



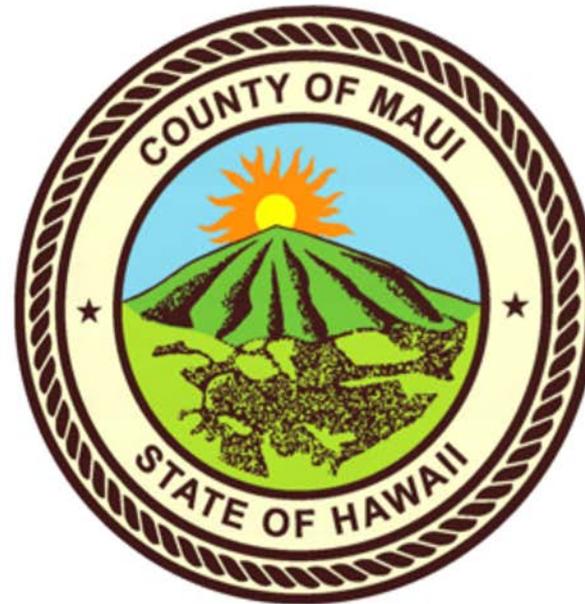
County Permitting, Resources & Tools

County of Maui

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Discretionary Permits

PRELIMINARY

- **Building, grading and related permit applications, as well as subdivisions, are processed by:**
 - **Development Services Administration (DSA), Maui County Department of Public Works - 250 S. High Street, Wailuku 96793 – 808-270-7379 – dsa@co.maui.hi.us**
- **Zoning information, flood development permit and many administrative permit applications, such as for Special Management (coastal) Areas, processed by:**
 - **Zoning Administration and Enforcement Division (ZAED), Maui County Planning Department – 2200 Main Street, One Main Plaza Building, Room 335, Wailuku 96793 – 808-270-7253**



Discretionary Permits

“Discretionary Permits” are approved by a Commission, County Council, etc., and are processed by:

- **Current Division, Maui County Planning Department, – 2200 Main Street, One Main Plaza Building, Room 619, Wailuku 96793 – 808-270-8205**

OVERVIEW/ROADMAP

- **Start at ZAED**
- **Submit a Zoning and Flood Confirmation Request Form to confirm property zoning and provide information on the property’s LSB soil classification.**



Discretionary Permits

- **ZAED tells you what, if any, permits are needed**
- **Complete application with all items in checklist**
- **Can submit discretionary permit application to Current Division, or to main office:**
 - **Maui County Planning Department – 2200 Main Street, One Main Plaza Building, Room 315, Wailuku 96793 – 808-270-7735 – planning@co.maui.hi.us**



Discretionary Permits

Current Division processes discretionary permit application, assigned to a single planner, who:

- **Reviews for completeness, and requests additional necessary information**
- **Transmits to agencies for comments**
- **Analyzes application against ordinances, plans, administrative rules, best practices, and requests additional necessary information**
- **Sets application on appropriate meeting agenda, such as a planning commission**



Discretionary Permits

Current Division planner (continued):

- **Writes report on project to the meeting body**
- **Planner supports the body at the meeting when application being considered**
- **Works with applicant on any post approval requirements by Planning Department**



Tips for Maui County Permitting

- **Maui County has a traditional “use” based zoning system, similar to Big Island and many older zoning ordinances on Mainland**
- **County’s traditional zoning sometimes has difficulty with energy facilities as the principal “use” on lots**
- **Most applications must be consistent with Countywide Policy Plan, Maui Island Plan (only on Maui), and applicable community plan (six on Maui, one each on Molokai and Lanai)**



Tips for Maui County Permitting

- **Discretionary permit applications involve considerable information, plans, and elapsed time to get to a public meeting agenda, so start early and be diligent**
- **A “Conditional Permit” can allow uses not among a zone’s listed uses, but can take a year and requires Council approval as an ordinance**



Tips for Maui County Permitting

- **While PV facilities are allowed in State Agricultural districts, the County has additional ratios and limitations on size for facilities located in the Agricultural district depending on the LSB soil classifications.**
- **Planning Department permit applications and other information available at:**
<http://www.mauicounty.gov/index.aspx?nid=121>
- **Maui County land and permit information available at:**
<http://www.mauicounty.gov/index.aspx?nid=79>