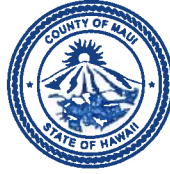


ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



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COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

January 21, 2015

Honorable Alan Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Donald Couch, Chair  
And Members of the Planning Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

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*[Signature]*  
**ACTING MAYOR  
COUNTY OF MAUI**

1/21/15  
**Date**

Dear Chair Couch and Members:

**SUBJECT: LĀNA`I COMMUNITY PLAN UPDATE – PLANNING  
DEPARTMENT RECOMMENDATIONS**

The Department of Planning (Department) is transmitting for your review and consideration our recommendations for revisions to the Lāna`i Community Plan Update, Lāna`i Planning Commission (LPC) Final Draft, October 31, 2014. Our recommendations and supporting documents are as follows:

- (1) Department recommended revisions to the Lāna`i Community Plan Update, LPC Final Draft – list and electronic plan files;
- (2) LPC schedule and meeting minutes for the Lāna`i Community Plan Update (electronic files); and
- (3) Lāna`i Community Plan Advisory Committee (CPAC) schedule and meeting summaries for Lāna`i Community Plan Update (electronic files).

The Department's recommendations incorporate the seven exceptions or concerns listed in the October 31, 2014 transmittal letter. In addition, text that was incorrect or redundant policies or actions have been revised. Finally, various actions and the action table's column of 'Lead County Agencies' have been revised to clarify Lead Agency responsibilities.

Thank you for your consideration of these recommendations. Should further clarification be necessary, please contact Pam Pogue, Planning Program Administrator at Ext. 7372.

Sincerely, -

A handwritten signature in black ink, appearing to read "William Spence".

William Spence  
Planning Director

Honorable Donald Couch, Chair  
And Members of the Planning Committee  
January 21, 2015  
Page 2

Attachments

xc: Pam Pogue, Planning Program Administrator  
David Yamashita, Planner VI  
Mary Jorgensen, Senior Planner  
Project File  
LRD Correspondence File  
General File

WRS:MEJ:jlj

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## Department of Planning – Recommendations for Revisions

### 1 | INTRODUCTION

**Page 1-7, insert at Lines 17-19:**

Actions may be implemented by the lead County agency or by another entity, such as the State or non-profit groups, and assisted by a County agency.

### 2 | LĀNA`I'S FUTURE

**Page 2-8, Lines 14-15 – add visitor population:**

The Average Visitor Census (AVC) 2010 historical data for Lāna`i is 673 visitors. Growth in the visitor population is projected to the year 2035 gives an AVC of 912 visitors.

### 3 | ENVIRONMENT AND NATURAL RESOURCES

**Page 3-2, Lines 27-39, revise** (note: Watershed Partnership Program no longer exists):

destruction by goats. More Rrecently the Nature Conservancy, in a former partnership with Castle & Cooke Resorts, replaced the fence and developed a management plan for the 48 native plant species. Many of these plants are being out-planted to establish new restoration areas. ~~The Lāna`i Forest and Watershed Partnership Pūlama Lāna`i~~ oversees 20,000 acres of lowland mesic (moderate) and dry communities that , includeing the Kānepu`u Preserve and Lāna`ihale acreage ~~(see Appendix 3.2)~~. Currently the focus is on fenced State Department of Land and Natural Resources (DLNR) Priority I and II areas<sup>1</sup>, but future plans call for additional fencing, feral animal removal and native plant restoration. DLNR and US Fish and Wildlife have been working to keep conservation action on-going through the support of programs and volunteer groups. The Lana`i Native Species Recovery Program ~~has been receiving Watershed Partnership Program funds to carry out~~ performs invasive weed control, fence upgrading, and fence maintenance.

**Page 3-3, lines 40-41 - revise Strategy 2:**

Conduct community workshops to introduce a landowner/business toolbox of green infrastructure best management practices (such as surface water management using natural systems or constructed soil, rock and plant-based systems).

**Page 3-4, Line 40 - add policy:**

11. Support the State quarantine and inspection process for imported plant species.

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<sup>1</sup> Department of Land and Natural Resources, State of Hawai`i (2011). *The Rain Follows the Forest*. Map Pg. 5.

