

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

JORDAN MOLINA
Director

PAUL M. BARANY, P.E.
Deputy Director

WADE SHIMABUKURO, P.E.
Development Services Administration

RODRIGO "CHICO" R. RABARA, P.E.
Engineering Division

MICHAEL KINORES T/A
Highways Division

Telephone: (808) 270-7845
Fax: (808) 270-7955



DEPARTMENT OF PUBLIC WORKS
COUNTY OF MAUI
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793
www.maui-county.gov/publicworks

March 20, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 S. High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL



Acting Mayor

3/21/25

Date

For Transmittal to:

Honorable Tamara Paltin, Chair,
Disaster Recovery, International Affairs, and Planning Committee
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin and Committee Members:

**SUBJECT: BILL 103 (2024), AMENDING CHAPTER 19.08, MAUI COUNTY CODE,
RELATING DENSITY WITHIN RESIDENTIAL DISTRICTS (DRIP-2)**

The Department is in receipt of your correspondence dated March 3, 2025, requesting information relating to the above subject and here are our responses.

1. 4LEAF, Inc., has been contracted to assist the County with processing disaster-recovery building permits. Is your Department prepared to also process disaster-recovery building permit applications, in addition to any additional permit applications that may arise out of Bill 103? Please explain.

4LEAF is prepared to process additional building permit applications in the burn zone related to this bill. Outside of the burn zone, Public Works is also prepared to process any building permit application.

2. The City and County of Honolulu has seen an increase in extra-large, multi-tenant homes built on small residential lots, more commonly known as "monster homes." Would Bill 103 inadvertently allow the construction of monster homes in Maui County? If so, does your Department recommend amendments to Bill 103 to prohibit monster-home development?

Honorable Tamara Paltin, Chair
Disaster Recovery, International Affairs, and Planning Committee
March 20, 2025
Page 2

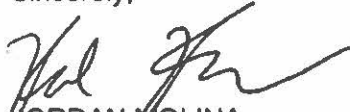
Bill 103 does not change the size of structures that can be built on a residential lot. The maximum size allowed is limited by setback restrictions and the maximum impervious surface area standards of the Zoning Code.

- a. If applicable, how does the Department intend to enforce Bill 103 to prevent similar situations from occurring on Maui and Lana'i?

The Department is required to ensure building permits comply with the Zoning Code. This is accomplished by routing building permits to the Planning Department for their review and approval of compliance with the Zoning Code.

Should you have any questions, please contact me at ext. 7845.

Sincerely,


for JORDAN MOLINA
Director of Public Works

JM:ws:pmb

[PWADMIN\JORDAN\Transmittals\Response to CM Paltin Relating to Bill 103 DRIP-2 March 2025.doc](#)

DRIP Committee

From: Estrelita B. Dahilig <Estrelita.B.Dahilig@co.maui.hi.us>
Sent: Friday, March 21, 2025 2:25 PM
To: DRIP Committee; Tamara A. Paltin; Jordan K. Molina; Paul M. Barany; Summer K. Enfield-Carlos
Cc: Josiah K. Nishita; Erin A. Wade; Cynthia E. Sasada; Didi A. Hamai; Kaila K. Mafatini; Cynthia D. Lallo; Kelii P. Nahooikaika
Subject: TRANSMITTAL: BILL 103 (2024), AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING DENSITY WITHIN RESIDENTIAL DISTRICTS (DRIP-2)
Attachments: MT#11023.Paltin.Tamara.Chair.DRIP.pdf

Aloha,

Please see attached transmittal dated March 20, 2025, from Director of Public Works Department, Jordan Molina.

Thank you and have a nice weekend!

Mahalo,
Lita



Lita B. Dahilig

Secretary

County of Maui
Office of the Mayor
808-270-7855
estrelita.b.dahilig@co.maui.hi.us