

PLANNING COMMISSION RECOMMENDATION

GUIDING LAND USE PRINCIPLES

Guiding land use principles provide the backbone of the directed growth strategy. They serve as a general framework by which future land use decisions will be guided. Each land use principle serves a purpose unto itself; however when followed as a cohesive guide, the principles will best enable residents to achieve the desired future outcome. The guiding land use principles and themes that follow were derived from the *Focus Maui Nui*, *WalkStory*, *PlanStory*, GPAC, and Planning Commission public outreach events; various other community workshops which produced comprehensive reports and mapping; public testimony from individuals and representatives of communities; public facility and infrastructure studies; and heritage resource, scenic, and cultural resource studies.

- 1. Respect and encourage Island Lifestyle, Cultures, and Hawaiian Traditions.** The culture and lifestyle of Maui County residents is closely tied to the island's beauty and natural resources. Maintaining access to shoreline and mountain resources and protecting culturally significant sites and regions is necessary to perpetuate the island lifestyle and protect Maui's unique identity. One of the most vital components of the island lifestyle and culture is Maui's people. In an island environment where resources are finite, future growth must give priority to the housing, employment, infrastructure, and public facility needs of residents in a way that perpetuates island lifestyles.
- 2. Promote Sustainable Land Use Planning and Livable Communities.** Managing and directing future growth on Maui should be done in a manner that promotes the concept of sustainability, and the establishment of livable communities. Sustainable land use and community-based planning practices include: 1) Focusing growth into existing communities by taking advantage of infill and redevelopment opportunities; 2) Promoting compact, walkable, mixed-use development; 3) Revitalizing urban and town centers; 4) Providing transportation connectivity and multi-modal opportunities; 5) Protecting natural and environmental resources; and 6) protecting, enhancing, and expanding communities and small towns where appropriate.

Reliable transporting, affordable housing, and convenience are major quality of life issues that Maui residents care deeply about. The same is true for quality education, public safety, and a clean, thriving environment.

Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the broad desire to "keep the country-side country" it is preferable to locate development as close as possible to existing employment centers.

There currently exists undeveloped land within close proximity to Wailuku-Kahului, Kihei Town, and Lahaina-Kaanapali-Kapalua that is feasible for development. These lands are close to existing public facilities and major centers of employment.

- 3. Protect Traditional Small Towns:** To maintain community identity and promote sustainable use of land and efficient use of infrastructure, hard edges should be maintained around new and existing communities through the use of greenbelts and significant open space. Development within and adjacent to Maui's traditional towns should be compatible and perpetuate the unique character of these small towns.
- 4. Protect Open Space and Working Agricultural Landscapes.** Protecting agricultural lands and natural and scenic landscapes is critical if Maui's strong economy and lifestyle are to be perpetuated. In light of population growth, the preservation of these resources depends on both a vibrant, diverse, agricultural economy and robust planning and regulatory efforts. Agricultural lands and open space resources can also be preserved through innovative site design. Planners

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should utilize agricultural lands as a tool to define the edges of existing and planned urban communities, create buffers along roadways, provide visual relief and preserve scenic views.

5. **Protect Environmentally Sensitive Lands and Natural Resources.** Disturbances to environmentally sensitive lands and natural wildland areas should be avoided. Native habitat, natural floodways and steep slopes should be identified to guide future growth away from these areas. It will be important to plan future growth on Maui in a manner which preserves habitat connectivity, watershed functions, undeveloped shoreline areas, and other environmentally sensitive lands and wildland areas.
6. **Promote Equitable Development that meets the needs of each community.** Housing opportunities and public facilities should be distributed throughout Maui's communities. Where appropriate, all neighborhoods should have adequate parks, community centers, greenways, libraries and other public facilities. Each region of the island should provide a mix of housing opportunities, convenient public transit, and employment centers. No community should have a disproportionate share of noxious activities. Additionally, a fair, efficient, and predictable planning and regulatory process must be provided. A cornerstone of equitable development should reflect a focus on providing affordable housing for all of Maui's residents over developing non-resident housing.
7. **Plan for Robust and Timely Public Facilities and Infrastructure Development.** Many of Maui's public infrastructure systems and facilities were constructed over 25 years ago and are in need of repairs and upgrades to meet current and future demand. Growth should be planned for areas with existing infrastructure or where infrastructure can be expanded with minimal financial burden to the public. Providing these services can be extremely costly, thus expanding these systems to accommodate future growth must be well planned so as not to waste public resources.
8. **Support Sustainable Economic Development and the Needs of Small Business.** Land use decisions should promote sustainable business activities, particularly those which contribute to our residents continuing to make Maui their home.
9. **Promote the Use of Sustainable Energy, water and Design.** The island of Maui has the potential to become a leader in the field of sustainable land use planning. The planning process shall include provisions to encourage future projects to incorporate energy and water-efficient design and renewable energy technology in site design and future structures.
10. **Promote Community Responsibility, Empowerment, and Uniqueness.** The struggle to resolve development issues is not amenable to a "one size fits all" approach. Thus, the development of Community Plans should be a broad-based, inclusive process. Once the Community Plans have been reviewed by the Community Advisory Committees, and approved by the County Council, the Community Plan should implement the Maui Island Plan for projects and issues falling within the Community. Subsequent proposed community plan amendments should be subject, as much as possible, to local community input.

