

# Section 5 Appendices

# Appendix A | Community Plan Update Process and Plan Structure

## Process to Update the Plan

Section 2.80B.070, MCC outlines the specific requirements for the community plan planning process. The process to update the Plan spanned over five primary phases as shown in Figure 1.2. Community engagement provided an opportunity for the Department staff to gain a better understanding of relevant issues that impact the West Maui community. The engagement also allowed staff to provide more technical information on the different issues affecting West Maui, particularly in the context of land use planning. Community engagement was the unifying thread that pulled the entire process and Plan together so that the community's values and vision for its future are represented.

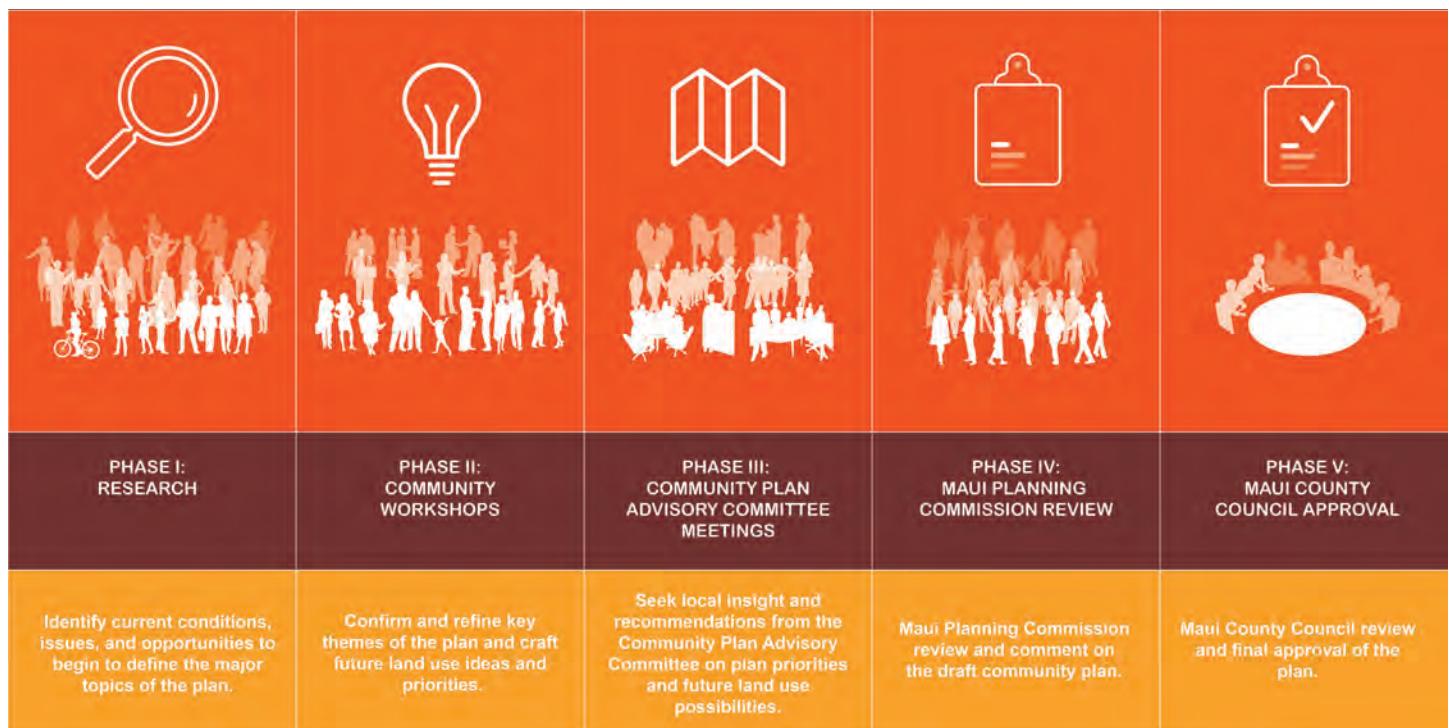


Figure 5.1: Process to update the Plan.

