

## DIRECTOR'S REPORT OF FINDINGS

### INTENT

This purpose of this executive summary is twofold:

1. Describe the documents contained in the two binders transmitted to the Maui County Council;
2. Give an overview of the planning process, as completed thus far.

### OVERVIEW

The Draft Maui Island Plan (DMIP) is being submitted to the Maui County Council (Council) for review and action in accordance with the requirements of Maui County Code 2.80B.050D.2, which states:

No later than one year after the receipt of the Maui Island Plan subsection C.2 of this section, the council shall adopt the Maui Island Plan by ordinance following a public hearing.

The attached two binders contain a series of policy and mapping recommendations from: (1) General Plan Advisory Committee (GPAC); (2) Maui Planning Commission (MPC); (3) Planning Director.

The contents of each binder are as follows:

#### Binder 1

1. Director's Report;
2. Director's Policy Recommendations;
3. Background Mapping;
4. Policy Maps;
5. Director's Directed Growth Strategy Maps and Spreadsheet;
6. Maui Planning Commission Directed Growth Strategy Maps and Spreadsheet;
7. GPAC Directed Growth Strategy Maps and Spreadsheet;
8. GPAC/ MPC/ Director's comparative policy recommendation matrix;
9. Maui Planning Commission Policy Recommendations;
10. GPAC Policy Recommendations; and
11. April 2008 Draft Maui Island Plan (CD).

#### Binder 2

1. Select Technical Studies;
2. "Best Practice" and Background Reading; and
3. Entire Library of Technical Studies (CD).

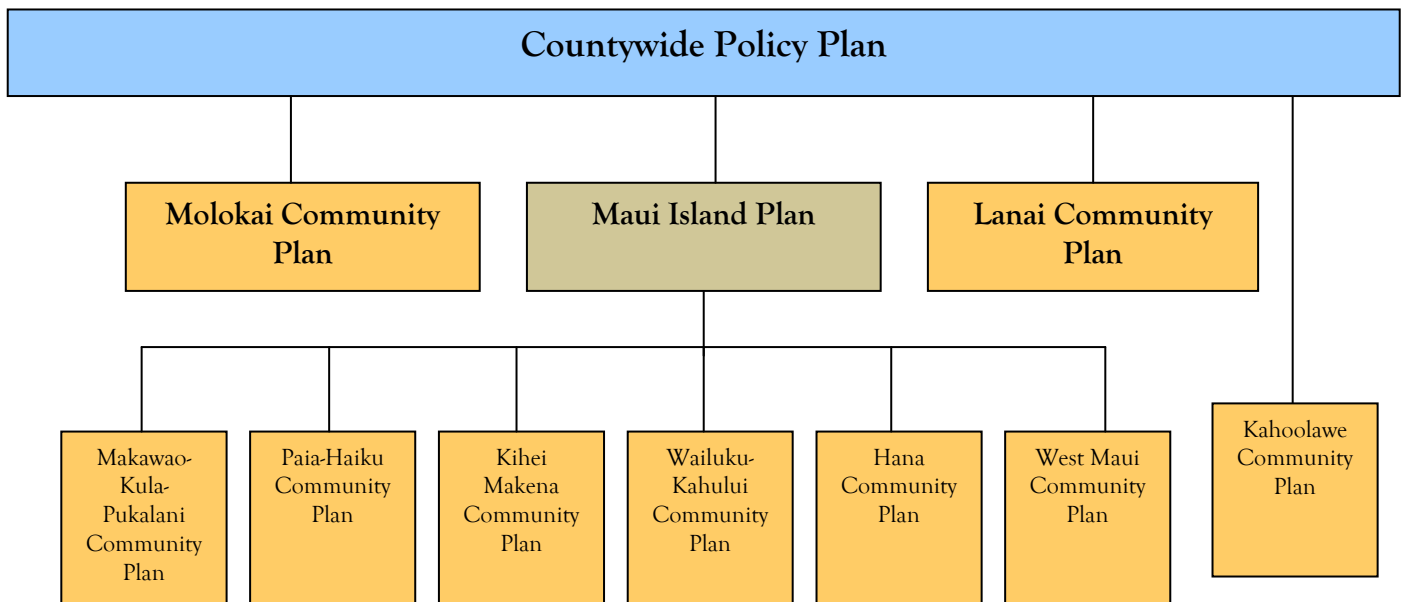
Binder one (1) is essentially a record of recommendations. Beginning with the distribution of the April 2008 Maui Island Plan, the GPAC began a process of reviewing, amending, and recommending policy language. The twenty-five member committee agreed on the creation of an Independent Review Committees (IRC's) as a means of expediting and simplifying the review. The IRC were approved, met for several months, and reported their findings to the entire GPAC. The GPAC did not have an opportunity to review the entire document, although the IRC's completed the majority of their work. Due to time constraints, Natural Hazards, Long Range Implementation, and the Monitoring and Evaluation sections were not formally reviewed by GPAC, but were reviewed and/or approved by the IRC's. Maps formally adopted by GPAC and the Planning Commission are shown with a "DRAFT PRODUCT" label; maps that were approved solely by the GPAC are denoted by "GPAC DRAFT PRODUCT".

