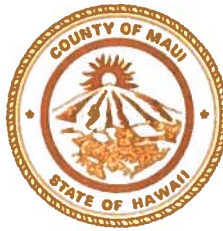


MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

December 8, 2020

MEMORANDUM

TO: LAWRENCE CARNICELLI, CHAIR
AND MEMBERS OF THE MAUI PLANNING COMMISSION

FROM: MICHELE CHOUTEAU MCLEAN, AICP, PLANNING DIRECTOR *M*

SUBJECT: FINAL MEETING TO REVIEW THE WEST MAUI COMMUNITY PLAN
UPDATE

At the December 8, 2020 special meeting, your Commission will conclude your review of the Draft West Maui Community Plan. All sections of the Draft Plan are on the agenda to provide you the opportunity to recommend any final revisions. You will also make a final motion to transmit the Draft Plan – with Commission revisions – to the County Council. Enclosed is a list of all of the Commission revisions to date.

The Department requests your confirmation of a change you made to the Areas of Stability section at your September 22 meeting. You changed the Community Plan Designation for the Plantation Estates subdivision from Agriculture to Rural Residential and added a policy to limit further subdivision of parcels at the time of rezoning. The Department requests that you confirm that the following policy meets the intent discussed at the September 22 meeting:

“For the Plantation Estates subdivision, if a comprehensive change in zoning is sought, the zoning must be no denser than RU-2, and there can be no future subdivision. If an individual change in zoning is sought, it must be to the lowest-density rural district appropriate for the subject lot, and there can be no future subdivision.”

At your November 24, 2020 special meeting, several commissioners asked the Maui Fire Department questions regarding fire issues in West Maui. Enclosed are responses from the Department.

Please let me know if you have any questions.

Enclosure

xc: Pamela Eaton, Planning Program Administrator (pdf)
Project File

West Maui Community Plan Update
Implementation Schedule
December 8, 2020
Page 2

LRD Correspondence File

MCM:JLM:rh1

S:\ALL\LONG RANGE\West Maui CP Update 2016\11.0 Planning Commission\Correspondence\Memo
to MPC re Items Moved to Appx_12.8.20.docx

Maui Planning Commission

Substantive Changes to Draft West Maui Community Plan

As of November 24, 2020

Section 1 | Plan Framework

- Pgs. 12-18: Move all content up until 1.3 to an appendix.
- Pg. 13, Figure 1.3: Add “as of (date)” to figure name.
- Pg. 14, under Research: Add “Cultural and” to “Historic Preservation” in bullet list and image tile. This also requires changing the name of the TRP on PDF and tile on the website.
- Pg. 24, last paragraph, 3rd sentence: Add “six” after “Within this moku are five of the...”
- Pg. 27, top of page: Add “This Plan attempts to address the following issues with the policies and actions included in this Plan.”

Section 2 | Policy Framework

- Pg. 33: Move the first 3 paragraphs to an appendix.

Goal 2.1

- Pg. 38, Policy 2.1.7: Edit policy to read: “Require all projects to incorporate defensible space around their perimeter and ongoing maintenance as per recommendations of the Maui Fire Department.”
- Pg. 38, Policy 2.1.8: Edit policy to read: “Require new buildings that will serve as emergency shelters to be built to hurricane standards.”
- Pg. 38, Policy 2.1.9: Replace “require” with “encourage”.
- Pg. 38, Policy 2.1.10: After “appropriate design and plants” add “including native species”.

Goal 2.2

- Pg. 42, Policy 2.2.4: Add “large” before “commercial” and “market-rate” before “multi-family”.
- Pg. 43, Policy 2.2.8: Add “connectivity” before “biking”.

Goal 2.3

- Pg. 46, Policy 2.3.3: Add “as defined by Section 404 of the Clean Water Act” after “wetlands”.
- Pg. 47, Policy 2.3.6: Insert “new development and encourage existing developments” after “Require”.
- Pg. 47, Policy 2.3.11: Add “public” after “protect”.
- Pg. 48, Policy 2.3.13: Add “for threatened and endangered species” after “connectivity”.

Goal 2.4

- Pg. 56, Policy 2.4.2: Move policy to Section 3.2, after Growth Plan Objectives paragraph. Re-number as Policy 3.1.1. (See edit to Policy 3.1.1 below)
- Pg. 56, Policy 2.4.3: Replace “visitor” with “transient accommodation” and replace “permitted” with “allowed”.
- Pg. 56, Policy 2.4.5: Add a second sentence to the policy: “Agriculture shall not be discouraged in areas designated Rural Residential.”

Goal 2.5

- Pg. 61, Policy 2.5.7: Add “include proper infrastructure and” between “that” and “are” in the first sentence.
- Pg. 62, Policy 2.5.11: Edit policy to read “Require affordable housing projects, including projects using the Chapter 201H, Hawaii Revised Statutes or Chapter 2.97, Maui County Code process, to be near jobs, schools, transit and services, when possible. If not possible, projects should be near transit. Projects should include sidewalks, parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all.”
- Pg. 63, Policy 2.5.21: Delete “such as Alaeloa, Napili and Puamana condo complex”.
- Pg. 63, Policy 2.5.22: Add “list” after “inventory” and “West” before “Maui”.

