

AGRICULTURAL LAND USE					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
TEXT			<p><i>Current and Alternative Minimum Pavement Widths (in feet). (p. 7-14)</i></p> <p><i>The Department of Public Works is uncomfortable with the “alternative” roadway standards for rural and agricultural areas as depicted in Table 7-2. Delete Table.¹</i></p>		
GOAL	<p><i>Maui Island shall have (1) a prosperous agricultural industry; (2) protection of agricultural lands; and (3) viable agricultural activities.</i></p>		<p><i>Maui Island will have a prosperous agricultural industry and will protect agricultural lands.</i></p>	1040 7.1	
OBJ. 1	<p>Significantly reduce the loss of prime and productive agricultural lands.</p>		<p>Significantly reduce the loss of prime and productive agricultural lands. GPAC recommendation</p>	1041 7.1.1	
POLICIES	<p>Allow, where appropriate, the clustering of development on agricultural lands when approved as a Conservation Site Design (CSD).</p>	<p>Allow the clustering of development on prime and productive agricultural lands identified on Maui Island Plan Map # ____, when approved as a Conservation Site Design (CSD)</p>	<p>Allow limited clustering of development on prime and productive agricultural lands identified on Maui Island Plan Map # 7-1, when approved as a Conservation Site Design (CSD) and through regulations.</p>	1042 7.1.1.a	
	<p>Require subdivided agricultural lands to have Conservation Site Design (CSD) plans.</p>	<p>Require the review and approval of <i>Conservation Site Design (CSD)</i> plans prior to the [subdivided] subdivision of prime and productive agricultural lands identified on Maui Island Plan Map # ____.</p>	<p>Require the review and approval of <i>Conservation Site Design (CSD)</i> plans prior to the subdivision of prime and productive agricultural lands identified on Maui Island Plan Map # 7-1. MPC recommendation</p>	1043 7.1.1.b	
	<p>Prohibit developing or subdividing Prime, Productive or Important agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.</p>	<p>Discourage developing or subdividing Prime, Productive or Important agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.</p>	<p>Discourage developing or subdividing Prime, Productive or Important agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses. MPC recommendation</p>	1044 7.1.1.c	
	<p>Require public notification and review of the subdivision of agricultural land into 4 or more lots.</p>	<p>Require, through ordinance, public notification, and review of the subdivision of agricultural land into 4 or more lots.</p>	<p>Require public notification and review of the subdivision of agricultural land into 4 or more lots.</p>	1045 7.1.1.d	

AGRICULTURAL LAND USE					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Focus urban growth, to the extent practicable, away from Prime, Productive and Important Agricultural Lands .	Focus urban growth, to the extent practicable, away from Prime, Productive [and] or Important Agricultural Lands identified on Maui Island Plan Map #.	Focus urban growth, to the extent practicable, away from Prime, Productive or Important Agricultural Lands identified on Maui Island Plan Map #7-1. MPC recommendation	1046 7.1.1.e	
	Strongly discourage the conversion of Prime, Productive and Important Agricultural Lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, when other overriding factors are present.	Strongly discourage the conversion of Prime, Productive or Important Agricultural Lands identified on Maui Island Plan Map # to rural or urban use, unless justified during the General Plan update, when other overriding factors are present.	Strongly discourage the conversion of Prime, Productive or Important Agricultural Lands identified on Maui Island Plan Map #7-1 to rural or urban use, unless justified during the General Plan update, when other overriding factors are present. MPC recommendation	1047 7.1.1.f	
	Require the preparation of an Agricultural Impact Assessment for changes to the Urban Growth Boundary, a Finding of No Significant Impact (FONSI) for Community Plan Amendments and Change in Zoning Requests on Prime, Productive and Important Agricultural Lands , unless justified during the regular update of the General Plan.	Require the preparation of an Agricultural Impact Assessment for changes to the Urban Growth Boundary, a Finding of No Significant Impact (FONSI) for Community Plan Amendments and Change in Zoning Requests on Prime, Productive [and] or Important Agricultural Lands identified on Maui Island Plan Map # , unless justified during the regular update of the General Plan.	Require the preparation of an Agricultural Impact Assessment and a determination of no significant impact for changes to the urban growth boundary, Community Plan Amendments, and Change in Zoning Requests on Prime, Productive or Important Agricultural Lands identified on Maui Island Plan Map #7-1, unless justified during the regular update of the General Plan. ²	1048 7.1.1.g	
	Protect agricultural lands from development through the use of TDR/PDR, tax credits, and easement programs.	Protect <u>Prime, Productive or Important Agricultural Lands identified on Maui Island Plan Map # _____</u> from development through the use of TDR/PDR, tax credits, and easement programs.	Protect Prime, Productive or Important Agricultural Lands identified on Maui Island Plan Map # 7-1 from development through the use of TDR/PDR (transfer of development rights/ purchase of development rights), tax credits, and easement programs. MPC recommendation	1049 7.1.1.h	
	Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands.		Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands. GPAC recommendation	1050 7.1.1.i	
	Require all developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan.		Require all major developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan. GPAC recommendation	1051 7.1.1.j	
	Support agricultural protection zoning as a vital component of an agricultural land preservation program.		Support agricultural protection zoning as a vital component of an agricultural land preservation program. GPAC recommendation	1052 7.1.1.k	

