

Housing and Land Use Committee (2023-2025) on 2024-05-15 9:00 AM

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All Agenda Items A G E N D A HLU-30 Bill 71 (2024) BILL 71 (2024), AMENDING ... All User Locations

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				Submitted
Name	Comment	Position	Attachments	At
Guest User	With reservations, I do support the proposed bills (both the original and more so Tamara Paltin's proposed version), with the following comments/suggestions for your consideration: 1) I am really concerned that both proposals will end up increasing the rental cost of these dwellings. I'm sure we can all agree that the rental rate for a larger dwelling is more than a smaller dwelling, so this proposal will not help with the big problem we now have with affordability. To help with affordability and the shortage of housing, please consider adding a 3rd farm dwelling that is limited in size to something like 500 square feet. There are many singles and couples without children that simply need a smaller more affordable place to live in the Upcountry, Haiku, and especially the	Support		05-14-2024 09:53 am

Name	Comment	Position	Attachments	Submitted At
Guest User	<p>Hana sides of the island where the predominant zoning is agriculture (more housing is needed for the locals, not just larger more expensive dwellings). This bill is likely to make it harder for people to find the smaller more affordable places to rent. 2) I do prefer Councilmember Tamara Paltin's version because it both provides (1) the option for the owner to decide the size of the two farm dwellings as long as (2) both farm dwellings do no go over a maximum combined size. The existing size for both dwellings combined together of 10% of the lot size is ridiculously too big (for example, a 15 acre lot can have 56,340 square feet of dwelling area, which does not even count any of the covered decking). 3) One thing missing from this discussion is that currently there is NO LIMIT on the size of covered decking in the agriculture district (ask the Planning staff and they will confirm this). The existing 1,000 sf 2nd farm dwelling can have a 10,000 or 20,000, or 30,000 or more square feet of covered decking, right now with the current code. With creative designs, many people are already making their 1,000 square feet 2nd farm dwelling significantly bigger by adding many thousands of square feet of covered decking. Please consider adding to this bill some kind of covered decking limit, any amount that you think would be reasonable.</p> <p>Mahalo</p>	Support		05-15-2024 12:21 am
	<p>Before the Council's Housing and Land Use Committee, re: Bill 71 May 15, 2024</p> <p>Aloha and thank you for this opportunity to speak in favor of Bill 71, expanding the allowable square-footage of the second dwelling on agriculturally zoned land.</p> <p>Someone recently noted that for Maui County to be able to come to grips with its housing disaster, this government is going to have evolve. To me that means changing its purpose from resisting new housing development to promoting and enabling it.</p> <p>This bill is a hint that evolution may be finally beginning. While the bill does not actually allow for more units being built in the Ag district, it does promote more livable space for our local families to live. It promotes local families staying on the "farm" by giving</p>			

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	<p>young families space to grow and space for grandma and grandpa to enjoy their golden years in comfort.</p> <p>While an extra 500 square feet used as a residence will have little to no impact on the agricultural function of the property, it will have a serious beneficial impact on the family residing in the home. And because of that, perhaps this action may also promote more families staying on their land.</p> <p>At a disaster update meeting in Lahaina recently, one speaker suggested that the county “evolve” its philosophy on residential properties, giving less emphasis to single family occupation and more towards one that allows extended local families to occupy the same space, much as Pacific Islanders do. Because of their size, rural agricultural properties would be ideal candidates for such a use.</p> <p>It always struck me as odd that the restrictions in our ag zoning seems to imply that the occupant must farm. We don’t condemn business families who remain on their business-zoned land after they retire. So why don’t we give the same type of accommodation to farmers? Does grandma really have to farm after she is 80?</p> <p>Mahalo for taking this bold step towards an evolution that will promote the housing our community truly needs.</p> <p>David DeLeon 335 Waiama Way, Haiku Hawaii dpdeleon@hawaiiantel.net</p>			
Guest User	<p>Testimony in support of: BILL 71 (2024), AMENDING SECTION 19.30A.050, MAUI COUNTY CODE, RELATING TO THE SIZE OF FARM DWELLINGS IN THE AGRICULTURAL DISTRICT (HLU-30) The Committee</p> <p>We are Laura and Tracy Stice, owners of 470 Ulumalu Rd, Haiku, since 1978.</p> <p>For over four decades, Laura and Tracy Stice have been the proud owners of 470 Ulumalu Rd. Haiku. Our children, Jeremy, Brianna, and Chloe, were born on this property. It has always been their home. This property, once an abandoned 5-acre pineapple field devoid of trees, has been our labor of love. We have tirelessly</p>			05-14-2024 08:15 pm

Name Comment

Position Attachments At

farmed it, transforming it into a thriving ti-leaf , and fruit tree farm known as Maliko Ti. It is not just a piece of land to us but a testament to our dedication and hard work.