**Page 3-5, Action Table 3.1 – revisions:**

- 3.01 - ~~Compile data to create maps of~~ Compile data to create maps of primary water recharge areas for highest protection and restoration effort, ~~and maps of~~ and maps of ~~Map~~ secondary water recharge areas that may be susceptible to pollutant infiltration.  
Switch names in columns: Lead County Agency: Dept of Planning, Partners: State (CWRM)
- 3.02 - Assist in the protection and restoration ~~of~~ of both wet and dryland forests.
- 3.04 - Line 1: Assist State agencies to develop a toolbox of  
Line 8: ~~Maintain a website for~~ Assist with public  
Switch names in columns: Lead County Agency: Mayor's Office (Environmental Coordinator),  
Partners: State (Department of Health (DOH) Clean Water Branch)

**Page 3-6, Action Table 3.1 – revisions:**

- 3.07 - ~~Coordinate with~~ Assist landowner(s), upon request, to construct small-scale
- 3.08 - ~~Conduct~~ Assist with outreach to  
Switch names in columns: Lead County Agency: Office of Economic Development, Partners: State (DOH Clean Water Branch)
- 3.09 - ~~Complete County inventory of scenic value lands to identify scenic resources. Combine and map scenic resources with State's highest priority ecological areas to identify areas for protection.~~ Delete Policy no. 1 and 7 and DLNR as partner.  
Review the SMA boundary and make changes as necessary to comply with the objectives and policies defined in HRS § 205A-2.
- 3.11 - Delete entire action row (moved to policy 11).

## 4 | HAZARD MITIGATION

**Page 4-3, Line 41-42 –Delete policy 6:**

- ~~6. Encourage review of the Special Management Area (SMA) to reduce risk from hazards.~~

**Page 4-3, Line 44-46 – revise policy:**

- 7. Ensure Support the community's recovery needs post-disaster, including adequate supplies to meet the community's needs, ~~for four to six weeks.~~

**Page 4-5, Action Table 4.1 – revisions:**

- 4.09 – Delete entire action (DPW comment – already exists)
- 4.11 – Delete entire action
- 4.12 – Delete entire action

## 5 | CULTURAL, HISTORIC & SCENIC RESOURCES

### Page 5-4, Line 18-19 –delete policy 4:

~~Support an annual, or more if there are Lāna`i topics, County of Maui Cultural Resources Committee meeting on Lāna`i.~~

### Page 5-4, Line 36-37 – revise policy:

10. ~~Restrict or~~Require mitigationone of development's impact to historic, cultural, natural, ~~and~~ scenic resources.

### Page 5-4, Line 46-47 –delete policy 13:

~~Support an expanded Special Management Area (SMA) boundary in order to help protect cultural and archaeological sites.~~

### Page 5-4, Line 48 – add policies:

12. Support development of a comprehensive archaeological survey for the Ka`ā Ahupua`a.

13. Support the establishment of State Cultural Park on Lāna`i.

### Page 5-5, Action Table 5.1 – revisions:

5.03 – Line 1 - ~~Assist with~~ development of a

5.05 – Line 1 & 2 - Provide assistance to landowner to ~~R~~restore and preserve the Brown House  
Switch names in columns: Lead County Agency: Planning Department; Partners: Pūlama Lāna`i

### Page 5-6, Action Table 5.1 – revisions:

5.10 – Line 1 & 2 - Provide assistance to landowner to ~~Apply to add~~nominate the jail and courthouse to  
Switch names in columns: Lead County Agency: Planning Department; Partners: Pūlama Lāna`i

5.12 – Line 1 & 2 - Provide assistance to landowner to ~~P~~protect Luahiwa petroglyphs from  
Switch names in columns: Lead County Agency: Planning Department; Partners: Pūlama Lāna`i

5.14 - Delete entire action

5.16 – Line 1 - Coordinate with the State to conduct a  
Switch names in columns: Lead County Agency: Planning Department; Partners: DLNR – SHPD

## 6 | ECONOMIC DEVELOPMENT

### Page 6-3, Line 24-26 –delete Strategy 2B:

~~Support the development of regulations for B&Bs, Transient Vacation Rentals (TVRs), guest houses, and small hotels that are appropriate for the unique visitor market on Lāna`i.~~

### Page 6-4, Line 30-32 - add policy:

9. Support the development of state-of-the-art information and communications technology infrastructure to support community education and business development/recruitment.