Four primary goals of the process were to:

- Provide for a transparent and inclusive process to reach a broader cross section of the community, and increase trust and involvement.
- Complement, not duplicate, the regional work of the MIP.
- Identify actions that are realistic and implementable.
- Foster an efficient and timely review and adoption process.

## Community Engagement | Planning With the Community

With a resolve to plan with the community rather than for the community, the Department strove to involve a diverse representation of the community throughout all phases of the process to update the Plan. An emphasis was made on working with the community and bringing the process to the people in a meaningful and open way that promoted inclusivity, collaboration, and transparency. The Department provided many diverse options for community participation such as meetings, interviews, "talk story" sessions, online activities, presentations to community groups, and workshops.

Over the course of two years, more than 1,535 people participated in 57 meetings, workshops, open houses, interviews, and online activities.

To support the Department's goal of a transparent and inclusive process, the Department launched a website in 2017 for the update of the Plan. The website serves as the go-to online resource to receive updates, information on the Community Plan Advisory Committee (CPAC), Maui Planning Commission (MPC) and Maui County Council (Council) meetings, review the Plan, and participate in online workshops and activities.

Since the launch of the site through June 2019, there were 146,974 website page views, 9,548 website users, and 15,851 website sessions by the public. The Department received more than 1,752 responses through online questionnaires and other activities.

### What is "We Are West Maui"?

"We Are West Maui" is the inclusive and collaborative process to update the Plan. "We" represents the diverse members of the community that call West Maui their home, their place of work, their kuleana. It reflects the collective pursuit of a better future for everyone.

### Community Engagement at a Glance

<b>57</b>	public and stakeholder meetings, workshops, open houses, interviews, and online activities
<b>1,535</b>	participants
<b>146,974</b>	website page views
<b>15,851</b>	website sessions
<b>9,548</b>	website users
<b>1,752</b>	responses to online questionnaires and other activities

Summary of community engagement for the Plan update (as of July 2020).

## Research

The Research phase included identifying current conditions, issues, and opportunities. The Department conducted a series of interviews and small group “talk story” sessions with individuals, community groups, and organizations to gather information on key issues, opportunities, and their vision for West Maui. A product of the Research phase included Technical Resource Papers on major topics identified by the community as important to them. These papers include:

- Community Profile
- Wastewater
- Water
- Housing
- Drainage and Stormwater
- Climate Change and Sea Level Rise
- Cultural and Historic Preservation
- Economic Prosperity
- Recreation Network
- Transportation and Mobility
- Land Use



## Community Workshops

The Community Workshops phase overlapped with the Research phase and included valuable insights into the issues, concerns, and values of the community. The Department hosted 16 public meetings, workshops, and open houses to provide an opportunity for all members of the public to learn about and provide feedback on housing, infrastructure, and many more topics. The Department worked with the community to create a draft vision statement to guide development of the Plan. Community design and land use workshops also gave the public a chance to weigh in on priorities for preservation and change. The Technical Resource Papers along with the abundance of community input laid the groundwork to develop the Plan.

## Community Plan Advisory Committee Meetings

The focus of the third phase is the CPAC review and further development of the draft Plan. In this phase, the CPAC reviewed background materials and the draft Plan provided by the Department. The CPAC determined the community’s preferred growth alternative and provided recommendations on goals, policies, and actions. The CPAC held 37 meetings over the course of 10 months. The CPAC then sent the revised draft Plan to the MPC for review.

