



KA HO'OLAHA HĀLĀWAI NO KA LEHULEHU ***PUBLIC MEETING NOTICE***

Ka Luna Ho'omalu Kōmike
Committee Chair
Tasha Kama

KA 'AHA O KE KALANA O MAUI

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/HLU

Ka Hope Luna Ho'omalu Kōmike
Committee Vice-Chair
Nohelani U'u-Hodgins

Nā lālā e koho:
Voting Members:

Tom Cook
Gabe Johnson
Alice L. Lee
Tamara Paltin
Keani N.W.
Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura

HOUSING AND LAND USE COMMITTEE (2025-2027)

Pō'ahā, 'Okakopa 23, 2025
Thursday, October 23, 2025

11:00 a.m.

KE KAHUA HĀLĀWAI:

Ma ka pūnaeweke ma Teams:
<http://tinyurl.com/HLU-Committee>

MEETING SITE:

Online via Teams: <http://tinyurl.com/HLU-Committee>

Hiki ke ha'i mana'o i kou wahi pono'i ma ka pūnaeweke ma ka loulou Teams like.

Remote oral testimony is also available online via the same Teams link.

Ka ha'i mana'o he alo a he alo a me ka nānā 'ana: Ke Ke'ena 'Aha,
Ka Hale 'o Kalana o Maui, Ka Papahale 8, 200 Ke Alanui 'o South High,
Wailuku, Hawai'i

*In-person testimony and viewing: Council Chamber,
Kalana o Maui Building, 8th Flr., 200 South High St.,
Wailuku, Hawai'i*

KA PAPA KUMUMANA'O

A G E N D A

KA HUI NOI'INA KŪIKAWĀ NO NĀ MANA'O HO'OKŌ A ME NĀ KA'INA HANA NO NĀ HANA PILI I NĀ HALE HO'OMAHA HO'OLIMALIMA 'IA I NĀ 'ĀPANA HALE PAPA'I (HLU-4(1))

TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS (HLU-4(1))

Ka Wehewehena: Ua loa'a maila nā mea o lalo i Ke Kōmike:

1. Ke kūka'i leka i ho'opa'a 'ia ma ka lā 13 i ka mahina o 'Aukake, i ka makahiki 2025, mai Ka Hope Luna Ho'omalua Kōmike, e ho'ouna ana i kekahi noi kau kōnāwai e ho'okumu i kekahi Hui Noi'ina Kūikawā no nā mana'o ho'okō a me nā ka'ina hana no nā hana pili i Nā Hale Ho'omaha Ho'olimalima 'ia i Nā 'Āpana Hale Papa'i. E 'imi a e 'āpono paha Ka Hui Noi'ina Kūikawā i nā mea o lalo:
 - a. Nā wahi kūpono i nā waiwai 'Āpana Hale Papa'i no ka ho'omau 'ana i nā hana pili i Nā Hale Ho'omaha Ho'olimalima 'ia, 'oia ana nō ka ho'oholo 'ana o Ka 'Aha i kekahi kōnāwai kūloko e ho'emi ana i Nā Hale Ho'omaha Ho'olimalima 'ia a me nā hana i 'ae 'ē 'ia i nā kā'ei A-1 a me A-2.
 - b. Nā hopena ho'okele waiwai a me nā hopena launa i mahu'i 'ia no ka ho'emi 'ana i Nā Hale Ho'omaha Ho'olimalima 'ia i Nā 'Āpana Hale Papa'i.
 - c. E hāpai ana Ka 'Aha i nā pila e 'āpono i Ka Ho'ololi 'ana i Ka Ho'okumu Kā'ei, Ka 'Ōlelo Ho'ololi Mana'o Ho'okele Kaiāulu, a i 'ole Ka Palapala 'Ae Ma Muli o Nā Kumu no nā waiwai i wae 'ia.
 - d. Nā mea i ho'oponopono 'ia i Mokuna 19.510, Ke Kōnāwai Kalana 'o Maui, "Ka ho'okō 'ana a me nā ka'ina hana," e noi ana i Ka Ho'ololi 'ana i Nā Ho'okumu Kā'ei, Nā 'Ōlelo Ho'ololi Mana'o Ho'okele Kaiāulu, a i 'ole nā palapala kumu kuleana 'āina 'ē a'e e ho'emi ana i ke kumu kū'ai a me ka lō'ihi o ke ka'ina.
2. Ke kūka'i leka i ho'opa'a 'ia ma ka lā 14 i ka mahina o 'Okakopa, i ka makahiki 2025, mai ka Luna Ho'omalua o Ka Hui Noi'ina Kūikawā no Pila 9, e ho'ouna ana i ka palapala hō'ike a Ka Hui Noi'ina Kūikawā e pili ana i nā mea i loa'a 'ia a me nā mea i 'āpono 'ia no nā mana'o ho'okō a me nā ka'ina hana no nā hana pili i Nā Hale Ho'omaha Ho'olimalima 'ia i Nā 'Āpana Hale Papa'i.

