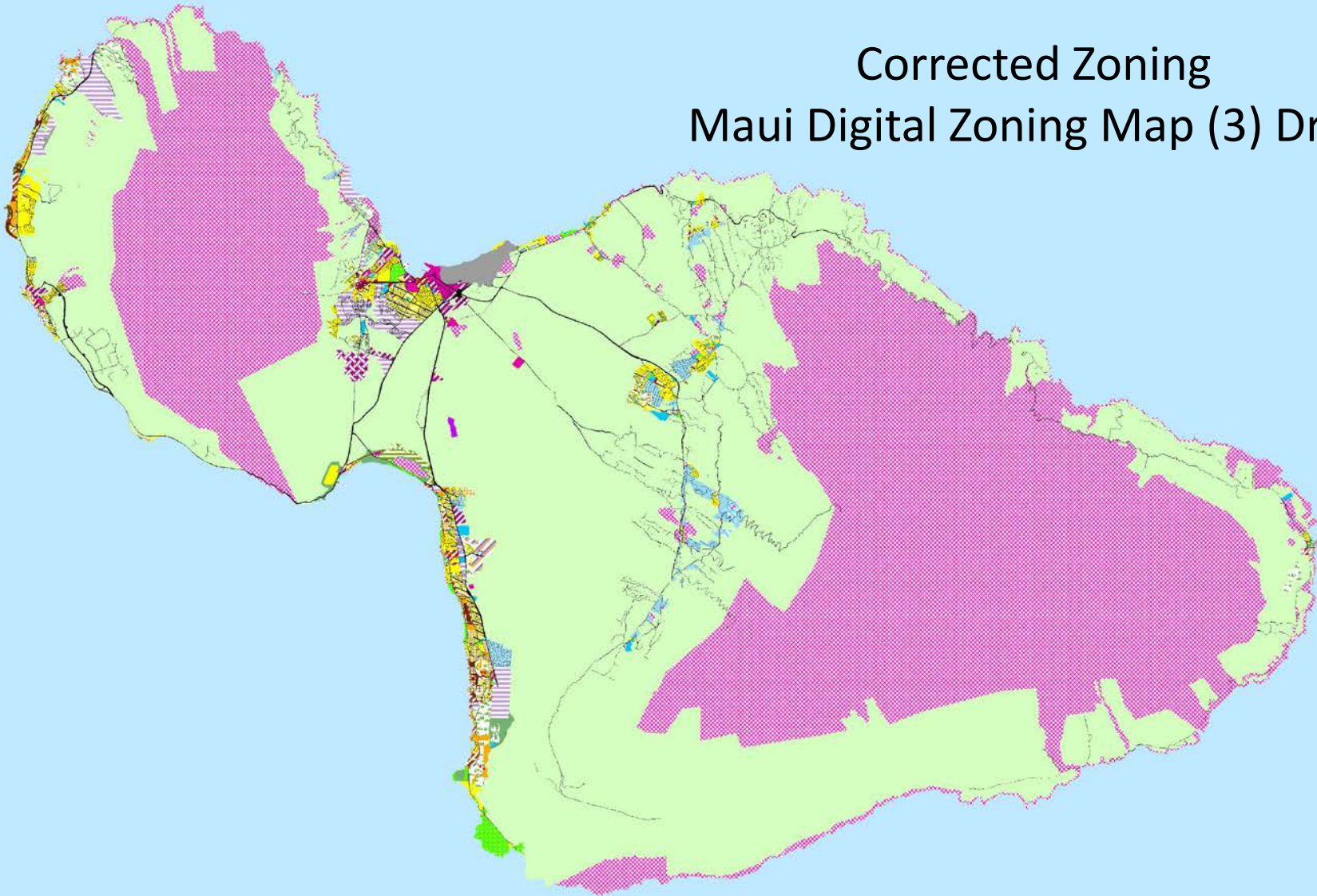
BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. In accordance with Chapters 19.15 and 19.510, Maui County Code, a change in zoning from Interim District to B-CT Country Town Business District (conditional zoning) is granted for the certain real property situated at Paia, Maui, Hawaii, and identified for real property tax purposes as a portion of tax map key (2) 2-5-005:063, containing an area of 1.10 acres, more or less, and more particularly described as "Area A" in Exhibit "1," which is attached and incorporated into this ordinance, and on Land Zoning Map 1527 in Exhibit "3", which is on file in the Office of the County Clerk of the County of Maui and incorporated into this ordinance, and subject to the conditions established in Exhibit "4."

SECTION 2. In accordance with Chapters 19.15 and 19.510, Maui County Code, a change in zoning from Interim District to Public/Quasi-Public (conditional zoning) is granted for that certain real property situated at Paia, Maui, Hawaii, and identified for real property tax purposes as a portion of tax map key (2) 2-5-005:063, containing an area of 2.93 acres, more or less, and more particularly described as "Area B" in Exhibit "2," which is incorporated into



Corrected Zoning
Maui Digital Zoning Map (3) Draft



Maui Digital Zoning Map (3)

AMENDMENT TO MCC TITLE 19

ORDINANCE NO. _____

BILL NO. _____ (2021)

A BILL FOR AN ORDINANCE ADOPTING DIGITAL ZONING MAP (3) AS
THE OFFICIAL ZONING MAP FOR THE ISLAND OF MAUI

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

SECTION 1. Purpose. The purpose of this ordinance is to adopt the most recently amended digital zoning map (3) as the official zoning map for the Island of Maui. The map shall provide a graphical portrayal of zoning designations established by ordinance.

SECTION 2. Section 19.06.020, Maui County Code, is amended to read as follows:

“19.06.020 Maps. A. In accordance with section 8-8.3(6) of the revised charter of the County of Maui (1983), as amended, the planning director must prepare and administer the County's zoning maps.

B. For the islands of Maui and Lanaʻi, one zoning map for each island must be prepared and administered in a digital format, such as within a geographic information system and made available for public use on the County website. The digital zoning maps are incorporated by reference and are located online at the department of planning, implementation division's website at <https://www.mauicounty.gov/2159/Digital-Zoning-Map-Update-Project>. The most recently adopted digital maps on file, Maui digital zoning map [(2)] (3), as amended, and Lanaʻi digital zoning map (1), are in addition to any original "land zoning maps" on file in the office of the county clerk; however, the digital zoning maps must be used to determine zoning boundaries and designations in the event of a conflict. Whenever a change in zoning is approved and the ordinance is filed with the county clerk, the island's digital zoning map must be amended to reflect the change in zoning.

C. The areas of the islands of Kaho'olawe and Moloka'i shown on original maps entitled "Land Zoning Maps," on file in the office of the county clerk with certified copies being placed on file in the planning department, and the digital zoning maps for the islands of Maui and Lana'i, together with all explanatory materials, are part of this title.

SECTION 3. 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 4. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

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Mahalo

Dead Sea Scrolls Replacement Team

DSSRT@mauicounty.gov

270-6272