

COUNCIL OF THE COUNTY OF MAUI  
**PLANNING COMMITTEE**

February 15, 2013

**Committee  
Report No.** \_\_\_\_\_

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

Chair and Members:

Your Planning Committee, having met on January 31, 2013, makes reference to County Communication 09-82, from former Council Vice-Chair Michael J. Molina, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.08 MAUI COUNTY CODE, RELATING TO RESIDENTIAL DISTRICTS".

The purpose of the proposed bill is to permit affordable accessory dwelling units on lots of 6,000 to 7,499 square feet in residential districts.

2. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.35 RELATING TO ACCESSORY DWELLINGS".

The purposes of the proposed bill are to: (1) allow an accessory dwelling unit with a maximum gross floor area of 500 square feet on lots of 6,000 to 7,499 square feet; (2) increase the maximum gross square footage of accessory dwelling units by 100 square feet when constructed on lots of 7,500 to 87,199 square feet; and (3) require that accessory dwelling units built on lots of 6,000 to 7,499 square feet remain affordable for the life of the unit.

Your Committee notes that the Maui Planning Commission recommended the proposed bills be passed, but expressed concerns about the lack of adequate infrastructure and the ability to ensure affordability of permitted accessory dwelling units. The Lanai Planning Commission recommended the proposed bills be filed. The Molokai Planning Commission recommended the proposed bills exempt Molokai. The Hana Advisory Committee recommended the proposed bills be revised to lower the income bracket for renters.

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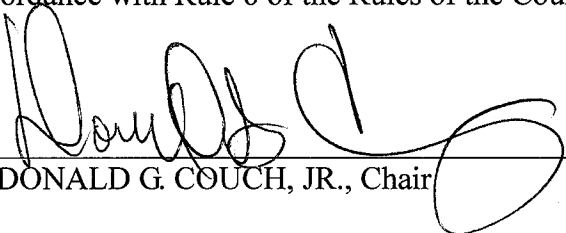
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According to a representative of the Department of Planning, the existing infrastructure for many of these lots does not include adequate drainage, sewer, and parking capacity to support accessory dwellings. The representative stated that although the Department supports increasing density within residential areas to accommodate affordable housing, the County should first improve the infrastructure needed to support the increase in density. The representative further advised your Committee that there may be other alternatives to building accessory dwellings, including building larger homes.

Your Committee voted 7-0 to recommend filing of the communication. Committee Chair Couch, Vice-Chair Victorino, and members Baisa, Cochran, Crivello, Guzman, and White voted "aye".

Your Planning Committee RECOMMENDS that County Communication 09-82 be FILED.

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

  
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DONALD G. COUCH, JR., Chair

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