For the purposes of transmittal to the MPC, the Planning Director made a recommendation that reflected nearly complete concurrence with the GPAC. The documents, which were transmitted in April 2009, were reviewed and acted upon by the MPC for five months. The Planning Commission completed its review and final action on September 28, 2009. The evolution of successive policy changes is reflected in the "GPAC/MPC/ Director's comparative policy recommendation matrix." The body voted to approve the background and policy maps, as shown under tab 3. MPC Directed Growth mapping is under tab 6.

The Director has made final mapping and policy recommendations for the purposes of this transmittal. A two column Director's Recommendation Matrix is provided under tab 2; this will serve as the Council's worksheet. Due to the volume of information, Staff has provided a fairly detailed table of contents that outlines the product contained in each tab.

The following information is provided in order for the reader to understand the General Plan process that has been completed thus far, and will continue on into the future.

**Figure I: General Plan Documents**



## **MAUI COUNTY GENERAL PLAN**

The General Plan is a term for a series of planning documents that will guide future growth and policy creation by the County. The Countywide Policy Plan acts as an over-arching values statement and is an umbrella policy document for the Island and Community Plans. The Maui Island Plan will function as a regional plan and address the unique problems and needs of the Island of Maui and establish specific policies relating to regional systems such as transportation, utilities, and growth management for the Island of Maui. The Community Plans will reflect the unique characteristics of each Community Plan area and enable residents and stakeholders within those areas to address location specific challenges. Figure I illustrates the relationship of the various General Plan Update documents.

## **GENERAL PLAN ENABLING ORDINANCE**

In 2004 the County Council adopted Ordinance 3166 (MCC 2.80B), which revised the process for updating the Maui County General Plan. MCC 2.80B requires that the General Plan identify and describe the major opportunities and constraints regarding the needs and development of the County as well as the social, economic, and environmental impacts of development. In addition, MCC 2.80B mandates that the General Plan set forth the desired sequence, patterns and characteristics of future development. MCC 2.80B modified the prior general plan process by requiring that a Countywide Policy Plan be prepared first, followed by a Maui Island Plan and the nine Community Plans.

Chapter 2.80B requires that the Countywide Policy Plan, Maui Island Plan and community plans be internally consistent, with compatible vision, principles, goals, policies, implementing actions, and land use maps. All agencies are required to comply with the documents that comprise the General Plan. All zoning ordinances, subdivision ordinances, and administrative actions by agencies are required to conform to the documents that comprise the general plan. Preparation of County budgets and capital improvement programs are required to implement the general plan to the extent practical.

## **THE PURPOSE OF THE MAUI ISLAND PLAN**

The purpose of the Maui Island Plan is to accomplish the following:

- Assess existing conditions, trends, and issues specific to the Island of Maui;
- Provide policy direction for the use and development of land, the extension and improvement of transportation services and infrastructure, the development of community facilities, the expansion of the Island's economic base, the provision of housing, and the protection of natural and cultural resources;
- Establish policies to manage change and to direct decisions about future land use and development; and
- Provide the foundation for setting capital improvement priorities, revising zoning regulations, and developing other implementation tools.

The Maui Island Plan will be used by the County Council, Planning Commission, County staff and the community as a policy foundation for day-to-day decision making by doing the following:

- Providing direction for the development of future policies and regulations (for example, zoning and other ordinances, guidelines and area-specific plans that describe what kind of development can occur where);
- In some cases, providing policy to help determine the appropriateness of development proposals; and
- Assigning resources for capital investments and programmatic initiatives.

The Maui Island Plan is also a vehicle for communicating Maui's policies for the future to the State as the basis for coordinating land use, open space, transportation and other issues. Just as importantly, the Island Plan communicates expectations and preferences about future development to property owners, developers, and the business community. As such, it can be a catalyst for change by introducing new ideas and development models that are consistent with policies and action plans proposed. It can also eliminate much of the "guesswork" from the development approval process by clearly articulating the expectations of Maui residents regarding future development. This will represent a new era for land use planning on Maui.

