

**COUNCIL OF THE COUNTY OF MAUI**  
**PLANNING COMMITTEE**

January 8, 2016

**Committee**  
**Report No. \_\_\_\_\_**

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning Committee, having met on September 24, 2015, and December 16, 2015, makes reference to County Communication 14-310, from Councilmember Elle Cochran, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO COMPOSTING."

The purpose of the proposed bill is to allow for composting as a permitted use in the County Agricultural District.

Your Committee is in receipt of a proposed resolution, entitled "REFERRING TO THE LANAI, MAUI, AND MOLOKAI PLANNING COMMISSIONS A PROPOSED BILL AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO COMPOSTING," approved as to form and legality by the Department of the Corporation Counsel with a revised proposed bill, entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO COMPOSTING," attached as an exhibit. The purpose of the proposed resolution is to refer to the planning commissions a revised proposed bill to allow for composting using off-site materials as a permitted use in the County Agricultural District.

Your Committee noted the purpose of the revised proposed bill is to allow for commercial composting activities on agricultural land as a permitted use. As stated in testimony, the Comprehensive Zoning Ordinance does not permit commercial composting on agricultural land using off-site materials.

Your Committee expressed concern regarding the composting of biosolids, human waste, and compostable food service materials. Your Committee also expressed concern regarding the transportation of fire

**COUNCIL OF THE COUNTY OF MAUI**  
**PLANNING COMMITTEE**

Page 2

**Committee**  
**Report No.** \_\_\_\_\_

ants or other invasive species or seeds and discussed the possibility of limiting the movement of composting materials within community plan areas.

Your Committee recommended the State Department of Health and County Department of Environmental Management review the revised proposed bill. The Planning Department agreed to route the revised proposed bill to appropriate agencies prior to transmittal to the planning commissions and to inform the commissions of your Committee's concerns. Your Committee encouraged revisions to the proposed bill by the commissions to address the concerns of your Committee and any reviewing agencies. During the commission review process, your Committee would like the commission to explore the unique composting needs of Maui, Molokai, and Lanai residents.

Your Committee supported the proposed legislation because it will potentially allow additional composting businesses, reduce waste at landfills, increase utilization of compostable materials, and support farms.

Your Committee voted 6-0 to recommend adoption of the proposed resolution. Committee Chair Couch, Vice-Chair Carroll, and members Cochran, Guzman, Victorino and White voted "aye." Committee member Baisa was excused.

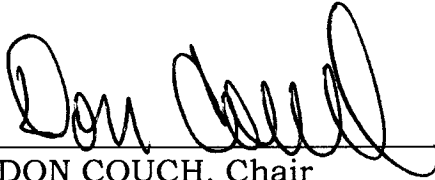
Your Planning Committee **RECOMMENDS** that Resolution \_\_\_\_\_, as attached hereto, entitled "REFERRING TO THE LANAI, MAUI, AND MOLOKAI PLANNING COMMISSIONS A PROPOSED BILL AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO COMPOSTING," be **ADOPTED**.

COUNCIL OF THE COUNTY OF MAUI  
**PLANNING COMMITTEE**

Page 3

**Committee  
Report No.** \_\_\_\_\_

This report is submitted in accordance with Rule 8 of the Rules of the Council.

  
\_\_\_\_\_  
DON COUCH, Chair

pc:cr:15012aa:gjg

# Resolution

No. \_\_\_\_\_

REFERRING TO THE LANAI, MAUI, AND  
MOLOKAI PLANNING COMMISSIONS A  
PROPOSED BILL AMENDING TITLE 19, MAUI  
COUNTY CODE, RELATING TO COMPOSTING

WHEREAS, the Council is considering a proposed bill to allow composting using off-site materials, as a permitted use in the Agricultural Zoning District; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning commissions review proposed land use ordinances and amendments thereto, and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it hereby refers the proposed bill, entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO COMPOSTING," a copy of which is attached hereto as Exhibit "1" and made a part hereof, to the Lanai, Maui, and Molokai planning commissions for appropriate action, pursuant to Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended;
2. That it respectfully requests that the Lanai, Maui, and Molokai planning commissions transmit their findings and recommendations to the Council as expeditiously as possible; and
3. That certified copies of this resolution be transmitted to the Mayor, the Planning Director, the Lanai Planning Commission, the Maui Planning Commission, and the Molokai Planning Commission.

**Resolution No. \_\_\_\_\_**

APPROVED AS TO FORM AND LEGALITY



---

**MICHAEL J. HOPPER**  
Deputy Corporation Counsel  
County of Maui

pc:misc:012areso01:gig/jkm

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2015)

A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE,  
RELATING TO COMPOSTING

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. The purpose of this ordinance is to regulate composting operations in the Agricultural Zoning District.

SECTION 2. Section 19.04.040, Maui County Code, is amended by adding a new definition to be appropriately inserted and to read as follows:

“Composting” means a process in which organic solid wastes, such as biosolids (sewage sludge), green or yard waste materials, food scraps, manures, and non-treated wood chips and shavings, are biologically decomposed and stabilized under controlled conditions to produce a stable humus-like mulch or soil amendment. This term includes the processing of organic and non-treated wood waste materials for the generation of wood chips or other materials that can be used as soil amendment, planting mixes, mulches for horticultural and agricultural applications, landfill cover, and land reclamation. The process of composting under methods approved by the State Department of Health is a recycling activity. Land application of uncomposted organic solid waste shall not be considered an approved solid waste management activity.”

