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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

February 27, 2025

Ms. Kate Blystone, Director  
Department of Planning  
County of Maui  
Wailuku, Hawaii 96793

Dear Ms. Blystone:

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

Thank you for participating in the February 19, 2025, Disaster Recovery, International Affairs, and Planning Committee's discussion on Bill 103.

May I please request your response to the following:

1. Please define "dwelling unit." Within a dwelling unit, what is the minimum and maximum number of bedrooms and the minimum and maximum occupancy?
2. How will the Department determine an accessory dwelling unit from a dwelling unit, if the accessory dwelling unit is attached?
  - a. If a single-family home has two kitchenettes, is it still considered a single-family home or is it considered a triplex?
3. Which County department is responsible for enforcing on-street parking, impervious surface ratios, and fire hydrant flow requirements?
4. Does your Department support an amendment to Bill 103 to prohibit condominium property regimes? If so, please work with the Department of the Corporation Counsel on the legality of prohibiting

condominium property regimes on single-family lots and provide draft language to amend Bill 103.

- a. If the Committee amends Bill 103 to prohibit condominium property regimes on single-family lots, could this amendment apply to properties with existing condominium property regimes? Please explain.
  - b. Does Bill 103's provisions apply to infill development or to new subdivisions, or both? Please explain.
5. For any additional units constructed beyond the primary dwelling unit, would the Department support the rental or sale of these units as affordable? Why or why not? Further, is the Department willing to keep an inventory of these units? Please explain.
6. If Bill 103's purpose is to increase the allowable density in the County Residential Districts and accessory dwellings under Chapter 19.35, Maui County Code, are permitted, should the maximum cumulative floor area also be increased? If so, what will be the result?
7. The construction of impervious surface areas, such as parking, driveways, and walkways, may take up a considerable amount of space on the property. Does your Department support an exemption to increase building height or impervious surface area to improve off-street parking? Please explain.
8. How is the number of vehicles that may be on a roadway during an evacuation due to a natural disaster or emergency determined?
9. If applicable, in the event of a natural disaster or emergency, how are individuals who do not have access to, or able to drive, a vehicle evacuated?
  - a. Does the Maui Bus Public Transit System serve a role in evacuating people? If no, why not?
  - b. Can our public transit system be an alternative mode of evacuation dedicated to non-drivers, including disabled individuals and the elderly?

10. Can accessory dwelling units be stacked? Please explain.
11. Please explain what “clustering” is and provide examples of clustered housing types.
12. If an accessory dwelling unit is “accessory” to the primary dwelling unit, is the accessory dwelling unit only allowed to be constructed after the primary dwelling unit is constructed?
13. Please explain the relationship between residential density and sense of community. How does density build community?
14. Which community plan areas would have the capacity and adequate infrastructure to benefit from Bill 103’s provisions?
  - a. Which subdivisions within those community plan areas are connected to County infrastructure, including roads, water, and wastewater?
15. 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, how should development standards under Bill 103 be amended to prohibit monster home development?
  - a. How does the Department intend to enforce Bill 103 to prevent similar situations from occurring on Maui and Lāna‘i?
16. Please provide a visual representation of what a residential lot would look like if a property owner took advantage of Bill 103’s provisions. Please also consider consulting with other County agencies to provide required lot specifications, including water meter size, internal and external entryways, fire hydrant locations, and fire protection requirements such as fire sprinklers.

May I further request you transmit your response to [drip.committee@mauicounty.us](mailto:drip.committee@mauicounty.us) by **March 10, 2025**. To ensure efficient processing, please include DRIP-2 in the subject line.

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Should you have any questions, please contact me or the Committee staff (Jarret Pascual at ext. 7141, or Yvette Bouthillier at ext. 7758).

Sincerely,



TAMARA PALTIN, Chair  
Disaster Recovery, International Affairs,  
and Planning Committee

drip:ltr:002apl01:jpp

cc: Mayor Richard T. Bissen, Jr.  
Deputy Planning Director

## DRIP Committee

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**From:** DRIP Committee  
**Sent:** Thursday, February 27, 2025 4:39 PM  
**To:** Kate.Blystone@co.maui.hi.us  
**Cc:** DRIP Committee; Ana Lillis; joy.paredes@co.maui.hi.us; 'Michelle Santos'; 'Zeke Kalua'  
**Subject:** PLEASE READ attached letter re: (DRIP-2); reply by 3/10/2025  
**Attachments:** 002apl01 revised signed.pdf

**Ms. Blystone:** Please refer to the attached letter from the Disaster Recovery, International Affairs, and Planning (DRIP) Committee Chair, dated February 27, 2025. Please respond by **3/10/2025**.

**Mayor's Office (attention: Michelle Santos and Zeke Kalua):** Please forward the attached letter to Mayor Bissen for his information.

**Ms. Lillis:** FYI

Thank you,  
DRIP Committee