

# Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-02-19 1:30 PM

Meeting Time: 02-19-25 13:30

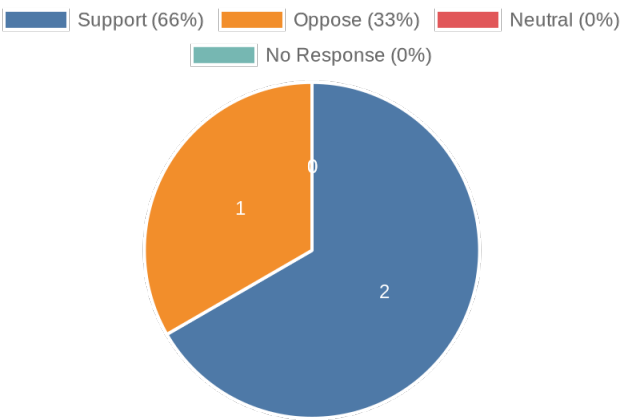
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-02-19 1:30 PM	02-19-25 13:30	4	3	2	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



Disaster Recovery, International Affairs, and Planning Committee (2025-2027) on 2025-02-19 1:30 PM

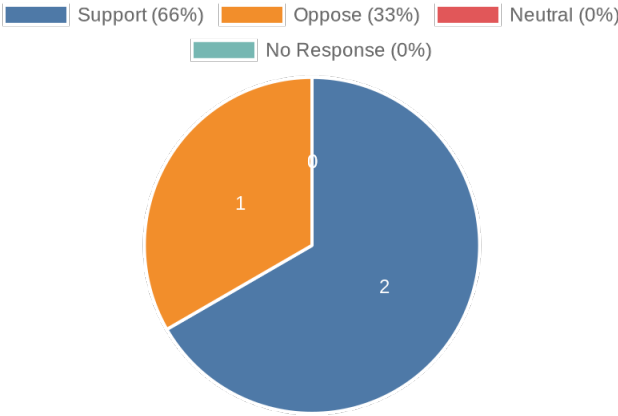
02-19-25 13:30

Agenda Name	Comments	Support	Oppose	Neutral
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

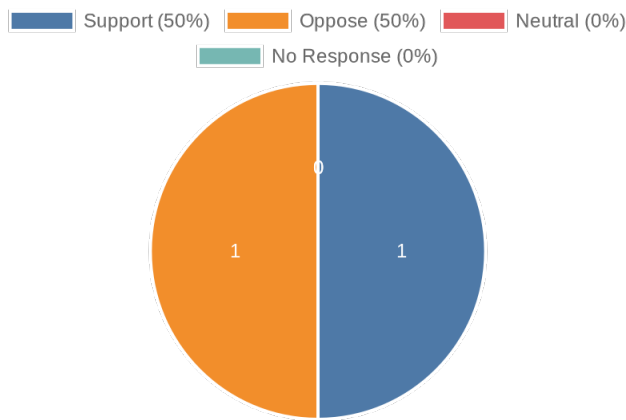
Sentiments for All Agenda Items

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

Overall Sentiment



Overall Sentiment



Guest User

Location:  
Submitted At: 4:26pm 02-19-25

testimony for Bill 103

I certainly understand the desire and the need to create less expensive housing opportunities, but before considering such a radical increase in residential density you need to have a more complete analysis from Fire, Water, Wastewater, Police, Public Works, Traffic and any other agency concerned with public safety offer on how this measure could impact their ability to provide service and safety for the residents of these new potential dwellings.

I think Council needs a visual presentation on how a plans reviewer would evaluate such a development plan that would exceed the current limit of 3 dwellings on a given residential zoned lot or a new subdivision.

I also don't think that enough consideration has been made about who may purchase and occupy these new dwellings. While the proposed change in the name of the dwellings from single family to Long term residential implies that these dwelling would be occupied by full time residents of Maui, However, Similar to dwellings built in the apartment districts. since 1991, I believe that many of these dwellings may be condominiumized and sold to the second home market. I am aware of scores of people who would like to own a second home on Maui, with no desire or need to rent it short term, who would line up to purchase a smaller residential unit on a residential condominium such as could be created via this measure.

I believe one effect of this measure would be an increase in the land values of destroyed Lahaina homes because a commercial developer who could maximize development on an undeveloped lot.

Bill 104

The idea that as many as 6 dwellings could be constructed on a 10,000 square feet (1/4 acre) lot and 4 of those dwellings potentially be further divided into 3 units is crazy. I see lots of news reports about monster homes on

Oahu, that neighbors object to and the combination of these two measures essentially makes such monster development legal for those wishing to maximize development rights on single family homesites.