### Page 6-5, Action Table 6.1 – revisions:

6.03 – Delete entire action

## 7 | INFRASTRUCTURE AND UTILITIES

### Water

**Page 7-4 Line 3 – revise Strategy 3:**

essential to ~~conserving~~ preserving water resources. Continue the Lāna`i Water

**Page 7-4 Line 12-13 – revise Strategy 3:**

Continued conservation and water efficiency measures are needed to address ~~required to decrease~~ water demand.

**Page 7-5 Line 16-17 – revise policy:**

2. Work with the ~~State~~ Commission on Water Resource Management (CWRM), landowner(s), and a committee of Lāna`i residents ~~LWAG~~ to ensure that water resource management is based on best management practices.

**Page 7-5 Line 20-23 – revise policy:**

3. Support the implementation and monitoring of the Water Use and Development Plan (WUDP) by ~~LWAG – that is, by~~ a committee of Lāna`i residents in collaboration with the water purveyor and regulatory agencies that have responsibility over Lāna`i's water.

**Page 7-5 Line 25-28 –add policy:**

4. Support the provisions under “Land Use Entitlements” of the WUDP by deferring additional or incremental discretionary entitlements pending careful consideration of the adequacy of long-term water supply sources and infrastructure.

**Page 7-5 Line 33-35 – revise policy:**

5. Encourage and improve data exchange and coordination among federal, state, county, a committee of Lāna`i residents ~~LWAG~~, and private land use planning and water resource management agencies.

**Page 7-5 Line 49-50 –add policy:**

11. Support development, adoption and implementation of a wellhead protection strategy and ordinance for County water distribution systems.

**Page 7-6, Action Table 7.1 – revisions:**

**Revise table column title:** Lead ~~County~~ / Other

**7.01 -** Update the WUDP demand analysis to account for new growth areas. Monitor and implement the ~~updated Water Use and Development Plan~~ WUDP.

Partners: LWAC NGOs

**7.02 -** Partners: LWAC NGOs

**7.03 -** Partners: DLNR, NGOs ~~LWAC~~

**7.04 -** Delete entire action

**7.05 -** Partners: LWAC NGOs

**7.07 -** Partners: LWAC NGOs

**7.10 -** Partners: LWAC NGOs

| 7.11 - Partners: [LWACNGOs](#)

## Wastewater

### Page 7-7 Line 9-10:

| conveyed through gravity pipelines to the county owned and operated wastewater treatment ~~plant~~ [facility](#) (WWTF).

### Page 7-9, Action Table 7.3 – revisions:

| 7.12 – Line 1 - Coordinate with ~~the~~ [Pulama Lāna`i landowner](#) to develop a

| 7.14 – Line 1 - Coordinate with the [Pulama Lāna`i landowner](#) to regularly

| 7.15 – Line 1 - ~~Study options and necessary~~ [Work with State to develop](#)  
Add to Lead County Agency: [Dept. of Environmental Management \(DEM\)](#)

| 7.17 – Line 1 - Relocate the Lāna`i [City](#) WWTF if necessary because of

## Solid Waste

### Page 7-12, Action Table 7.4 – revisions:

| 7.22 – Line 2 - technologies such as ~~HBAR, a~~ small, ultra-high

| 7.23 – Line 1-2 - Provide funding to the Department of [Environmental](#) ~~Public Works and Waste~~  
Management's Solid  
Lead County Agency: ~~DPW~~

## Energy

### Page 7-13 Line 5:

| According to Hawaiian Electric ~~Company~~ [Company](#). (HECO), the cost to produce power in Hawai`i is higher

### Page 7-13 Line 16:

| operated by the Maui Electric Co. ~~mpany~~ [mpany](#) (MECO), a subsidiary of ~~Hawaiian Electric Co.~~ (HECO).

