**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, HAWAI'I 96793

June 30, 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 26-111, 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 PROPERTIES OPERATING LIKE HOTELS IN THE A-1 AND A-2 APARTMENT DISTRICTS** (HLU-19)

Thank you for your June 26, 2026, letter requesting the Planning Department's (Department) comments on Resolution 26-111. The Department requests that you consider the following:

A. **Exhibit 1, Section 5:** The Department recommends that Section 5 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 accommodation 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, the Community Plan's intent is to allow for residential uses in addition to transient uses within the RH community plan designation.

B. **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/context of the 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), which will be forwarded along with meeting minutes to the Commission. The Committee may consider providing the following:

- Include any documentation that supports a change for properties operating like hotels in general and specific to each property proposed to be changed.

- 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 (PDF)
Gregory Pfost, Administrative Planning Officer (PDF)
JMCT:GJP:jlp
S:\ALL\APO\19.14 Hotel\2026 H3 H4 CIZs CPAs\06292026 HLU Reso 26-111.pdf

## HLU Committee

**From:** Brejido Sanchez <Brejido.Sanchez@co.maui.hi.us>
**Sent:** Wednesday, July 1, 2026 3:50 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
**Subject:** TRANSMITTAL; RESOLUTION 26-111, 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 PROPERTIES OPERATING LIKE HOTELS IN THE A-1 AND A-2 APARTMENT
**Attachments:** MT#11547.Chair.Nohelani.Hodgins.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

Brejido Sanchez
Secretary 1

Office of the Mayor
Main: (808) 270-7855
Direct: (808) 270-7209
Brejido.Sanchez@co.maui.hi.us