AGRICULTURAL LAND USE					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Revise existing land use regulations to ensure that Prime, Productive and Important Agricultural Lands are distinct from rural (primarily residential) land uses.		GPAC recommendation Move to action; see 1064	1053	
ACTIONS	Implement the Maui Island Directed Growth Strategy.	DELETE	Implement the Maui Island Directed Growth Strategy. GPAC recommendation	1056 7.1.1- Action 1	
	Produce a map of the difference between State and County agricultural districts.		Delete; already completed through GIS overlays	1057	
	Create a Prime, Productive and Important Agricultural Lands Overlay District, such as those comprised of County zoned agricultural lands, IAL lands, lands rated A, B, or C (LSB), Prime, Unique, Other (ALISH), and Important (LESA).	Create a Prime, Productive and Important Agricultural Lands Overlay District.	Create a Prime, Productive and Important Agricultural Lands Overlay District. MPC recommendation	1058 7.1.1- Action 2	
	Develop, adopt, and implement TDR and PDR Programs for Prime, Productive and Important Agricultural Lands with a preference given to lands with a current or recent history of productive agricultural uses.	Develop, adopt, and implement TDR and PDR Programs for Prime, Productive and Important Agricultural Lands identified on Maui Island Plan Map #____ with a preference given to lands with a current or recent history of productive agricultural uses.	Develop, adopt, and implement TDR and PDR Programs for Prime, Productive and Important Agricultural Lands identified on Maui Island Plan Map #7-1 with a preference given to lands with a current or recent history of productive agricultural uses. MPC recommendation	1059 7.1.1- Action 3	
	Reduce subdividing agricultural lands by strengthening applicable zoning and subdivision ordinances.		Reduce the subdivision of agricultural lands by strengthening applicable zoning and subdivision ordinances. Delete, consolidated with # 1065	1060 7.1.1- Action 4	
	Revise the Agricultural District Ordinance to allow for clustering and CSD, where appropriate.	DELETE	Revise the Agricultural District Ordinance to allow for limited clustering and CSD (Conservation Subdivision Design), where appropriate.	1061 7.1.1- Action 5	

AGRICULTURAL LAND USE					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Revise existing zoning and General Plan land use policies and regulations to clearly describe rural and agricultural uses.		Delete; see 1058, 1064 and Directed Growth Plan table 8-5	1062	
	Ensure that Maui Island Plan land use designations clearly delineate Rural Land Uses and productive Agricultural Uses.	Moved to policy Obj. 1	Delete; see 1058, 1064 and Directed Growth Plan table 8-5	1063	
			Revise existing land use regulations to ensure that Prime, Productive and Important Agricultural Lands are distinct from rural (primarily residential) land uses.	1064 7.1.1-Action 6	
			Develop or amend regulations to: 1. Reduce the subdivision of agricultural lands by strengthening applicable zoning and subdivision ordinances; 2. Require public notification and review of the subdivision of agricultural land into four or more lots; and 3. Require the preparation of an agricultural impact assessment for changes to the UGB (Urban Growth Boundary), Community Plan Amendment, and change in zoning of prime or productive agricultural land. ⁴	1065 7.1.1-Action 7	
OBJ. 2	Foster a cooperative and supportive role in the reduction of the island's dependence on off-island agricultural products, and the loss of agricultural production/income streams from off-shore markets.	Foster a cooperative and supportive role in the reduction of the island's dependence on off-island agricultural products	Reduction of the island's dependence on off-island agricultural products.	1066 7.1.2	
POLICIES	Coordinate with the agricultural community, associations/community groups, agricultural landowners and the State to designate Important Agricultural Lands (IAL).		Coordinate with the agricultural community, associations/community groups, agricultural landowners and the State to designate Important Agricultural Lands (IAL). GPAC recommendation	1067 7.1.2.a	
	Support an incentive package for prime and productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers.		Support an incentive package for prime and productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers. GPAC recommendation	1068 7.1.2.b	

AGRICULTURAL LAND USE					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Support the designation of a research and development area within agricultural parks to help farmers stay attuned to new technology and research.		Support the designation of a research and development area within agricultural parks to help farmers stay attuned to new technology and research. GPAC recommendation	1069 7.1.2.c	
	Support plans and programs to develop additional sources of non-potable water for irrigation purposes.	Delete if already in infrastructure section	Delete; see 630, 631, 632, 651, 652 MPC recommendation	1070	
	Waive standard subdivision requirements (paved roads, utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited for agricultural production with no residential dwellings.	Waive standard subdivision requirements (paved roads, utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings.	Waive standard subdivision requirements (paved roads, utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings. MPC recommendation	1071 7.1.2.d	
		Give priority to the growing of food for local consumption on agricultural land.	Give priority to the growing of food for local consumption. Delete, redundant with # 1076	1072 7.1.2.e	
		Support the recommendations, policies and actions contained within the Maui Agricultural Development Plan, (July 2009), and when consistent with the Maui Island Plan.	Support the recommendations, policies and actions contained within the Maui Agricultural Development Plan, (July 2009), and when consistent with the Maui Island Plan. MPC recommendation	1073 7.1.2.f	
		Encourage Farmer's markets. Move up to policy	Delete, see 350, 356	1074	
		Allow water and tax discounts for legitimate farming operations on rural and agricultural land.	Allow water and tax discounts for legitimate farming operations on rural and agricultural land. MPC recommendation	1075 7.1.2.g	
			Give priority in delivery and use of agricultural water and agricultural land within County agricultural parks to cultivation of food crops for local consumption. ⁵	1076 7.1.2.h	

