HOUSING AND LAND USE COMMITTEE
Amendment Summary Form

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Legislation: Resolution 26-129, "REFERRING TO THE MAUI PLANNING COMMISSION A PROPOSED BILL TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN AND WEST MAUI COMMUNITY PLAN AND A PROPOSED BILL TO CHANGE THE ZONING FOR A-1 AND A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA."

Proposer: Nohelani U'u-Hodgins, Chair Nohelani U'u-Hodgins
Housing and Land Use Committee

Description: Amend the resolution's Exhibit "1," the Community Plan Amendment bill, to include a new section to amend the Kihei-Makena Community Plan's language for consistency with H-3 and H-4 zoning.

Motions: I move to amend Resolution 26-129 by amending Exhibit "1" to establish that H-3 and H-4 zoning is consistent with the Kihei-Makena Community Plan's Hotel designation, as shown on the attached markup.

Attachment: Markup of Exhibit "1" showing new content in highlight to be added by my amendment.

paf:mkm:26-180n

EXHIBIT "1"

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN AND WEST MAUI COMMUNITY PLAN FOR A-1 AND A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Ordinance 5909, Transient Vacation Rental uses are being phased out of the Apartment Districts. By Ordinance 6008, effective June 22, 2026, the Council established the H-3 and H-4 Hotel District. The Council now intends to rezone properties in the Sea Level Rise Exposure Area as H-3 and H-4, respectively.

Under Section 19.510.040(A)(4)(b), Maui County Code, a Change in Zoning requires consistency "with the applicable community plan land use map." This Ordinance provides the necessary consistency by granting a Hotel land use designation for certain properties within the Kihei-Makena Community Plan Area and a Resort/Hotel land use designation for certain properties within the West Maui Community Plan Area.

SECTION 2. Under Chapter 2.80B, Maui County Code, the Kihei-Makena Community Plan is amended by amending the Community Plan Land Use Map by changing the designation from Multi-Family to Hotel for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Island Sands	(2) 3-8-014:015	150 Hauoli Street, Mā'alaea	1.752
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Mā'alaea	2.288
Kihei Bay Surf	(2) 3-9-001:107	715 South Kihei Road, Kīhei	2.84
Kihei Bay Vista	(2) 3-9-001:143	679 South Kihei Road, Kīhei	2.118

SECTION 3. Under Chapter 2.80B, Maui County Code, the West Maui Community Plan is amended by amending the Community Plan Land Use Map by changing the designation from Residential to Resort/Hotel for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
Lokelani	(2) 4-3-006:016 (portion)	3833 Lower Honoapiilani Road, Lahaina	Portion of 1.349
Hale Ono Loa	(2) 4-3-006:044	3823 Lower Honoapiilani Road, Lahaina	1.766
Pikake	(2) 4-3-006:063	3701 Lower Honoapiilani Road, Lahaina	0.545
Hale Kai I	(2) 4-4-001:042	3695 Lower Honoapiilani Road, Lahaina	1.064

SECTION 4. The West Maui Community Plan is amended by amending page 176 in the table under "Most Compatible Zoning Districts for Updated Community Plan Designations" for the "Resort/Hotel (RH)" designation by repealing the bracketed material and adding the underscored material:

"B-R, B-1, H-1, H-2, H-3, H-4, H-M, [A-1, A-2,] PK, PKGC, OS-1, OS-2"

SECTION 5. Under Chapter 2.80B, Maui County Code, the Kihei-Makena Community Plan is amended at Part V, A., "Land Use Categories and Definitions," for the "Hotel (H)" designation by repealing the bracketed material and adding the underscored material:

"This designation applies to transient accommodations [which] that do not contain kitchens within individual units[.] or that are in the

H-3 or H-4 zoning district. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests."

SECTION 6. This Ordinance takes effect on approval.

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