# Community Meetings and Workshops

Community Plan Open House  
August 26, 2017

Transportation Meeting  
September 12, 2017

Community Design Open House  
September 30, 2017

Infrastructure Meeting  
October 11, 2017

Coastal Resilience Meeting  
October 18, 2017

Housing Meeting  
November 7, 2017

Cultural and Historic Resources Meeting  
December 5, 2017

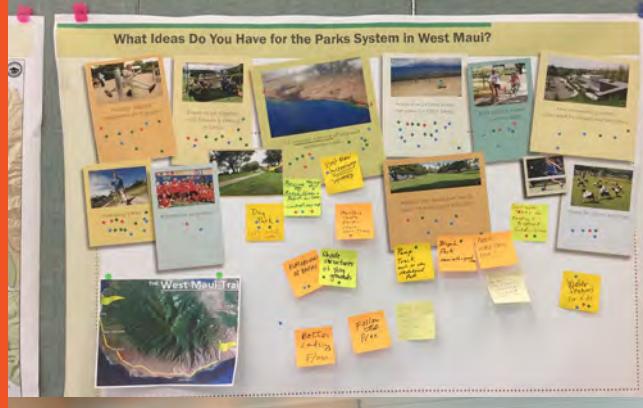
Public Input Review Open House  
January 20, 2018

Permitting and Land Entitlements Meeting  
February 21, 2018

Vision Workshop  
December 5, 2018

Community Design Workshops  
(Lāhainā, Kā'anapali,  
Ukumehame, Kapalua)  
February 4-7, 2019

Community Design Open Houses  
April 3 & 6, 2019



## Maui Planning Commission and County Council Plan Review

The MPC's review and recommendation, and the Councils review and adoption of the Plan, comprised the final two phases of the process. The MPC held 10 meetings over the course of five months. Upon completion of their review and recommendation, the Department transmitted the revised draft Plan to the Council for review and approval.

### Related Studies and Plans

The Plan intersects with other planning efforts on Maui. It supports the work of the following studies and plans, but is not intended to duplicate their work.

- Maui Metropolitan Planning Organization's Long-Range Transportation Plan (2019)
- Maui County Department of Transportation's Short Range Transit Plan (2016)
- Maui County Department of Water Supply's Maui Island Water Use and Development Plan (2019)
- Maui Emergency Management Agency's Multi-Hazard Mitigation Plan (2014)
- Maui County Department of Parks and Recreation's West Maui District Parks Plan (in-progress)



Banyan Tree on Front Street, Lāhainā. Courtesy of David Ashleydale through Flickr.com Creative Commons.

## How to Use this Plan

The Plan is used to inform elected and appointed officials as well as County agencies in making decisions about future development in West Maui. The County will use the Plan to:

- Review development projects.
- Guide new zoning regulations and changes to existing regulations.
- Guide annual and capital improvement program budgets.
- Establish new programs and initiatives.

The Plan also informs residents, property and business owners, and developers about the community's vision and priorities for the future.

## Plan Structure

The foundation of the Plan consists of the community's vision and five goals, organized by sections:

- Plan Framework
- Policy Framework
- Growth Framework
- Implementation
- Monitoring

The vision, goals, policies, actions, and Growth Framework work together to guide decisionmaking. The different parts of the Plan are briefly described below.

### Plan Framework

The Plan Framework describes the process the Department used to update the Plan and how the Plan is used by the County and community. It includes a brief history of the community plan area and key existing challenges. The Plan Framework also includes the community's vision, which describes the way West Maui wants its community to look and feel in the next 20 years. The vision is aspirational and forward-thinking, focuses on the needs of future generations, and reflects a direction the community really believes in.

### Policy Framework

The Policy Framework is organized by the five goals and includes policies to help achieve the goals and vision. The policies are used by the County agencies, MPC, and the Council in their review of development proposals. The Plan policies are also used by County agencies, boards and commissions, and the Council as they consider other actions relating to West Maui.