AGRICULTURAL LAND USE					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
ACTIONS	Identify and acquire Prime, Productive and Important Agricultural Resource Lands appropriate for the development of Agricultural Parks and community gardens in each community plan district.		Identify and acquire Prime, Productive, or Important Agricultural Lands appropriate for the development of agricultural parks and community gardens in each community plan district. GPAC recommendation	1077 7.1.2-Action 1	
	Prepare and complete the Agricultural Water Use and Development Plan.		Develop an Agricultural Water Strategy, and incorporate an agricultural component in the Water Use and Development Plan. ⁶	1078 7.1.2-Action 2	
	Revise the subdivision ordinance to eliminate standard subdivision requirements for agricultural parks and promote research and development activities to increase production.		Revise the subdivision ordinance to eliminate standard subdivision requirements for agricultural parks, and to promote research and development activities.	1079 7.1.2-Action 3	
	Coordinate with industry stakeholders to develop alternative sources of non-potable irrigation water including wastewater reuse, recycled storm-water runoff, and brackish well water.		Coordinate with industry stakeholders to develop alternative sources of non-potable irrigation water including wastewater reuse, recycled storm-water runoff, and brackish well water. GPAC recommendation	1080 7.1.2-Action 4	
	Support the recommendations, policies and actions contained within the Maui Agricultural Development Plan, August 2008.	Revised and moved to a policy	Delete; see 1073	1081	
	Encourage the location of Farmer's Markets and expedite the review and approval process.	Revised and moved to a policy	Delete; see 350, 356	1082	
	Allow water and tax discounts for legitimate farming operations on rural and agricultural land.	Moved to policy	Moved to 1075 MPC recommendation	1083	
		Give priority in delivery and use of agricultural water to cultivation of food crops for local consumption	Moved to 1076	1084	

RURAL LAND USES					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
GOAL	<i>Maui will have a rural landscape and lifestyle where natural systems, cultural resources and agricultural lands are protected and development enhances and compliments the viability and character of rural communities.</i>		<i>Maui will have a rural landscape and lifestyle where natural systems, cultural resources and agricultural lands are protected and development enhances and compliments the viability and character of rural communities.</i> GPAC recommendation	1085 7.2	
OBJ. 1	Reduce the proliferation and impact of residential development outside of urban and rural growth boundaries.		Reduce the proliferation and impact of residential development outside of urban and rural growth boundaries. GPAC recommendation	1086 7.2.1	
POLICIES	Focus development to areas inside urban and rural growth boundaries to preserve areas with significant natural, cultural and agricultural resources.	Focus development to areas inside urban and rural growth boundaries to preserve natural, cultural and agricultural resources.	Focus development to areas inside urban and rural growth boundaries to preserve natural, cultural and agricultural resources. MPC recommendation	1087 7.2.1.a	
	Encourage cluster development with a mandatory buffer requirement/clear edge at the interface of country towns, agricultural uses, and surrounding rural landscapes.	Allow limited cluster development with a mandatory buffer requirement/clear edge between country towns, agricultural lands, and surrounding rural landscapes.	Allow limited cluster development with a mandatory buffer requirement/clear edge between country towns, agricultural lands, and surrounding rural landscapes. MPC recommendation	1088 7.2.1.b	
	Encourage conservation subdivision design (CSD) and the use of green spaces/natural separations to protect the character of rural landscapes.	Require <i>conservation subdivision design</i> (CSD) for the subdivision of rural lands creating four or more lots.	Require <i>conservation subdivision design</i> (CSD) for the subdivision of rural lands creating four or more lots. MPC recommendation	1089 7.2.1.c	
	Utilize rural land use patterns and lot design as an urban/rural form planning tool rather than as a County residential land use district.	Delete	Delete MPC recommendation	1090	
	Encourage basic goods/ services in business country towns.	Encourage basic goods/ services in business country towns that satisfy the needs of immediate residences.	Encourage basic goods/ services in business country towns. GPAC recommendation	1091 7.2.1.d	
	Allow for mixed use with small scale residential within business country town districts.		Allow for mixed uses, including residential uses, within Business Country Town Districts.	1092 7.2.1.e	
	Allow for and encourage the use of alternative storm water management techniques that minimize land disturbance to the maximum extent and preserve/enhance natural drainage features.		Encourage the use of alternative storm water management techniques that minimize land disturbance and preserve natural drainage features.	1093 7.2.1.f	