Description: *The Committee is in receipt of the following:*

1. *Correspondence dated August 13, 2025, from the Committee Vice-Chair, transmitting a legislative proposal to establish a Temporary Investigative Group on policies and procedures for Transient Vacation Rental uses in the Apartment Districts. The Temporary Investigative Group may make findings and recommendations on:*
 - a. *Apartment District properties where continuing Transient Vacation Rental uses may be appropriate, even if the Council enacts an ordinance phasing out TVRs as permitted uses in the A-1 and A-2 zones.*
 - b. *Forecasted economic and social impacts of TVR uses being phased out in the Apartment Districts.*
 - c. *Bills the Council may initiate to approve a Change in Zoning, Community Plan Amendment, or Conditional Permit for identified properties.*

- d. *Improvements to Chapter 19.510, Maui County Code, “Application and procedures,” to make applications for Changes in Zoning, Community Plan Amendments, or other land-use entitlements more cost-efficient and time-efficient.*
2. *Correspondence dated October 14, 2025, from the Bill 9 Temporary Investigative Group Chair, transmitting the Temporary Investigative Group’s report on its findings and recommendations on policies and procedures for Transient Vacation Rental uses in the Apartment Districts.*

Ke Kūlana: I ko lākou hālāwai ma ka lā 14 i ka mahina o ‘Okakopa, i ka makahiki 2025, ua loa‘a mai kā Hui Noi‘ina Kūikawā palapala hō‘ike no Pila 9 i Ke Kōmike. E kūkākūkā paha Ke Kōmike i ka palapala hō‘ike a me nā mea like. ‘A‘ohe hana kau i ke kānāwai.

Status: *At its meeting of October 14, 2025, the Committee received the Bill 9 Temporary Investigative Group’s report. The Committee may discuss the report and other related matters. No legislative action will be taken.*

KA MEA KA‘A LAUNA

Ke Ke‘ena Lawelawe ‘Aha, 200 Ke Alanui ‘o South High, Wailuku, Hawai‘i 96793
Ka Helu Kelepona: (808) 270-7838

CONTACT INFORMATION

*Office of Council Services, 200 South High Street, Wailuku, Hawai‘i 96793
Tel: (808) 270-7838*

NĀ LIMAHANA KŌMIKE

‘O James Krueger, ‘o Ellen McKinley, ‘o Jennifer Yamashita, a me Carla Nakata

COMMITTEE STAFF

James Krueger, Ellen McKinley, Jennifer Yamashita, and Carla Nakata

NĀ PALAPALA PAPA

‘O Nā Palapala Papa, wehewehe ‘ia i ka Paukū 92-7.5, HRS, e ho‘olaha uila ana i ua mau palapala nei i ka manawa kūpono.

BOARD PACKETS

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

KE KU‘INA PŪNAEWELE

Mālama ‘ia kēia hālāwai me nā lula alaka‘i i ka Paukū 92-3.7, HRS. ‘O nā mea i ‘ōlelo ‘ia i ka hālāwai a me nā mea ma ka papa kumumana‘o, ‘a‘ole ia he mau koina e ‘oi aku i nā koina i ka Paukū 92-3.7, HRS.

Inā nalowale ke koramu i nā pilikia ku‘ina pūnaeweale ma Teams, e ho‘omalolo ana Ke Kōmike. ‘A‘ole nalowale ke koramu, inā hiki ke ho‘iho‘i i ke ku‘ina pūnaeweale i ka hapalua hola. Inā ho‘opau ‘ia ke ku‘ina pūnaeweale ma Teams ma mua o ka panina o ka hālāwai, no ke kumu hea, e ‘olu‘olu, e komo mai ma ka loulou like.

Inā ‘a‘ole hiki ke ho‘iho‘i i ke ku‘ina pūnaeweale no ke koramu i ka hapalua hola, e hālāwai hou ana i ka Pō‘alua a‘e ma ka hola 9 i ke kakahiaka, ma ka hālāwai pūnaeweale like, ke ‘ole e kūkala Ke Kōmike i kekahi lā ‘oko‘a a me kekahi hola ‘oko‘a.