I recognize that this bill intends to legalize a practice that has been in place for many years, but again challenges the idea of a single family dwelling and I wonder how it influences insurance rates and availability. Are insurance underwriters OK with single family dwellings housing three families or is this essentially now a multifamily dwelling that falls into a different insurance classification.

I do think allowing one kitchenette, in addition to a main kitchen could make sense. And if the area is designated a kitchenette as an area where the preparation of food is allowed, then the components should be rethought outside the current definition of a wet bar. I don't think that using the current wet-bar definition. The smaller refrigerator was adopted because a wet-bar is typically storing drinks, rather than food. The prohibition of a 220v outlet or gas, was to ensure the use of the area was specifically not for the preparation of food so perhaps these items could be rethought in the definition of a kitchenette. The idea that there could be 2 wet-bars in a dwelling again was facilitating a wet-bar use, the idea of 2 kitchenettes essentially envisions single family dwellings becoming multifamily dwellings, and that change is better left to zoning districts designed for multifamily dwellings.

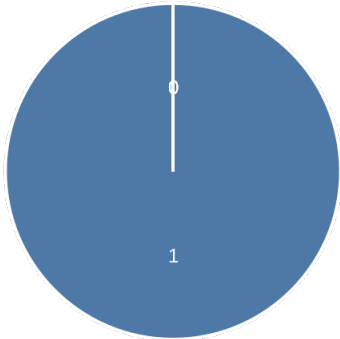
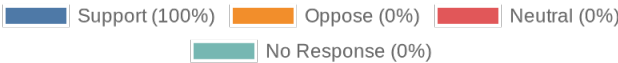
**Jonathan Helton**

Location:  
Submitted At: 12:22pm 02-18-25

Please see attached. Mahalo.

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



**Jonathan Helton**

Location:  
Submitted At: 12:23pm 02-18-25

Please see attached. Mahalo.

Feb. 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 104 (2024) — RELATING TO KITCHENETTES, KITCHENS, DWELLING UNITS AND WET BARS

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

The Grassroot Institute of Hawaii **supports — and offers an amendment to —** [Bill 104 \(2024\)](#), which would allow up to two “kitchenettes” in dwellings in the residential and rural zoning districts of Maui and Lanai.

A kitchenette is defined in the bill as an area “used for the small-scale preparation and serving of food and beverages that may contain a sink, a refrigerator ... and small appliances for the preparation of hot food or beverages, such as counter-top appliances and/or a two-burner range.”<sup>1</sup>

In essence, this bill is responding to the reality that often an individual or family occupying only part of a house will want access to a sink, refrigerator and a countertop to prepare food. Current code allows only one kitchen per dwelling unit, thus discouraging multigenerational households and rooming.

Allowing homeowners in residential and rural zones to legally install small sinks, refrigerators and other appliances would increase the availability of housing by increasing the amount of space with normal amenities.

Since many Maui households displaced by the August 2023 wildfires have been and will be living together for some time, this bill is a smart, simple approach to a big problem.

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<sup>1</sup> Kate Blystone, “[A Bill For an Ordinance Amending Section 19.500.110, Maui County Code, Regarding Nonconformities](#),” Memo to the Maui, Molokai and Lanai Planning Commissions, Feb. 21, 2024, p. 3.

Legalizing kitchenettes also appears to be in line with the 2012 Maui Island Plan, which states in “Chapter 5: Housing,” that “increasing the density of housing is a more efficient use of land. It also saves on linear miles of roads, water lines, and other utilities that need to be built and maintained. Increasing the density of housing also preserves more land for agriculture and open space.”<sup>2</sup>

Likewise, one of the policies outlined in that section mentioned the County should “use planning and regulatory approaches to provide higher housing densities.”<sup>3</sup>

Regarding the proposed amendment, Grassroot believes that the section of the bill that would require one parking space per kitchenette should be removed.

A 2020 study from the Ulupono Initiative found that a single on-grade, residential parking space on Maui could cost as much as \$15,200.<sup>4</sup> This estimate was prepared prior to the advent of the COVID-19 crisis and the August 2023 wildfires, so the costs are likely much higher.

Requiring property owners to add an extra parking space as a condition of building a kitchenette would drive up costs, which could in turn encourage people to build kitchenettes without a permit. The result would either be less housing created or more unpermitted construction, both of which run counter to the bill’s intent.

Thank you for the opportunity to testify.

Jonathan Helton  
Policy Researcher  
Grassroot Institute of Hawaii

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<sup>2</sup> “[Maui Island Plan](#),” Maui County Planning Department, Dec. 28, 2012, pp. 5-4 and 5-5.

<sup>3</sup> Ibid, p. 5-6.

<sup>4</sup> “[The Costs of Parking in Hawai‘i](#),” prepared by PBR & Associates for the Ulupono Initiative, August 2020, p. 3.