

ORDINANCE NO. _____

BILL NO. 183 (2025)

A BILL FOR AN ORDINANCE AMENDING ORDINANCE 5334 (2021), THE WEST MAUI COMMUNITY PLAN, AS AMENDED, ON BUILDING HEIGHTS FOR NEW CONSTRUCTION IN THE LĀHAINĀ NATIONAL HISTORIC LANDMARK DISTRICT

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


SECTION 1. In accordance with Chapter 2.80B, Maui County Code, the West Maui Community Plan, adopted by Ordinance 5334 (2021) as Exhibit "1" and amended by Ordinance 5748 (2024), is amended by amending the Design Policies for Lāhainā Town for properties within the Lāhainā National Historic Landmark District, paragraph 3, New Construction, at page 47, subparagraph c, to read as follows:

"c. New buildings must be limited to [30] 35 feet in height[.]; except vent pipes, fans, elevator and stairway shafts, chimneys, cellular or other antennae, and equipment used for small-scale energy systems on roofs, may extend an additional 10 feet above the building roof from which they extend. Structures used for public and quasi-public purposes that are greater than 35 feet in height and were destroyed in the August 8, 2023, wildfires may be rebuilt to their previously approved height."

SECTION 2. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



NĀHULU NUNOKAWA

Deputy Corporation Counsel
Department of the Corporation Counsel
County of Maui
LF 2025-1818
2025-11-18 WM CP Amendment 2025 P47 V7

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Mrs. R. Lee", is written above a horizontal line.

Upon the request of the Mayor.

DIGEST

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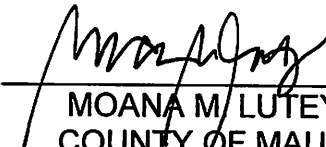
This bill proposes to amend the West Maui Community Plan, to revise the design policies for new construction in the Lahaina National Historic Landmark District by increasing the height limit from 30 to 35 feet. Structures that were greater than 35 feet in height and used for public/quasi-public purposes may be rebuilt to their previously approved height if they were destroyed in the August 8, 2023, wildfires.

I, MOANA M. LUTEY, County Clerk of the County of Maui, State of Hawaii, DO HEREBY CERTIFY that the foregoing BILL NO. 183 (2025) was passed on First Reading by the Council of the County of Maui, State of Hawaii, on the 19th day of December, 2025, by the following vote:

AYES: Councilmembers Tom Cook, Gabriel Johnson, Tamara A.M. Paltin,
'AE Keani N. W. Rawlins-Fernandez, Shane M. Sinenci, Nohelani
U'u-Hodgins, Vice-Chair Yuki Lei K. Sugimura, and Chair Alice L.
Lee.

NOES: None.
'A'OLE

DATED at Wailuku, Maui, Hawaii, this 22nd of December, 2025.



MOANA M. LUTEY, COUNTY CLERK
COUNTY OF MAUI, STATE OF HAWAII

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk, County of Maui, for use and examination by the public.