



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/DRIP

Committee Chair
Tamara Paltin

Committee Vice-Chair
Nohelani U'u-Hodgins

Voting Members:
Tom Cook
Gabe Johnson
Tasha Kama
Alice L. Lee
Keani N.W.
Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura

DISASTER RECOVERY, INTERNATIONAL AFFAIRS, AND PLANNING COMMITTEE (2025-2027)

Wednesday, March 19, 2025

1:30 p.m.

MEETING SITE:

Online via Teams: <http://tinyurl.com/DRIP-Committee>

Remote oral testimony is also available online via the same
Teams link.

In-person testimony and viewing: Council Chamber, Kalana O
Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

A G E N D A

MISSING MIDDLE HOUSING

Description: Under Rule 7(B) of the Rules of the Council, the Committee intends to receive a presentation on Missing Middle Housing.

Status: The Committee may receive a presentation from Stefan Pellegrini, Principal, Opticos Design, Inc., relating to Missing Middle Housing, a term referring to a range of house-scale building types with multiple units in walkable neighborhoods. The Committee may also discuss other related matters. No legislative action will be taken.

BILL 103 (2024), AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS

Description: The Committee is in receipt of the following:

1. Bill 103 (2024), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS." Bill 103's purpose is to increase the allowable density in the R-1, R-2, and R-3 Residential Zoning Districts to provide additional housing opportunities in Maui County.
2. An Amendment Summary Form, dated March 13, 2025, from the Committee Chair, with a proposed CD1 version of Bill 103 (2024), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.08 AND 19.36B, MAUI COUNTY CODE, ON DWELLING TYPES

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AND DENSITY WITHIN RESIDENTIAL DISTRICTS.” The proposed CD1 version includes the following amendments:

- 1) Amends the bill’s title;
- 2) Amends Section 19.08.020, Maui County Code, for consistency with the dwelling types inserted into the table of development standards;
- 3) In Section 19.08.020, Maui County Code, replaces “long-term residential dwelling units” with the types of dwelling units allowed;
- 4) Allows one dwelling unit per 5,000 square feet of lot area instead of one dwelling unit per 2,500 square feet of lot area on the islands of Maui and Lāna’i;
- 5) Exempts multifamily dwellings of up to three units in Residential Districts from landscaping requirements for parking areas; and
- 6) Incorporates technical and nonsubstantive revisions.

Status: The Committee may consider whether to recommend passage of Bill 103 (2024) on first reading, with or without revisions. The Committee may also consider the filing of Bill 103 (2024) and other related action.

[Bill 103 \(2024\)](#)

[Amendment Summary Form from Committee Chair 03-13-2025](#)

BILL 104 (2024), AMENDING CHAPTERS 19.04, 19.08, AND 19.29, MAUI COUNTY CODE, RELATING TO KITCHENS, KITCHENETTES, AND WET BARS; AND SECTION 19.36B.020, MAUI COUNTY CODE, TO ADD PARKING REQUIREMENTS FOR DWELLING UNITS WITH KITCHENETTES

Description: The Committee is in receipt of the following:

1. Bill 104 (2024), entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.04, 19.08, AND 19.29, MAUI COUNTY CODE, ADDING A NEW DEFINITION AND USE FOR KITCHENETTE AND AMENDING THE EXISTING DEFINITIONS OF DWELLING UNIT AND WET BAR, AND AMENDING SECTION 19.36B.020 TO ADD PARKING REQUIREMENTS FOR KITCHENETTES.” Bill 104’s purpose is to provide lower-cost opportunities for more autonomous living areas in a dwelling unit by amending the Comprehensive Zoning Ordinance to: 1) allow for kitchenettes in dwelling units in the Residential and Rural Districts on Maui and Lāna’i; and 2) require a dwelling unit with a kitchenette to be occupied on a long-term residential basis, with one additional off-street parking space to accommodate the higher intensity use for each kitchenette. Bill 104 also makes conforming amendments to the definitions of “kitchen” and “wet bar.”
2. An Amendment Summary Form, dated November 14, 2024, from the Housing and Land Use Committee Chair (2023-2025 Council term), with a proposed CD1 version of Bill 104 (2024), entitled “A BILL FOR

