

Name: Rob Weltman

Agenda Item: B. Community Plan Designations

Date Received: 4/27/23 via email

Aloha mai kākou,

In a way, it is useful that we discussed the appropriate land use designations for one subarea yesterday before discussing which land use designations will be used overall in the plan - it was not possible to get 7 votes for any designation whatsoever for the Mā'alaea triangle, indicating half of the committee felt none were appropriate. Does that mean none of the proposed designations fit?

If that is the case, the designations themselves need to be updated. That could either mean tweaking one of the designations which is close to the desired future direction of the area or it could mean creating an entirely new designation.

On May 3 we will discuss and finalize the designations themselves before revisiting the Mā'alaea triangle and discussing appropriate designations for different parts of the North Kihei subarea.

For that to succeed - lead to designations we agree on - please carefully study the current definitions and my proposed clarifications to them and think about how you would like to tweak or add to them to correctly describe the future use of the Mā'alaea triangle as well as the segments of the North Kihei subarea we will be working on.

[Guidelines for the New Community Plan Land Use Designations](#)

Please do that before the meeting, so we are prepared to have a constructive discussion.

Zoning must conform to Community Plan land use designations. That is how the community influences land use and development in a direction it prefers. It is therefore very important to look at which zoning designations may be assigned to a parcel given a particular Community Plan land use designation. The following matrix shows which current zoning designations the draft plan proposes can be applied for each Community Plan designation:

[Proposed SMCP Designations and Associated Zoning Designations](#)

We can also influence that matrix. For example, we could say that we do not want any 144' or 90' commercial buildings in South Maui, so B2 and B3 should not be options for any of the Community Plan designations. We could say that 35' is enough for apartment

buildings, so we don't want A-2 (60' high) as an option for any Community Plan designations, A1 is enough.

One more wrinkle is that the zoning code is being [entirely rewritten](#) in the same direction as the new Community Plan designations. The intent is to have a final proposal presented to the County in 2025. That means that by the time our new Community Plan is finalized by the Council, there may be an entirely new mapping to zoning designations. But our work in specifying what we would like to see in South Maui for each Community Plan designation can influence that outcome if we are clear in our decisions.

Thank you for taking also this part of the Community Plan work seriously! Our work here can make a big difference in how livable South Maui is ten, twenty and more years into the future.

*Me ke aloha,
Rob*