## Appendix B | References

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# Appendix C | Acronyms and Abbreviations

ADA	Americans with Disabilities Act
AG	Agriculture
AMI	Area Median Income
CEDS	County of Maui Comprehensive Economic Development Strategy
CIP	Capital Improvement Program
CP	Conditional Permit
CPAC	Community Plan Advisory Committee
CUP	Conditional Use Permit
Council	Maui County Council
County	County of Maui
DBEDT	State of Hawai'i Department of Business, Economic Development & Tourism
DEM	County of Maui Department of Environmental Management
DHHC	County of Maui Department of Housing and Human Concerns
DHHL	State of Hawai'i Department of Hawaiian Home Lands
DLNR	State of Hawai'i Department of Land and Natural Resources
DOH	State of Hawai'i Department of Health
DOM	County of Maui Department of Management
DPR	County of Maui Department of Parks and Recreation
DPW	County of Maui Department of Public Works
DWS	County of Maui Department of Water Supply
Department	County of Maui Department of Planning
EC	Employment Center
ESRI	Environmental Systems Research Institute
Finance	County of Maui Department of Finance

<b>GIS</b>	Geographic Information System
<b>HHFDC</b>	Hawai‘i Housing Finance and Development Corporation
<b>HRS</b>	Hawai‘i Revised Statutes
<b>IN</b>	Industrial
<b>ITS</b>	Intelligent Transportation Systems
<b>LID</b>	Low Impact Development
<b>MCC</b>	Maui County Code
<b>MEMA</b>	Maui Emergency Management Agency
<b>MFD</b>	County of Maui Department of Fire and Public Safety
<b>MIP</b>	Maui Island Plan
<b>MPC</b>	Maui Planning Commission
<b>MPD</b>	Maui Police Department
<b>Maui MPO</b>	Maui Metropolitan Planning Organization
<b>N/A</b>	Not Applicable
<b>NC</b>	Neighborhood Center
<b>NOAA</b>	National Oceanic and Atmospheric Administration
<b>OM</b>	County of Maui Office of the Mayor
<b>OS</b>	Open Space
<b>PD</b>	County of Maui Department of Planning
<b>PK</b>	Park
<b>PQP</b>	Public/Quasi Public
<b>Plan</b>	West Maui Community Plan
<b>RES</b>	Residential
<b>RH</b>	Resort/Hotel
<b>RR</b>	Rural Residential
<b>RV</b>	Rural Village

SC	State Conservation
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
SPD	Special Purpose District
STC	Small Town Center
SUP	State Special Use Permit
TBD	To Be Decided
TD	County of Maui Department of Transportation
TDM	Tourism Demand Management
TOC	Transit Oriented Corridor
UHERO	University of Hawai'i Economic Research Organization



Hōkūle'a canoe at Honolua Bay. Courtesy of Tamara Paltin.

## Appendix D | Definitions

Best management practices (BMPs): Methods that have been determined to be the most effective and practical means of treating, preventing, or reducing nonpoint source pollution to waters. These methods can be structural, vegetative, or managerial, including practices to control erosion and scheduling of activities.

Buffer: Generally refers to the designated area around a land use or geographic feature, deliberately left in a specific condition, typically to protect a natural resource, mitigate development impacts, or protect the character of a community.

Climate change: A change in the state of the climate that can be identified (e.g., using statistical tests) by changes in the mean or the variability of its properties that persist for an extended period, typically decades or longer.

Complete Streets: A transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, cycling, driving automobiles, riding public transportation, or delivering goods.

Crime Prevention Through Environmental Design: An approach to designing the physical environment to reduce crime and create safer neighborhoods.

Design Guidelines: Those detailed architectural, engineering, landscaping, or other design-related standards to be applied to proposed developments, to mean design guidelines for the purpose that we use them in the community plan.

Erosion Hazard Line: The County recognized planning target or threshold for coastal erosion. The County's recognized planning threshold for coastal erosion is 3.2-feet of sea level rise as identified in the Hawaii Sea Level Rise Viewer (Coastal Erosion). The planning threshold may change based on best available scientific information.

Gulch: A natural geologic valley, ravine, channel or drainageway that conveys rainfall, streams, and rivers. These land features are often characterized by steep slopes and may or may not contain water throughout the year.

