RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
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Deputy Managing Director

JOHN R. SMITH, P.E.
Office of Recovery Administrator

DEPARTMENT OF MANAGEMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET
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July 10, 2026

APPROVED FOR TRANSMITTAL

Mayor 7-13-26 Date

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96732

For Transmittal to:

Honorable Tamara Paltin, Chair
Disaster Recovery, International Affairs,
and Planning Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin:

SUBJECT: MAUI'S LONG-TERM RECOVERY OPERATIONS (DRIP-9(4))

Thank you for your correspondence dated June 24, 2026, requesting information on temporary administrative policies that may be proposed to become permanent.

As you are aware, the Administration via the Office of Recovery (OOR) has issued a series of Recovery Support Directives (RCDs) which clarify implementation of the emergency authority of the Governor and Mayor on the County level. OOR provides access to the issued RCDs at the link below and are further described by the attached informational pamphlet (SEE ATTACHED: RCD Brochure): https://www.mauirecovers.org/directives

As referenced in your letter, OOR is working towards making several of the features of the RCDs permanent improvements to County code or administrative policy. At this time, we have not completed our consultation with affected agencies including but not limited to Public Works, Planning and Housing.

We will provide a further update at the conclusion of the evaluation with affected agencies of which features will be proposed to proceed to a permanent status and how best to implement those

changes. Some features may require legislative changes, but others may be able to be implemented through existing administrative rulemaking authority.

Thank you for the opportunity to provide these responses. For further information please contact staff at jordan.hart@mauicounty.gov or 808-268-4118.

Sincerely,

JOHN R. SMITH, P.E.
Recovery Administrator

Attachments: (1)
- RCD Brochure

COUNTY OF MAUI · OFFICE OF RECOVERY

Scalpel, Not Sledgehammer

Nine Recovery Coordination Directives Removing Barriers with Precision

Lāhainā's regulatory environment is the most complex in the State of Hawai'i — and the August 2023 wildfires required it to accommodate a mass rebuilding event of historic proportions. The Office of Recovery faced a fundamental choice: waive the rules and risk an incoherent rebuild, or find a more precise way to relieve friction without abandoning the preservation principles that made the rules necessary in the first place. The result is a suite of nine Recovery Coordination Directives — surgical interventions targeted at specific points where the existing framework was creating delay without improving outcomes.

THE NINE RECOVERY COORDINATION DIRECTIVES

RCD 1 — Sept 2025	Coordination protocols across all county agencies; single point of contact for property owners; synchronized review timelines.
RCD 2 — Sept 2025	Interim guidance on road right-of-way standards and pedestrian connector requirements — ending uncertainty over setbacks and public realm obligations.
RCD 3 — Sept 2025	Historic District zoning and Lāhainā National Landmark District review guidance — clarifying which standards apply to which properties.
RCD 4 — Dec 2025	Clear parking requirements and shared parking framework for Lāhainā Town — calibrated to how the town actually functions.
RCD 5 — Dec 2025	Updated right-of-way standards incorporating Streets & Mobility planning input.
RCD 6 — Feb / May 2026	Administrative Historic District Assessment pathway — qualifying projects bypass CRC hearings. The most consequential directive for rebuild speed.
RCD 7 — March 2026	Workforce housing (Title 2) requirements suspended for wildfire reconstruction.
RCD 8 — April 2026	Established flexible project district modifications to support affordable housing development — providing alternative development standards for qualifying projects to help address Lāhainā's housing needs alongside commercial rebuilding.
RCD 9 — June 2026	Authorized public uses as uses by right in agricultural zoning districts — removing a permitting barrier that had limited the use of agricultural lands for community recovery purposes.

"Because of the collaboration with our community and business partners, we've been able to develop clear design guidelines and recovery directives that will help projects move through review more efficiently." — Recovery Administrator John Smith

REMOVING FRICTION, NOT LOWERING STANDARDS

What the RCDs share is a philosophy: find the places where the regulatory framework is creating delay that is not improving outcomes, and address those places specifically. The CRC still reviews projects — but through the administrative pathway of RCD6, well-designed projects that align with adopted guidelines can move through that process without waiting for a hearing date. Parking standards still apply — but they are calibrated to Lāhainā's actual shared-parking context. Right-of-way obligations still exist — but property owners now know exactly what they are before they engage an architect.

The goal of the Office of Recovery has never been to waive the rules that protect Lāhainā's historic character. It has been to ensure that those rules function as intended — as a framework for rebuilding a place that honors its heritage, not as an unintended barrier to doing so.

DRIP Committee

From: Brejido Sanchez <Brejido.Sanchez@co.maui.hi.us>
Sent: Monday, July 13, 2026 3:55 PM
To: DRIP Committee; John R. Smith; Lynette M. Kaona
Cc: Cynthia D. Lallo; Josiah K. Nishita; Erin A. Wade; Cynthia E. Sasada; Didi A. Hamai; Kelii P. Nahooikaika; Shyah Okudara; Ezekiela I. Kalua; Estrelita B. Dahilig
Subject: MAUI'S LONG-TERM RECOVERY OPERATIONS (DRIP-9(4))
Attachments: MT#11563.Chair.Paltin.pdf

Aloha Committee Chair Paltin please see attached transmittal dated July 10th , 2026, from the Recovery Administrator John Smith.

Mahalo,

Brejido Sanchez

Brejido Sanchez
Secretary I

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