Section 3 | Growth Framework

Section 3.1 Background

- Pgs. 68 & 69:
 - Move all but the first two paragraphs to the appendix.
 - Combine the first two paragraphs with Section 3.2 and rename that section 3.1 Growth Plan. The header for the two moved paragraphs should be “Background”.
 - Revised Section 3.1 Growth Plan, Background header, after two moved paragraphs: Add “In the past few decades, the County has not kept pace with community plan updates, which are supposed to be adopted every ten years, with each plan having a 20-year vision. However, there is a renewed commitment to this effort, and it is expected that this plan will be updated ten years after its adoption.” Move all remaining content from Section 3.1 Background to an appendix titled “Growth Framework Background”.

Section 3.2 Growth Plan

- Pg. 70, under Revised Section 3.1 Growth Plan, Growth Plan Objectives heading, after the first paragraph: Edit relocated Policy 3.1.1: “Agricultural land within the growth boundaries should only be converted to urban or rural designations when:”. Keep a and b as written.

Section 3.3 Community Plan Designations

- Pg. 71-85, 3.3 Community Plan Designations: Move all content to an appendix.
- Pg. 77, UCC, first sentence: Add “light industrial” between “employment” and “residential uses”.
- Pg. 79, EC, first sentence: Add “other light industrial uses” between “processing” and “business incubators”.
- Pg. 83, PKOS, first sentence: Add “including golf courses and related amenities” between “recreational activities” and “and Native Hawaiian traditional and customary uses”.

Section 3.4 Community Plan Map and Section 3.5 Subareas

- Pg. 86-95: Combine these two sections and change the title to “Community Plan Map and Subareas”.

Section 3.6 Areas of Change

- Pg. 100, last paragraph under Change Envisioned, edit to read: Within this Area of Change, Small Town Center designations are located on the two undeveloped sites makai of Honoapiilani Highway. One of the sites is located in a central area along Honoapiilani Highway and Office Road to provide easy access to visitors and residents within and traveling through the area. The Small Town Center areas could also include a mix of residential and commercial uses providing residents convenient access to daily needs. Mauka of Honoapiilani Highway, Residential areas are surrounded by open space, park and golf course uses. There is a five acre Neighborhood Center located at the center of the larger Residential area and Rural Residential encompasses the mauka portion of the project. Multimodal corridors and connections, including walking and bike paths, between these new and existing developments will help create a complete and connected community.
- Pg. 101, after Challenges and Opportunities: Add new section, Area Specific Policies. Policy 3.6.3 (check numbering) For lands formerly designated as Project District, the boundaries between designations can be adjusted, provided the total acreage of each designation remains the same. Such adjustments may be proposed by the landowner and must be approved by the Planning Director.
- Pg. 111, first sentence: Change “84” to “80” acres. Second sentence: change “Dickenson Street” to “Lahainaluna Road”, and delete “including the lands mauka of Mill Street”.

Section 3.7 Areas of Stability

- Pg. 116, Area Specific Policies: Add Policy 3.7.3 For the Plantation Estates subdivision regarding no further subdivision.

Section 4 | Implementation and Monitoring

Goal 2.1

- Pgs. 128-129
 - Action 1.02: Add “consider” between “, and” and “develop” and change “develop” to “developing”.
 - Action 1.04: Add to beginning “Work with affected property owners to”.
 - Action 1.07: Delete.
- Pgs. 130-131
 - Action 1.10: Change timing to Mid.
 - Action 1.13, add missing info: On-going, N/A, N/A
 - Action 1.14, add missing info: On-going, N/A, N/A
 - Action 1.15, add missing info: On-going, N/A, N/A
 - Action 1.16, add missing info: Mid, TBA, County
 - Action 1.17, add missing info: On-going, N/A, N/A
- Pgs. 132-133
 - Action 1.23: Delete.
 - Action 1.26, add missing info: On-going, 250, County and State

- Action 1.27, add missing info: On-gong, N/A, N/A
- Action 1.29, add footnote: "The Maui County DWS owns one reservoir in West Maui. The remaining reservoirs are owned by private entities and regulated by the State DLNR. The County will make the appropriate state agency or organization aware of this action."
- Pgs. 134-135
 - Action 1.35, edit to read: "Study and implement other disposal means to minimize the use of underground injection control wells and promote beneficial use of wastewater effluent."
 - Action 1.38, edit to ready: "Identify location(s) and develop recycling drop off center(s) that would collect and transfer all viable recyclables and regulated (EPA and DOH) materials such as green waste, appliances, e-waste, tires, and lead-acid batteries."