Housing unit: A house, an apartment, a group of rooms, or a single room that can be used by an individual or household to eat, sleep, and live.

Infill development: Development of land that is largely vacant or underutilized within areas that are already largely developed.

Infrastructure: Essential facilities, structures, and systems that service a town, city, or county that are used by its people such as water systems, sewer systems, and roads.

Intelligent Transportation Systems (ITS): An advanced application that aims to provide innovative services relating to different modes of transport and traffic management, and enables users to be better informed and make safer, more coordinated, and “smarter” use of transport networks.

Leadership in Energy and Environmental Design (LEED): A green building rating system that measures how sustainable and environmentally responsible a building is. It measures key areas such as water and energy efficiency, its impact on the building site and location, material selection, and indoor environmental quality.

Lifestyle Estate: Property designated Agricultural that is used for luxury dwellings, such as second homes, where very little, if any, farming occurs.

Low Impact Development (LID): A resilient approach to managing stormwater through planning, design, and structural best management practices (BMPs). LID promotes the use of natural systems to manage stormwater as close to its source as possible, thereby reducing runoff and pollutants. Example techniques include preservation of undisturbed areas and buffers, roadway and parking reduction, rain gardens, and infiltration.

Missing middle housing: A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for housing options and affordability. The small- to medium-sized footprints allows a range of missing middle types to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types ideal for infill.

Multimodal: Refers to transportation and land use planning that considers diverse transportation options, typically including ADA accessibility, walking, cycling, public transit and automobile, and accounts for land use factors that affect accessibility.

Park Classification Matrix: The Park Classification Matrix outlines a system of park types that describes the purpose of each type. All of the parks in the County’s system are assigned a specific designation that also includes guidelines for potential activities and improvements. The matrix provides a clear rationale for the purpose of each park and how it should be developed and improved.

Project district zoning: The intent of a project district development is to provide for a flexible and creative planning approach rather than specific land use designations, for quality development.

Redevelopment: The development or improvement of an area that was developed sometime in the past.

Resilience: The capacity of a system to adapt to changing conditions and respond to stressors or a disturbance by resisting damage and recovering quickly. Such stressors or disturbances can include natural hazards such as fires, flooding, and drought, and human activities such as poor or overtaxed infrastructure or the introduction of exotic plants or animal species.

Sea level rise exposure area (SLR-XA): The State Climate Commission's recognized planning target or threshold for sea level rise exposure, which is currently 3.2-feet of sea-level rise. The planning threshold may change over time based on best available scientific information.

Smart Growth: An approach to development to improve the quality of life by encouraging a mix of building types and uses, diverse range of housing and transportation options, development within existing neighborhoods, and community engagement.

Special improvement district: A district established by the County under Chapter 3.70, MCC for providing and financing supplemental services and improvements. Typically property owners within a special improvement district are assessed fees or taxed to fund specific services or improvements within the defined district.

Special Management Area (SMA): Coastal shoreline areas defined and regulated under Hawai'i Revised Statutes Chapter 205A, Hawaii Revised Statutes, and Maui County's SMA Rules. The SMA Rules and permitting system provide for the effective management, beneficial use, protection, and development of the coastal zone. Any use, activity, or operation that qualifies as "development" within the SMA requires a permit.

Stormwater runoff: Rainfall that flows over impervious surfaces such as parking lots, roads, and rooftops, carrying pollutants such as sediment, nutrients, and trash that end up in streams and the ocean.

Tourist: A person who is traveling or visiting a place for pleasure.

Traditional Neighborhood Design: A compact, mixed-use neighborhood where residential, commercial, and civic buildings are within close proximity to each other. It is a planning concept based on traditional small towns and city neighborhoods. It includes a variety of housing types, an active center, a walkable design, and often a transit option within a compact neighborhood scale area.