RURAL LAND USES					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Encourage green belts, open spaces, riparian zones and other rural planning tools and techniques which minimize conflicts between agricultural practices and residential development.		Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.	1094 7.2.1.g	
ACTIONS	Coordinate with the State of Hawaii to develop and revise policies and standards for rural development within the State Rural District to encourage creative design and sustainable communities.		Coordinate with the State of Hawaii to develop and revise regulations for rural development, within the State Rural District, to encourage creative design and sustainable communities.	1095 7.2.1-Action 1	
	Revise the Business Country Town District Ordinance to allow mix use with small scale residential uses.		Revise the Business Country Town District Ordinance to allow mixed uses including small scale residential uses.	1096 7.2.1-Action 2	
	Rename the existing County Rural Zoning District, to "Large Lot Residential" to better reflect the development standards and land use patterns provided for in the District.	DELETE	Delete; see MPC recommendation	1097	
	Create new Business Country Town zoning sub-districts and design guidelines that reflect the unique character and land use patterns of Maui's Country Towns and to recognize rural nodes such as Makawao, Waikoa, Hana, Pauwela Keokea, and Haiku.	Create new Business Country Town zoning sub-districts and design guidelines that reflect the unique character and land use patterns of Maui's Country Towns and to recognize rural nodes <u>service centers</u> .	Create new Business Country Town zoning sub-districts and design guidelines that reflect the unique character and land use patterns of Maui's Country Towns and to recognize rural service centers. MPC recommendation	1098 7.2.1-Action 3	
		Revise subdivision regulations to require CSD within the rural and agricultural districts for subdivisions of four or more lots.	Revise subdivision regulations to require CSD (Conservation Subdivision Design) within the rural districts for subdivisions of four or more lots. MPC recommendation	1099 7.2.1-Action 4	
OBJ. 2	A more appropriate services/ infrastructure standard to enhance and protect the rural character and natural systems.	A more appropriate services/ infrastructure standard to enhance and protect the island's rural character and natural systems.	More appropriate service/ infrastructure standards to enhance and protect the island's rural character and natural systems.	1100 7.2.2	
L I C I	Minimize impermeable surfaces within rural areas.		Minimize impermeable surfaces within rural areas. GPAC recommendation	1101 7.2.2.a	

RURAL LAND USES					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Require creative subdivision site design techniques which cluster development, protect open space, and maintain a clear edge between country towns and agricultural landscapes.	DELETE	Delete; see 1099 MPC recommendation	1102	
	Protect and support the authentic character, economic viability, and historic integrity of Maui's small towns.		Protect and support the authentic character, economic viability, and historic integrity of Maui's small towns. GPAC recommendation	1103 7.2.2.b	
	Develop infrastructure, public service, and site planning/design standards that are appropriate to rural areas and do not induce/facilitate urban-type development.		Use infrastructure, public service, and design standards that are appropriate to rural areas.	1104 7.2.2.c	
	Require Conservation Subdivision Design (CSD) for the subdivision of rural lands creating four or more lots.	Delete	Delete; see 1099 MPC recommendation	1105	
ACTIONS	Amend regulations to establish rural infrastructure and public facility, Level of Service (LOS) standards for site planning/design, and review processes.		Develop and adopt regulations to establish rural infrastructure and public facility Level of Service (LOS) standards.	1106 7.2.2-Action 1	
	Revise storm water management regulations to allow for Low Impact Development (LID) techniques.		Revise storm water management regulations to allow for Low Impact Development (LID) techniques. GPAC recommendation	1107 7.2.2-Action 2	
	Revise subdivision regulations to require CSD within the rural and agricultural districts for subdivisions of four or more lots.	Moved to Objective 1.	Move to Obj. 1; 1099 MPC recommendation	1108	
	Develop and adopt appropriate procedures and standards for the public to review development in County rural zones.	Develop and adopt appropriate procedures and standards for the public, at the respective community level, to review development in County rural zones.	Develop and adopt appropriate procedures and standards for the public to review development in County rural zones. GPAC recommendation	1109 7.2.2-Action 3	
	NEW		Amend Maui County Code Chapter 19.36B as it relates to pavement and parking requirements in rural areas. ⁷		

