

AGRICULTURAL LAND USE				
ITEM	PLANNING COMMITTEE (2009-2011 COUNCIL TERM)	CURRENT PLANNING DIRECTOR'S RECOMMENDATION (2011-2013 COUNCIL TERM)	NO.	GENERAL PLAN COMMITTEE (2011-2013 COUNCIL TERM)
GOAL	<i>Maui Island will have a prosperous agricultural industry and will protect agricultural lands.</i>		1040	
OBJ. 1	Significantly reduce the loss of prime agricultural lands. GPAC recommendation		1041	Significantly reduce the loss of productive agricultural lands. (corresponding revision to 1044, 1046, 1047, 1059, 1064)
POLICIES	Allow limited clustering of development on prime and community agricultural lands identified on Maui Island Plan Map # 7-1, when approved as a Conservation Site Design (CSD) and through regulations.	Allow, where appropriate, the clustering of development on [prime and community] agricultural lands [identified on Maui Island Plan Map # 7-1,] when approved as a Conservation Site Design (CSD) [and through regulations] or <u>similar approval mechanism.</u> GPAC modified	1042	
	Require the review and approval of <i>Conservation Site Design (CSD)</i> plans prior to the subdivision of prime and community agricultural lands identified on Maui Island Plan Map # 7-1.	Require, where appropriate, the review and approval of <i>Conservation Site Design (CSD)</i> plans prior to the subdivision of [prime and community] agricultural land [s identified on Maui Island Plan Map # 7-1].	1043	
	Discourage developing or subdividing Prime agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.		1044	
	Require public notification and review of the subdivision of agricultural land into 4 or more lots. GPAC recommendation	[Require] <u>Consider requirements for</u> public notification and review of the subdivision of agricultural land into 4 or more lots. GPAC recommendation	1045	
	Focus urban growth, to the extent practicable, away from Prime Agricultural Lands identified on Maui Island Plan Map #7-1.	Focus urban growth, to the extent practicable, away from Prime, Productive and Important Agricultural Lands. GPAC recommendation	1046	

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	Strongly discourage the conversion of Prime 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.	Strongly discourage the conversion of Prime, <u>Productive and Important</u> Agricultural Lands [identified on Maui Island Plan Map #7-1] (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, <u>or</u> when other overriding factors are present. GPAC Modified	1047	
POLICIES	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 Agricultural Lands identified on Maui Island Plan Map #7-1, unless justified during the regular update of the General Plan.	Further develop the requirements for agricultural assessments found under MCC 19.510.	1048	
	Protect Prime and community 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.	<u>Provide incentives for landowners to preserve and [P] protect [Prime and community A] agricultural [L]lands</u> [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, <u>or similar means.</u> Amended	1049	
	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	
	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	
	Support agricultural protection zoning as a vital component of an agricultural land preservation program. GPAC recommendation	<u>Delete</u> , if done correctly, Important Agricultural Lands (IAL) will do the same and this is mandated by Acts 183 (2005) and 233 (2008).	1052	
			1053	

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		Support and promote the profitability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.	1053.1 New	Support and promote the [profitability] <u>viability</u> of Maui's agricultural businesses through property tax incentives and other programs and subsidies.
		Encourage future community plan efforts to identify lands within the County Agricultural zone that are primarily being used for large lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.	1053.2 New	
			1054	
			1055	
ACTIONS	Implement the Maui Island Directed Growth Strategy. GPAC recommendation		1056	
			1057	
	Create a Prime Agricultural Lands Overlay District.	Implement County responsibilities under Acts 183 (2005) and 233 (2008) to designate and establish Important Agricultural Lands (IAL) and the incentives therein.	1058	
	Develop, adopt, and implement TDR and PDR Programs for Prime and community 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.	Develop, adopt, and implement transfer of development rights/purchase of development rights (TDR/PDR) Programs for Prime [and community], 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. GPAC Recommendation	1059	
			1060	
	Revise the Agricultural District Ordinance to allow for limited clustering and CSD (Conservation Subdivision Design), where appropriate.		1061	
		1062		

