

August 19, 2026, HLU Committee meeting (reconvene)

HOUSING AND LAND USE COMMITTEE
Amendment Summary Form

Legislation: Resolution 26-129, "REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN AND WEST MAUI COMMUNITY PLAN, AND TO CHANGE THE ZONING FOR A-1 AND A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA."

Proposer: Yuki Lei K. Sugimura, Council Vice-chair. *Yuki Lei Sugimura*

Description: My amendment would add two properties to the proposed bills attached to Resolution 26-129. These properties are noticed on the agenda's Exhibit "1."

Motions: I move to amend Resolution 26-129 by adding the Kihei Parkshore and Kaleialoha properties.

Effect: Both properties are listed on the agenda's Exhibit "1" and under my motion would be included in the bills as follows:

1. Kihei Parkshore:

A 0.516-acre parcel located at 2037 South Kihei Road, Kihei, identified for Real Property Tax purposes as Tax Map Key: (2) 3-9-017:010.

- Community Plan Amendment bill, Section 2, from Multi-Family to Hotel.
- Change in Zoning bill, Section 2, from A-1 Apartment District to H-3 Hotel District.

2. Kaleialoha:

A 1.259-acre parcel located at 3785 Lower Honoapiilani Road, Lahaina, identified for Real Property Tax purposes as Tax Map Key (2) 4-3-006:013.

- Community Plan Amendment bill, Section 3, from Residential to Resort/Hotel.
- Change in Zoning bill, Section 3, from A-2 Apartment District to H-4 Hotel District.

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Reasons: These properties are in the Sea Level Rise Exposure Area, also known as the SLR-XA. In the Committee Chair's handout received at the HLU Committee meeting on August 5, 2026, uploaded as Granicus 8, Kihei Parkshore's and Kaleialoha's SLR-XA parcel coverages are shown as "Most," while their building coverages are shown as "Full."

Attachments: Markup of Resolution 26-129's Exhibit "1" Community Plan Amendment bill and Exhibit "2" Change in Zoning bill showing the changes in highlighting if my motion to amend is approved.

paf:cmn:26-247a

EXHIBIT “1”
MARKUP OF COMMUNITY PLAN AMENDMENT BILL

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO AMEND THE KIHAI-MAKENA COMMUNITY
PLAN AND WEST MAUI COMMUNITY PLAN FOR A-1 AND A-2 APARTMENT
DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Ordinance 5909, Transient Vacation Rental uses are being phased out of the Apartment Districts. By Ordinance 6008, effective June 22, 2026, the Council established the H-3 and H-4 Hotel District. The Council now intends to rezone properties in the Sea Level Rise Exposure Area as H-3 and H-4, respectively.

Under Section 19.510.040(A)(4)(b), Maui County Code, a Change in Zoning requires consistency “with the applicable community plan land use map.” This Ordinance provides the necessary consistency by granting a Hotel land use designation for certain properties within the Kihei-Makena Community Plan Area and a Resort/Hotel land use designation for certain properties within the West Maui Community Plan Area.

SECTION 2. Under Chapter 2.80B, Maui County Code, the Kihei-Makena Community Plan is amended by amending the Community Plan Land Use Map by changing the designation from Multi-Family to Hotel for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Island Sands	(2) 3-8-014:015	150 Hauoli Street, Mā‘alaea	1.752
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Mā‘alaea	2.288
Kihei Bay Surf	(2) 3-9-001:107	715 South Kihei Road, Kihei	2.84
Kihei Bay Vista	(2) 3-9-001:143	679 South Kihei Road, Kihei	2.118
Kihei Parkshore	(2) 3-9-017:010	2037 South Kihei Road, Kihei	0.516