### Page 7-15, Action Table 7.5 – revisions:

7.26 - Delete entire action

## Transportation

### Page 7-16 Line 24:

| flights to and from Honolulu and Kahului. Ohana by Hawaiian ~~Airlines~~ has been servicing Lāna`i

### Page 7-21 Line 38-39 – add policy:

| 17. [Support low cost transportation commute options for resort employees and low cost transportation options for residents.](#)

### Page 7-22, Action Table 7.6 – revisions:

| 7.30 – Line 3-4 - to roadway design, [specific roadway standards](#) ~~and, and~~ includes a pedestrian plan for Lāna`i City.

7.31 - Delete entire action

7.35 - Delete entire action

## 8 | PUBLIC FACILITIES AND SERVICES

### PARKS & RECREATION

**Page 8-3 Line 9-10 – delete Policy 9:**

~~Continue opening the public washrooms during daylight hours in Dole Park, or a another central public facility.~~

**Page 8-3, Action Table 8.1 – revisions:**

8.02 – Line 1 - ~~Assist with the preparation of Prepare~~ a Dole Park

Switch names in columns: Lead County Agency: [Parks & Recreation Dept.](#); Partners: [Pūlama Lāna`i](#)

### POLICE

**Page 8-5 Line 3 – revise Issue 3:**

~~High t~~urnover of police personnel.

**Page 8-5 Line 5-8 – revise Strategy 3:**

Encourage ~~changes to MPD contract so that~~ officers ~~to can~~ stay on the island longer than a ~~one~~ year rotation, especially the senior officer, through identifying and addressing barriers to remaining on island. Provide incentives for longer tours of duty.

**Page 8-5 Line 11 – revise Issue 4:**

Animal control services and facilities are not adequate for ~~current and~~

**Page 8-5 Line 17 – revise Strategy 4B:**

coordinate with [the Maui Human Society, Pūlama Lāna`i, and LARC.](#)

**Page 8-5 Line 35 – revise policy:**

3. Support additional animal control services when population warrants.

**Page 8-5 Line 37-38 – revise policy:**

4. Support [the Lāna`i p](#)police force as the lead agency ~~taking an active role~~ in civil defense related issues.

**Page 8-5 Line 42 – revise policy:**

6. Encourage~~Support~~ longer tours of duty on Lāna`i for police personnel

**Page 8-6, Action Table 8.2 – revisions:**

8.06 – Add partner: [DLNR](#)

8.07 – Line 1-2 - [Assist Humane Society and LARC in e](#)Exploring options for expansion of

8.08 – Line 1 - [Assist in distribution of](#)~~Provide~~ public education



**FIRE AND PUBLIC SAFETY**

**Page 8-8 Line 2-3 – revise Strategy 4B:**

their structures with numbers that are visible from the street. ~~Do not name streets after geographical locations on Lāna`i.~~

**EDUCATION**

**Page 8-11, Action Table 8.4 – revisions:**

**8.14** - Delete entire action

~~**8.167** - Develop and implement a program for additional pre-school services.~~ Assess need for additional pre-school services.

Add Lead County Agency: DHHC

**8.18** - Delete entire action

~~**8.179** – Line 1 - Assist with the preparation of an Develop~~

Switch names in columns: Lead County Agency: Planning Dept.; Partners: (State) DOE

**HEALTH AND SOCIAL SERVICES**

**Page 8-13 Line 5 – revise Strategy 2C:**

Support the development of ~~Develop~~ palliative care services and hospice

**Page 8-13 Line 9 – revise Strategy 2D:**

Support the establishment of ~~a means of~~ inexpensive, non-emergency

**Page 8-13 Line 17 – revise Strategy 3:**

~~Ensure that there~~ Support efforts to provide ~~is~~ adequate funding for social and

**Page 8-13 Line 32-34 – revise Strategy 5:**

~~Ensure that~~ Support the provision of -prevention, enforcement, treatment and education services for alcohol and substance abuse ~~are available on island and that there is~~ and a coordinated effort to minimize the harm to the community.