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
TEXT			<p><i>Page 7-22 – the graphic on this page needs more discussion. Revise as follows:</i></p> <p><i>Street connectivity and parking management are key elements of promoting good urban design. <u>The development pattern depicted in Figure A is efficient and conducive to pedestrian mobility while the development pattern in Figure B is shaped by large surface parking lots that dominate the built environment and inhibit pedestrian mobility.</u></i>⁸</p>		
GOAL	<p><i>Maui will have livable human scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.</i></p>		<p><i>Maui will have livable human scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.</i></p> <p>GPAC recommendation</p>	<p>1110</p> <p>7.3</p>	
OBJ. 1	<p>Facilitate and support a compact, efficient, human-scale urban development pattern.</p>		<p>Facilitate and support a more compact, efficient, human-scale urban development pattern.</p> <p>GPAC recommendation</p>	<p>1111</p> <p>7.3.1</p>	
POLICIES	<p>Ensure higher density compact urban communities, infill, and redevelopment of underutilized/vacant urban lots within Urban Growth Boundaries.</p>		<p>Ensure higher density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.</p>	<p>1112</p> <p>7.3.1.a</p>	
	<p>Maintain a distinct separation between communities such as Wailuku and Waikapu; Pukalani and Makawao; Pukalani and Kula; Makawao and Haliimaile; and Lahaina and Kaanapali to protect the character and identity of Maui's communities.</p>		<p>Maintain a distinct separation between communities such as Wailuku and Waikapu; Pukalani and Makawao; Pukalani and Kula; Makawao and Haliimaile; and Lahaina and Kaanapali to protect the character and identity of Maui's communities.</p> <p>GPAC recommendation</p>	<p>1113</p> <p>7.3.1.b</p>	
	<p>Require Community-Based Public Design Charettes/Design Workshops for major new urban expansion, new towns, and major urban infill projects.</p>	<p>Move to Objective 3</p>	<p>MPC recommendation</p> <p>Move to Obj. 3; see 1159</p>	<p>1114</p>	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Require the preparation and approval of Development Impact Assessment (DIA) Reports, project master plans, and design guidelines for new urban expansion, new towns, and major urban infill projects within urban growth areas. Tailor submittals that reflect the impacts of different projects.	Require the preparation and approval of Development Impact Assessment (DIA) Reports, project master plans, and design guidelines for new urban expansion, new towns, and major urban infill projects within urban growth areas. Tailor submittal requirements to reflect the impact or scale of different projects.	Require, through regulations, the preparation and approval of Development Impact Assessment (DIA) Reports, project master plans, and design guidelines for new urban expansion, new towns, and major urban infill projects within urban growth areas. Tailor submittal requirements to reflect the impact or scale of different projects.	1115 7.3.1.c	
	Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas and mass transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape.	Move to Objective 3	Move to Objective 3; see 1160 MPC recommendation	1116	
	Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas.	Move to Objective 3	Move to Objective 3; see 1161 MPC recommendation	1117	
	The County shall cooperate with providing needed infrastructure improvements.	The county should provide a leadership role in providing needed infrastructure improvements	Delete; CIPS	1118	
	Encourage and educate the community of the value of mixed-use urban centers/ neighborhoods, and multi-use buildings.		Delete	1119	
	Ensure the establishment of and future amendments to the urban growth boundaries are: a beneficial extension of the existing community; in areas where it is cost-effective to provide and operate infrastructure/public service facilities; and do not promote automobile-oriented land use patterns.		Ensure future amendments to urban growth boundaries achieve the following: (1) provide a beneficial extension of the existing community; (2) is in areas where it is cost-effective to provide and operate infrastructure/public service facilities; and (3) do not promote automobile-oriented land use patterns.	1120 7.3.1.d	
	Prohibit gated communities and other design impediments to ensure the inter-connectivity between adjacent communities.	Discourage gated communities and other design impediments to ensure the inter-connectivity between adjacent communities.	Prohibit gated communities and other design impediments to ensure the inter-connectivity between adjacent communities. GPAC recommendation	1121 7.3.1.e	
	Encourage the development and implementation of neighborhood design standards that are environmentally friendly such as LEED- ND standards.	Encourage the development and implementation of neighborhood design standards that are environmentally friendly.	Encourage the development and implementation of neighborhood design standards that are environmentally friendly such as LEED- ND standards. GPAC recommendation	1122 7.3.1.f	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Promote agriculture by encouraging community gardening, community supported agricultural programs, and farmers' markets within and adjacent to urban areas.		Promote agriculture by encouraging community gardening, community supported agricultural programs, and farmers' markets within and adjacent to urban areas. GPAC recommendation	1123 7.3.1.g	
	Prevent the displacement of light and heavy industrial uses from Maui's industrial districts by allowing only a limited amount of complementary commercial and office uses.	<u>Discourage</u> the displacement of light and heavy industrial uses from Maui's industrial districts by allowing only a limited amount of complementary commercial and office uses.	Prevent the displacement of light and heavy industrial uses from Maui's industrial districts by allowing only a limited amount of complementary commercial and office uses. GPAC recommendation	1124 7.3.1.h	
	Require the public dedication of land that provides for continuous lateral access parallel to the shoreline as well as access perpendicular to the shoreline.		Delete; see #114, 117	1125	
	Develop communities that provide sufficient parks, schools, libraries and other essential public facilities and services	Moved to Objective 2 policy	Moved to Objective 2; see 1153 MPC recommendation	1126	
	Support the revitalization of Wailuku's Civic Center with additional municipal office space, landscaping beautification and public parking.	Delete	Delete; see 836 MPC recommendation	1127	
ACTION		Develop and adopt an ordinance that mandates early consultation with communities affected by large-scale planning and land use activities.	Delete; see 1182	1128	
		Establish density requirements and lot sizes within urban areas to support higher densities, in-fill development, and efficient land use patterns.	Establish minimum density requirements and design standards within urban areas to support higher densities, in-fill development, and efficient land use patterns.	1129 7.3.1-Action 1	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
		<p>Update zoning and development regulations to achieve the following:</p> <ul style="list-style-type: none"> a. Facilitate environmentally friendly projects (LEED – ND); b. Require the preparation and approval of Development Impact Assessment (DIA) Reports and design guidelines for new urban expansion, new towns, and major projects within UGBs; and c. Discourage future pyramid zoning within the new industrial districts, while allowing ancillary commercial uses. 	<p>Update zoning and development regulations to achieve the following:</p> <ul style="list-style-type: none"> a. Facilitate environmentally friendly projects (LEED – ND); b. Require the preparation and approval of Development Impact Assessment (DIA) Reports and design guidelines for new urban expansion, new towns, and major projects within UGBs; and c. Discourage future pyramid zoning within the industrial zoning districts, while allowing ancillary commercial uses.⁹ 	<p>1130</p> <p>7.3.1-Action 2</p>	
