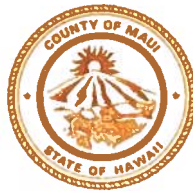


MICHAEL P. VICTORINO
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MICHELE CHOUTEAU MCLEAN, AICP
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Deputy Director




**DEPARTMENT OF PLANNING
COUNTY OF MAUI
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September 8, 2020

MEMORANDUM

TO: MR. LAWRENCE CARNICELLI, Chair
and Members of the Maui Planning Commission

FROM: MICHELE CHOUTEAU MCLEAN, AICP, Planning Director 

SUBJECT: **PLANNING DEPARTMENT RECOMMENDATIONS FOR THE
DRAFT WEST MAUI COMMUNITY PLAN**

Thank you for your continued review of the Draft West Maui Community Plan (CPAC Draft). The following are recommendations from the Planning Department for amendments to Sections 3.1, 3.3 and 3.5:

- Sec. 3.1 – as discussed at your August 25, 2020 meeting, the following clarifying language can be added after the second paragraph to better explain the planning period: “In the past few decades, the County has not kept pace with community plan updates, which are supposed to be adopted every ten years, with each plan having a 20-year vision. However, there is a renewed commitment to this effort, and it is expected that this plan will be updated ten years after its adoption.”
- Sec. 3.3 – the description of Employment Center (EC) should be amended to specifically include “light industrial” uses. It can read “The Employment Center community plan designation is intended to encourage a range of employment uses like light manufacturing, processing, other light industrial uses, business incubators, and compatible uses in appropriate areas....” This has always been its intent, so the amendment is for clarification only.
- Sec. 3.3 – the description of Parks/Open Space (PKOS) should be amended to specifically include golf courses and related amenities. It can read “The Parks/Open Space community plan designation is intended to preserve and manage lands for recreational activities including golf courses and related amenities and Native Hawaiian traditional and customary uses....” This has always been its intent, so the amendment is for clarification only.

- Sec. 3.5 – as previously noted, the Department recommends that properties with a high percentage of short-term rental (STR) use be considered for designation as Hotel; a listing of properties and their STR percentages was previously provided.
- Sec. 3.5 – in Subarea 2, the approximately 4-acre site south of and adjacent to the Lahaina Wastewater Treatment Facility (WWTF) should be designated Industrial (IN) instead of Employment Center (EC). It is zoned M-1 Light Industrial District. While EC includes light industrial uses (as noted above), the other uses in EC would not be appropriately located adjacent to a WWTF, but the uses in IN would.
- Sec. 3.5 – in Subarea 2, the Department request that the Commission consider the boundary between the PKOS and Agriculture (AG) designations at the south end of the Kaanapali Town South area to determine how much land should be dedicated PKOS. The CPAC Draft shows approximately 100 acres as PKOS. The existing designations are all agriculture.

It should be clarified that if the Commission does not have a majority vote to change any of the community plan land use map's designations from the CPAC Draft's, then the CPAC Draft's designations will be considered the "default" and will be included in the Commission's final recommendation. This is similar to how the Department's original proposal was the default if the CPAC did not have a majority vote to amend.

Please let me know if you have any questions or need additional information.

MCM:rhl

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