**Page 8-14 Line 12 – revise policy:**

1. Support improved ~~improve~~ accessibility to medical, dental and vision care.

**Page 8-14 Line 14 – revise policy:**

2. Support the expansion of ~~Expand~~ public health programs, services, and

**Page 8-14 Line 18 – revise policy:**

3. ~~Ensure~~ Support the long-term integrity of medical and emergency medical

**Page 8-14 Line 22 – revise policy:**

4. ~~Provide and support~~ Support the development of an eldercare infrastructure

**Page 8-14 Line 27 – revise policy:**

5. ~~Provide and s~~ Support the provision of short-term and long-term nursing

**Page 8-14 Line 30 – revise policy:**

6. Support the provision of ~~Provide and support~~ social services for

**Page 8-14 Line 33 – revise policy:**

7. ~~Provide and s~~Support the provision of social services for children and

**Page 8-14 Line 36 – revise policy:**

8. ~~Provide~~ Support activities to providefor adequate emergency sheltering for

**Page 8-14 Line 39 – revise policy:**

9. ~~Provide and support~~ Support the provision of alcohol and substance abuse

**Page 8-14 Line 42 – revise policy:**

10. Support the continuation of ~~Provide support and~~ social services for victims

**Page 8-15, Action Table 8.5 – revisions:**

- 8.21 – Line 1 - Assist with the development of ~~Develop~~ a Master  
Switch names in columns: Lead County Agency: DHHC; Partners: (State) DOH

- 8.23 – Line 1 - Assist with the preparation of ~~Prepare~~ a Master  
Switch names in columns: Lead County Agency: DHHC; Partners: (State) DOH

- 8.24 - Line 1 - Assist with activities and projects that ~~improve~~  
Switch names in columns: Lead County Agency: DHHC; Partners: (State) DOH

**Page 8-16, Action Table 8.5 – revisions:**

- 8.26 – Line 1 - Assist with the development of ~~Develop~~ palliative  
Switch names in columns: Lead County Agency: DHHC; Partners: (State) DOH

- 8.29 – Line 1-2 - Continue to work with other organizations to maintain ~~Ensure support and~~ funding for the  
Switch names in columns: Lead County Agency: DHHC; Partners: (State) DOH

- 8.31 – Line 1 - Participate in the development of ~~Develop~~ an  
Switch names in columns: Lead County Agency: DHHC; Partners: (State) DOH

## 9 | LAND USE

**Page 9-2 Line 2-4:**

Lāna`i City is the island's population and service center. ~~There is a shortage of housing within the town.~~ Three large projects are planned at the northwestern edge of Lāna`i City to ~~address~~ address ~~the island's housing shortage and school expansion~~ ~~these~~ needs. These projects include: 1) the

**Page 9-2 Line 12-14:**

units at Mānele<sup>3</sup>. ~~In addition, the project districts' have required agreements and conditions that may need action to fulfill MGC Chapter 19.70 and 19.71 requirements or subsequent ordinances (see Appendix 9.1).~~

**Page 9-4 Line 40:**

9.5E Paliamaano Gulch Park – Approximately ~~275~~ 280 acres of natural landscaped linear park

**Page 9-5 Table 9.3:**

Lāna`i City Total Acres: ~~1476~~ 1486

Linear Park /Drainage: ~~270~~ 280

Total Acres: ~~2500~~ 2510

**Page 9-10, Line 34-42 –delete Policy 7:**

~~Discourage approvals of Special Use Permits in State Agricultural and Rural Districts unless they: (1) accommodate public/quasi-public facility uses such as utility installations, landfills and wastewater treatment plants whose location is determined by technical considerations; (2) support agricultural uses; (3) are required for the use or distribution of economic resources and not otherwise adversely affecting the environment or surrounding agricultural uses; or (4) allow very low-impact accommodations (non-permanent structure or tent ) to support small-scale eco-, cultural-, or adventure-tourism.~~

**Page 9-11, Line 17 –add policy:**

11. Support adjustments to Manele and Koele Project District zoning standards and development standards to facilitate project build-out.