OBJ. 2	Facilitate more self-sufficient and sustainable communities.		<p>Facilitate more self-sufficient and sustainable communities.</p> <p>GPAC recommendation</p>	<p>1131</p> <p>7.3.2</p>	
POLICIES	When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual and non-profit uses to serve the daily needs of community residents.		<p>When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual and non-profit uses to serve the daily needs of community residents.</p> <p>GPAC recommendation</p>	<p>1132</p> <p>7.3.2.a</p>	
	Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.		<p>Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.</p> <p>GPAC recommendation</p>	<p>1133</p> <p>7.3.2.b</p>	
	<p>Facilitate self-sufficient communities and shorten commutes by:</p> <ul style="list-style-type: none"> a. Directing residential development to job-rich areas; b. Allow for appropriate commercial development to shorten commutes; c. Allow home occupations that are compatible with their neighborhood. 	<p>Facilitate self-sufficient communities and shorten commutes by:</p> <ul style="list-style-type: none"> a. Directing residential development to job-rich areas; b. Allowing for appropriate commercial development and community services to shorten commutes; and c. Allowing home occupations that are compatible with surrounding neighborhoods. 	<p>Facilitate self-sufficient communities and shorten commutes by:</p> <ul style="list-style-type: none"> a. Directing residential development to job-rich areas; b. Allowing for appropriate commercial development and community services to shorten commutes; and c. Allowing home occupations that are compatible with surrounding neighborhoods. <p>MPC recommendation</p>	<p>1134</p> <p>7.3.2.c</p>	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Ensure that major employment centers are located in areas that encourage affordable employee housing and multi-modal transportation opportunities.	Ensure that major employment centers are located in areas with affordable employee housing and multi-modal transportation opportunities.	Ensure that major employment centers are located in areas that encourage affordable employee housing and multi-modal transportation opportunities. GPAC recommendation	1135 7.3.2.d	
	Discourage the establishment of bedroom communities where long commutes are required to employment centers.		Discourage the establishment of bedroom communities where long commutes are required to employment centers. GPAC recommendation	1136 7.3.2.e	
	Facilitate the development of housing by focusing new towns and urban expansion projects in locations where land and infrastructure costs do not preclude the development of affordably-priced housing.	Facilitate the development of housing by focusing new towns and urban expansion projects in locations where land and infrastructure costs help facilitate the development of affordably-priced housing.	Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing.	1137 7.3.2.f	
		Provide incentives to facilitate the development of multi-family housing. Moved from housing	Provide incentives to facilitate the development of multi-family housing. MPC recommendation	1138 7.3.2.g	
		Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities. Moved from housing	Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities. MPC recommendation	1139 7.3.2.h	
ACTIONS	Identify receiving areas within urban growth boundaries for the Transfer of Development Rights (TDR) and develop and adopt a TDR ordinance and a formal TDR program.	Develop and adopt a Transfer of Development Rights (TDR) Ordinance, a formal TDR program and identify receiving areas within urban growth boundaries.	Develop and adopt a Transfer of Development Rights (TDR) Ordinance, a formal TDR program and identify receiving areas within urban growth boundaries. MPC recommendation	1140 7.3.2-Action 1	
	Develop community planning processes to establish standards and priorities for streetscape beautification, public amenities, pedestrian and bicycle circulation, parking, redevelopment target areas, transit amenities, sense of place and building form/design guidelines.	Move to Objective 3	Moved to Objective 3: see 1164 MPC recommendation	1141	
	Develop and adopt an ordinance that mandates early consultation with communities affected by large-scale planning and land use activities.	Move to Objective 1	Delete; see 1182	1142	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Amend the zoning ordinance to : a. Reduce minimum lot sizes in urban areas; b. Encourage a mix of single family and multi-family lots within the same development; c. Facilitate the establishment of mixed-use towns/ village centers.		Amend the zoning ordinance to : a. Reduce minimum lot sizes in urban areas; b. Encourage a mix of single family and multi-family lots within the same development; and c. Facilitate the establishment of mixed-use towns/ village centers. GPAC recommendation	1143 7.3.2- Action 2	
	Establish density requirements and lot sizes within urban areas to support higher densities, in-fill development, and efficient land use patterns.	Move to Objective 1	Delete; see 1143	1144	
	Develop standards to strictly regulate and limit the location, design, and massing of big box retail stores.		Develop standards to strictly regulate and limit the location, design, and massing of big box retail stores. GPAC recommendation	1145 7.3.2- Action 3	
	Update zoning and development regulations to achieve the following: a. Facilitate environmentally friendly projects (LEED – ND); b. Require the preparation and approval of Development Impact Assessment (DIA) Reports and design guidelines for new urban expansion, new towns, and major projects within UGBs; and c. Eliminate pyramid zoning within the industrial districts.	Change (c) and move to objective 1 c. Discourage future pyramid zoning within the <u>new industrial districts, while allowing ancillary commercial uses.</u>	Moved to obj. 1; see 1130 MPC recommendation	1146	
	Amend the County Code to reduce parking requirements, where appropriate, in mixed-use projects, encourage joint-use parking, and allow for the use of innovative methods to meet peak parking needs.		Amend the County Code to reduce parking requirements, where appropriate, in mixed-use projects, encourage joint-use parking, and allow for the use of innovative methods to meet peak parking needs. GPAC recommendation	1147 7.3.2- Action 4	
	Prepare general Urban Design Guidelines for Central, South and West Maui.	Move to Objective 3	Moved to Objective 3 MPC recommendation	1148	
	As part of the Community Plan Updates, prepare street beautification, pedestrian circulation, bikeway, and greenway master plans.	Change language and move to Obj. 3	Change language and move to Obj. 3 MPC recommendation	1149	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Develop and approve a green infrastructure map to assist in developing urban growth boundaries that protect separation between existing communities.	Moved to Objective 1	Moved to Objective 1 MPC recommendation	1150	
	Implement the redevelopment of the Wailuku Civic Center District with additional municipal office space, landscaping beautification, and public parking.	Delete	Delete; public facilities element MPC recommendation	1151	
	Revise the zoning ordinance to allow for mixed use development that is appropriate and in character with surrounding communities.		Revise the zoning ordinance to allow for mixed use development that is appropriate and in character with the existing community.	1152 7.3.2- Action 5	
		Develop communities that provide sufficient parks, schools, libraries and other essential public facilities and services	Develop communities that provide sufficient parks, schools, libraries and other essential public facilities and services to serve resident needs. Move to policy under Objective 7.3.2	1153 7.3.2- Action 6	
OBJ. 3	Strengthen the island's sense of place and unique character.		Strengthen the island's sense of place.	1154 7.3.3	
POLICIES	Protect and enhance the unique architectural and landscape characteristics of each community.		Protect and enhance the unique architectural and landscape characteristics of each community. GPAC recommendation	1155 7.3.3.a	
	Encourage Hawaiian architecture and tropical building designs.		Encourage Hawaiian architecture and tropical building designs. GPAC recommendation	1156 7.3.3.b	