CONNECTIVITY

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

NĀ KE‘ENA KŪHELU A ME KA ‘ŌLELO HŌ‘IKE

Ka ha‘i mana‘o wikiō ma o ka loulou Teams: <http://tinyurl.com/HLU-Committee>

Hiki ke ha‘i mana‘o i kou wahi pono‘ī ma ka pūnaeweale ma o ka loulou Teams like.

Ka ha‘i mana‘o he alo a he alo a me ka nānā ‘ana: Ke Ke‘ena ‘Aha, Ka Hale ‘o Kalana O Maui, Ka Papahale 8, 200 Ke Alanui ‘o South High, Wailuku, Hawai‘i

Kaupalena ‘ia ka lō‘ihi o ka mana‘o ha‘i waha i 3 mau minuke no kekahi ‘ikamu. Kāpae ‘ia ka noi a ke kanaka e ha‘i mana‘o, inā ‘a‘ole ‘o ia e pane mai ma hope o ke kāhea ‘ana aku iā ia. Pono ka ha‘i mana‘o ‘ana e pili ana i nā ‘ikamu ma ka papa kumumana‘o. E ha‘i mana‘o aku nā kanaka ha‘i mana‘o i ka luna ho‘omalua wale nō, ‘a‘ole lākou e ha‘i mana‘o i kekahi Lālā ‘Aha kiko‘ī a ‘i ‘ole kekahi kanaka i ke anaina.

Inā nalowale ka leo a me ka wikiō ma ke ke‘ena kūhelu no ka ha‘i mana‘o he alo a he alo a me ka nānā ‘ana, e ho‘omalolo ke Kōmike no ka hapalua hola i mea e ho‘iho‘i ai i ke ku‘ina pūnaeweale. Inā ‘a‘ole hiki ke ho‘iho‘i i ke ku‘ina pūnaeweale i ka hapalua hola, e hālāwai hou ana i ka Pō‘alua a‘e ma ka hola 9 i ke kakahiaka, ma ke ke‘ena kūhelu like no ka ha‘i mana‘o he alo a he alo a me ka nānā ‘ana, ke ‘ole e kūkala Ke Kōmike i kekahi lā ‘oko‘a, kekahi manawa ‘oko‘a, a me kekahi wahi ‘oko‘a.

Inā makemake kekahi mea ha'i mana'o e ha'i mana'o a hō'ike 'ole i kona inoa, e komo mai i ka hālāwai pūnaeweale me kekahi inoa 'ē a'e a e hāpai uila i ka lima. Inā kekahi mea ha'i mana'o e komo mai i ka hālāwai ma ke kelepona, e kāhea ana Ka Luna Ho'omalū i nā helu hope he 'ehā o kā ka ha'i mana'o helu kelepona.

Hiki ka Luna Ho'omalū ke ho'ohāmau a kāpae i nā mea ha'i mana'o i ka hālāwai pūnaeweale, inā 'ae 'ole 'ia Nā Kūlana Lawena o Ka 'Aha.

'Ae 'ia ka ha'i mana'o i kākau 'ia ma eComment. E huli i ka lā hālāwai ma mauicounty.us/agendas, e kaomi ma ka loulou eComment, a laila, e koho i ka ikamu papa kumumana'o i mea e ho'ouna ai i nā mana'o ho'opuka. 'O kekahi mea, 'ae 'ia ka ha'i mana'o i kākau 'ia i ka leka uila 'ana iā HLU.committee@mauicounty.us a i 'ole i ka 'oihana leka, iā HLU Committee, Ka 'Aha Kalana o Maui, 200 Ke Alanui 'o S. High, Wailuku, Hawai'i, 96793.

No nā mea hou e pili ana i ka ha'i mana'o 'ana, e huli iā www.mauicounty.us/testify a i 'ole e kelepona mai i ke Ke'ena Lawelawe o ka 'Aha Kalana.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/HLU-Committee>

Remote oral testimony is also available online via the same Teams link.

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Floor, 200 South High Street, Wailuku, Hawai'i

Oral testimony is limited to 3 minutes per item. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. Testimony must pertain to items on the meeting agenda. Testifiers must direct their remarks to the presiding officer and not to any individual Councilmember or individual in the audience.

If audiovisual connection is lost at the official location for in-person testimony and viewing, the Committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier's phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council's Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on mauicounty.us/agendas, click on the eComment link, then select the agenda item to submit comments on. Alternatively, written testimony will be accepted via email to HLU.committee@mauicounty.us or postal service to HLU Committee, Maui County Council, 200 South High Street, Wailuku, Hawai'i 96793.