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			1063	
	Revise existing land use regulations to ensure that Prime Agricultural Lands are distinct from rural (primarily residential) land uses.		1064	
	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 agricultural land.	[Develop or amend] <u>Consider developing or amending</u> regulations to: 1. Reduce the subdivision of agricultural lands by strengthening applicable zoning and subdivision ordinances, <u>and consider the creation of Agricultural categories such as those depicted on Maui Island Plan Map #7-1 to better reflect agricultural uses and land use patterns;</u> 2. Require public notification and review of the subdivision of agricultural land into four or more lots; and 3. Require the preparation of <u>a more detailed</u> agricultural impact assessment for changes to the UGB (Urban Growth Boundary), Community Plan Amendments, and change in zoning <u>requests of Prime agricultural land as required by MCC 19.510.</u>	1065	
	Utilize <i>farm land trust mechanisms</i> to preserve agricultural lands and family farms.		1065. 1	
		Promote the profitability by supporting programs or subsidies such as but not limited to: 1. Low cost, reliable transportation for export agricultural products; 2. Maui Farm Bureau and Farmers cooperatives; 3. Promotion of locally grown products to hotels, restaurants, or other segments of the visitor industry; 4. The expansion of marketing efforts such as Grown on Maui to mainland or far east markets; 5. Development of new or value-added products. 6. Property tax incentives for commercial agricultural uses.	1065. 2 New	

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OBI. 2	Reduction of the island's dependence on off-island agricultural products.		1066	Reduction of the island's dependence on off-island agricultural products <u>and the expansion of export capacity.</u>
POLICIES	Coordinate with the agricultural community, associations/community groups, agricultural landowners and the State to designate Important Agricultural Lands (IAL). GPAC recommendation		1067	
	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	Support an incentive package for [prime and] productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers.
		Actively look to acquire land and provide infrastructure to expand the County agricultural park and establish new County agricultural parks.	1068.1 New	Actively look to acquire land and provide infrastructure to expand the [County] agricultural park and establish new [County] agricultural parks.
	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	ADD 1069.1 New policy - Support local cooperative extension service to facilitate timely technology transfer. ...
	Support plans and programs to develop additional sources of non-potable water for irrigation purposes. GPAC recommendation		1070	Support plans and programs to develop additional sources of [non-potable] water for irrigation purposes.

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	Waive standard subdivision requirements (paved roads, utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings. GPAC and MPC recommendation		1071	[Waive] <u>Consider appropriate</u> [standard] subdivision requirements [(paved roads, utilities, etc.)] (<u>gravel roads, above-ground utilities, etc.</u>) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings.
			1072	
	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	
			1074	
	Allow water and tax discounts for legitimate farming operations on rural and agricultural land. MPC recommendation		1075	
	Give priority in delivery and use of agricultural water and agricultural land within County agricultural parks to cultivation of food crops for local consumption.		1076	
POLICIES		Support programs for vertebrate and invertebrate pest control.	1076.1 New	1076.1: <u>Support programs that control pests and diseases that affect agriculture.</u> ADD 1076.2 New policy – <u>Support the development of training and apprenticeship programs to encourage an adequate supply of agricultural workers.</u>
ACTIONS	Identify and acquire Prime and community Agricultural Lands appropriate for the development of agricultural parks and community gardens in each community plan district.		1077	Identify and acquire [Prime] <u>productive</u> and community Agricultural Lands appropriate for the development of agricultural parks and community gardens in each community plan district.
	Develop an Agricultural Water Strategy, and incorporate an agricultural component in the Water Use and Development Plan.		1078	Coordinate with State Department of Agriculture in development of an Agricultural Water Strategy, and incorporate an agricultural component in the Water Use and Development Plan.

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	Revise the subdivision ordinance to eliminate standard subdivision requirements for agricultural parks, and to promote research and development activities. GPAC recommendation		1079	Revise the subdivision ordinance to [eliminate standard] <u>create appropriate</u> subdivision requirements for agricultural parks, and to promote research and development activities.
	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	Coordinate with industry stakeholders to develop alternative sources [of non-potable] irrigation water including wastewater reuse, recycled storm-water runoff, and brackish well water.
			1081	
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RURAL LAND USES				
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GOAL	<i>Maui will have a rural landscape and lifestyle where natural systems, cultural resources and farm lands are protected and development enhances and compliments the viability and character of rural communities.</i>		1085	
OBJ. 1	Reduce the proliferation and impact of residential development outside of urban and rural growth boundaries. GPAC recommendation		1086	
POLICIES	Focus development to areas inside urban and rural growth boundaries to preserve natural, cultural and agricultural resources. MPC recommendation		1087	
	Allow limited cluster development with a mandatory buffer requirement/clear edge between country towns, agricultural lands, and surrounding rural landscapes. MPC recommendation	[Allow limited] <u>Encourage</u> cluster development with a mandatory buffer requirement/clear edge [between] <u>at the interface of</u> country towns, agricultural [lands] <u>uses</u> , and surrounding rural landscapes. GPAC Recommendation	1088	
	Require <i>conservation subdivision design</i> (CSD) for the subdivision of rural lands creating four or more lots. MPC recommendation	<u>Encourage or require, where appropriate, conservation subdivision design</u> (CSD) [for the subdivision of rural lands creating four or more lots] <u>and the use of green spaces/natural separations to protect the character of rural landscapes.</u> GPAC Recommendation (modified)	1089	
	Delete MPC recommendation		1090	
	Encourage basic goods/ services in business country towns. GPAC recommendation		1091	
	Allow for mixed uses, including residential uses, within Business Country Town Districts.		1092	