	Support the continued revitalization of Wailuku Town and Kahului's commercial core and harbor front without displacing traditional, cultural and customary uses.		Support the continued revitalization of Wailuku Town and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.	1157 7.3.3.c	
	Strongly encourage the preservation of buildings, structures, and sites of historic significance.		Strongly encourage the preservation of buildings, structures, and sites of historic significance. GPAC recommendation	1158 7.3.3.d	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
		Require Community-Based Public Design Charettes/Design Workshops for major new urban expansion, new towns, and major urban infill projects.	Require Community-Based Public Design Charettes/Design Workshops for major new urban expansion, new towns, and major urban infill projects. MPC recommendation	1159 7.3.3.e	
		Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas and mass transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape.	Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas and mass transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape. MPC recommendation	1160 7.3.3.f	
		Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas.	Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas. MPC recommendation	1161 7.3.3.g	
ACTIONS	Implement the Wailuku Redevelopment Plan, and subsequent updates, and formulate plans for other appropriate redevelopment areas.	Implement the Wailuku Redevelopment Plan, and subsequent updates, and formulate plans for other appropriate areas.	Implement the Wailuku Redevelopment Plan, and subsequent updates, and formulate plans for other appropriate areas. MPC recommendation	1162 7.3.3-Action 1	
	Develop and adopt an ordinance to require Urban Design Review Board (UDRB) review of all major urban expansion, new town, urban in-fill and redevelopment projects.		Develop and adopt regulations to require Urban Design Review Board (UDRB) review of all major urban expansion, new town, urban in-fill and redevelopment projects.	1163 7.3.3-Action 2	
		Develop community planning processes to establish standards and priorities for streetscape beautification, public amenities, pedestrian and bicycle circulation, parking, redevelopment target areas, transit amenities, sense of place and building form/design guidelines.	Develop community planning processes to establish standards and priorities for streetscape beautification, public amenities, pedestrian and bicycle circulation, parking, redevelopment target areas, transit amenities, sense of place and building form/design guidelines.¹⁰ Delete – Consolidated into # 1166	1164 7.3.3-Action 3	
		Prepare general Urban Design Guidelines for Central, South and West Maui.	Prepare general Urban Design Guidelines for Central, South and West Maui. MPC recommendation	1165 7.3.3-Action 4	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
		As part of the Community Plan Updates, prepare pedestrian circulation, bikeway, and greenway elements.	As part of the Community Plan Updates, prepare streetscape, pedestrian/bikeway/transit circulation, redevelopment and infill, and greenway master plan elements. ¹¹	1166 7.3.3-Action 5	
OBJ. 4	Seek to minimize and contain the impact of tourism on residents.	Seek to manage the impact of tourism on residents' qualities of life.	Seek to manage the impact of tourism on residents' qualities of life. MPC recommendation	1167 7.3.4	
POLICIES	Permit the establishment of bed and breakfast homes within the commercial areas of Maui's towns and discourage them in residential areas.	Manage bed and breakfast homes through permitting, and limiting total permits in accordance with adopted ordinances and community plan policies.	Manage bed and breakfast homes through permitting, and limiting total permits in accordance with adopted ordinances and community plan policies. MPC recommendation Moved to Economic Development	1168 7.3.4.a	
	Discourage timeshares and fractional ownership.	a. Discourage the conversion of hotel units to timeshares and fractional ownership. b. Monitor and manage the amount of and impacts from timeshares and fractional ownership.	a. Discourage the conversion of hotel units to timeshares and fractional ownership. b. Monitor and manage the amount of and impacts from timeshares and fractional ownership. MPC recommendation	1169 7.3.4.b	
	Prohibit TVR's outside of resort districts, pursuant to map # ____.	a. Enforce laws regarding bed and breakfast homes and transient vacation rentals that are effective at any given time, until the laws are actually amended to no longer be effective. b. Manage transient rentals through permitting in accordance with adopted ordinances and community plan policies.	a. Enforce laws regarding bed and breakfast homes and transient vacation rentals that are effective at any given time, until the laws are actually amended to no longer be effective. b. Manage transient rentals through permitting in accordance with adopted ordinances and community plan policies. MPC recommendation Moved to Economic Development	1170 7.3.4.c	
	Prohibit <i>resort development</i> outside of the <i>Resort Destination Areas</i> of Wailea, Makena, Kapalua and Kaanapali as identified on the Maui Island Policy Map # ____.	Limit large scale resort development to the four existing resort destination areas of Wailea, Makena, Kapalua and Kaanapali. "Large Scale Resort" is defined as complexes that include multiple accommodation facilities, activity businesses, retail complexes and other amenities.	Limit large scale resort development to the four existing resort destination areas of Wailea, Makena, Kapalua and Kaanapali. "Large Scale Resort" is defined as complexes that include multiple accommodation facilities, activity businesses, retail complexes and other amenities. MPC recommendation	1171 7.3.4.d	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
ACTIONS	Define and map the Resort Destination Areas of Wailea, Makena, Kapalua and Kaanapali.	Define and map the Resort Destination Areas of Wailea, Makena, Kapalua and Kaanapali.	Define and map the Resort Destination Areas of Wailea, Makena, Kapalua and Kaanapali. MPC recommendation	1172 7.3.4- Actions 1	
OBJ. 5	Ensure that Maui's Planning Process becomes more transparent, efficient and innovative.		Ensure that Maui's planning and development review process becomes more transparent, efficient and innovative.¹²	1173 7.3.5	
POLICIES	Encourage greater community involvement in land use planning and decision making.	Encourage greater community involvement in land use planning and decision making for larger developments.	Encourage greater community involvement in land use planning and decision making. GPAC recommendation	1174 7.3.5.a	
	Require new development projects to demonstrate a community need, show consistency with the Maui Island Plan, and the policies of the General Plan, and provide objective project impact analysis on the community.	Require discretionary permits to demonstrate a community need and show consistency with the <u>Community Plans</u> .	Delete	1175	
	Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements.		Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements. GPAC recommendation	1176 7.3.5.b	
	Increase inter-agency coordination between the Department of Planning and all State and County agencies responsible for infrastructure and public facilities provision.		Increase inter-agency coordination between the Department of Planning and all State and County agencies responsible for infrastructure and public facilities provision, particularly as it relates to the mitigation of long term cumulative impacts resulting from development projects. ¹³	1177 7.3.5.c	
	Provide greater certainty and transparency in the development review process.		Provide greater certainty and transparency in the development review process. GPAC recommendation	1178 7.3.5.d	
	Expand and maintain land use and geographic information system databases for improved land use decision making and make them available to the public		Expand and maintain land use and geographic information system databases for improved decisions and make data and products available to the public.	1179 7.3.5.e	

