

DEPARTMENT OF PLANNING

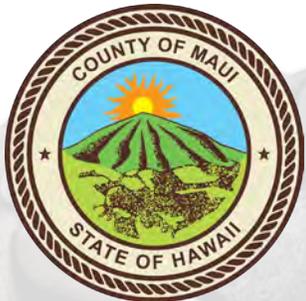
FISCAL YEAR 2026 OPERATIONAL AND BUDGETARY REVIEW

MAYOR RICHARD T. BISSEN, JR. | ACTING DIRECTOR JACKY TAKAKURA



Department Mission

To help the people of Maui County manage growth and preserve land in an equitable and sustainable manner that balances cultural, environmental, and economic needs. Quality service is provided by seeking efficiency and offering consistent and timely information with integrity and Aloha.



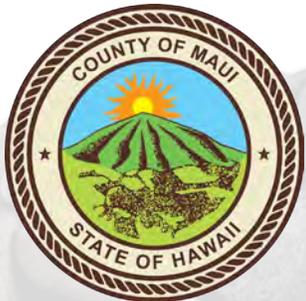
Departmental Overview

5 divisions – 85.5 budgeted positions

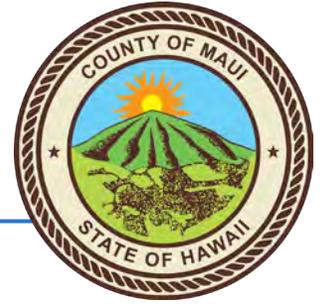
- Zoning Administration & Enforcement (ZAED)
- Current
- Long Range (LRD)
- Plan Implementation (PID)
- Administration

7 boards/commissions, plus CPACs:

- Maui, Molokai and Lanai Planning Commissions
- Hana Advisory Committee
- Urban Design Review Board
- Cultural Resources Commission
- Board of Variances and Appeals

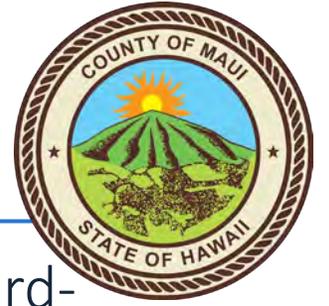


Zoning Administration & Enforcement



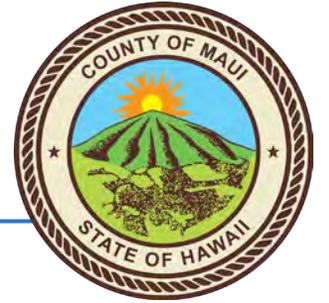
- 30 positions – division chief, APO, 7 planners, 8 plans reviewers and permit clerks, 9 zoning inspectors, 4 clerical/office ops support
- 4 vacancies as of 3/16/2026
- Reviews building permits, subdivisions and COs for zoning compliance
- Issues sign and banner permits, ag reviews, landscaping plans, parking plans
- Processes zoning confirmations and responds to zoning inquiries (“can I do this on my property?”)
- Processes updates to Title 19
- Staffs BVA for variances and appeals
- Responds to complaints, conducts investigations, issues NOWs and NOVs

Current Planning Division



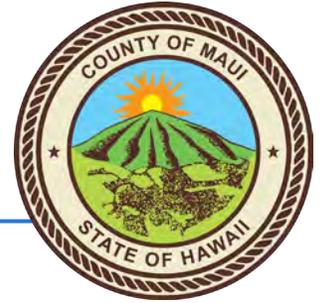
- 29 positions – division chief, 19 planners, 5 clerical/office ops support, 4 board-commission secretaries
- 4 positions are grant-funded
- 7 vacancies as of 3/16/2026
- Processes administrative and discretionary permits:
 - Special Management Area exemptions and minor, major and emergency permits; B&Bs/STRHs; state and county special use permits; conditional permits; changes of zoning; community plan amendments; state district boundary amendments; EAs/EISs; shoreline setback variances and approvals
- Staffs 3 planning commissions, advisory committee, and UDRB

Long Range Division



- 13.5 positions – division chief, 7.5 planners, 3 GIS, info specialist, secretary
- 1 vacancy as of 3/16/2026
- Manages community plan updates and other long-range planning projects; updates the Historic Preservation Plan; maintains the GIS land use database and development project maps
- General Plan policy consistency analysis for some discretionary permits and recommendations for others.
- Historic District assessments and sign permits
- Staffs the Cultural Resources Commission

Plan Implementation Division

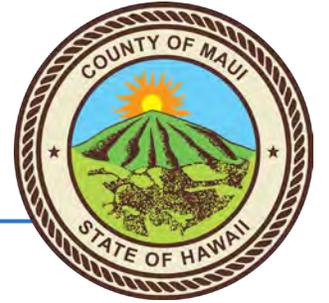


- 4 positions – division chief, 3 planners
- 1 vacancy as of 3/16/2026
- Prepares annual general plan implementation report
- Manages Title 19 Rewrite Project
- County representative on external advisory committees - MPO TAC, TOD Council, HCDA

