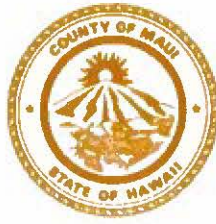


RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

October 21, 2024

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

APPROVED FOR TRANSMITTAL

 10-22-24

Mayor Date

For Transmittal to:

Honorable Tasha Kama, Chair
Housing and Land Use Committee
200 South High Street
Wailuku, Hawaii 96793
via: hlu.committee@mauicounty.us

Dear Chair Kama:

SUBJECT: HOUSING SOLUTIONS (HLU-3(21))

Mahalo for the opportunity to respond to the questions you submitted to the Department of Planning (Department) on October 11, 2024. The Department's answers are below.

1. *Confirm whether your Department intends to pursue comprehensive rezoning throughout the County to align with the Countywide Policy Plan, Maui Island Plan, and specific community plans.*

As was mentioned during the testimony provided by the Department at the start of the HLU committee meeting on October 9, the Department intends to pursue comprehensive rezoning upon adoption of each community plan in the future. The Department has not done this in the past, so this would be a significant undertaking that should occur only after Title 19 is adopted. The new community plan designations will be difficult to translate into our outdated zoning code and were designed to align with the more modern approach contemplated in the Title 19 rewrite. Doing so in advance of that process's completion may result in unnecessary extra steps. For more information about this process, please visit: <https://www.tl9rewrite.org/>

Honorable Richard T. Bissen, Jr
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The Department also intends to bring District Boundary Amendments (DBAs) to the State Land Use Commission after the adoption of a Community Plan to better align with the intensity of uses identified in the plan. The Department does not intend to request Urban State Land Use Designations for the entire Urban Growth Boundary (UGB) as identified in the Maui Island Plan. Only those lands planned to have urban-type uses after the adoption of a Community Plan would be included in the proposed DBAs. Agriculture (AG) within the UGB, for example, would not be included, but Residential (RES), would be included in such a request. Aligning these land uses expedites the development process and could bring more units to market more quickly.

2. *Indicate whether your Department has considered outsourcing work related to comprehensive rezoning. If so, provide a brief summary of the Department's plan.*

Because comprehensive rezoning will be more appropriate after the adoption of a new zoning code, we have not contemplated engaging a consultant at this time. When the Title 19 rewrite is nearing completion, we will evaluate our departmental resources at that time and determine if a consultant would be helpful.

Mahalo again for the opportunity to respond to your questions.

Sincerely,


KATE L. K. BLYSTONE
Planning Director

HLU Committee

From: Michelle Santos <Michelle.Santos@co.maui.hi.us>
Sent: Tuesday, October 22, 2024 3:25 PM
To: HLU Committee
Cc: Ana Lillis; Cynthia Sasada; Josiah Nishita; joy.paredes@co.maui.hi.us; Katie Blystone; Keli
Nahooikaika
Subject: MT#10832 Housing Solutions
Attachments: MT#10832-HLU Committee.pdf

NOTE: PLEASE DO NOT FORWARD MY EMAIL TO ANYONE OUTSIDE OF THE COUNTY OF MAUI. YOU MAY CLICK ON THE ATTACHMENT ITSELF AND CREATE YOUR OWN EMAIL TO FORWARD THE DOCUMENT TO ANOTHER PERSON OUTSIDE OF THE COUNTY.

Michelle L. Santos

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