URBAN					
ITEMS	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	General and Community Plan land use designations are subject to change with each update of the General Plan.	Update Maui Island Plan and Community Plan land use designations and zoning maps with each update of the General Plan.	Move to action	1180	
	Institute a time limit on development entitlements.	Establish reasonable time limits on development entitlements	Move to action	1181	
ACTIONS	Develop and adopt an ordinance that: (a) mandates early consultation with communities affected by planning and land use activities; (b) establishes review timelines; and (c) requires multi-agency and intra-departmental county consultation in project review.		Develop and adopt regulations that: (a) mandate early consultation with communities affected by planning and land use activities; and (b) establish efficient and realistic review timelines.; and (c) require multi-agency and intra-departmental county consultation in project review. ¹⁴	1182 7.3.5- Action 1	
			Update Maui Island Plan and Community Plan land use designations and zoning maps with each update of the General Plan.	1183 7.3.5- Action 2	
			Establish reasonable time limits on unused development entitlements or for projects that which haven't commenced within a reasonable time period. ¹⁵	1184 7.3.5- Action 3	

¹ Comment provided by the Department of Public Works:

Although we understand the need for appropriate roadway standards in rural and agricultural areas, we believe that the minimum pavement width for minor and cul-de-sac roadways should be 20 feet. This allows a minimum standard for safe passage of two-lane, two way traffic. Collector standards should be slightly wider, since it does carry additional traffic at higher speeds. A 22 foot minimum for collector roads should be sufficient for Rural and Agricultural Districts. While a gravel surface for a dead-end street does convey a more rural feel, it does present a recurring maintenance problem. Thus, we would not recommend such roadways for dedication to the County and instead recommend that ownership be kept private.

² Revised to address a comment from the Current Planning Division that the term (FONSI) in the context of an agricultural impact assessment could lead to confusion with EA/EIS requirements so the statement was revised accordingly.

³ Consolidated into # 1065 pursuant to a suggestion from Current Planning.

⁴ Added the contents of Policy # 1060 pursuant to a suggestion from Current Planning.

⁵ Expanded the policy to include prioritizing the use of both affordable agricultural land (ag parks) and water for the cultivation of food crops for local consumption.

⁶ Revised pursuant to a recommendation from the County Department of Water Supply.

⁷ Inserted a proposed action at the request of Current Planning to implement Policy 7.2.2.a.

⁸ Revised to incorporate suggestions from Current Planning.

⁹ Revised pursuant to a recommendation from Current Planning to clarify whether this policy is intended to apply within a zoning district or within a particular project.

¹⁰ Consolidated into Action 7.3.3 Action 5, pursuant to a recommendation from Current Planning.

¹¹ Consolidated Action 7.3.3 Action 3 into 7.3.3 Action 5.

¹² Revised to incorporate a recommendation from Current Planning to add “and development review process” to the Objective.

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- ¹³ Revised pursuant to a recommendation from Current Planning to clarify the purpose of the policy, i.e. to improve coordination as it relates to the mitigation of cumulative impacts resulting from development projects.
- ¹⁴ Revised pursuant to a recommendation from Current Planning to restate Action 7.3.5 Action 1.b to establish “efficient and realistic” review timelines. Also, deleted Action 7.3.5 Action 1.c since the Department currently has a consultation process.
- ¹⁵ Revised pursuant to a recommendation from Current Planning to clarify that this statement is intended to apply to unused entitlements or for projects that haven’t commenced within a reasonable period.