Transient: Any visitor or person who owns, rents, or uses a lodging or dwelling unit, or portion thereof, for less than 180 days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by the visitor. This definition will not apply to nonpaying guests of the family occupying the unit and to patients or clients in health care facilities, full-time students, employees who receive room or board as part of their salary or compensation, military personnel, low-income renters receiving state or federal rental subsistence whose rental periods are for durations shorter than 60 days, or lodging provided by nonprofit organizations or associations for religious, charitable, or education purposes; so long as no rental income is produced.

Transit: In the context of this community plan, includes Maui Bus, a publicly available transportation system that includes regularly scheduled operation of transit buses along established routes with bus stops.

Transportation Impact Fees: Charges assessed by local governments against new development projects to recover the cost incurred by government in providing the public facilities required to serve the new development and directly associated with the new development (e.g., roads, bus stops, transit centers).

Transportation Demand Management: Various strategies that change travel behavior to increase transportation system efficiency and achieve specific planning objectives.

Transportation Improvement District: A special assessment district to improve the transportation system, road or transit related, within a designated zone.

Website session: When a website user takes the time to browse multiple pages.

Visitor: A person visiting a person or place, especially socially or as a tourist.

## Appendix E | Hawaiian Word Definitions

The definitions below are adapted from Mary Kawena Pukui and Samuel H. Elbert's Hawaiian Dictionary, 1986 edition.

Ahupua'a: A land division usually extending from the uplands to the sea, so called because the boundary was marked by a heap (ahu) of stones surmounted by an image of a pig (pua'a), or because a pig or other tribute was laid on the altar as a tax to the chief.

'Auwai: Ditch, canal.

'Eke: Sack; pocket; bag; basket; bag-shaped fish net.

Hālau: Long house, as for canoes or hula instruction; meeting house.

Heiau: Pre-Christian place of worship, shrine.

Hono a Pi'ilani: The bays of King Pi'ilani including Honokōhau, Honolua, Honokahua, Honokeana, and Honokōwai.

Kahālāwai: The center, principal point of; place where the Kahuna, priest, performed his official duties, offered his prayers, etc.; regions in the unseen where the gods are supposed to abide.

Kalo: Taro (*Colocasia esculenta*), a kind of aroid cultivated since ancient times for food, spreading widely from the tropics of the Old World.

Kauhale: A group of houses comprising a Hawaiian home.

Kaukau ali'i: Lesser chief.

Ke Ali'i Nui: The high chief.

Komohana: West, western.

Konohiki: A headman of a Hawaiian land division who also controls fishing rights in adjacent waters.

Keiki: Child.

Kilo: To watch closely, spy, examine, look around, forecast.

Ko'a: Coral, coral head; fishing grounds, usually identified by lining up with marks on shore ; shrine, often consisting of circular piles of coral or stone.

Kuleana: Right, privilege, concern, responsibility.

Kūpuna: Grandparents, ancestors, relatives, or close friends of the grandparent's generation; grandaunts, granduncles.

Lele: Fly, to jump, to leap; to go ashore from a canoe or ship; an older name for Lāhainā.

Loko: In, inside, within, interior.

Loko i'a: Fishpond.

Lo'i: Irrigated terrace, especially for taro.

Mahele: To divide or portion.

Makai: (also "ma kai") To or towards the sea, sea water; area near the sea, seaside, lowlands; a contraction of "ma" and "kai".

Maka'āinana: Common people, laborers, workers.

Mālama: To take care of, tend, attend, care for, preserve, protect, beware, save, maintain.

Malu: Shade, shelter, protection, peace, control, strength.

Malu'Ulu o Lele: Grove or shade of the breadfruit tree of Lele; an older name for what is now part of Lāhainā.

Mauka: To or towards the inland, upland, the mountain, shoreward (if at sea); a contraction of "ma" and "uka".

Mauna: Mountain, mountainous region, mountainous.

Mauna Kahālāwai: Name used to depict the West Maui Mountains.

Moku: A traditional district or land division that is larger than an ahupua'a, but smaller than the entire island.

Mo'i: King or high chief.

'Ohana: Family, relative, kin group or related.

