

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

September 22, 2017

Committee
Report No. _____

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

Chair and Members:

Your Land Use Committee, having met on September 6, 2017, makes reference to County Communication 13-284, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.10, MAUI COUNTY CODE, RELATING TO TWO-FAMILY (DUPLEX) DISTRICT," and related documents.

The purpose of the proposed bill is to amend Chapter 19.10, Maui County Code ("MCC"), relating to the Two-Family (Duplex) District, to establish D-1 and D-2 zoning districts and accessory uses, consolidate and clarify development standards, and provide the Planning Director with rule-making authority.

Your Committee notes that the Council's Planning Committee (2013-2015 Council term) previously reported on this matter through Committee Report 13-130, which recommended that a revised proposed bill, entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.10, MAUI COUNTY CODE, RELATING TO TWO-FAMILY (DUPLEX) DISTRICT," be passed on first reading and ordered to print. At its meeting of October 18, 2013, the Council adopted the recommendations in Committee Report 13-130 (Ordinance 4077).

As noted in Committee Report 13-130, the Committee declined to file County Communication 13-284 so the Department of Planning could review the possibility of increasing density by allowing triplexes and quadplexes, in addition to duplexes.

Your Committee notes it does not currently have pending a proposed bill to amend Chapter 19.10, MCC, to expand the Two-Family (Duplex) District to include triplexes or quadplexes. The Chair of your Committee

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noted an intent to develop a proposal in consultation with the Department of Planning, which could appropriately be identified by reference to triplexes or quadplexes, as the case may be.

Your Committee discussed the possibility of including in such a proposal consideration of: (1) different districts which could be appropriate for higher density options, such as Kahului; and (2) how to address any inconsistencies that might arise between a higher density proposal and community plans, which may not, for instance, currently allow for triplexes or quadplexes in single-family areas.

Your Committee voted 6-0 to recommend filing of the communication. Committee Chair Carroll and members Cochran, Guzman, King, Sugimura, and White voted "aye." Committee Vice-Chair Hokama and members Atay and Crivello were excused.

Your Land Use Committee RECOMMENDS that County Communication 13-284 be FILED.

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This report is submitted in accordance with Rule 8 of the Rules of the Council.



ROBERT CARROLL, Chair

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