

RICHARD T. BISSEN, JR.
Mayor

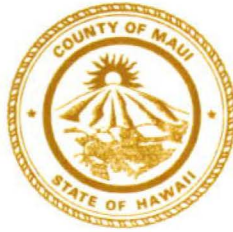
SHAYNE R. AGAWA, P.E.
Director

ROBERT SCHMIDT
Deputy Director

MICHAEL KEHANO, P.E.
Solid Waste Division

ERIC A. NAKAGAWA, P.E.
Wastewater Reclamation Division

Environmental Protection &
Sustainability Division



**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**

2145 KAOHU STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793

March 13, 2025

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

APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr. 3-13-25
Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Disaster Recovery, International Affairs, and Planning Committee
200 South High Street
Wailuku, HI 96793

Dear Councilmember Paltin:

SUBJECT: BILL 103 (2024), AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS (DRIP-2)

In response to your request for information dated March 3, 2025, your request and the corresponding answer(s) are provided below by the Department of Environmental Management (DEM):

- 1. Would Bill 103 inadvertently allow the construction of monster homes in Maui County? If so, does your Department recommend amendments to Bill 103 to prohibit monster-home development?*

SWD:

The Solid Waste Division does not have any recommended amendments to Bill 103.

Please note that Bill 103 would allow multiple dwelling units on a property, possibly higher than the current number of dwelling units allowed. An increase in permitted dwelling units on properties may require additional resources to provide refuse collection services if a significant number of additional dwelling units are added to an existing route area.

WWRD:

Subsection 19.08.020: Changing “Single-family dwellings” to “Long-term residential dwelling units” does not preclude large “monster” houses being built that can easily be partitioned into units for multiple families.

Retaining the verbiage of single-family residence helps to enforce the code if follow-up inspections are conducted by the Dept. of Public Works (checking for additional partitions, parking stall requirements and “wet bar” conversions to kitchens). Suggest using “Long term single-family dwelling units” if necessary.

FYI Examples we have seen in Lahaina lately and what the proposed change may further encourage/allow.:

B2024-03631, B2024-03632 and B2024-03363 are all submitted as single-family with an attached ADU. (3,350 sf house+ADU (12 bedroom/4 bath) on 6,100/6,700/7,100 sf lots). They do not have any internal staircases, and they have separate entrances to each potential unit. Clearly it appears that these large residences are intended to be four-unit buildings

B2024-00933 a 12-bedroom 8 bath nearly 6,000 sf multistory single-family house on a 6,200 SF lot.

B2024-02792 10-bedroom 6 bath 4,000 sf house on a 7700-sf lot

Section 19.08.030: Why would we eliminate the requirements of a special use permit for a two-family dwelling on Maui and Lanai and retain it on Molokai? Retaining this additional level of review could help curtail the building of “monster homes.”

Section 19.08.040: Allowing the construction of multi-family dwellings on lots less than 10,000 sf encourages monster homes that can be partitioned to additional units. Additionally, the consideration of required minimum parking stalls based on bedrooms would be appropriate.

Setbacks and Diagram: These should indicate that utility easements (sewer, water, storm drain) may increase the required setback. Easements should be completely outside of the building and its eaves to allow equipment to safely operate when needed. Suggest the labels be “minimum side setback” and a note added regarding utility easements.

2. *If applicable, how does the Department intend to enforce Bill 103 to prevent similar situations from occurring on Maui and Lāna‘i?*

SWD:

Not applicable.

Honorable Tamara Paltin, Chair
March 13, 2025
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WWRD:

The department would not enforce Bill 103 other than looking at the easement issue during building permit reviews. Given the increased number of large, generational or “monster” homes, in the future we may need to (1) increase inspections to verify that “wet bars” have not become kitchens to create multi-unit homes and/or (2) restructure sewer charges to account for large houses based on square footage or number of bedrooms in order that they pay their fair share for wastewater services.

Thank you for the opportunity to provide you with information on this matter. Should you have any questions or concerns, please feel free to transmit them to the Department of Environmental Management via transmittal through the Office of the Mayor.

Sincerely,



Digitally signed by Shayne R. Agawa, P.E.
DN: cn=Shayne R. Agawa, P.E., o=County
of Maui, ou=Director of Environmental
Management,
email=shayne.agawa@co.maui.hi.us, c=US
Date: 2025.03.13 14:36:19 -10'00'

SHAYNE R. AGAWA, P.E.
Director of Environmental Management

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Vice-Chair
Yuki Lei K. Sugimura

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Shane M. Sinenci
Nohelani U'u-Hodgins



Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

March 3, 2025

Mr. Shayne Agawa, Director
Department of Environmental Management
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Agawa:

SUBJECT: BILL 103 (2024), AMENDING CHAPTER 19.08, MAUI COUNTY CODE, RELATING TO DENSITY WITHIN RESIDENTIAL DISTRICTS (DRIP-2)

Thank you for participating in the Council's Disaster Recovery, International Affairs, and Planning Committee's discussion of Bill 103 at its meeting of February 19, 2025.

The City and County of Honolulu has seen an increase in extra-large, multi-tenant homes built on small residential lots, more commonly known as "monster homes."

May I please request your response to the following:

1. Would Bill 103 inadvertently allow the construction of monster homes in Maui County? If so, does your Department recommend amendments to Bill 103 to prohibit monster-home development?
2. If applicable, how does the Department intend to enforce Bill 103 to prevent similar situations from occurring on Maui and Lānaʻi?

May I further request you transmit your response to drip.committee@mauicounty.us by **March 14, 2025**. To ensure efficient processing, please include DRIP-2 in the subject line.

Mr. Shayne Agawa
March 3, 2025
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Should you have any questions, please contact me or the Committee staff (Jarret Pascual at ext. 7141, or Yvette Bouthillier at ext. 7758).

Sincerely,

A handwritten signature in black ink that reads "Tamara A. M. Paltin". The signature is written in a cursive style with a large initial 'T'.

TAMARA PALTIN, Chair
Disaster Recovery, International Affairs,
and Planning Committee

drip:ltr:002acm01:jpp

cc: Mayor Richard T. Bissen, Jr.
Deputy Director of Environmental Management

DRIP Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Friday, March 14, 2025 10:48 AM
To: DRIP Committee
Cc: Cynthia E. Sasada; Erin A. Wade; Josiah K. Nishita; Keli P. Nahooikaika; Nadine C. Orikasa; Robert V. Schmidt; Shayne R. Agawa
Subject: MT#11007 Bill 103
Attachments: MT#11007-DRIP Committee.pdf