



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/PC

Committee Chair
Don Couch

Committee Vice-Chair
Robert Carroll

Voting Members:
Gladys C. Baisa
Elle Cochran
Don S. Guzman
Michael P. Victorino
Mike White

Non-Voting Members:
Stacy Crivello
Riki Hokama

PLANNING COMMITTEE

Thursday, October 20, 2016

9:00 a.m.

MEETING SITE:

Council Chamber
Kalana O Maui Building, 8th Floor
200 South High Street
Wailuku, Hawaii

A G E N D A

AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO AFFORDABLE ACCESSORY DWELLINGS AS A PERMITTED USE IN THE RESIDENTIAL ZONING DISTRICTS (PC-28)

Description: The Committee is in receipt of the following:

1. County Communication 15-196, from Councilmember Robert Carroll, transmitting a proposed resolution to refer to the planning commissions a proposed bill to establish a new permitted use called "affordable accessory dwellings" in County residential districts on lots of 5,000-7,499 square feet, provided the accessory dwellings are built to accommodate immediate family members or persons of specified income groups, to increase the availability of affordable housing.
2. Correspondence dated January 8, 2016, from the Planning Director, transmitting a summary of comments from the Maui and Molokai planning commissions and a portion of the comments from the Lanai Planning Commission on the following:
 - a. A proposed bill to establish a new permitted use called "affordable accessory dwellings" in County residential districts on lots of 5,000-7,499 square feet, attached as Exhibit "1" to Resolution 15-112, adopted on September 4, 2015.
 - b. A proposed bill prepared by the Department of Planning at the request of the Office of the Mayor, attached as Exhibit "11" to the correspondence, entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.35, MAUI COUNTY CODE,

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RELATING TO ACCESSORY DWELLINGS.” The purpose of the proposed bill is to amend the permitted uses within County residential districts to allow two accessory dwellings on lots of 12,000 square feet or larger, and one accessory dwelling on lots less than 12,000 square feet, provided the accessory dwellings are not used for periods less than six months or for bed and breakfast home, short-term rental home, or transient vacation rental purposes not already permitted on the lot, to increase the availability of affordable housing.

3. Correspondence dated February 23, 2016, from the Planning Director, transmitting the Lanai Planning Commission’s additional comments on the proposed bills, and a copy of the relevant meeting minutes of the Lanai, Maui, and Molokai planning commissions.
4. Correspondence dated June 23, 2016, from Committee Chair Don Couch, transmitting a proposed bill entitled “A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO PERMIT AFFORDABLE ACCESSORY DWELLINGS IN RESIDENTIAL DISTRICTS.” The proposed bill, previously attached as an exhibit only to Resolution 15-112, would establish a new permitted use called “affordable accessory dwellings” to be allowed in County residential districts on lots of 5,000-7,499 square feet, provided the accessory dwellings are built to accommodate immediate family members or persons of specified income groups, to increase the availability of affordable housing.

Status: The Committee may review the proposed bills. The Committee may also consider the filing of County Communication 15-196 and other related action.

[County Communication 15-196](#)

[Correspondence from Planning 01-08-2016](#)

[Letter from Planning 02-23-2016](#)

[Proposed bill from Committee Chair Couch 06-23-2016](#)

INCREASING INVENTORY OF AVAILABLE HOUSING (PC-37(2))

Description: Pursuant to Rule 7(B) of the Rules of the Council, the Committee intends to continue its discussion on the subject of increasing the County’s housing inventory. The Committee is in receipt of the following:

1. Correspondence dated June 16, 2016, from the Planning Director, relating to ideas to increase the County’s affordable housing inventory.
2. Correspondence dated July 13, 2016, from Committee Chair Don Couch, transmitting a proposal to establish a temporary investigative group to make findings and recommendations on policies relating to increasing the County’s housing inventory. At its meeting of July 19, 2016, the Committee established the temporary investigative group.
3. Correspondence dated October 6, 2016, from Temporary

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Investigative Group Chair Elle Cochran, transmitting the findings and recommendations of the temporary investigative group.

Status: The Committee may discuss the findings and recommendations of the temporary investigative group. No legislative action will be taken.

[Correspondence from Planning 06-16-2016](#)

[Correspondence from Committee Chair Couch 07-13-2016](#)

[TIG Report 10-06-2016](#)

REMOTE TESTIMONY SITES

Hana	Lanai	Molokai
Council District Office	Council District Office	Council District Office
Hana Community Center	Lanai Community Center	100 Ainoa Street
5091 Uakea Road	8th Street	Kaunakakai, Hawaii
Hana, Hawaii	Lanai City, Hawaii	

CONTACT INFORMATION

Office of Council Services	(808) 270-7838 (phone)	(808) 270-7686 (fax)
200 South High Street	(800) 272-0098 (toll-free from Lanai)	
Wailuku, Hawaii 96793	(800) 272-0026 (toll-free from Molokai)	

COMMITTEE STAFF

Greg Garneau and Pauline Martins

TESTIMONY

For information on testifying please visit www.MauiCounty.us/how-to-testify or contact the Office of Council Services. If written testimony is submitted at the meeting site, 16 copies are requested.

DISABILITY ACCESS

People with disabilities requiring special accommodations should contact the Office of Council Services at least three working days prior to the meeting date.

LIVE CABLECAST

Available on Akaku: Maui Community Media, Channel 53.

Agenda items are subject to cancellation.