ʻŌlelo Hawai'i: Hawaiian language.

Pali: Cliff.

Pō'elua: Two nights; dual nights; may be colloquially referred to as "Polua".

'Ulu: Breadfruit (*Artocarpus altilis*), a tree perhaps originating in Malaysia and distributed throughout tropical Asia and Polynesia.

## Appendix F | Cultural Reserve Ascription List

The following is an ascription list of sites with cultural significance. This list is not exhaustive.

- Honokahua Burial Preserve
- Honua'ula Heiau in Honolua Valley
- Known burial sites in Kahana, Kahoma, Kaua'ula, Olowalu, and Puamana
- Lāhainā Town South
- Moku'ula
- Mokuhinia
- Puehuehueiki Cemetery
- Pu'u Pa'upa'u at Lahainaluna
- Pu'upiha Cemetery

# Appendix G | Community Plan Designations and Zoning Districts

The following table shows 1) the relationship between the existing community plan designations and the proposed updated designations, and 2) the compatible zoning districts for the updated designations. This does not constitute an exhaustive list of all possible zoning districts for each of the updated community plan designations. Most of the existing business community plan designations can align with more than one of the updated mixed-use community plan designations. The designations boxed in orange below show example alignments between the existing and updated designations, but not all possible alignments.

Existing Community Plan Designations	Updated Community Plan Designations	Most Compatible Zoning Districts for Updated Community Plan Designations
Rural (R)	Rural Residential (RR)	Rural, RU-0.5, RU-1.0, RU-2.0, RU-5.0, RU-10.0, PK, OS-1, OS-2
Rural (R)	Rural Village (RV)	B-CT, B-1, P-1, P-2, PK, OS-1, OS-2
Single Family (SF)	Residential (RES)	R-D, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B1, B-CT, P-1, P-2, PK, OS-1, OS-2
Multi-Family (MF)	Residential (RES)	R-D, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B1, B-CT, P-1, P-2, PK, OS-1, OS-2
Business/Commercial (B)	Neighborhood Center (NC)	B-1, B-2, B-CT, SBR, R-0, R-1, R-2, A-1, D-1, D-2, P-1, P-2, PK, OS-1, OS-2
Service Business/Single Family Residential (SBR)	Neighborhood Center (NC)	B-1, B-2, B-CT, SBR, R-0, R-1, R-2, A-1, D-1, D-2, P-1, P-2, PK, OS-1, OS-2
Business/Multi-Family (BMF)	Small Town Center (STC)	B-2, B-CT, B-1, A-1, SBR, P-1, P-2, PK, PGCC, OS-1, OS-2
Business/Industrial (BI)	Transit Oriented Corridor (TOC)	B-3, B-2, SBR, A-1, A-2, M-1, P-1, P-2, PK, PGCC, OS-1, OS-2
Hotel (H)	Resort/Hotel (RH)	B-R, B-1, H-1, H-2, H-M, A-1, A-2, PK, PGCC, OS-1, OS-2
Light Industrial (LI)	Employment Center (EC)	M-1, B-3, P-1, P-2, PK, OS-1, OS-2
Heavy Industrial (HI)	Industrial (IND)	M-2, M-3
Airport (AP)	Special Purpose District (SPD)	Airport
Public/Quasi-Public (PQ)	Public/Quasi-Public (PQP)	P-1, P-2
Park (PK)	Park (PK)	PK, PGCC
Open Space (OS)	Open Space (OS)	OS-1, OS-2
Agriculture (AG)	Agriculture (AG)	Agricultural
Conservation (C)	State Conservation (SC)	Regulation of land use and development in the State Conservation District is the responsibility of the Board of Land and Natural Resources
Project District	Combination of designations as align with the approved project district ordinance.	Project District Zoning



Lāhainā Harbor. Courtesy of Everett Peacock.

October 2021

*we are*

**WEST MAUI**  
PLANNING FOR THE FUTURE | COUNTY OF MAUI  
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