

# PLANNING COMMITTEE

Council of the County of Maui

## Meeting Agenda

January 31, 2011

1:30 p.m.

Council Chamber, 8<sup>th</sup> Floor

200 South High Street, Wailuku, Hawaii

website: [www.mauicounty.gov/committees/PC](http://www.mauicounty.gov/committees/PC)

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### VOTING MEMBERS

Donald G. Couch, Jr., Chair

Gladys C. Baisa, Vice-Chair

Elle Cochran

Danny A. Mateo

Joseph Pontanilla

Michael P. Victorino

Mike White

### NON-VOTING MEMBERS

Robert Carroll

G. Riki Hokama

*AGENDA ITEMS ARE SUBJECT TO CANCELLATION. For a confirmation of the meeting date and time, and for tentative scheduling of agenda items, please contact the Committee Staff (Kimberley Willenbrink or Clarita Balala) at: Office of Council Services, 200 South High Street, Wailuku, HI 96793, 808-270-7838, 1-800-272-0026 (toll-free from Molokai), 1-800-272-0098 (toll-free from Lanai), 808-270-7686 (fax).*

*ORAL OR WRITTEN TESTIMONY on any agenda item will be accepted. Each testifier shall be allowed to speak for three minutes on each item. If additional time is requested, the testifier shall be allowed one minute to conclude the testimony on the item. These time limits may be suspended pursuant to the Rules of the Council, provided a suspension would apply equally to all testifiers and all items. No further oral testimony by the testifier on the item shall be permitted. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. To ensure its distribution prior to the meeting, written testimony must be received in the Office of Council Services at least 24 hours prior to the meeting; provided, that if a meeting will be held on a Monday, written testimony shall be received by 12:00 noon on the business day preceding the meeting. If written testimony is submitted at the meeting, 16 copies are requested.*

*INDIVIDUALS WHO INTEND TO ATTEND THE MEETING AND WHO HAVE DISABILITIES REQUIRING SPECIAL ASSISTANCE should call the Office of Council Services at least three days in advance.*

*DOCUMENTS ON FILE WITH THE COMMITTEE, which may include correspondence relating to the agenda items below, may be inspected prior to the meeting date. Photocopies may be ordered, subject to charges imposed by law (Maui County Code, Sec. 2.64.010). Please contact the Office of Council Services to make arrangements for inspection or photocopying of documents.*

*TO LEARN MORE ABOUT COUNCIL-RELATED ISSUES, tune in to Akaku: Maui Community Television.*

PC-29

## PLANNING PERMITTING STREAMLINING PACKAGE

**DESCRIPTION:** The Committee is in receipt of County Communication No. 10-252, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.32, MAUI COUNTY CODE, RELATING TO PLANNED DEVELOPMENT". The purposes of the proposed bill are to: (a) establish a three-step approval process for tract development of certain parcels of at least three acres; and (b) authorize the applicable planning commission to waive its opportunity to review and take final action on the Step III approval ("unified site and building program"), thereby allowing the Planning Director to take final action.

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2. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.36A, MAUI COUNTY CODE, RELATING TO OFF-STREET PARKING AND LOADING". The purposes of the proposed bill are to: (a) establish off-street parking requirements for the Service Business Residential Zoning District; (b) transfer approval authority for off-street parking from the planning commissions to the Planning Director; and (c) establish that individually striped parking spaces are required when off-street paved parking areas are provided for five or more automobiles, in place of the existing requirement for striping of off-street parking areas for three or more automobiles.
3. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.40, MAUI COUNTY CODE, RELATING TO CONDITIONAL PERMITS". The purpose of the proposed bill is to allow the Planning Director, instead of the Council by ordinance, to approve certain Conditional Permit amendments and time extensions.
4. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.45, MAUI COUNTY CODE, RELATING TO PROJECT DISTRICT PROCESSING REGULATIONS". The purposes of the proposed bill are to: (a) allow concurrent processing of Phase I and Phase II Project District applications; and (b) allow the Planning Director, instead of the planning commissions, to approve non-substantive revisions to Phase II preliminary site approvals and Phase III final site plans.

**STATUS:** The Committee may receive an overview of the proposed bills from the Department of Planning. The Committee may consider whether to recommend passage of any of the proposed bills on first reading, with or without revisions. The Committee may also consider the filing of County Communication No. 10-252 and other related action.

**PC-14                    SPECIAL MANAGEMENT AREA PERMIT COMPLIANCE**

**DESCRIPTION:** The Committee is in receipt of County Communication No. 09-235, from former Councilmember Jo Anne Johnson, relating to Special Management Area (SMA) permit compliance and transmitting correspondence dated July 29, 2009, relating to the Coastal Zone Management Program and SMA permit compliance.

**STATUS:** The Committee may receive an overview from the Department of Planning relating to Coastal Zone Management Program policy-related issues. The Committee may also consider the filing of County Communication No. 09-235 and other related action.

**PC-15                    SOLAR ENERGY FACILITIES AS PERMITTED USES IN THE AGRICULTURAL ZONING DISTRICT**

**DESCRIPTION:** The Committee is in receipt of County Communication No. 09-247, from the Planning Director, transmitting comments and recommendations from the Lanai Planning Commission, Maui Planning Commission, and Molokai Planning Commission on the draft bill entitled "A BILL FOR AN ORDINANCE TO ESTABLISH SOLAR ENERGY FACILITIES AS PERMITTED USES IN THE AGRICULTURAL ZONING DISTRICT", attached to Resolution No. 08-95. The purpose of the draft bill is to establish solar energy facilities as permitted uses in the Agricultural Zoning Ordinance by amending Sections 19.04.040 and 19.30A.050, Maui County Code.

**STATUS:** The Committee may receive an overview from the Department of Planning relating to the draft bill. The Committee may consider whether to recommend passage of the draft bill on first reading, with or without revisions. The Committee may also consider the filing of County Communication No. 09-247 and other related action.

**PC-27                    RESIDENTIAL DISTRICTS**

**DESCRIPTION:**     The Committee is in receipt of County Communication No. 10-210, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE REPEALING CHAPTER 19.09, MAUI COUNTY CODE, AND AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO RESIDENTIAL DISTRICTS". The purposes of the proposed bill are to establish definitions of "garage sale" and "home-based business", establish "home occupations" and "garage sales" as accessory uses in Residential Zoning Districts, establish "home-based business" as a special use in Residential Zoning Districts, and establish development standards for Residential Zoning Districts.

**STATUS:**             The Committee may receive an overview from the Department of Planning relating to the proposed bill. The Committee may consider whether to recommend passage of the proposed bill on first reading, with or without revisions. The Committee may also consider the filing of County Communication No. 10-210 and other related action.

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