Two years ago, in June 2022, we submitted an application (B-2022-0717) to construct a farm accessory dwelling on our property. This was a necessary step for us, given our health conditions. I, at 72, am battling severe arthritis in my knees, and Laura, at 69, is also dealing with arthritis. Our current home, a two-story house with a bedroom upstairs, is becoming increasingly challenging to navigate. We are hopeful that, in the near future, we will be granted the permit to begin construction on our much-needed dwelling.

We plan to build a one-story home with no stairs, accessible bathrooms, and wide doors for roll-in and roll-out access. Someday, we may not be able to walk and want to live our last years in this home rather than Hale Makua or Roselani. Once finished, our daughter Brianna(a Maui police officer) and her family can move into the house as they need the room with two children. Right now, they are renting, which will free up a rental house for others when they can move in.

We support this bill because it would allow us to construct another bedroom or two to give long-term caregivers a place to live and help care for us as we age. It could work as an incentive to actually get somebody to help us because it is very difficult for anybody to find a place to live right now at an affordable price. Right now, we plan to build our 1,000 sq. ft. home so that we have an accessible home and Brianna and her family have a permanent home.

If this bill passes, it will at least allow us to add 500 sq. Ft. of legal living area in the future.

Aging farmers need a place to live comfortably and safely and enjoy our grandchildren living next door.

Please pass this bill and create more housing opportunities for Maui families on agricultural lands.

Mahalo!

Tracy, Laura, Jeremy, Brianna, and Chloe Stice

Name	Comment	Position	Attachments	Submitted At
Malia Hill	Please see the attached comments from the Grassroot Institute of Hawaii.	Support	Attachment	05-13-2024 03:33 pm

May 15, 2024, 9 a.m.

Council Chamber, Kalana O Maui Building

To: Maui County Council, Housing and Land Use Committee

Tasha Kama, Chair

Tom Cook, Vice-Chair

From: Joe Kent, Executive Vice President

Grassroot Institute of Hawaii

RE: COMMENTS ON BILL 71 — A BILL FOR AN ORDINANCE AMENDING SECTION 19.30A.050, MAUI COUNTY CODE, RELATING TO THE SIZE OF FARM DWELLINGS IN THE AGRICULTURAL DISTRICT

Aloha Chair Kama, Vice-Chair Cook and other members of the Committee,

The Grassroot Institute of Hawaii would like to offer its support for [Bill 71 \(2024\)](#), which would increase the allowable square footage of a second farm dwelling in the Agricultural District from 1,000 to 1,500 square feet. This would apply only to the islands of Maui and Lanai.

Currently, the Maui County Code allows two farm dwellings per agricultural lot, but it states that one of these dwellings may be no larger than 1,000 square feet.¹ The other dwelling may be of any size, so long as the living area of both farm dwellings is not larger than 10% of the lot's total area.

Grassroot believes that increasing the allowable density of the second dwelling could help provide more housing in Maui County.

An additional 500 square feet of living space could provide several new rooms, which could be used for a growing family or an elderly relative, or as a rental for a person or family displaced by the August 2023 Maui wildfires.

¹ [Section 19.30A.050 – Permitted uses. Subsection B\(1\)](#), and [Section 19.30A.030 – District standards. Subsection D](#), Maui County Code, accessed May 10, 2024.

Because the proposed bill would not change the 10% total area limit, the Committee could simply remove the square footage limit for the second dwelling entirely. This would allow the lot's owner to decide how to allocate the living area between the two dwellings. For some agricultural lots, it might make more sense to build two houses of similar sizes, instead of one large house and one small house.

The Grassroot Institute discusses similar strategies to boost the housing stock in its most recent policy brief "[How to facilitate more homebuilding in Hawaii](#)," which can be downloaded for free on our website.

Thank you for the opportunity to testify.

Joe Kent
Executive Vice President
Grassroot Institute of Hawaii