

COUNCIL OF THE COUNTY OF MAUI
PLANNING COMMITTEE

December 1, 2006

Committee
Report No.

06-160

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

Chair and Members:

Your Planning Committee, having met on November 13, 2006, makes reference to County Communication No. 06-250, from the Council Chair, transmitting a draft resolution entitled "REFERRING A BILL PERTAINING TO OFF-STREET PARKING TO THE LANAI, MAUI, AND MOLOKAI PLANNING COMMISSIONS".

The purpose of the draft resolution is to refer a draft bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.04, MAUI COUNTY CODE, PERTAINING TO GENERAL PROVISIONS AND DEFINITIONS, AND AMENDING CHAPTER 19.36, MAUI COUNTY CODE, PERTAINING TO OFF-STREET PARKING AND LOADING" to the Lanai, Maui, and Molokai Planning Commissions, pursuant to Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended.

The purpose of the draft bill is to establish new definitions and parking standards for residential mixed use developments, which combine commercial uses with residential uses within a single project in the Village Mixed Use District, as allowed in a Project District.

At its meeting, your Committee met with the Planning Director, the Director of Public Works and Environmental Management, and a Deputy Corporation Counsel.

There was no public testimony.

The Planning Director noted that the draft bill primarily addresses parking in Village Mixed Use Districts as allowed within a Project District. He recommended that your Committee refer the draft bill to the planning commissions for their review.

The Chair of your Committee noted that the Council and the Administration are in support of residential mixed use developments that afford residents the opportunity to work and shop within their community. She further noted that the draft bill addresses the

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parking demands resulting from the various land uses within a residential mixed use development, and represents the minimum requirements for parking.

The Chair of your Committee noted that residential mixed use districts may encourage the community to begin using alternative modes of transportation, such as mass transit, hybrid automobiles, and bicycles. Your Committee requested that the Department of Planning consider including incentives within the ordinance that would encourage travelers to seek alternative modes of transportation.

The Planning Director noted that off-street parking requirements in the Maui County Code (MCC) are outdated and do not adequately address the parking demands of the County. He further noted that the Department of Planning, in its discussions with the planning commissions regarding this draft bill, intends to discuss other parking demands and concerns in the County. He further noted that the Department intends to research parking ordinances in other areas before revising the parking ordinances in the MCC.

Your Committee requested that the Department of Planning include in its discussions with the planning commissions the following: (1) ways to address enforcement; (2) stacking of cars to maximize space, as they do in Japan; (3) landscaping; and (4) whether there is less of a need for compact parking stalls.

Your Committee voted to recommend adoption of the draft resolution.

Your Committee is in receipt of a proposed resolution, approved as to form and legality by the Department of the Corporation Counsel, entitled "REFERRING A DRAFT BILL PERTAINING TO OFF-STREET PARKING TO THE LANAI, MAUI, AND MOLOKAI PLANNING COMMISSIONS".

Your Planning Committee RECOMMENDS that Resolution No. _____, attached hereto, entitled "REFERRING A DRAFT BILL PERTAINING TO OFF-STREET PARKING TO THE LANAI, MAUI, AND MOLOKAI PLANNING COMMISSIONS" be ADOPTED.

Adoption of this report is respectfully requested.

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