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AN ORDINANCE AMENDING CHAPTERS 19.04, 19.08, 19.29, AND 19.36B, MAUI COUNTY CODE, RELATING TO KITCHENS, KITCHENETTES, AND WET BARS.” The proposed CD1 version: 1) incorporates clarifying revisions to the bill’s title and purpose statement; 2) removes the requirements for dwelling units with kitchenettes to be occupied on a long-term residential basis and to have one additional off-street parking space for each kitchenette from the definition of “kitchenette” and inserts the requirements into Chapters 19.08 and 19.29, Maui County Code; and 3) incorporates technical and nonsubstantive revisions.

3. An Amendment Summary Form, dated March 12, 2025, from the Committee Chair, proposing to amend the proposed CD1 version of Bill 104 (2024) by reducing the number of permitted kitchenettes in a dwelling unit from two to one within the County Residential and Rural Districts on Maui and Lāna‘i.
4. An Amendment Summary Form, dated March 12, 2025, from the Committee Chair, proposing to amend the proposed CD1 version of Bill 104 (2024), at the request of the Department of Planning, by: 1) amending the definition of “kitchenette” to add the phrase “that is internally accessible via an enclosed living area” and to prohibit gas appliances; and 2) prohibiting kitchenettes in accessory dwelling units.

Status: The Committee may consider whether to recommend passage of Bill 104 (2024) on first reading, with or without revisions. The Committee may also consider the filing of Bill 104 (2024) and other related action.

[Bill 104 \(2024\)](#)

[Amendment Summary Form from Committee Chair 11-14-2024](#)

[Amendment Summary Form from Committee Chair 03-12-2025 \(1\)](#)

[Amendment Summary Form from Committee Chair 03-12 2025 \(2\)](#)

CONTACT INFORMATION

Office of Council Services, 200 South High Street, Wailuku, Hawai'i 96793
Tel: (808) 270-7838

COMMITTEE STAFF

Jarret Pascual, Keone Hurdle, Yvette Bouthillier, and Carla Nakata

BOARD PACKETS

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

CONNECTIVITY

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/DRIP-Committee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

Oral testimony is limited to 3 minutes per item. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. Testimony must pertain to items on the meeting agenda. Testifiers must direct their remarks to the presiding officer and not to any individual Councilmember or individual in the audience.

If audiovisual connection is lost at the official location for in-person testimony and viewing, the committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier's phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council's Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on mauicounty.us/agendas, click on the eComment link, then select the agenda item to submit comments on. Alternatively, written testimony will be accepted via email to DRIP.committee@mauicounty.us or postal service to DRIP Committee, Maui County Council, 200 S. High St., Wailuku HI 96793.

For more information on testifying, please visit www.mauicounty.us/testify or contact the Office of Council Services.

COURTESY PHONE TESTIMONY

Dial 1-808-977-4067 and enter meeting code 607 929 65#

If courtesy phone testimony becomes unavailable, the meeting will continue without that option.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

East Maui: 5091 Uakea Road, Hāna, (808) 248-7513

Lāna'i: 814 Fraser Avenue, Lāna'i City, (808) 565-7094

Makawao-Ha'ikū-Pā'ia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pā'ia, (808) 793-0099
Molokai: Moloka'i District Complex, 100 Ainoa Street, Kaunakakai, (808) 553-3888
South Maui: MEDB Building, 1305 North Holopono St., Suite 9, Kihei, (808) 793-0012

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is participating from there.

Subject to change and staffing availability without notice. Visit mauicounty.us for more information.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akaku: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit mauicounty.us for more information.

If Akaku prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akaku to be included with archived meeting videos.

DISABILITY ACCESS

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or county.council@mauicounty.us.

Agenda items are subject to cancellation.