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	Encourage the use of alternative storm water management techniques that minimize land disturbance and preserve natural drainage features.		1093	
	Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.		1094	
ACTIONS	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	
	Revise the Business Country Town District Ordinance to allow mixed uses including small scale residential uses.		1096	
			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 service centers. MPC recommendation		1098	
	Revise subdivision regulations to require CSD (Conservation Subdivision Design) within the rural districts for subdivisions of four or more lots. MPC recommendation	Revise subdivision regulations to require <u>permit clustering and</u> CSD (Conservation Subdivision Design) within the Rural Districts [for subdivisions of four or more lots].		1099
OBJ. 2	More appropriate service/ infrastructure standards to enhance and protect the island's rural character and natural systems.		1100	
POLICY	Minimize impermeable surfaces within rural areas. GPAC recommendation		1101	

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			1102	
	Protect and support the authentic character, economic viability, and historic integrity of Maui's small towns. GPAC recommendation		1103	Protect and support the [authentic] character, economic viability, and historic integrity of Maui's small towns.
	Use infrastructure, public service, and design standards that are appropriate to rural areas.		1104	
			1105	
ACTIONS	Develop and adopt regulations to establish rural infrastructure and public facility Level of Service (LOS) standards.		1106	
	Revise storm water management regulations to allow for Low Impact Development (LID) techniques. GPAC recommendation		1107	Revise storm water management regulations to allow for Low Impact Development (LID) techniques <u>and potential irrigation uses.</u>
			1108	
	Develop and adopt appropriate procedures and standards for the public to review development in County rural zones. GPAC recommendation		1109	
	Amend Maui County Code Chapter 19.36B as it relates to pavement and parking requirements in rural areas.		1109.1	

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GOAL	<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> GPAC recommendation		1110	
OBJ. 1	Facilitate and support a more compact, efficient, human-scale urban development pattern. GPAC recommendation		1111	
POLICIES	Ensure higher density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.		1112	
	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. GPAC recommendation		1113	Maintain a distinct separation between communities such as but not limited to Wailuku and Waikapu; Wailuku and Waihee; Pukalani and Makawao; Pukalani and Kula; Makawao and Haliimaile; Lahaina and Kaanapali; Kihei and Maalaea; and Maalaea and Waikapu to protect the character and identity of Maui's communities.
			1114	
	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.	[Require, through regulations, the preparation and approval of Development Impact Assessment (DIA) Reports, project master plans, and design guidelines] <u>Strengthen evaluation requirements</u> 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
			1116	

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			1117	
			1118	
			1119	
POLICIES	Ensure future amendments to urban growth boundaries achieve the following: (1) provide a beneficial extension of the existing community; (2) are 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	
	Prohibit gated communities and other design impediments to ensure the inter-connectivity between adjacent communities. GPAC recommendation	Prohibit Discourage gated communities and other design impediments to ensure the inter-connectivity between adjacent communities. MPC Recommendation	1121	<u>1121: Evaluate the impact of gated communities on inter-connectivity.</u>
	Encourage the development and implementation of neighborhood design standards that are environmentally friendly such as LEED- ND standards. GPAC recommendation		1122	
	Promote agriculture by encouraging community gardening, community supported agricultural programs, and farmers' markets within and adjacent to urban areas. GPAC recommendation		1123	
	Discourage future pyramid zoning within the industrial zoning districts, while allowing accessory commercial uses and grandfathering existing uses.		1124	
			1125	Discourage land use and urban design that impedes inter-connectivity between adjacent communities.

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			1126	Note: Add 1121 and 1125 matrix lines to Rural and Agricultural Sections (numbers TBD)
			1127	
			1128	
	Establish minimum density requirements and design standards within urban areas to support higher densities, in-fill development, and efficient land use patterns.		1129	
ACTIONS	<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. d. Consider establishment of a new zoning category that strictly defines and limits uses for heavy industrial areas. 	<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. <u>Revise the application and reporting requirements in Title 19 to strengthen evaluation requirements</u> require the preparation and approval of Development Impact Assessment (DIA) Reports and <u>establish</u> 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. d. Consider establishment of a new zoning category that strictly defines and limits uses for heavy industrial areas. 	1130	
OBJ. 2	Facilitate more self-sufficient and sustainable communities. GPAC recommendation		1131	

