

# Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-03-19 1:30 PM

Meeting Time: 03-19-25 13:30

## eComments Report

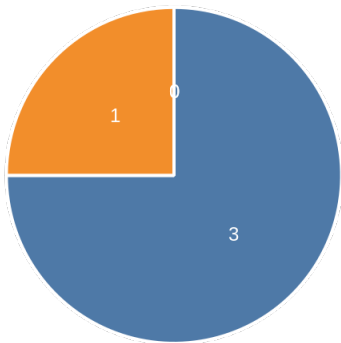
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-03-19 1:30 PM	03-19-25 13:30	4	4	3	1	0

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment

Support (75%)   Oppose (25%)   Neutral (0%)  
No Response (0%)



# Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-03-19 1:30 PM

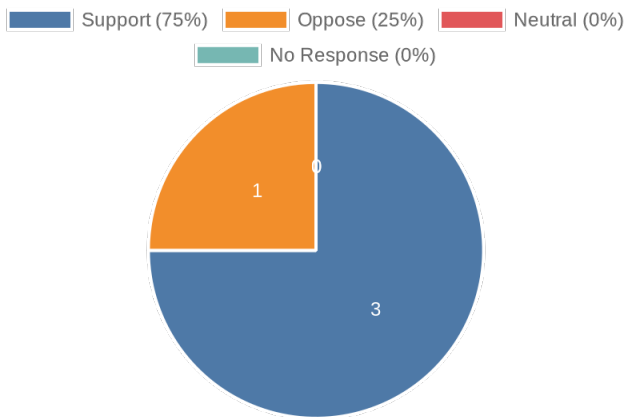
03-19-25 13:30

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	1	1	0	0
Bill 103 (2024) DRIP-2 BILL 103 (2024), AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS	2	1	1	0
Bill 104 (2024) DRIP-3 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	1	1	0	0

## Sentiments for All Agenda Items

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

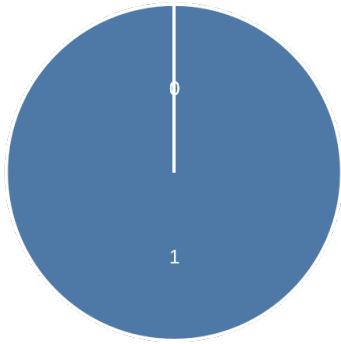
### Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment

Support (100%) Oppose (0%) Neutral (0%)  
No Response (0%)



**Jonathan Helton**

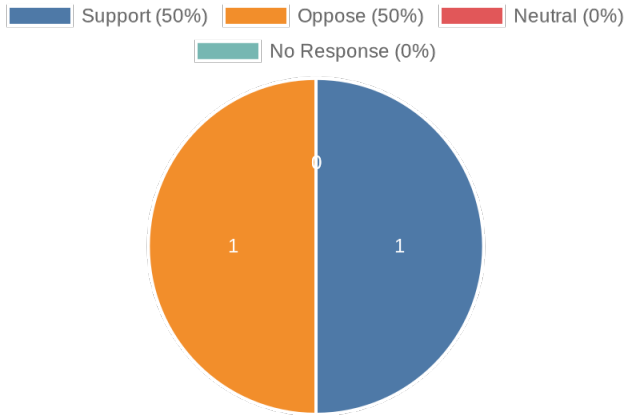
Location:

Submitted At: 3:15pm 03-18-25

Sorry, forgot to include attachment on other item.

Agenda Item: eComments for Bill 103 (2024) DRIP-2 BILL 103 (2024), AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS

Overall Sentiment



**Jonathan Helton**

Location:

Submitted At: 3:12pm 03-18-25

Please see attached!

**DRIP Committee**

Location:

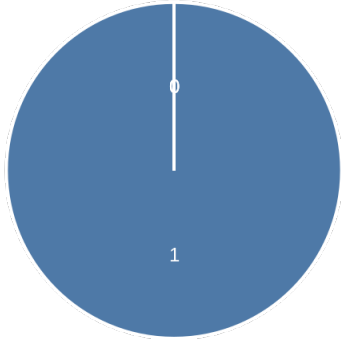
Submitted At: 8:09am 03-17-25

Testimonies received by DRIP Committee (1)

Agenda Item: eComments for Bill 104 (2024) DRIP-3 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

Overall Sentiment

Support (100%)   Oppose (0%)   Neutral (0%)  
No Response (0%)



**Jonathan Helton**

Location:

Submitted At: 3:14pm 03-18-25

Please see attached!



Kihei Community Association

"e mālama pono"...dedicated to protecting,  
sustaining and enhancing our 'āina, kai and 'ohana

March 19, 2025

## DISASTER RECOVERY, INTERNATIONAL AFFAIRS, AND PLANNING COMMITTEE

Legislation: Bill 103 (2024), entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS."

The Kihei Community Association disagrees with part of item number 5 in Bill 103 and supports other changes to number 5.

We disagree below:

5. Exempts multifamily dwellings of up to three units in Residential Districts from landscaping requirements for parking areas.

We agree below:

"The Maui County Landscape Planting Plan (MCP), as defined in (subsection] section 12.24A.020 (of this code, shall], **must** be referenced (in order] to choose appropriate trees, planting methods, and maintenance."