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URBAN GROWTH AREA GOAL & POLICIES

Goal: Maui will have well serviced, complete and vibrant urban communities through sound planning and clearly defined development expectations.

- a. The County, with public input, will be responsible for designating new growth areas where infrastructure and public facilities will be provided, consistent with the policies of the Maui Island Plan and in accordance with the State and County infrastructure plans.
- b. Multi-user *wastewater collection systems* will not be allowed outside an UGB except to address a State documented health concern regarding development that existed prior to initial adoption of the Maui Island Plan; when approved as part of a Conservation Subdivision Design; or where prior legal entitlements for such systems exist.
- c. Amendments to a UGB shall be reviewed as an Island Plan amendment. A UGB shall only be expanded if the island-wide inventory (maintained by the Department of Planning) of existing land uses (residential, commercial, industrial) indicates that additional urban density land is necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the Maui Island Plan update.
- d. Community plans shall provide for urban density land use designations only within UGBs.
- e. New development shall be consistent with the UGBs and all other policies of the Maui Island Plan.
- f. The County shall require developers of privately owned infrastructure systems to provide financial insurance (bonding, etc.) for the operation and maintenance of these system.
- g. The County may automatically rezone lands within UGBs to implement community plan policies and map designations ~~and~~ to facilitate the production of affordable housing.
- h. The County will seek to focus capital improvement programs (schools, libraries, major roads, and other infrastructure and public facilities) to areas within the urban growth boundaries in accordance with the MIP.
- i. The County will promote (through incentives, financial participation, expedited project review, infrastructure/public facilities support, etc.) urban infill, redevelopment and the efficient use of buildable land within planned growth areas to avoid the need to expand the urban growth boundaries.
- j. Inclusion in a UGB does not circumvent any necessary land use approvals (state land use designation, environmental review requirements, amendment to Community Plan Designation or Zoning approvals). This holds true, as well, for any required public process or additional requirements being proposed in the Maui Island Plan (e.g., community design processes).

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RURAL GROWTH AREA GOAL & POLICIES

Goal: Maui will maintain opportunities for farming, rural communities, and traditional small towns through sound planning and clearly defined development expectations.

- a. Amendments to a Rural Growth Boundary (RGB) shall be reviewed as an Island Plan amendment. A RGB shall only be expanded if an island-wide inventory of existing land uses (residential, commercial, industrial) indicates that additional lands are necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the Maui Island Plan update.
- b. New development shall be consistent with RGB and all other policies/ requirements of the Maui Island Plan.
- c. Environmental protection and compatibility will be a top priority in rural growth areas.
- d. All development within rural growth areas should avoid encroachment upon prime or productive agricultural land.
- e. Rural growth areas may be designated when:
 - they are located in association with or on the border of urban growth areas; and/or
 - complete, self-sufficient rural communities with a range of uses is planned to be developed at densities that do not require urban infrastructure.
 - Rural Growth Areas will include the following designations: Country Town, Rural Residential and Rural Service Centers.
- f. New rural growth areas shall not be located where urban expansion may ultimately become necessary or desirable.
- g. New rural growth areas intended to be complete, self-sufficient rural communities must be located a significant distance from existing urban areas, distinctly separated by agricultural or open lands.
- h. Multi-user wastewater collection systems shall not be allowed outside RGB except to address a State documented health concern regarding development that existed prior to initial adoption of the Maui Island Plan; when approved as a part of a Conversion Subdivision Design; or, where prior legal entitlements for urban or rural development existed prior to the adoption of this plan.
- i. New subdivisions that require a *multi-user water system* shall not be approved outside a *RGB* except to address a State documented health concern regarding development that existed prior to initial adoption of the Maui Island Plan; to support the efficient provision of water services for Conservation Site Designs; or, where prior legal entitlements for urban or rural development existed prior to the adoption of this plan.
- j. *Urban-scale infrastructure/public facilities* shall not be provided in rural areas except as described in the defined Level of Services standards. There should be no expectations of urban services in rural areas.
- k. The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their *sense of place*.