SECTION 3. Section 19.30A.050, Maui County Code, is amended to read as follows:

**“19.30A.050 Permitted uses.** The following uses and structures shall be permitted in the agricultural district provided they also comply with all other applicable laws:

- A. Principal uses.
  1. Agriculture.
  2. Agricultural land conservation.

**EXHIBIT “1”**

3. Agricultural parks, pursuant to chapter 171, Hawaii Revised Statutes.

4. Animal and livestock raising, including animal feed lots and sales yards.

5. Private agricultural parks as defined herein.

6. Minor utility facilities as defined in section 19.04.040 of this title.

7. Retention, restoration, rehabilitation, or improvement of buildings, sites, or cultural landscapes of historical or archaeological significance.

8. Solar energy facilities, as defined in section 19.04.040 of this title, and subject to the restrictions of chapter 205, Hawaii Revised Statutes, that are less than fifteen acres, occupy no more than thirty-five percent of the lot, and are compatible with existing agricultural uses; except that land with soil classified by the land study bureau's detailed land classification as overall (master) productivity rating class D or E need not be compatible with existing agricultural uses.

9. Composting, as defined in section 19.04.040 of this title, including the use of materials sourced from off site.

B. Accessory uses. Uses that are incidental or subordinate to, or customarily used in conjunction with, a permitted principal use, as follows:

1. Two farm dwellings per lot, one of which shall not exceed one thousand square feet of developable area.

2. One farm labor dwelling per five acres of lot area. On the island of Maui, the owner or lessee of the lot shall meet two of the following three criteria:

a. Provide proof of at least \$35,000 of gross sales of agricultural product(s) per year, for the preceding two consecutive years, for each farm labor dwelling on the lot, as shown by State general excise tax forms and federal form 1040 Schedule F filings.

b. Provide certification by the department of water supply that agricultural water rates are being paid if the subject lot is served by the County water system.

c. Provide a farm plan that demonstrates the feasibility of commercial agricultural production.

On the islands of Molokai and Lanai, the owner or lessee of the lot shall meet both of the criteria provided by subsections 19.30A.050(B)(2)(a) and 19.30A.050(B)(2)(b).

3. A maximum of two commercial agricultural structures per lot, subject to parking requirements of section 19.36A.010 of this title.

4. Storage, wholesale and distribution, including barns; greenhouses; storage facilities for agricultural supplies, products and irrigation water; farmer's cooperatives; and similar structures that are customarily associated with one or more of the permitted principal uses or, for the purpose of this section, are associated with agriculture in the County.

5. Processing of agricultural products, the majority of which are grown in the County; this includes the burning of bagasse as part of an agricultural operation.

6. Energy systems, small-scale.

7. Small-scale animal-keeping.

8. Animal hospitals and animal board facilities; if conducted on the island of Molokai, such uses shall have been approved by the Molokai planning commission as conforming to the intent of this chapter.

9. Riding academies; if conducted on the island of Molokai, such uses shall have been approved by the Molokai planning commission as conforming to the intent of this chapter.

10. Open land recreation as follows: hiking; noncommercial camping; fishing; hunting; equestrian activities; rodeo arenas; arboretums; greenways; botanical gardens; guided tours that are accessory to principal uses, such as farm or plantation tours, petting zoos, and garden tours; hang gliding; paragliding; mountain biking; and accessory restroom facilities. If hiking, fishing, hunting, equestrian activities, rodeo arenas, hang gliding, paragliding, or mountain biking are conducted for commercial purposes on the island of Molokai, such uses shall have been approved by the Molokai planning commission as conforming to the intent of this chapter. Open land recreation uses or structures not specifically permitted by this subsection or by subsection 19.30A.060(H) shall be prohibited; certain open land recreation uses or structures may also be required to obtain a special permit pursuant to chapter 205, Hawaii Revised Statutes.

11. Except on Molokai, bed and breakfast homes permitted under chapter 19.64 of this title that are:

a. Operated in conjunction with a bona fide agricultural operation that produced \$35,000 of gross sales of agricultural products for each of the preceding



two years, as shown by State general excise tax forms and federal form 1040 Schedule F filings; or

b. In compliance with all of the following criteria, provided that the bed and breakfast home is not subject to a condominium property regime pursuant to chapter 514A, Hawaii Revised Statutes:

i. The lot was created prior to November 1, 2008.

ii. The lot is comprised of five acres or less.

iii. An approved farm plan has been fully implemented and is consistent with chapter 205, Hawaii Revised Statutes; or

c. Located in sites listed on the State of Hawaii Historic Register or the National Register of Historic Places.

12. Parks for public use, not including golf courses and not including commercial uses, except when under the supervision of a government agency in charge of parks and playgrounds.

13. Other uses that primarily support a permitted principal use; however, such uses shall be approved by the appropriate planning commission as conforming to the intent of this chapter.”

SECTION 4. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 5. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

---

Department of the Corporation Counsel  
County of Maui

pc:misc:012abill01:gjg/jkm