



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

KA ‘AHA O KE KALANA O MAUI

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/HLU

KŌMIKE KĀLAI‘ĀINA

HOUSING AND LAND USE COMMITTEE

(2025-2027)

**Pō‘akahi, Ianuali 5, 2026
*Monday, January 5, 2026***

1:30 p.m.

KE KAHUA HĀLĀWAI:

Ma ka pūnaewe 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‘ī ma ka pūnaewe 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 Papahele 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 E PILI ANA I NĀ HALE HO'OMAHA KŪIKAWĀ I HO'OLIMALIMA 'IA MA NĀ 'ĀPANA HALE PAPA'I; KE KŪKA'I'ŌLELO 'ANA NO KA 'ŌLELO HO'OHŌLO 25-230, E PILI ANA I KO KE KOMIKINA HO'OLĀLĀ HE PILA I HĀPAI 'IA E HO'OKUMU I NĀ 'ĀPANA HŌKELE H-3 ME H-4 (HLU-4(1))

TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS; DISCUSSION ON RESOLUTION 25-230, REFERRING TO THE PLANNING COMMISSIONS A PROPOSED BILL TO ESTABLISH THE H-3 AND H-4 HOTEL DISTRICTS (HLU-4(1))

Ka Wehewehe: Ua loa'a mai nā mea ma lalo nei i Ke Kōmike:

1. Ke kŭka'i leka i ho'opa'a 'ia ma ka lā 14 o 'Okakopa, 2025, mai Ka Luna Ho'omalua o Ka Hui Noi'ina Kūikawā no ka Pila 9, e ho'ouna ana i ka palapala hō'ike a Ka Hui Noi'ina Kūikawā e pili ana i nā mea i huli 'ia a loa'a a me nā mea i 'āpono 'ia no nā mana'o ho'okō a me nā ka'ina hana no nā hana e pili ana i Nā Hale Ho'omaha Kūikawā i Ho'olimalima 'ia ma nā 'Āpana Hale Papa'i, e 'ōkomo ana i kekahi 'āpono e pili ana i ka ho'okumu 'ia 'ana o nā 'Āpana Hōkele H-3 a me H-4 i like a like me nā 'Āpana Hale Papa'i A-1 a me A-2.
2. Ke kŭka'i leka i ho'opa'a 'ia ma ka lā 23 o Kēkēmapa, 2025, mai Ka Hope Luna Ho'omalua, e ho'ouna ana i kekahi kope o ka 'Ōlelo Ho'oholo 25-230, nāna e pili ana i ko nā Komikina Ho'olālā o Lāna'i, Maui, a me Molokai he pila i hāpai 'ia e ho'ololi i ke Kānāwai Kūloko Kā'eī Kūpono e ho'okumu i nā 'Āpana H-3 a me H-4. Aia me Ka 'Aha ka 'Ōlelo Ho'oholo 25-230 e no'ono'o ai kona 'āpono 'ia.
3. Ke Kūka'i leka i ho'opa'a 'ia i ka lā 29 o Kēkēmapa, mai Ka Lālā 'Aha Tamara Paltin mai, e ho'ouna ana i kekahi Palapala Hō'ulu'ulu Ho'ololi i hāpai 'ia e pili ana i ka 'Ōlelo Ho'oholo 25-230. E ho'ololi ana ua lolina nei i hāpai 'ia i ka pila i hāpai 'ia i pāku'i 'ia i ka 'Ōlelo Ho'oholo 25-230 e ho'ololi i ka Paukū 19.14.040, ke Kānāwai o Ke Kalana o Maui ma o ke koi 'ana aku i ka po'e nona kahi 'āina ma nā 'Āpana Hōkele H-3 a me H-4 ma ke kaha pi'i 'ilikai a e mālama like ana i Hale Ho'omaha Ho'olimalima Kūikawā e:
 - a. Waiho a hāmama ke ala e hiki ai i kahakai a me ka 10% o nā wahi ho'okū ka'a ma ka li'ili'i, e like me ka i loa'a, no ka hele kahakai 'ana i ke ao; a e
 - b. Ho'opī'i 'ole i Ka Moku'āina a i 'ole Ke Kalana no nā kāki e uku 'ia ai paha no ka 'a'ai kapa kai, e like me ka ho'one'e 'ana, ka ho'ēmi 'ana, a me ka ho'oma'ema'e 'ana.

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

1. *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, including a recommendation relating to the establishment of H-3 and H-4 Hotel Districts that are like-for-like with the A-1 and A-2 Apartment Districts, respectively.*
2. *Correspondence dated December 23, 2025, from the Committee Vice-Chair, transmitting a copy of Resolution 25-230, which would refer to the Lāna'i, Maui, and Molokai Planning Commissions a proposed bill to amend the Comprehensive Zoning Ordinance to establish the H-3 and H-4 Hotel Districts. Resolution 25-230 remains with the Council for consideration of adoption.*

**NUI A'E →
MORE →**

3. *Correspondence dated December 29, 2025, from Councilmember Tamara Paltin, transmitting a proposed Amendment Summary Form relating to Resolution 25-230. The proposed amendment revises the proposed bill attached to Resolution 25-230 to, among other things, amend Section 19.14.040, Maui County Code, by requiring owners of properties in the H-3 and H-4 Hotel Districts that are in the sea level exposure area and are operating any Transient Vacation Rentals to:*
 - a. *Provide shoreline access and at least 10 percent of the property’s parking spaces, as available, for shoreline access during daylight hours; and*
 - b. *Not hold the State or County liable for future costs associated with coastal erosion, including retreat, mitigation, and clean-up.*

Ke Kūlana: Ma lalo o ka Lula 7(B) o Nā Lula o Ka ‘Aha, e kūkākūkā paha Ke Kōmike i ka ‘Ōlelo Ho‘oholo 25-230 a me nā ho‘ololi i hāpai ‘ia e pili pū ana. E kūkākūkā pū paha Ke Kōmike i ko Ka Hui Noi‘ina Kūikawā no ka Pila 9 palapala hō‘ike e pili ana i ka ho‘okumu ‘ia ‘ana o nā ‘Āpana Hōkele H-3 a me H-4 a me nā hana like. ‘A‘ohe hana kau i ke kānāwai.

Status: *Under Rule 7(B) of the Rules of the Council, the Committee may discuss Resolution 25-230 and any related proposed amendments. The Committee may also discuss the Bill 9 Temporary Investigative Group’s report as it relates to establishing the H-3 and H-4 Hotel Districts and other related matters. No legislative action will be taken.*

Ke Kakaha: E like me kēia ‘ikamu papa kumumana‘o i hāpai ‘ia, kau ka mana‘o e mālama i kekahi hālāwai ho‘okō a i ‘ole kekahi mau hālāwai ho‘okō ikūlike me ka Paukū 92-5(a)(4), ke Kānāwai ‘Aha‘ōlelo o Hawai‘i i Ho‘ololi ‘ia, e kūkākūkā me nā loio e pili ana i nā nīnau a me nā pilikia e pili ana i nā mana, nā pono, nā kuleana, nā mea i pakele, a me nā kuleana uku pohō o Ke Kalana, Ka ‘Aha, a me Ke Kōmike.

Note: *With reference to this agenda item, one or more executive meetings are anticipated in accordance with Section 92-5(a)(4), Hawai‘i Revised Statutes, to consult with legal counsel on questions and issues pertaining to the powers, duties, privileges, immunities, and liabilities of the County, the Council, and the Committee.*

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.