Goal 2.2

- Pgs. 142-143
 - Action 2.23, add missing info: On-going, TBD, County, State and Federal

Goal 2.3

- Pgs. 144-145
 - Actions 3.01 and 3.02, combine and edit to read: "Prepare a management plan for County-controlled properties in County Historic District No. 1, with review by the Cultural Resources Commission, to describe the long-range future of these sites and their historical and cultural significance. Install interpretive signs at County parks and properties in West Maui with historical, cultural or environmental significance."
 - Action 3.07, edit to read: "Propose amendments to the Historic District Ordinances to allow existing hotels, prohibit new vacation rentals, and phase out existing vacation rentals that are not hotels or inns."
- Pgs. 146-147
 - Action 3.09, edit to read: "Explore the feasibility of developing an off-road vehicle use within the Maui Raceway Park in Pulehunui in Central Maui, if space is available."
 - Action 3.16: Change estimated cost to 100 (\$100,000)
 - Action 3.17: Add "or ensure that enforcement personnel are sufficiently trained to be" between "position" and "responsible".
- Pgs. 148-149
 - Action 3.20: Delete.
 - Action 3.22, edit to read: "Develop policies and practices to manage the use of parks with visitation levels that threaten their environmental or cultural integrity, create safety issues, or generate impacts that affect their intended function."
 - Action 3.23, edit to read: "Obtain funding and design and build a new community center to augment the facility within the Lahaina Civic Center." Move this action to Goal 2.5.

Goal 2.4

- Pgs. 150-151
 - Action 4.05, add missing info: Short, TBD, TBD

Goal 2.5

- Pgs. 152-153
 - Action 5.03: Change lead agency to DPW.
 - Action 5.05: Change lead agency to DPW.
 - Action 5.07: Replace “Implement” with “Initiate changes in”.
 - Action 5.08: Add “in properties with low percentage of short-term rental use” between “use” and “to make”.
- Pgs. 154-155
 - Action 5.10: Add to end “or allow participation via teleconference or videoconference so that West Maui residents can more easily participate”.
 - Action 5.14: Add “or sea level rise exposure” between “shoreline setback” and “areas”.

Section 5 | Appendices

- Add four new appendices moved from other sections.

Other

- Add kahako over first and last “a” in Lahaina.
- Add okina between the two “i”s in Honoapiilani.

Map Figures

- Pg. 87, Figure 3.2 Community Plan Map: Replace with updated figure.
- Pg. 89, Figure 3.3 Subarea 1: Replace with updated figure.
- Pg. 90, Figure 3.4 Subarea 2: Replace with updated figure.
- Pg. 93, Figure 3.5 Subarea 3: Replace with updated figure.
- Pg. 101, Figure 3.8 Area of Change Kapalua: Replace with updated figure.
- Pg. 104, Figure 3.10 Area of Change Honokowai: Replace with updated figure.
- Pg. 110, Figure 3.13 Area of Change Central Lahaina: Replace with update figure.
- Pg. 115, Figure 3.15 Area of Stability North of Makaluapuna Point: Replace with updated figure.

Map Designations & Other Features

- Add missing 3 parcels to DHHL Honokowai project boundary.
- Plantation Estates: Change Plantation Estates parcels from AG to RR.
- Kapalua Resort Project District 1: Change RES to STC to match PBR’s map.
- Kapalua Mauka Project District 2: Change STC to NC and match placement of designations on PBR’s map.
- Approx. 4 acre site south of and adjacent to the WWTF: Change from EC to IN.
- Heavy industrial zoned Hope Builders parcel south of Lahainaluna Road: Change from UCC to I.

Michele McLean - Planning Commision Mtg Follow Up

From: Bradford Ventura
To: McLean, Michele
Date: 11/27/2020 8:29 AM
Subject: Planning Commision Mtg Follow Up

Morning Michele,

I have tracked down some answers for you to share with your Commissioners as a follow up to the November 24th meeting.

Commissioner La Costa asked about maximum occupancy in residential units (single family houses and condos). The fire dept does not have any fire codes related to these occupancies regarding maximum number of people however there is some language in the IBC 2006 that is enforced by the Building Department. As far as our Prevention Bureau they would be most concerned with the ability for people to exit if there were a fire. In the IBC 2006 there is a section stating that there should be a maximum of 10 people per exit in residential units. The Fire Prevention Bureau relies on the property manager to enforce these rules. If an HOA wants to create stricter CC&R we would have no objections to that but that is on a property by property case.

Commissioner Freitas asked about coming up with an interim plan for Kuleana Land in Launiupoko until the landowner can install roadways and a hydrant system. Our fire crews do wildland preplans which includes planning for a fire in a specific area. They will look at best or multiple access points as well as nearest water supplies and a plan of attack on the fire based on current weather at time of fire. Our County has tons of areas like the above lands from Kahikinui to Molokai. We will continue to have the Lahaina Fire Station crews preplan the Kuleana Land area regularly and are willing to meet with homeowners at their request should they have questions. Two fire stations located on the west side of Maui consist of 3 crews and a variety of apparatus. They have a 4x4 water tanker with 3000 gallons of water, a 4x4 brush truck with 400 gallons of water and we stage a 4x4 type I fire truck on that side of the island to help with our wildland urban interface fires.

Please share our comments with your Commissioners when you are able to. If you have any additional questions please let me know.

Mahalo,
Brad

Brad Ventura

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