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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. GPAC recommendation		1132	
	Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences. GPAC recommendation		1133	
POLICIES	Facilitate self-sufficient communities and shorten commutes by: <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 or home-based businesses that are compatible with surrounding neighborhoods and lifestyles. 		1134	
	Ensure that major employment centers are located in areas that encourage affordable employee housing and multi-modal transportation opportunities. GPAC recommendation		1135	
	Discourage the establishment of bedroom communities where long commutes are required to employment centers. GPAC recommendation		1136	
	Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing.		1137	

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	Provide incentives to facilitate the development of multi-family housing. MPC recommendation		1138	
	Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities. MPC recommendation		1139	
	Develop communities that provide sufficient parks, schools, libraries and other essential public facilities and services to serve resident needs.		1139.1 (Prev. 1153)	
ACTIONS	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	
			1141	Promote agriculture by encouraging community gardening, edible landscaping, community supported agricultural programs, and farmers' markets within and adjacent to urban areas. Add definition: "Edible landscaping" is the use of food-producing plants and landscapes that combines fruits, nuts . . . [Get wording from Department of Planning] Add definition: "Community gardens" are places where neighbors and residents can gather to cultivate plants, vegetables, and fruits [and, depending on local laws, keep bees and raise chickens or other livestock].
			1142	

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	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	New ACTION: Update regulations to promote community gardens and edible landscapes.
			1144	
	Consider standards to regulate the location, design, and massing of big box retail stores.		1145	
			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. GPAC recommendation		1147	
			1148	
			1149	
			1150	
ACTIONS			1151	
	Revise the zoning ordinance to allow for mixed use development that is appropriate and in character with the existing community.		1152	

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			1153	
OBJ. 3	Strengthen the island's sense of place.		1154	
POLICIES	Protect and enhance the unique architectural and landscape characteristics of each community. GPAC recommendation		1155	
	Encourage Hawaiian architecture and tropical building designs. GPAC recommendation		1156	
	Support the continued revitalization of Wailuku Town and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.		1157	Support the continued revitalization of historic country towns, Wailuku Town, and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.
	Strongly encourage the preservation of buildings, structures, and sites of historic significance. GPAC recommendation		1158	
	Require Community-Based Public Design Charettes/Design Workshops for major new urban expansion, new towns, and major urban infill projects. MPC recommendation		1159	Require community input [-Based Public Design Charettes/] through Design Workshops for major new urban expansion, new towns, and major urban infill projects.
POLICIES	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	

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	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	
ACTIONS	Implement the Wailuku Redevelopment Plan, and subsequent updates, and formulate plans for other appropriate areas. MPC recommendation		1162	
	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	
			1164	
	Prepare general Urban Design Guidelines for Central, South and West Maui. MPC recommendation		1165	
	As part of the Community Plan Updates, prepare streetscape, pedestrian/bikeway/transit circulation, redevelopment and infill, and greenway infrastructure and master plan elements.		1166	
	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.		1166.1 New	

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OBJ. 4	Strengthen the planning and management for the visitor industry to protect resident quality of life and enhance the visitor experience.		1167	
POLICIES			1168	
	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	
	Manage transient vacation rentals and bed and breakfast homes through a permitting and regulatory process in accordance with adopted ordinances and community plan policies.		1170	Manage [transient vacation] short term rentals and bed and breakfast homes through a permitting and regulatory process in accordance with adopted ordinances and community plan policies.
	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	
ACTIONS	Define and map the Resort Destination Areas of Wailea, Makena, Kapalua and Kaanapali. MPC recommendation		1172	

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OBJ. 5	Ensure that Maui's planning and development review process becomes more transparent, efficient and innovative.		1173	
POLICIES	Encourage greater community involvement in land use planning and decision making. GPAC recommendation		1174	
			1175	
	Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements. GPAC recommendation		1176	
	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.		1177	
	Provide greater certainty and transparency in the development review process. GPAC recommendation		1178	
	Expand and maintain land use and geographic information system databases for improved decisions and make data and products available to the public.		1179	
			1180	
			1181	

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ITEM	PLANNING COMMITTEE (2009-2011 COUNCIL TERM)	CURRENT PLANNING DIRECTOR'S RECOMMENDATION (2011-2013 COUNCIL TERM)	NO.	GENERAL PLAN COMMITTEE (2011-2013 COUNCIL TERM)
ACTIONS	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.		1182	
	Update Maui Island Plan and Community Plan land use designations and zoning maps with each update of the General Plan.		1183	
	Evaluate the establishment of time limitations on unused development entitlements for projects which have not commenced within a reasonable time period.		1184	Check County Code re CIP review committee.