For more information on testifying, please visit www.mauicounty.us/testify or contact the Office of Council Services.

KA 'ŌLELO HŌ'IKE MA KE KELEPONA

E wili mai i ka helu kelepona 1-808-977-4067 a e wili mai i ka pā'ālua hālāwai 461 899 61#

Inā 'a'ole hiki ke ha'i mana'o ma ke kelepona, e ho'omau nō ka hālāwai.

COURTESY PHONE TESTIMONY

Dial 1-808-977-4067 and enter meeting code 461 899 61#

If courtesy phone testimony becomes unavailable, the meeting will continue without that option.

NĀ WAHI HA'I MANA'O – NĀ KE'ENA 'ĀPANA NOHO O KA 'AHA

Maui Hikina: 80 Ke Alanui 'o Hau'oli, Hāna, (808) 248-7513

Lāna'i: 814 Ke Alanui Ākea 'o Fraser, Ke Kūlanakauhale o Lāna'i, (808) 565-7094

Makawao-Ha'ikū-Pā'ia: Ke Ke'ena Hālāwai 'o Heritage, 401 Ke Alanui Ākea 'o Baldwin, Lumi 102, Pā'ia, (808) 793-0099

Molokai: Molokai District Complex, 100 Ke Alanui 'o Ainoa, Kaunakakai, (808) 553-3888

South Maui: Ka Hale 'o MEDB, 1305 Ke Alanui 'o North Holocono, Lumi 4A, Kīhei, (808) 793-0012

West Maui: 60 Ke Alanui 'o Kenui, Lahaina

Hiki paha Nā Lālā 'Aha ke komo mai i ka hālāwai pūnaeweale mai Nā Wahi Ha'i Mana'o. Inā ho'opio 'ia ka 'īpuka leo o ka hālāwai pūnaeweale ma kekahi Wahi Ha'i Mana'o, e ho'omau nō ka hālāwai a kāpae 'ia kēlā wahi i ka hālāwai, me 'ole Ka Lālā 'Aha ma laila.

Hiki ke ho‘ololi ‘ia nā mea ma ka papa kumumana‘o a me nā limahana i kēlā me kēia manawa. E huli iā mauicounty.us no nā mea hou aku.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

East Maui: 80 Hau‘oli Road, Hāna, (808) 248-7513

Lāna‘i: 814 Fraser Avenue, Lāna‘i City, (808) 565-7094

Makawao-Ha‘ikū-Pā‘ia: Heritage Hall, 401 Baldwin Avenue, Suite 102, Pā‘ia, (808) 793-0099

Molokai: Molokai District Complex, 100 Ainoa Street, Kaunakakai, (808) 553-3888

South Maui: MEDB Building, 1305 North Holocono Street, Suite 4A, Kīhei, (808) 793-0012

West Maui: 60 Kenui Street, Lahaina

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is participating from there.

Subject to change and staffing availability without notice. Visit mauicounty.us for more information.

KA NĀNĀ ‘ANA MA KE KĪWĪ A ME KA PŪNAEWELE

Akakū: Maui Community Media, Kānela 53.

mauicounty.us/agendas no ka nānā ‘ana i nā wikiō hālāwai

Hiki ke ho‘ololi ‘ia. E huli iā mauicounty.us no nā mea hou aku.

Inā ‘o Akakū e ho‘opio i ka pa‘i wikiō ‘ana ma mua o ka panina o ka hālāwai, e ho‘omau ka hālāwai i kekahi ala ‘ē a‘e, ma o ka hana ‘enehana, a ho‘ouna ‘ia ka wikiō iā Akakū i mea e waiho ai i ka wikiō ma ka waihona wikiō hālāwai.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akakū: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit mauicounty.us for more information.

If Akakū prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akakū to be included with archived meeting videos.

KE ALA E HIKI AI

No nā mea kōkua ho‘olohe a me nā mea kōkua ‘ike a i ‘ole ke kākō‘o ‘ana i nā hana i ho‘okō ‘ole ‘ia, e ho‘omaopopo mai i Ke Ke‘ena Lawelawe ‘Aha i ‘ekolu mau lā ma mua o ka lā hālāwai ma ka helu kelepona (808) 270-7838 a i ‘ole ka leka uila ‘ana iā county.council@mauicounty.us.

DISABILITY ACCESS

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or county.council@mauicounty.us.

Hiki paha ke kāpae ‘ia nā ‘ikamu papa kumumana‘o.

Agenda items are subject to cancellation.