

RICHARD T. BISSEN, JR.
Mayor

JACKY TAKAKURA
Director

ANA LILLIS
Deputy Director

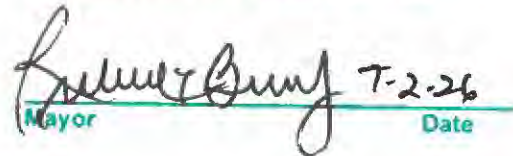


DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

June 25, 2026

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawai'i 96793

APPROVED FOR TRANSMITTAL


Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Disaster Recovery, International Affairs, and Planning Committee
200 South High Street
Wailuku, Hawai'i 96793
via: drip.committee@mauicounty.us

Dear Chair Paltin:

SUBJECT: BILL 94 (2026), CHANGE IN ZONING FROM R-2 RESIDENTIAL DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT (CONDITIONAL ZONING) FOR 3.255 ACRES AT LAHAINA, HAWAII (LAHAINA UNITED METHODIST CHURCH) (DRIP-24)

Thank you for your June 22, 2026, letter regarding Bill 94 (2026) on a proposed Change in Zoning for Lahaina United Methodist Church. We have provided our answers to your questions below.

- 1. To the extent feasible given the shortness of time, please review Bill 94 and provide your department's comment, including any anticipated impact resulting from the proposal.***

The proposal includes rezoning two parcels from R-2 Residential to P-1 Public/Quasi-Public. Land Use Designation forms for the two parcels are attached for reference. The Planning Department (Department) has no further information on the proposed changes of zoning but assumes there will be no changes in use.

The existing entitlements for the two parcels are the same:

- State District: Urban
- Maui Island Plan: Urban and outside protected areas
- Community Plan: Public/Quasi-Public
- Zoning: R-2 Residential
- In the Special Management Area (SMA)
- In the National Historic Landmark District (NHLD)

Based on aerial imagery, parcel (2)4-5-002:005 appears to have been the site for Lahaina United Methodist Church which was destroyed in the August 2023 wildfires. Parcel (2)4-5-002:006 appears to be the site for Children of the Rainbow Nursery, and some structures on this parcel were destroyed by the fire. Some of the surviving structures look residential in nature.

According to Maui County Code Section 19.310.020 – Public/Quasi-Public Districts, permitted uses includes churches and nursery schools and day care centers; therefore, the proposed changes of zoning would be consistent with the uses prior to the fire. However, if the existing structures on parcel (2)4-5-002:006 are dwelling units, they may need to be considered nonconforming or accessory because residential use is not listed as permitted in Section 19.31.020.

In addition, the West Maui Community Plan designation is Public/Quasi-Public, which is intended to provide facilities for public use or benefit. Many of the uses in this designation are also allowed in other districts, like churches, parks and schools, but this designation is typically for planned or existing larger-scale government, nonprofit or educational uses. The proposed changes of zoning would be consistent with the community plan designation.

Typically, when the department reviews an application for change of zoning, the following are included in the analysis:

- Property history
- Proposed uses on the property
- Applicable regulations

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- Procedural matters
- Agency review and comments
- General Plan review
- Infrastructure review
- Archaeological and cultural resources review
- Public testimony

Because the parcels are in the SMA, these topics will be carefully considered during the SMA permit analysis. Conditions can be included in the SMA permit approval. In addition, ministerial permits such as grading and building follow the standard process for departments' reviews.

The Department has the following concerns regarding Exhibits "C" and "3" Conditions of Zoning:

1. The Department recommends including conditions in the SMA use permit, not in the zoning.
2. Conditions will likely be subject to interpretation.
3. If uses must be restricted, the department recommends listing permitted uses (instead of listing prohibited uses), and identifying if uses added to the zoning code in the future will or will not be allowed.
4. Given the size of the parcels, the proposed prohibited uses are unlikely.
5. With sea level rise, there could be a chance water and wastewater transmission and distribution systems could change, or a booster pump station might be needed in this area. This could be interpreted as accessory to water or wastewater treatment facilities.
6. The proposal to prohibit accessory uses may be interpreted as prohibiting uses that are accessory to permitted uses.
7. If the council intends to prohibit or only allow certain uses listed in 19.31.030 and 19.31.040, those uses should be clearly stated. Note that if a use is prohibited, there can be no related accessory use or structure. For example, if a hospital is prohibited, there can be no energy systems, fences, walls, garages, etc. related to a hospital.

The Resolution does not include the land use map which must be attached to the bill for ordinance. The applicant is responsible for providing the map. The Department can provide the map number once it is ready.

2. *Please be prepared to share your comments at the July 1 committee meeting.*

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I will attend the committee meeting.

Thank you for proposing the changes of zoning which will align with the prior uses and the community plan designation. The Department supports moving forward with the bill for ordinance.