Administration

- 8 positions – director, deputy, secretary, planner, account clerk, business administrator, personnel assistant, info specialist
- 2 vacancies as of 3/16/2026
- Oversees departmental operations and special projects, manages staff, handles personnel matters and hiring, manages and pays contracts and invoices

FY26 Spending as of 02/25/2026



Program	FY2026 Adopted	Spent	Balance
Salaries & Wages	\$6,496,072	3,207,039	3,289,033
Operations	\$2,797,141	783,147	2,013,994
Equipment	\$25,000	16,287	8,713
Total	\$9,318,213	\$4,006,473	\$5,311,740

Current projects:

- South Maui community plan update
- Central Maui community plan update
- Maui Island SMA boundary review
- Title 19 update

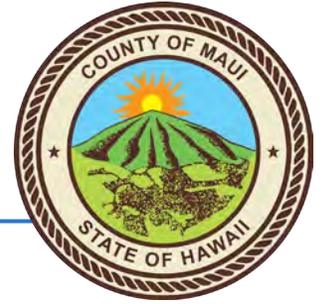
Other expenditures:

- Rent
- Renovations to accommodate staffing needs

Future projects:

- Upcountry community plan update
- Cultural Resources Management Plan update (with 'Ōiwi Resources)
- Socio-economic forecast
- Rates & fees update
- Lahaina NHLA update (with Office of Recovery)

Performance Measures as of 12/31/2025



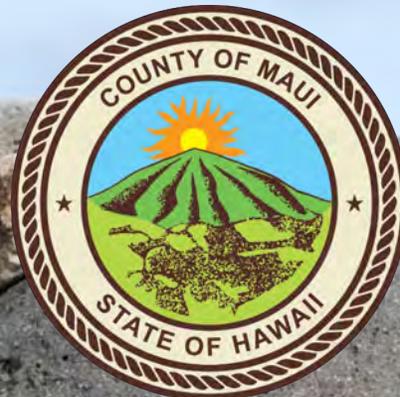
Measure	#
Staff Responses and Assistance Provided via Calls, Walk-Ins and Email Inquiries	1,463
Land Use Verifications Completed	883
Building Permits Reviewed	893
Enforcement Inspections	280
Notices of Warnings Issued	43
Notices of Violations Issued	10
Special Management Area Exemptions and Minor Permits Issued	146
Public Meetings for Boards/Commissions/Committees	49
Ordinances and Rules Amended	8

MAHALO

PLANNING DEPARTMENT

FY26 OPERATIONAL & BUDGETARY REVIEW

3/18/2026



HLU Committee

From: Jacalyn M. Takakura <Jacky.Takakura@co.maui.hi.us>
Sent: Monday, March 16, 2026 4:21 PM
To: Shyah Okudara; HLU Committee
Cc: joy.paredes@co.maui.hi.us; Josiah K. Nishita; Cynthia E. Sasada; Kelii P. Nahooikaika; Ana L. Lillis
Subject: RE: Request for Personnel - HLU Committee
Attachments: 260318 Planning Dept Ops and Budget.pdf

Hello
Attached please find Planning's powerpoint for 3/18/2026 HLU-3(3)
Thanks
Jacky

From: Shyah Okudara <Shyah.Okudara@co.maui.hi.us>
Sent: Thursday, March 12, 2026 4:01 PM
To: HLU.Committee@mauicounty.us; Jacalyn M. Takakura <Jacky.Takakura@co.maui.hi.us>; Ana L. Lillis <Ana.Lillis@co.maui.hi.us>; Richard E. Mitchell <Richard.E.Mitchell@co.maui.hi.us>; Saumalu S. Mataafa <Saumalu.Mataafa@co.maui.hi.us>; Marcy L. Martin <Marcy.Martin@co.maui.hi.us>; Maria E. Zielinski <Maria.E.Zielinski@co.maui.hi.us>; Paul M. Barany <Paul.Barany@co.maui.hi.us>; Jordan K. Molina <Jordan.K.Molina@co.maui.hi.us>; Shayne R. Agawa <Shayne.Agawa@co.maui.hi.us>; Michael Petersen <Michael.Petersen@co.maui.hi.us>
Cc: Joy L. Paredes <Joy.Paredes@co.maui.hi.us>; Amanda M. Martin <Amanda.M.Martin@co.maui.hi.us>; Stacey M. Vinoray <Stacey.M.Vinoray@co.maui.hi.us>; Summer K. Enfield-Carlos <Summer.Enfield-Carlos@co.maui.hi.us>; Nadine C. Orikasa <Nadine.Orikasa@co.maui.hi.us>; Josiah K. Nishita <Josiah.K.Nishita@co.maui.hi.us>; Cynthia E. Sasada <Cynthia.Sasada@co.maui.hi.us>; Kelii P. Nahooikaika <Pili.Nahooikaika@co.maui.hi.us>
Subject: Request for Personnel - HLU Committee

Please see attached.
Confirm your attendance with the HLU Committee [@HLU.Committee@mauicounty.us](mailto:HLU.Committee@mauicounty.us).

Thank you,



Shyah Okudara
Office Operations Assistant II

Office of the Mayor
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shyah.okudara@co.maui.hi.us