

COUNCIL OF THE COUNTY OF MAUI

HOUSING AND LAND USE COMMITTEE

September 26, 2025

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Housing and Land Use Committee, having met on September 3, 2025, makes reference to Bill 21 (2025), entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.36B, MAUI COUNTY CODE, RELATING TO EXEMPTING PARKING IN A SPECIFIC BOUNDARY AREA OF LĀNA‘I CITY.”

Bill 21’s purpose is to exempt uses within the Park (PK) and P-1 Public/Quasi-Public Districts of Dole Park, Lāna‘i, from Chapter 19.36B, Maui County Code, “Off-Street Parking and Loading.”

Your Committee notes Dole Park is primarily zoned Park (PK) District with a single parcel zoned P-1 Public/Quasi-Public District. Many of the properties surrounding Dole Park are zoned B-CT Country Town Business District.

Your Committee further notes Code Section 19.36.040 states that any B-CT Country Town Business District Design Guidelines prevail over Code Chapter 19.36B if there is any conflict. The Lāna‘i Country Town Business District Guidelines exempt Lāna‘i B-CT properties from Code Chapter 19.36B’s parking requirements.

A representative of the Department of Planning explained that the Lāna‘i Planning Commission initiated Bill 21 after discussing an approved parking-reduction request, from 42 stalls to 21 stalls, for the new Lāna‘i bowling alley. The Commission expressed concern that reserving 21 stalls for bowling alley patrons was excessive given Lāna‘i’s walkability and nearby parking. At its meeting of December 18, 2024, the Commission recommended the Council approve Bill 21 so that no parking stalls would be required.

COUNCIL OF THE COUNTY OF MAUI

HOUSING AND LAND USE COMMITTEE

Page 2

Committee
Report No. _____

A representative of Pūlama Lāna‘i, the developer of the bowling alley, said there are more than 100 parking stalls around Dole Park.

The Pūlama Lāna‘i representative expressed support for Bill 21 but also confirmed that, if Bill 21 is not enacted, Pūlama Lāna‘i would provide the required 21 parking stalls for the bowling alley. One stall would be on-site and designated for people with disabilities, while the remaining 20 would be off-site by the Dole Administration Building.

Your Committee notes that the areas where the 20 off-site parking stalls would be located are already used for parking. Without Bill 21, parking would be limited to bowling alley patrons.

Your Committee considered and recommended substituting Bill 21 (2025) with a proposed CD1 version, incorporating technical and nonsubstantive revisions, entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.36B, MAUI COUNTY CODE, TO EXEMPT PARKING IN A SPECIFIC BOUNDARY AREA OF LĀNA‘I CITY.”

Your Committee voted 9-0 to recommend passage of Bill 21, CD1 (2025) on first reading. Committee Chair Kama, Vice-Chair U‘u-Hodgins, and members Cook, Johnson, Lee, Paltin, Rawlins-Fernandez, Sinenci, and Sugimura voted “aye.”

Your Housing and Land Use Committee **RECOMMENDS** that Bill 21, CD1 (2025), attached, entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.36B, MAUI COUNTY CODE, TO EXEMPT PARKING IN A SPECIFIC BOUNDARY AREA OF LĀNA‘I CITY,” be **PASSED ON FIRST READING** and be **ORDERED TO PRINT**.

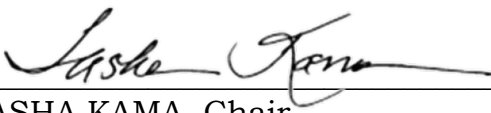
COUNCIL OF THE COUNTY OF MAUI

HOUSING AND LAND USE COMMITTEE

Page 3

Committee
Report No. _____

This report is submitted in accordance with Rule 3 of the Rules of the Council.



TASHA KAMA, Chair

hlu:cr:25005aa:jgk

ORDINANCE NO. _____

BILL NO. 21, CD1 (2025)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.36B,
MAUI COUNTY CODE, TO EXEMPT PARKING
IN A SPECIFIC BOUNDARY AREA OF LĀNA‘I CITY

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Findings and purpose. The 2019 Lāna‘i City Country Town Business District Design Guidelines and Standards indicate that all permitted uses established in Chapter 19.15, Maui County Code, “B-CT Country Town Business District,” are exempt from the parking requirements established in Code Chapter 19.36B, “Off-street Parking and Loading.”

Supporting the Guidelines, Code Subsection 19.36B.040(B) indicates that the “guidelines adopted pursuant to chapter 19.15 of this code, if any, shall prevail over this chapter if there is a conflict.” Thus, uses on Lāna‘i that are within the B-CT District are exempt from providing parking associated with that use. All B-CT Districts on Lāna‘i are in Lāna‘i City.

Dole Park, within Lāna‘i City, is located within the boundaries of Fraser Avenue to the west, Lāna‘i Avenue to the east, Seventh Street to the north, and Eighth Street to the south. Except for a small parcel within the Dole Park boundary, which is zoned P-1 Public/Quasi-Public District, the remainder of Dole Park is zoned Park (PK) District. Immediately adjacent to Dole Park along Seventh Street and Eighth Street are angled parking spaces available for the general public’s use.

Most of the properties surrounding Dole Park are zoned B-CT, and therefore are exempt from providing parking spaces, because according to the Guidelines, the angled parking spaces adjacent to Dole Park provide sufficient parking for the properties' use. However, the properties within Dole Park with Park (PK) and P-1 Public/Quasi-Public District zoning are required to comply with the parking requirements of Code Chapter 19.36B despite their immediate adjacency to the angled parking spaces. To provide equity, the purpose of this Ordinance is to allow the uses within the Park (PK) and P-1 Public/Quasi-Public Districts of Dole Park to also be exempt from Code Chapter 19.36B.

SECTION 2. Section 19.36B.040, Maui County Code, is amended to read as follows:

“19.36B.040 General requirements for parking areas.

A. This chapter [shall apply] applies to all off-street parking areas, whether or not required. Every off-street parking area [shall] must be maintained to comply with the requirements of this chapter. Parking spaces or areas may be eliminated or reduced only to the extent that the remaining amount conforms to this chapter's requirements. Required parking spaces, aisles, driveways, and lanes, except for those accessory to any type of dwelling, [shall] must be for active vehicle parking, meaning that [no] sales, merchandise displays, mobile food trucks, dead storage, repair work, dismantling, or servicing of any kind, including storage of damaged vehicles, [shall] must not be conducted in [such] the areas. If required parking spaces for dwellings are used for storage, then alternative required parking must be provided onsite.

B. B-CT country town business district design guidelines adopted [pursuant to] in accordance with chapter 19.15 [of this code], if any, [shall] will prevail over this chapter if there is a conflict.

C. Historic district parking standards adopted [pursuant to] under chapter 19.52 [of this code], if any, [shall] will prevail over this chapter if there is a conflict.

D. On Lānaʻi, within the boundaries of Fraser Avenue to the west, Lānaʻi Avenue to the east, Seventh Street to the north, and Eighth Street to the south, all permitted uses for the zoning districts within this boundary area are exempt from the parking requirements established in this chapter.”

SECTION 3. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



Department of the Corporation Counsel
County of Maui

hlu:misc:005abill01:cmn

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee", written over a horizontal line.

ALICE L. LEE

Upon the request of the Mayor.