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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

March 23, 2016

The Honorable Mike White  
Council Chair  
County of Maui  
Wailuku, Hawaii 96793

Dear Chair White:

**SUBJECT: AMENDING SECTION 2.80B.070, MAUI COUNTY  
CODE, TO ADOPT THE UPDATED LANAI  
COMMUNITY PLAN (PAF 16-048)**

May I request the attached proposed amendment to the proposed bill, entitled "A BILL FOR AN ORDINANCE AMENDING SECTION 2.80B.070, MAUI COUNTY CODE, TO ADOPT THE UPDATED LANAI COMMUNITY PLAN," be placed on the next Council meeting agenda.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Couch", is written over the printed name.

DON COUCH  
Councilmember

paf:cmn:16-048b

Attachment

April 1, 2016 Special Council meeting

MAUI COUNTY COUNCIL  
Amendment Summary Form

Legislation: Bill to adopt the updated Lanai Community Plan.

Proposer: Councilmember Don Couch.



Description: Amendment to delete a sentence from Page 9-3 in the body of the plan and to replace Appendix 9.2 in its entirety.

Motion: Move to delete the following language from Page 9-3 of the revised proposed bill: "Unless specifically prohibited, the uses permitted by zoning and the standards applicable to the typical zoning district apply to the corresponding community plan designations."; and replace Appendix 9.2 in its entirety with an amended version of Appendix 9.2.

Effect: In Ramseyer format, a revised version of Page 9-3, incorporating the proposed amendment, is attached. The proposed amended version of Appendix 9.2 is also attached.

paf:gjg:16-048a

Attachments

## 9 | LAND USE

regulate and maintain the character of the zoning districts. The zoning districts have statements of purpose and intent that align with the descriptions of land use designations in the community plans of the County. For each community plan land use designation, there may be one or more zoning districts that establish uses consistent with those envisioned by the community plan. In the event that a land use designation does not have a typical, matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

In lieu of repeating in detail the allowable land uses within the Lānaʻi community plan area, Appendix 9.2, Comparison of Lānaʻi Community Plan Designations and Typical County Zoning Districts, sets forth each community plan land use designation applicable on Lānaʻi and identifies the zoning district or districts that would typically allow the uses envisioned by the community plan. [Unless specifically prohibited, the uses permitted by zoning and the standards applicable to the typical zoning district apply to the corresponding community plan designations.]

The Lānaʻi community plan land use map (collectively, Maps 9.2 through 9.6) has been prepared in compliance with the requirements of Sections 2.80B.070(A) and (E)(14), MCC. For site-specific determinations of community plan land use designations and zoning, please contact the Department of Planning, Zoning Administration and Enforcement Division.

## APPENDICES

### Appendix 9.2 Comparison of Lāna`i Community Plan Land Use Designations and Typical County Zoning District

In lieu of repeating in detail the allowable land uses within the Lāna`i community plan area, this Appendix 9.2 sets forth each community plan land use designation and identifies the zoning district or districts that would typically allow the uses envisioned by the community plan. In the event that a land use designation does not have a typical, matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

If a property's community plan land use designation and zoning correspond as listed in the table below, the community plan land use designation does not limit any use established by the property's zoning unless the community plan specifically prohibits or restricts a particular use. Pursuant to Section 2.80B.030(B), MCC, if a property's community plan land use designation and zoning do not correspond as listed in the table below, the property's zoning regulates the uses and standards allowed on the property when only ministerial permits or approvals by government agencies are required. Discretionary actions by government agencies, such as a change in zoning, shall conform to the community plan; during the change in zoning process, the typical zoning districts listed below should be established to correspond with and implement the community plan.

LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Agriculture	Agricultural	Envisions agricultural uses and related and compatible uses.	Agricultural District.

LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Airport	Urban	Envisions general and commercial aviation airport facilities and support services, and related and compatible uses.	Airport District.
Business Commercial	Urban	Envisions retail stores, offices, entertainment enterprises, and other commercial services, and related and compatible uses.	B-1 Neighborhood Business District; B-2 Community Business District; B-3 Central Business District; B-R Resort Commercial District; B-CT Country Town Business District; and Service Business Residential (SBR) District.
Heavy Industrial	Urban	Envisions major industrial operations with potentially noxious impacts from noise, airborne emissions, or liquid discharges. May also include light industrial and business commercial operations, and related and compatible uses.	M-2 Heavy Industrial District; and M-3 Restricted Industrial District.

LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Hotel	Urban	Envisions transient accommodations and commercial uses predominantly intended to serve guests; includes hotels, condominiums, and apartments having more than two dwellings; single-family, duplex, and 'ohana dwellings; and related and compatible uses.	H-1 Hotel District; H-M Hotel District; H-2 Hotel District; and Hotel District.
Light Industrial	Urban	Envisions warehousing, light assembly, service, and similar industrial operations; also may include business commercial operations, and related and compatible uses.	M-1 Light Industrial District
Mixed-Use Residential	Urban	Envisions primarily single-family and multi-family dwellings, but also includes a mix of park, commercial, and public/quasi-public uses; and related and compatible uses. Light industrial and heavy industrial uses are excluded.	<i>Until a new Mixed-Use Residential zoning district is established in the Comprehensive Zoning Ordinance, a mixture of existing residential, apartment, park, business, and public/quasi-public zoning would correspond with and implement this community plan land use designation.</i>

LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Multi-Family	Urban	Envisions apartments and condominiums having more than two dwellings; also includes single-family, duplex, and 'ohana dwellings, and related and compatible uses.	Two-family (Duplex) District; A-1 Apartment District; and A-2 Apartment District.
Open Space	Urban	Envisions areas that are inappropriate for intensive development because of environmental, physical, or scenic factors, including shoreline and landscape buffer areas, drainageways, view planes, flood plains, and tsunami-inundation areas.	OS-1 (Passive) Open Space District; OS-2 (Active) Open Space District; and Urban Reserve District.
Park	Urban	Envisions recreational uses, including public and private active and passive parks, and related and compatible uses.	General Park (PK) District; and Urban Reserve District.
Park/Golf Course	Urban	Envisions golf courses and related and compatible uses.	Golf Course (GC) District.

LĀNA`I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Project District	Urban	Envisions a variety of land uses and development standards that are unique to a particular project; specific uses are established by a project district zoning ordinance.	<i>Implementing the Project District designation requires uses and standards for a particular project district be established in the Comprehensive Zoning Ordinance. Lāna`i currently has two project districts: 1) the Lāna`i Project District 1 (Mānele) set forth in Chapter 19.70, MCC, and 2) the Lāna`i Project District 2 (Kō`ele) set forth in Chapter 19.71, MCC. Additional project districts may be developed over time.</i>
Public/Quasi-Public	Urban	Envisions schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries, community centers, and related and compatible uses.	P-1 Public/Quasi-Public District; and P-2 Public/Quasi-Public District.
Rural	Rural	Envisions small farms intermixed with low-density single-family dwellings, and related and compatible uses.	County Rural; RU-0.5 District; RU-1 District; RU-2 District; RU-5 District; and RU-10 District.



LĀNA'I COMMUNITY PLAN LAND USE DESIGNATIONS	STATE LAND USE DISTRICTS	USES ENVISIONED	TYPICAL COUNTY ZONING DISTRICTS
Single-Family	Urban	Envisions single-family, duplex, and `ohana dwellings, and related and compatible uses.	R-1 Residential District; R-2 Residential District; R-3 Residential District; R-0 Zero Lot Line Residential District; Two-family (Duplex) District; Service Business Residential (SBR) District; and Urban Reserve District.
None	Conservation	Indicates lands designated Conservation District by the State Land Use Commission.	None