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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
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Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

July 30, 2026

Ms. Marcy Martin, Director
Department of Finance
County of Maui
Wailuku, Hawaii 96793

Dear Ms. Martin:

SUBJECT: **RESOLUTION 26-129, 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 A-1 AND A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA** (HLU-20)

The Council's Housing and Land Use Committee is in receipt of Resolution 26-129 to refer to the Maui Planning Commission proposed Community Plan Amendment and Change in Zoning bills to allow Apartment District properties in the Sea Level Rise Exposure Area to continue Transient Vacation Rental uses. The resolution is attached for your reference.

May I please request you review the resolution and provide your Department's comments. Please also be prepared to share your comments verbally at the Committee's meeting of **August 5, 2026**.

May I further request you transmit a written response to hlu.committee@mauicounty.us by **August 5, 2026**. To ensure efficient processing, please include the Committee item number in the subject line.

Should you have any questions, please contact me or the Committee staff (James Krueger at ext. 7761, or Jennifer Yamashita at ext. 7143).

Sincerely,

NOHELANI U'U-HODGINS, Chair
Housing and Land Use Committee

hlu:ltr:020afn01:jgk

Attachment

cc: Mayor Richard T. Bissen, Jr.

Resolution

No. 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

WHEREAS, the Council is considering a proposed bill to change the zoning for A-1 and A-2 Apartment District properties in the Sea Level Rise Exposure Area to the H-3 and H-4 Hotel District; and

WHEREAS, for this Resolution's purposes, the Sea Level Rise Exposure Area is determined by using the County's recognized planning threshold for coastal erosion at 3.2-feet of sea level rise as identified in the Hawai'i Sea Level Rise Viewer; and

WHEREAS, the Council notes that properties in the Shoreline Setback Area and the Special Management Area remain subject to the Maui Planning Commission's Shoreline Rules and SMA Rules, respectively, which regulate land use beyond zoning standards; and

WHEREAS, the Council is also considering a proposed bill to amend Kihei-Makena Community Plan Land Use Designations and West Maui Community Plan Land Use Designations, as appropriate, to provide the necessary consistency for the proposed Change in Zoning bill; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning commissions review proposed zoning and other land use ordinances, and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it refers the following to the Maui Planning Commission for appropriate action under Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended:

a. A proposed bill, entitled "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," attached as Exhibit "1"; and

b. A proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR A-1 and A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA TO THE H-3 and H-4 HOTEL DISTRICT," attached as Exhibit "2"; and

2. That certified copies of this Resolution be transmitted to the Mayor, Planning Director, and Maui Planning Commission.

paf:jgk:26-180g

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

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. This Ordinance takes effect on approval.

paf:jgk:26-180h

INTRODUCED BY:

NOHELANI U'U-HODGINS

EXHIBIT "2"

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR A-1 AND A-2 APARTMENT DISTRICT PROPERTIES IN THE SEA LEVEL RISE EXPOSURE AREA TO THE H-3 AND H-4 HOTEL DISTRICT

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.

A-1 and A-2 Apartment District properties in the Sea Level Rise Exposure Area are appropriate for H-3 and H-4 Hotel District zoning, respectively, to allow for continued Transient Vacation Rental uses.

This Ordinance's purpose is to change the zoning for these properties.

This Ordinance is intended to advance the following General Plan policies:

- "Support the renovation and enhancement of existing visitor facilities." (Countywide Policy Plan)
- "Recognize the important contributions that the visitor industry makes to the County's economy." (Countywide Policy Plan)
- "Provide a rich visitor experience, while protecting the island's natural beauty, culture, lifestyles, and aloha spirit." (Maui Island Plan)

- "Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry." (Maui Island Plan)
- "Establish balance between visitor industry employment and non-visitor industry employment." (Kihei-Makena Community Plan)
- "Support best practices for tourism management in West Maui to protect the residents' quality of life, and the area's environment, culture, and character." (West Maui Community Plan)
- "Evaluate shoreline access locations to be impacted by sea level rise, and identify solutions to preserve shoreline access." (West Maui Community Plan)

SECTION 2. Under Chapters 19.14 and 19.510, Maui County Code, a Change in Zoning from A-1 Apartment District to H-3 Hotel District is granted for the following properties:

Property Name	Tax Map Key	Address	Size in Acres
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 Chapters 19.14 and 19.510, Maui County Code, a Change in Zoning from A-2 Apartment District to H-4 Hotel District is granted 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
Lokelani	(2) 4-3-006:016	3833 Lower Honoapiilani Road, Lahaina	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. This Ordinance takes effect on approval.

paf:jgk:26-180i

INTRODUCED BY:

NOHELANI U'U-HODGINS

HLU Committee

From:	HLU Committee
Sent:	Thursday, July 30, 2026 3:29 PM
To:	Marcy L. Martin
Cc:	Maria E. Zielinski; Alice Hale; finance; 'Zeke Kalua'; Shyah.Okudara@co.maui.hi.us; brejido.sanchez@co.maui.hi.us; HLU Committee
Subject:	re: Reso 26-129, 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 A-1 and A-2 Apartment District Properties in the SLR-XA (HLU-20)
Attachments:	020afn01.pdf

Director Martin: Please see the attached letter from the Housing and Land Use Committee Chair, dated July 30, 2026, regarding the above-referenced matter.

Mayor's Office: Please forward the attached letter to Mayor Bissen for his information.

Thank you,
HLU Committee Staff