Sincerely,

Jacky
Takakura

Digitally signed by Jacky
Takakura
Date: 2026.06.25
15:16:11 -10'00'

JACKY TAKAKURA
Director

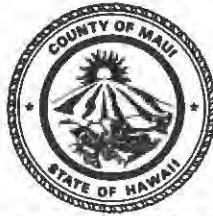
Attachments: 45002006_March 20 2025
45002005_February 12 2025

cc: Ana Lillis, Deputy Director
Scott Forsythe, Planning Program Manager, PID
Danny Dias, Planning Program Administrator, Current Division
Kawika Farm, TA Planning Program Administrator, Long Range Division
Carolyn Cortez, Planning Program Administrator, ZAED Division
Gregory Pfof, Administrative Planning Officer

JMCT:DAD:jlj

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COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 MAIN STREET, SUITE 315
WAILUKU, HAWAII 96793



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253

LAND USE DESIGNATION FORM

TAX MAP KEY 2450020050000

PLAN NUMBER LUD2025-00065

PROPERTY ADDRESS 988 FRONT ST, LAHAINA, HI 96761

Yes No Will this Land Use Designation Form be used with a Subdivision Application?

IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) Yes No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?

IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law): _____

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION:¹

STATE DISTRICT: Urban Rural Agriculture Conservation

(SMA)
Special
Management Area

MAUI
ISLAND
PLAN

Growth Boundary:² Urban Small Town Rural Planned Growth Area Outside Growth Boundaries

Protected Area:² Preservation Park Greenbelt Greenway Sensitive Land Outside Protected Areas

COMMUNITY PLAN:² PUBLIC/QUASI-PUBLIC

COUNTY ZONING: R2-RESIDENTIAL

OTHER/COMMENTS: NHLD-NATIONAL HISTORIC LANDMARK DISTRICT

(PD)
Planned
Development
 (PH)
Project District
 See
Additional
Comments (Pg. 2)
 See
Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit (FDP) may be required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is in that portion. For more information please visit the [FDP Webpage](#).

FLOOD HAZARD AREA ZONES³
& BASE FLOOD ELEVATIONS: ZONE: X,XS

FEMA DESIGNATED FLOODWAY

For Flood Zone AO, FLOOD DEPTH:

Wellhead Protection Overlay District Please contact the Department of Water Supply's Water Resources and Planning Division at (808) 463-3110 to determine if a permit is necessary for work done in this area.

SUBDIVISION LAND USE CONSISTENCY: Not Consistent, (LUDs appear to have NO permitted uses in common).

Not Applicable, (Due to processing under consistency exemption No. 1, 2, 3, 4, 5).

(Signature) Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

Consistent *, (LUDs appear to have ALL permitted uses in common).

Consistent *, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

Consistent *, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg. 2).

NOTES:

- 1) The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change in Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
- 2) Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
- 3) Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
- 4) Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code]

REVIEWED & CONFIRMED BY:

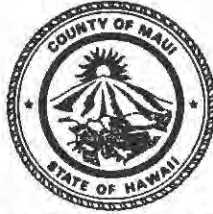
Jacob Allison

02/12/2025

Date

For: Planning Program Administrator,

DESIGNATIONS MAY CHANGE



LAND USE DESIGNATION FORM

TAX MAP KEY 2450020060000

PLAN NUMBER LUD2025-00328

PROPERTY ADDRESS 142 BAKER ST, LAHAINA, HI 96761

- Yes No Will this Land Use Designation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:
A) Yes No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5)
B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):

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COUNTY ZONING: R-2 RESIDENTIAL

OTHER/COMMENTS: NHLD-NATIONAL HISTORIC LANDMARK DISTRICT

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FLOOD HAZARD AREA ZONES³
& BASE FLOOD ELEVATIONS: ZONE:X

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(Signature)

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Consistent 4, (LUDs appear to have ALL permitted uses in common).

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REVIEWED & CONFIRMED BY:

Elycia Naki

Elycia Naki

03/20/2025

Date

For: Planning Program Administrator,

DESIGNATIONS MAY CHANGE

DRIP Committee

From: Brejido Sanchez <Brejido.Sanchez@co.maui.hi.us>
Sent: Thursday, July 2, 2026 9:35 AM
To: DRIP Committee; Jacky M. Takakura; Ana L. Lillis; joy.paredes@co.maui.hi.us
Cc: Kelii P. Nahooikaika; Cynthia D. Lallo; Josiah K. Nishita; Erin A. Wade; Cynthia E. Sasada; Didi A. Hamai; Shyah Okudara; Ezekiel I. Kalua; Estrelita B. Dahilig; Scott Forsythe; Danny A. Dias; Kawika K. Farm; Carolyn E. Cortez; Gregory J. Pfof
Subject: TRANSMITTAL BILL 94 (2026), CHANGE IN ZONING FROM R-2 RESIDENTIAL DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT (CONDITIONAL ZONING) FOR 3.255 ACRES AT LAHAINA, HAWAII (LAHAINA UNITED METHODIST CHURCH) (DRIP-24)
Attachments: MT#11545.Chair.Paltin.pdf

Aloha Committee Chair Paltin please see attached transmittal dated June 25th, 2026, from the Director of Planning Jacky Takakura.

Mahalo,

Brejido Sanchez



Brejido Sanchez

Secretary I

Office of the Mayor

Main: (808) 270-7855

Direct: (808) 270-7209

Brejido.Sanchez@co.maui.hi.us