

Suggested Policies and Actions

Safe, Healthy, Livable Communities for All

[\(CPAC edits from October 22 meeting – stopped after Policy 12\)](#)

Policies

1. Provide parks and recreation facilities as part of a community's basic infrastructure because they offer services that are essential to the quality of life and health of residents and visitors. [\(CPAC Consensus – no changes\)](#)
2. Provide a balanced distribution of parks throughout existing and new West Maui communities to provide equitable opportunities and access to parks. [\(CPAC Consensus – no changes\)](#)
3. Support the development of trails and greenways in West Maui as part of a larger integrated recreation and transportation network and maintain public ma uka to ma kai access along the tops of gulches. [\(CPAC marked for revisit\)](#)
4. Use Low Impact Development (LID) principles and techniques when designing, building, renovating and maintaining parks and recreation facilities. [\(CPAC Consensus – no changes\)](#)
5. Include ~~a variety of appropriate~~ [native](#) trees [that are appropriate for the microclimate](#) in parks, along streets, trails and greenways, and throughout the community to provide shade, beauty and reduce sediment runoff.
6. Provide ~~improved~~ parks within a five to 10 minute walk of new residential neighborhoods to meet recreational needs and to promote a well distributed network of parks and recreation facilities.
7. Promote the acquisition and development of parks that are consistent with DPR guidelines (Park Classification Matrix), capable of meeting a variety of recreational needs, designed to meet Crime Prevention Through Environmental Design (CPTED) guidelines, promote health, and are fully accessible to visitors of all abilities. The acquisition and development of new parks should include funding for DPR maintenance and operational responsibilities. [\(CPAC Consensus – no changes\)](#)
8. During Subdivision Application Review, refer to the West Maui Trails Map and consult with DLNR Na Ala Hele to ensure that existing government trails are preserved through the subdivision process. [\(CPAC Consensus – no changes\)](#)
9. Encourage and increase active transportation options throughout West Maui to promote public health and reduce auto use and carbon emissions. [\(CPAC Consensus – no changes\)](#)
10. Support the development of pedestrian-oriented complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options. Require affordable housing projects, including projects using the State 201H or County 2.97 process, to be near jobs, schools, transit and services, and include sidewalks, parks, bus stops and other infrastructure and

pedestrian-oriented design elements that create walkable and livable communities for all. [\(CPAC marked for revisit\)](#)

11. Support missing middle housing types (multi-unit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, tri-plex, four-plex, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability. [\(CPAC Consensus – no changes\)](#)
12. Support projects that provide housing for resident households earning 140 percent area median income (AMI) and below according to the need identified by the Department of Housing and Human Concerns, and that are consistent with other Community Plan policies. [\(CPAC marked for revisit\)](#)
13. Prioritize infrastructure for affordable housing developments that are supported by the community and the Community Plan map and policies.
14. Support infill development and redevelopment near town centers, transit stops and transportation corridors. Support redevelopment that replaces less desirable commercial developments with walkable mixed use community centers and a variety of housing types. (The CPAC may decide to refine this policy and make it more specific after developing the preferred growth alternative map.)
15. Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family, by phasing-out and converting existing vacation rentals to long-term occupancy.

Actions (Lead County Agency)

1. Prepare an acquisition strategy for parks and recreational facilities in West Maui. (DPR)
2. Work with other public agencies to develop a coordinated strategy to address sea level rise at beach parks in West Maui. (DPR)
3. Work with other public agencies and the community to implement the Pali to Puamana Master Plan. (DPR)
4. Develop a master plan for the 50 acres of land identified as Park/Open Space on the Community Plan Map north of Pulelehua. (DPR)
5. Conduct a baseline study of West Maui's urban tree canopy and establish a goal for canopy cover increase and a strategy to achieve the goal.
6. Work with DLNR to document and map existing government trails and identify missing links to improve connectivity and function with the ultimate goal of developing an active and usable network of public trails throughout West Maui. (Planning)
7. Implement zoning based on Community Plan Designations for growth areas identified as high priority for affordable housing by the Community Plan. (Planning) (The CPAC may decide to refine this action and make it more specific after developing the preferred growth alternative map.)

8. Propose legislation to amortize the short-term occupancy list and phase-out short-term rental use to make more housing units available for long-term occupancy. (Planning)
9. Propose revisions to the real property tax structure to incentivize long-term rental and owner-occupancy, and to discourage short-term rental. (Finance)

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