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DEPARTMENT OF PLANNING
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WAILUKU, MAUI, HAWAI'I 96793

July 1, 2026

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

APPROVED FOR TRANSMITTAL

Mayor 7-1-26 Date

For Transmittal to:

Honorable Nohelani U'u-Hodgins, Chair
Housing and Land Use Committee
200 South High Street
Wailuku, Hawai'i 96793
via: hlu.committee@mauicounty.us

Dear Chair U'u-Hodgins:

SUBJECT: RESOLUTION 26-110, 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 CERTAIN TIMESHARE, LEASEHOLD, AND OTHER POPERTIES IN THE A-1 AND A-2 APARTMENT DISTRICTS (HLU-18)

Thank you for your June 26, 2026 letter requesting the Planning Department's (Department) comments on Resolution 26-110. The Department requests that you consider the following:

A. **Exhibit 1, Section 2:** The Department identified some errors in the list of "Apartment District Properties Allowed to be Used for Short-Term Occupancy" (aka, Minatoya List), which the Department assumes was used as a base in preparing the land use designation changes of the proposed Bills. Exhibit 1, Section 2 provides a list of properties proposed to change their community plan land use designation from "Multi-family" to "Hotel." The three properties located at 1444 Halama, 1440 Halama, and 1470 Halama currently have a community plan land use designation of "Single-family" not "Multi-family." The Department recommends that the proposed Bill be revised to reflect their current community plan land use designation.

B. **Exhibit 1, Section 5:** This section includes a list of properties in West Maui with proposed community plan land use designation changes from "Residential" to "Resort/Hotel." The "Kahana Outrigger" is listed three times on the Minatoya List since it is one project located on three separate TMK lots [(2) 4-3-005:020, 4-3-005:021, and 4-3-005:031]. However, Exhibit 1, Section 5 only lists two of the three TMK lots - (2) 4-3-005:020 and 4-3-005:031. The Department recommends adding the third missing TMK lot [(2) 4-3-005:021] to Section 5.

C. **Exhibit 1, Section 8:** The Department recommends that Section 8 be revised to retain reference to the "A-1, A-2" zoning districts instead of it being removed.

Specifically, Appendix G of the West Maui Community Plan currently describes the most compatible zoning districts to the Resort/Hotel (RH) community plan designation as B-R Resort Commercial, B-1 Neighborhood Business, H-1 Hotel, H-2 Hotel, H-M Hotel, A-1 Apartment, A-2 Apartment, PK Park, GC Park, OS-1 Open Space, and OS-2 Open Space. These zoning districts allow for a variety of uses that are not only restricted to transient uses, but also include the opportunity for residential uses, which may provide accommodations for those serving transient uses. For example, the RH compatible hotel zoning districts of H-1, H-2 and H-M allow in addition to their expected Hotel/TVR use, *"Any use permitted in residential and apartment districts"* (MCC Section 19.14.020.A). Further, the A-1 and A-2 zoning districts, which also allow for residential/apartment uses are currently noted as being compatible with the RH designation. Thus, because it appears that the Community Plan's intent is to allow for residential uses in addition to transient uses within the RH land use designation, the Department recommends not removing reference to "A-1, A-2."

D. **Exhibit 2 – Section 2:** This section proposes to change certain properties from their current "A-1 Apartment District" zoning designation to "H-3 Hotel District" zoning designation. Note that the "Hono Kai" property is currently split-zoned with two Apartment District zoning designations – "A-1 and A-2." Since this section is intended to only address a change from "A-1" to "H-3", the Department recommends that the Bill be revised to ensure that this property be changed to a split zone of "H-3" and "H-4" accordingly.

Additionally, for the reasons noted in "B" above, the Department recommends that in Exhibit 2, Section 2, all three TMKs be listed for the "Kahana Outrigger" property. Specifically, TMK lot (2) 4-3-005:021 is missing and needs to be added.

E. **Exhibit 2 – Section 3:** The Department recommends that the entirety of the property known as "Milowai-Ma'alaea" be changed from A-2 Apartment District to H-4 Hotel District instead of a "Portion of 1.24" acres.

Specifically, Section 3 of Exhibit 1 proposes to change the community plan land use designation for this "entire" property from its existing "Light Industrial" to "Hotel." The property is currently split zoned; having an "A-2 Apartment District" and an "M-1 Light Industrial District" zoning designations. The "M-1 Light Industrial" portion of the property includes a part of the existing structure and the parking lot. To be consistent with the proposed change in community plan designation from "Light Industrial" to "Hotel", the existing "M-1 Light Industrial" zoning designation should, in addition to the "A-2 Apartment District" designation, be changed to "H-4 Hotel District" for the entire property.

F. **Comment:** If the proposed resolution is adopted, it will be forwarded to the Maui Planning Commission for review and recommendation. So that the Commission may have a full understanding of the reasons used for the specific proposed initiation requests, the Department encourages the Committee to provide detailed supporting information on each property within its discussion/deliberation and/or Committee Report(s), all of which will be forwarded along with meeting minutes to the Commission. The Committee may consider providing the following:

- Identify which specific properties are proposed to change due to being considered "timeshare," "leasehold" or "other." Include any documentation that supports such a change to these categories and specifically to each property.

- Per Maui County Code Section 19.510.040(A)(4)(a through e), the Council may grant a change of zoning provided that the following criteria are met:

  a. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*

  b. *The proposed request is consistent with the applicable community plan land use map of the county;*

  c. *The proposed request meets the intent and purpose of the district being requested;*

  d. *The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements; and*

e. *The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.*

The Department recommends that the Committee consider providing justification for each criterion.

Mahalo for your time and attention in this matter.

Sincerely,

JACKY TAKAKURA
Director

cc: Ana Lillis, Deputy Director
Gregory Pfost, Administrative Planning Officer

JMCT:GP:jlp
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HLU Committee

From: Brejido Sanchez <Brejido.Sanchez@co.maui.hi.us>
Sent: Wednesday, July 1, 2026 3:58 PM
To: HLU Committee; Nohe M. Uu-Hodgins; Jacky M. Takakura; Ana L. Lillis; joy.paredes@co.maui.hi.us
Cc: Josiah K. Nishita; Erin A. Wade; Cynthia E. Sasada; Cynthia D. Lallo; Didi A. Hamai; Kelii P. Nahooikaika; Shyah Okudara; Ezekiela I. Kalua; Estrelita B. Dahilig; Gregory J. Pfost
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Attachments: MT#11546.HLU.pdf

Aloha HLU Chair,

Please see attached transmittal dated June 30th, 2026, from Director of Planning Department Jacky Takakura, regarding the above subject matter.

Mahalo,

Brejido