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- l. Preserve rural landscape in which natural systems, cultural resources and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.
- m. Inclusion in a RGB does not circumvent any necessary land use approvals (state land use designation, environmental review requirements, amendment to Community Plan Designation or Zoning approvals). This holds true as well for any required public process or additional requirements being proposed in the Maui Island Plan (e.g., community design processes).

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Growth Area Evaluation Criteria

Growth Area Evaluation Criteria	Considerations
1. Physical constraints of the growth area	<ul style="list-style-type: none"> ▪ Topographic Impact ▪ Floodplain, Sea Level Rise, Tsunami and soil characteristics
2. Impact on Environmental and cultural resources	<ul style="list-style-type: none"> ▪ The extent that the area contains documented, respected cultural resources such as archeological sites and traditional access routes and Hawaiian gathering grounds ▪ The extent that development of the growth area impacts environmental/cultural/historic/scenic/natural resources
3. Adequacy of existing and future infrastructure to accommodate the growth area	<ul style="list-style-type: none"> ▪ The adequacy of existing public/private facilities and <i>infrastructure</i> available to service the area. ▪ The potential to expand the capacity of nearby infrastructure to service the growth area. ▪ The cost effectiveness of providing and operating infrastructure and public facilities for the growth area.
4. Proximity to employment and transportation corridors	<ul style="list-style-type: none"> ▪ Proximity to employment centers/locations. ▪ Proximity to transportation corridors. ▪ The adequacy of access (roadway, transit, other) between the growth area and the employment center.
5. Compatibility with the character of existing/nearby communities	<ul style="list-style-type: none"> ▪ The extent to which the growth area is compatible and benefits existing/nearby communities. ▪ The extent to which the growth area avoids negative impact to existing/nearby communities.
6. Capacity to further community/economic development goals	<ul style="list-style-type: none"> ▪ The extent to which the development of the growth area will result in a more self-sufficient/complete community (balance of employment, housing, recreation, social opportunities, and services). ▪ The extent to which the development of the growth area promotes economic diversification and opportunities in conformity with the Maui Island Plan.
7. Capacity to meet the housing needs of residents	<ul style="list-style-type: none"> ▪ The extent to which the location of the growth area conducive to affordable and gap housing. ▪ The extent to which the cost of developing the growth area (land cost, site work, and infrastructure) does not constrain the amount of housing obtainable by residents (affordable, gap housing).
8. Ability to maintain/perpetuate a “hard edge” around separate and distinct communities and small towns	<ul style="list-style-type: none"> ▪ The extent to which the growth area maintains a distinct separation (hard edge) between towns.
9. Impact on Prime Agricultural Resource Lands and Other Agricultural Resource Lands	<ul style="list-style-type: none"> ▪ The extent to which development of the growth area avoids conversion of and protects Prime Agricultural Resource Lands or Other Agricultural Resource Lands. ▪ The extent to which development of the growth area indirectly impacts the viability of Prime Agricultural Resource Lands or Other Agricultural Resource Lands.
10. Impact on scenic resources/open space	<ul style="list-style-type: none"> ▪ The extent to which development of the growth area impacts scenic resources/open space.
11. Impact on <i>Urban Sprawl</i>	<ul style="list-style-type: none"> ▪ Does development of the growth area exacerbate existing or lead to future <i>urban sprawl</i> conditions?

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12. Transportation connectivity	<ul style="list-style-type: none">▪ Does the growth area provide the opportunity for multi-modal connectivity with neighboring and regional land uses?
13. Energy and water conservation Self-Sufficiency and Environmental Sustainability	<ul style="list-style-type: none">▪ Does the growth area encourage renewable energy sources?▪ Does the project promote self sufficiency and environmental sustainability?▪ Does the project maximize efficient use of water resources?
14. impact of stormwater runoff on nearshore waters	<ul style="list-style-type: none">▪ Does the proposed development create a threat of negative impacts on the nearshore waters, shoreline resources, and reefs?