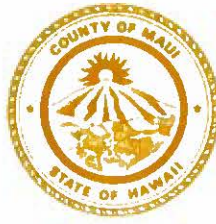


RICHARD T. BISSEN, JR.  
Mayor

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

September 16, 2024

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

APPROVED FOR TRANSMITTAL

A handwritten signature in black ink, appearing to be "A. Lillis", written over a horizontal line.

Acting Mayor

SEP 16 2024

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](mailto:hlu.committee@mauicounty.us)

Dear Chair Kama:

**SUBJECT: BILLS 105 (2024), 103 (2024), AND 104 (2024), RELATING TO NONCONFORMITIES, RESIDENTIAL DISTRICT DENSITY, AND MULTIGENERATIONAL HOUSING (HLU-34) (HLU-32) (HLU-33)**

The Department of Planning recognizes the effort that the HLU Committee and the Council has put forward to address and support recovery efforts and respectfully request your consideration of three bills that we believe are critical to the reconstruction of Lahaina. Please consider the following bills, in order of urgency, be scheduled for deliberation at the next practical opportunity:

**1. HLU-34: Bill 105 (2024) "A BILL FOR AN ORDINANCE AMENDING SECTION 19.500.110, MAUI COUNTY CODE, REGARDING NONCONFORMITIES"**

Department's Summary: To allow for the reconstruction and resumption of destroyed legal nonconformities or "legacy" uses and structures. The Department currently has urgent residential building permit applications pending that require the passage of this ordinance to approve and we anticipate more in the near term. Please be aware that all uses and structures initiated or constructed under this ordinance must comply with current building and fire code.

Honorable Richard T. Bissen, Jr  
For Transmittal to:  
Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
September 16, 2024  
Page 2

**2. HLU-32: BILL 103 (2024) "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS"**

Department's Summary: To address housing issues by allowing for the increase in the total number of dwelling units permitted in the Residential Zoning Districts, with associated off-street parking. Note: this proposal is consistent with proposed changes in the forthcoming Title 19 Rewrite.

**3. HLU-33: BILL 104 (2024), "AMENDING CHAPTERS 19.04, 19.08, AND 19.29, MAUI COUNTY CODE, RELATING TO KITCHENETTES, KITCHENS, DWELLING UNITS, AND WET BARS; AND SECTION 19.36B.020 TO ADD PARKING REQUIREMENTS FOR DWELLING UNITS WITH KITCHENETTES"**

Department's Summary: To address extended family and multi-generational housing patterns that were occurring before the August 2023 wildfires which may not have been legal or able to be made legal. This will allow up to two kitchenettes in most houses, with associated off street parking.

Department staff and I am available to provided more detailed information to you or other members of the HLU Committee or the Maui County Council in order to clarify any questions or address any concerns contained within the proposed legislation in support of ongoing recovery efforts. If you have any further questions, please do not hesitate to contact me.

Sincerely,

  
*For:* KATE L. K. BLYSTONE  
Planning Director

xc: Ana Lillis, Deputy Director (pdf)  
Jordan Hart, Planning Program Administrator (pdf)  
Gregory Pfost, Administrative Planning Officer (pdf)  
KLKB:GP:jpg  
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## HLU Committee

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**From:** Michelle Santos <Michelle.Santos@co.maui.hi.us>  
**Sent:** Monday, September 16, 2024 3:53 PM  
**To:** HLU Committee  
**Cc:** Ana Lillis; Cynthia Sasada; Josiah Nishita; joy.paredes@co.maui.hi.us; Kate Blystone; Pili Nahooikaika  
**Subject:** MT#10757 Bill 105  
**Attachments:** MT#10757-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*

Office Operations Assistant

Office of the Mayor

County of Maui

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