## ORGANIZATION OF THE PLAN

The Maui Island Plan includes the planning issues, goals, policies and implementation actions that will provide a framework for the county's decision making over the 20 year planning horizon.

The Maui Island Plan encompasses the required elements and specific issues that must be addressed pursuant to MCC 2.80B. Each section corresponds to a required plan element, beginning with a brief introductory narrative and a list of issues. Each element and sub-topical area includes a broad goal statement, supporting objectives, policies and implementing actions. Binder one (1) contains the policy language from each element. The "Draft Maui Island Plan" will be the narrative background, as well as the Goals, Objectives, Policies, and Actions. The narrative plan, which is based on the Director's Recommendation, will be submitted to the Council no later than November 15, 2009. The elements are arranged as follows:

1. Population;
2. Heritage Resources;
3. Economic Development;
4. Housing;
5. Infrastructure and Public Facilities;
6. Natural Hazards;
7. Land use;
8. Directed Growth;
9. Long Range Implementation; and
10. Monitoring and Evaluation

## TECHNICAL REPORTS AND STUDIES

The Plan began with the development of a series of technical reports that are in binder two (2):

1. Heritage Resources Technical Issue Paper, June 2006;
2. Economic Development Issue Paper, October 2007;
3. Agricultural Resources Technical Issue Paper, September 2007;
4. Rural Areas Technical Issue Paper, December 2007;
5. Infrastructure and Public Facilities Technical Issue Paper, September 2007;
6. Long Range Capital Improvement Program – *Infrastructure Planning and Delivery Challenges Memo*, September 2007;
7. Transfer of Development Rights Program – *Implementation Study*, November 2007;
8. Directed Growth Plan – *Directed Growth Plan, Site Evaluation Methodology*, September 2007;
9. Maui Island History, September 2006;
10. Scenic Resources – *Inventory and Mapping Methodology*, June 2006;
11. Proposed Roadway Development Program, January 2007;
12. Socio-Economic Forecast, June 2006;
13. Land Use Forecast, November 2006;
14. WalkStory PlanStory Report, December 2006;
15. Maui Island Housing Issue Paper, December 2006;
16. Public Facilities Assessment Update, March 2007;
17. Infrastructure Assessment Update, September 2007; and
18. Telecommunications Assessment, April 2007.

These documents and studies provide the technical underpinning of the Plan. Each study included detailed analysis of trends and projections for the 2030 forecast window, identified opportunities and constraints, and suggested a range of policy alternatives to address important issues.

## PUBLIC REVIEW PROCESS

The Department began a community input process for the General Plan update in partnership with Focus Maui Nui. In 2003, Maui Economic Development Board (MEDB) launched a broad-based public participation process to plan for the future of Maui County, called Focus Maui Nui. The effort brought together over 1,700 participants into intensive, small-group participatory sessions to begin to define a vision for Maui County's future. Residents articulated what they viewed as the key priorities to guide future actions and decision-making. The purpose of Focus Maui Nui was to capture the local needs, priorities and core values of residents across the County and to identify potential strategies for addressing these challenges, and the parties responsible for carrying out the recommendations. Since this effort provided a statement and articulation of residents' current needs and desires, this Maui Island Plan incorporated the recommendations of the community-based process of Focus Maui Nui.

Maui County also contracted Maui Economic Development Board (MEDB) and Fern Tiger & Associates of Oakland, California to assist with additional public participation events. The first of these events, WalkStory, was designed to encourage participants to consider how the vision and strategies that resulted from the Focus Maui Nui sessions could be considered when thinking about land use. The subsequent event, PlanStory, offered the community the opportunity to:

- Understand the potential of the General Plan Update as a means to reflect community values;
- Provide input into key issues facing Maui island with regard to growth and related impacts;
- Discuss options for development, settlement patterns, infrastructure, and protected lands;
- Better understand the implications of developing housing at different densities; and
- Share ideas and opinions with other residents of Maui.

Community responses to facilitated activities at WalkStory and PlanStory helped shape the development of the Maui Island Plan. Both events provided the Planning Department with a means to disseminate critical information about the General Plan Update, display intermediate products and inform the public of ways to participate in the planning process.

Throughout the Maui Island Plan review process the public was invited to provide testimony on the draft document. During the General Plan Advisory Committee and Planning Commission process, this was done through the formal public hearing procedure, public comment periods at regular meetings, regional community design workshops, feedback forms, written testimony and email received at [generalplan2030@maui.co.hi.us](mailto:generalplan2030@maui.co.hi.us). All of the testimony, minutes and submittals through the entire process is available to both the Council and members of the general public.