**Page 9-12, Action Table 9.4 – revisions:**

9.03 - Delete entire action

9.04 - Delete entire action

9.08 - Delete entire action

## 10 | URBAN DESIGN

**Page 10-5 Line 8 – revise Strategy 5:**

Work with other agencies and others to prepare ~~Develop~~ a management and

**Page 10-5 Line 18-21 – revise Strategy 6:**

Support the development of ~~Develop~~ a street tree planting plan for existing areas and new development. ~~Distribute guidance document for homeowners and landowners to address both new and existing landscapes that would promote~~ Encourage the use of non-invasive drought tolerant and climatic=zoned

**Page 10-6 Line 23 – revise policy:**

5. ~~Ensure that there is~~ Encourage community engagement and input into any new

**Page 10-6 Line 28 – revise policy:**

6. Support the coordination of ~~Coordinate the development of~~ major development

**Page 10-6 Line 32-33 –delete Policy 7:**

~~Ensure that proposed land uses and land use patterns in Lāna`i City are ——— consistent and compatible with the historic design character of Lāna`i City.~~

**Page 10-6 Line 47-48 – add policy:**

11. Continue assisting property owners to preserve and rehabilitate historic buildings in the BCT.

**Page 10-7, Action Table 10.1 – revisions:**

10.01 - Delete entire action

10.06 - Delete entire action

10.07 - Delete entire action

10.09 - Delete entire action

## 11 | HOUSING

### Page 11-3 Line 17-22:

~~Lāna`i also has a number of Transient Vacation Rentals (TVR's) and Bed and Breakfast accommodations. The conversion of houses to TVR's and B&Bs has reduced the inventory of housing available for residents on Maui and has created some conflicts with neighbors. The County recently created new and revised existing regulations regarding TVR's and B&B's, however, those regulations address the situation on Maui. Lāna`i vacation rentals will require regulations that are tailored to the unique situation on Lāna`i.~~

### Page 11-4 Line 28-33:

~~Issue 5: — Lāna`i has a number of vacation rental properties (including Bed and Breakfasts) that cater to hunters, kama`aina tourists, and short stay visitors but most do not have county permits.~~

~~Strategy 5: — Work with Lāna`i residents and the Lāna`i Planning Commission to develop vacation rental regulations specific to Lāna`i.~~

### Page 11-6, Action Table 11.3 – revisions:

11.03 - Delete entire action

11.06 - Delete entire action

11.09 - Delete entire action

11.11 – Line 1 - ~~Assist with~~ Held workshops with the community to

11.14 – Line 1 - ~~Explore~~ development of incentives promoting the

11.15 - Delete entire action

## 12 | GOVERNANCE

### Page 12-3, Action Table 12.1 – revisions:

12.01 - Delete entire action

12.02 - Delete entire action

12.07 - Delete entire action

12.09 - Delete entire action

## 13 | IMPLEMENTATION AND MONITORING

### Page 13-1 Line 25:

source(s). Actions may be implemented by the lead County agency or by another entity, such as the State or non-profit groups, and assisted by a County agency. Actions are identified as either Priority 1 or Priority 2, with Priority 1 being the highest priority. Identifying high priority actions helps agencies focus on implementing key actions considering time and budget constraints. Priority 2 actions are still considered important for implementing the Community Plan. The following questions were used to identify Priority 1 actions:

1. Will the action address an urgent issue?
2. Is the action required for public health and safety?
3. Is the action required by legal mandate?
4. Is the action required to prevent the irretrievable loss of a resource?
5. Will the action benefit the majority of the community?
6. Will the action significantly improve the quality of life of Moloka`i residents?
7. Is the action required for other actions to be initiated?
8. Is the action already funded?

## APPENDICES

**Page A-10 – Delete Appendix 3.2 Lāna`i Forest and Watershed Partnership List of Partners**  
(No longer exists)

**Page A-12 through A-23 – Delete Appendix 9.1 Lāna`i Project districts – List of Prior Required Agreements and Conditions of Approval** (Incomplete and redundant with MCC Title 19 listings of ordinances on the County website).

**Page A-28 - Delete Appendix 9.4 Lāna`i Planning Standards** (New list of Planning Principles and Standards is in Chapter 9 Land Use, page 9-3. Conditions of zoning, as in Appendix 9.4, should be legally determined by the County Council at the time of zoning, and should be based on studies and findings made during the entitlement process).