SECTION 3. Under Chapter 2.80B, Maui County Code, the West Maui Community Plan is amended by amending the Community Plan Land Use Map by changing the designation from Residential to Resort/Hotel for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Kaleialoha	(2) 4-3-006:013	3785 Lower Honoapiilani Road, Lahaina	1.259
Lokelani	(2) 4-3-006:016 (portion)	3833 Lower Honoapiilani Road, Lahaina	Portion of 1.349
Hale Ono Loa	(2) 4-3-006:044	3823 Lower Honoapiilani Road, Lahaina	1.766
Pikake	(2) 4-3-006:063	3701 Lower Honoapiilani Road, Lahaina	0.545
Hale Kai I	(2) 4-4-001:042	3695 Lower Honoapiilani Road, Lahaina	1.064

SECTION 4. The West Maui Community Plan is amended by amending page 176 in the table under “Most Compatible Zoning Districts for Updated Community Plan Designations” for the “Resort/Hotel (RH)” designation by repealing the bracketed material and adding the underscored material:

“B-R, B-1, H-1, H-2, H-3, H-4, H-M, [A-1, A-2,] PK, PKGC, OS-1,
OS-2”

SECTION 5. This Ordinance takes effect on approval.

paf:cmn:26-247b

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

EXHIBIT “2”
MARKUP OF CHANGE IN ZONING BILL

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR A-1 AND A-2
APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE
AREA TO THE H-3 AND H-4 HOTEL DISTRICT

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Ordinance 5909, Transient Vacation Rental uses are being phased out of the Apartment Districts. By Ordinance 6008, effective June 22, 2026, the Council established the H-3 and H-4 Hotel District.

A-1 and A-2 Apartment District properties in the Sea Level Rise Exposure Area are appropriate for H-3 and H-4 Hotel District zoning, respectively, to allow for continued Transient Vacation Rental uses.

This Ordinance’s purpose is to change the zoning for these properties.

This Ordinance is intended to advance the following General Plan policies:

- “Support the renovation and enhancement of existing visitor facilities.” (Countywide Policy Plan)
- “Recognize the important contributions that the visitor industry makes to the County’s economy.” (Countywide Policy Plan)
- “Provide a rich visitor experience, while protecting the island’s natural beauty, culture, lifestyles, and aloha spirit.” (Maui Island Plan)

- “Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.” (Maui Island Plan)
- “Establish balance between visitor industry employment and non-visitor industry employment.” (Kihei-Makena Community Plan)
- “Support best practices for tourism management in West Maui to protect the residents’ quality of life, and the area’s environment, culture, and character.” (West Maui Community Plan)
- “Evaluate shoreline access locations to be impacted by sea level rise, and identify solutions to preserve shoreline access.” (West Maui Community Plan)

SECTION 2. Under Chapters 19.14 and 19.510, Maui County Code, a Change in Zoning from A-1 Apartment District to H-3 Hotel District is granted for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Kihei Bay Surf	(2) 3-9-001:107	715 South Kihei Road, Kihei	2.84
Kihei Bay Vista	(2) 3-9-001:143	679 South Kihei Road, Kihei	2.118
Kihei Parkshore	(2) 3-9-017:010	2037 South Kihei Road, Kihei	0.516

SECTION 3. Under Chapters 19.14 and 19.510, Maui County Code, a Change in Zoning from A-2 Apartment District to H-4 Hotel District is granted for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Island Sands	(2) 3-8-014:015	150 Hauoli Street, Mā‘alaea	1.752
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Mā‘alaea	2.288
Kaleialoha	(2) 4-3-006:013	3785 Lower Honoapiilani Road, Lahaina	1.259
Lokelani	(2) 4-3-006:016	3833 Lower Honoapiilani Road, Lahaina	1.349
Hale Ono Loa	(2) 4-3-006:044	3823 Lower Honoapiilani Road, Lahaina	1.766

Pikake	(2) 4-3-006:063	3701 Lower Honoapiilani Road, Lahaina	0.545
Hale Kai I	(2) 4-4-001:042	3695 Lower Honoapiilani Road, Lahaina	1.064

SECTION 4. This Ordinance takes effect on approval.

paf:cmn:26-247c

INTRODUCED BY:

Nohelani U'u-Hodgins

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