**4.201** *"Large crown shade trees shall be provided at minimum regular intervals for every five spaces throughout each parking area. Appropriate hedge material and/or earth mounds, and shrubs shall be provided in linear masses to function as visual screens."*

**4.301** *The goal of this chapter is to provide a minimum of 25% parking lot shade from trees within fifteen years after planting, and that this percentage of shade, or more, is maintained thereafter by the parking lot's owner.*

Multifamily dwelling units must be hospitable and comfortable places for families to live. Parking lots are heat islands. As our Maui climate gets warmer we have increased need for cooling the environment.

Trees create shade, produce oxygen, provide beauty, help uptake runoff and make our lives healthier and more tranquil. We believe all multi family housing parking lots should have landscape requirements.

Mahalo Nui Loa.

## DRIP Committee

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**From:** KCA Admin <kca.maui.hawaii@gmail.com>  
**Sent:** Sunday, March 16, 2025 2:34 PM  
**To:** DRIP Committee  
**Subject:** Testimony for meeting, March 19,2025  
**Attachments:** DRIP letter.pdf

You don't often get email from kca.maui.hawaii@gmail.com. [Learn why this is important](#)

Aloha,  
Please find attached testimony from KCA.

March 19, 2025, 1:30 p.m.  
Council Chamber, Kalana O Maui Building

**To: Maui County Council Disaster Recovery, International Affairs and Planning Committee**  
**Tamara Paltin, Chair**  
**Nohelani U'u-Hodgins, Vice-Chair**

**From: Jonathan Helton, Policy Researcher**  
**Grassroot Institute of Hawaii**

RE: Bill 103 (2024) — A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS

Aloha Chair Paltin, Vice-Chair U'u-Hodgins and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [Bill 103 \(2024\)](#), which would allow more homes per lot in residential zoning districts on the islands of Maui and Lanai.

This bill would be especially helpful to Maui residents whose homes were destroyed by the disastrous wildfires of August 2023. Maui County has had a severe housing shortage for many years,<sup>1</sup> but the wildfires that decimated Lahaina and parts of Upcountry Maui made the situation even worse.

Specifically, Bill 103 (2024) would allow one primary dwelling per 2,500 square feet of lot area on the islands of Maui and Lanai, which would result in the changes described in Table 1 below.<sup>2</sup>

District	Lot size	Existing code	Proposed change
R-1	6,000 sqft	1 dwelling + 1 ADU	2 dwellings + 1 ADU
R-2	7,500 sqft	1 dwelling + 2 ADUs	3 dwellings + 2 ADUs
R-3	10,000 sqft	1 dwelling + 2 ADUs	4 dwellings + 2 ADUs

<sup>1</sup> Janis Magin Meierdiercks, "[Maui Is Hawai'i's Least Affordable County for Homeownership](#)," Hawaii Business Magazine, April 4, 2023.

<sup>2</sup> Kate Blystone, "[Subject: A Bill For An Ordinance Amending Sections 19.08.020 And 19.08.040, Maui County Code, Relating To Density Within Residential Districts](#)," letter to the Maui, Molokai and Lanai planning commissions, Feb. 21, 2024, p. 3.



A CD1 amendment from Chair Paltin would make several changes to this bill. It would exempt multifamily dwellings of up to three units in residential districts from landscaping rules for parking areas.

The CD1 would also allow one primary dwelling per 5,000 square feet of lot area, instead of one per 2,500 square feet. Practically, this would have the result of legalizing a second primary dwelling in all residential lots that are 10,000 square feet, and additional primary dwellings for lots 15,000 square feet or larger.

The Grassroot Institute pointed out in its recent report "[How to facilitate more homebuilding in Hawaii](#)" that allowing more homes on the same lot is a powerful approach that many states and cities across the country have used to increase housing supply.

Such places include Minneapolis, Minnesota; Houston, Texas; Milwaukee, Wisconsin; and Columbus, Ohio; as well as the entire states of California and Montana.<sup>3</sup> Auckland, New Zealand, is a good international example.<sup>4</sup>

All "upzoned" their residential areas to allow greater housing density on lands already zoned for housing — and the research indicates these changes have worked.<sup>5</sup>

Legalizing more homes per lot appears to be in line with the 2012 Maui Island Plan, which states in "Chapter 7: Land Use," that the County should "ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries."<sup>6</sup>

The chapter also notes that during events prior to the finalized plan, "Maui residents expressed a preference for focusing future growth in existing towns and increasing population densities in appropriate locations as the best way to accommodate growth."<sup>7</sup>

Thank you for the opportunity to offer our comments.

Jonathan Helton  
Policy Researcher  
Grassroot Institute of Hawaii

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<sup>3</sup> Laurel Wamsley, "[The hottest trend in U.S. cities? Changing zoning rules to allow more housing](#)," NPR, Feb. 17, 2024.

<sup>4</sup> Ryan Greenaway-McGrevy, "[Can Zoning Reform Reduce Housing Costs? Evidence from Rents in Auckland](#)," University of Auckland Business School, Economic Policy Centre Working Paper No. 016, June 2023.

<sup>5</sup> Christina Plerhoples Stacy, Christopher Davis, Yonah Freemark, et al., "[Land-Use Reforms and Housing Costs](#)," Urban Institute, March 29, 2023; and Vicki Been, Ingrid Gould Ellen and Katherine M. O'Regan, "[Supply Skepticism Revisited](#)," New York University Law and Economics Research Paper No. 24-12, Nov. 10, 2023.

<sup>6</sup> "[Maui Island Plan](#)," Maui County Planning Department, Dec. 28, 2012, pp. 7-24.

<sup>7</sup> Ibid, p. 7-21.