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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

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 26-130, 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 IDENTIFIED AS TAX MAP KEY (2) 3-9-016:019, KĪHEI, HAWAI'I, AND TAX MAP KEYS (2) 4-5-013:002 AND 026, LAHAINA, HAWAI'I, IN THE A-2 APARTMENT DISTRICT** (HLU-22)

The Council's Housing and Land Use Committee is in receipt of Resolution 26-130 to refer to the Maui Planning Commission proposed Community Plan Amendment and Change in Zoning bills to allow the property at 10 Walaka Street, Kīhei, and Makai Sunset Inn properties in Lahaina 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:022afn01:jgk

Attachment

cc: Mayor Richard T. Bissen, Jr.

Resolution

No. 26-130

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 PROPERTIES IDENTIFIED AS TAX MAP KEY (2) 3-9-016:019, KĪHEI, HAWAI'I, AND TAX MAP KEYS (2) 4-5-013:002 AND 026, LAHAINA, HAWAI'I, IN THE A-2 APARTMENT DISTRICT

WHEREAS, the Council is considering a proposed bill to change the zoning from A-2 Apartment District to H-4 Hotel District for:

- A property at 10 Walaka Street, Kīhei, Hawai'i, identified for Real Property Tax purposes as Tax Map Key (2) 3-9-016:019, consisting of 0.246 acre, owned by a single owner; and

- Makai Sunset Inn at 1415 and 1411 Front Street, Lahaina, Hawai'i, identified for Real Property Tax purposes as Tax Map Keys (2) 4-5-013:002 and 026, consisting of 0.265 acre and 0.245 acre, respectively, operating like a hotel and in the Sea Level Rise Exposure Area; and

WHEREAS, the Council is also considering a proposed bill to amend the Kihei-Makena Community Plan Land Use Designation and West Maui Community Plan Land Use Designations, as appropriate, to provide the necessary consistency for the proposed Change in Zoning bills; 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 FOR PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-9-016:019 AND THE WEST MAUI COMMUNITY PLAN FOR PROPERTIES IDENTIFIED AS TAX MAP KEYS (2) 4-5-013:002 AND 026 IN THE A-2 APARTMENT DISTRICT," attached as Exhibit "1"; and

b. A proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR PROPERTIES IN THE A-2 APARTMENT DISTRICT TO THE H-4 HOTEL DISTRICT, IDENTIFIED AS TAX MAP KEY (2) 3-9-016:019, KĪHEI, HAWAI'I, AND TAX MAP KEYS (2) 4-5-013:002 AND 026, LAHAINA, HAWAI'I," attached as Exhibit "2"; and

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

paf:cmn:26-226a

INTRODUCED BY:

THOMAS COOK

EXHIBIT "1"

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN FOR PROPERTY IDENTIFIED AS TAX MAP KEY (2) 3-9-016:019 AND THE WEST MAUI COMMUNITY PLAN FOR PROPERTIES IDENTIFIED AS TAX MAP KEYS (2) 4-5-013:002 AND 026 IN THE A-2 APARTMENT 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 Districts. The Council now intends to rezone three properties as H-4. 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 a property within the Kihei-Makena Community Plan Area and a Resort/Hotel land use designation for two properties within the West Maui Community Plan Area.

The properties with changed land use designations under this Ordinance are:

- A property at 10 Walaka Street, Kīhei, Hawai'i, identified for Real Property Tax purposes as Tax Map Key (2) 3-9-016:019, consisting of 0.246 acre, owned by a single owner.

- Makai Sunset Inn at 1415 and 1411 Front Street, Lahaina, Hawai'i, identified for Real Property Tax purposes as Tax Map Keys (2) 4-5-013:002 and 026, consisting of 0.265 acre and 0.245 acre, respectively, operating like a hotel and in the Sea Level Rise Exposure Area.

This Ordinance's purpose is to change community plan land use designations and approve related community plan amendments to allow Transient Vacation Rental uses to continue at these properties.

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 10 Walaka Street, Kīhei, Hawai'i, identified for Real Property Tax purposes as Tax Map Key (2) 3-9-016:019, consisting of 0.246 acre.

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 Makai Sunset Inn at 1415 and 1411 Front Street, Lahaina, Hawai'i, identified for Real Property Tax purposes as Tax Map Keys (2) 4-5-013:002 and 026, consisting of 0.265 acre and 0.245 acre, respectively.

SECTION 4. 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."

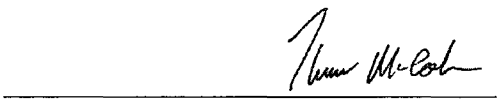
SECTION 5. Under Chapter 2.80B, Maui County Code, the West Maui Community Plan is amended by amending page 176 in the table under "Most Compatible Zoning Districts for Updated Community Plan Designations" for the "Resort/Hotel (RH)" designation by repealing the bracketed material and adding the underscored 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 6. This Ordinance takes effect on approval.

paf:cmn:26-226b

INTRODUCED BY:



THOMAS COOK

EXHIBIT "2"

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR PROPERTIES IN THE A-2 APARTMENT DISTRICT TO THE H-4 HOTEL DISTRICT, IDENTIFIED AS TAX MAP KEY (2) 3-9-016:019, KĪHEI, HAWAI'I, AND TAX MAP KEYS (2) 4-5-013:002 AND 026, LAHAINA, HAWAI'I

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 Districts.

The following A-2 Apartment District properties are appropriate for H-4 Hotel District zoning to allow for continued Transient Vacation Rental uses:

- A property at 10 Walaka Street, Kīhei, Hawai'i, identified for Real Property Tax purposes as Tax Map Key (2) 3-9-016:019, consisting of 0.246 acre, owned by a single owner.
- Makai Sunset Inn at 1415 and 1411 Front Street, Lahaina, Hawai'i, identified for Real Property Tax purposes as Tax Map Keys (2) 4-5-013:002 and 026, consisting of 0.265 acre and 0.245 acre, respectively, operating like a hotel and in the Sea Level Rise Exposure Area.

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)

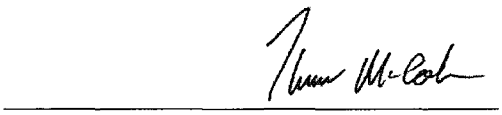
SECTION 2. Under Chapters 19.14 and 19.510, Maui County Code, a Change in Zoning from A-2 Apartment District to H-4 Hotel District is granted for the following properties:

Property Name	**Tax Map Key**	**Address**	**Size in Acres**
	(2) 3-9-016:019	10 Walaka Street, Kīhei	0.246
Makai Sunset Inn	(2) 4-5-013:002	1415 Front Street, Lahaina	0.265
Makai Sunset Inn	(2) 4-5-013:026	1411 Front Street, Lahaina	0.245

SECTION 3. This Ordinance takes effect on approval.

paf:cmn:26-226c

INTRODUCED BY:



THOMAS COOK

HLU Committee

From:	HLU Committee
Sent:	Thursday, July 30, 2026 3:34 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 26-130, Referring to the Maui Planning Commission Proposed Bills to Amend the Kihei-Makena CP and West Maui CP, and to Change the Zoning for Properties Identified as TMK (2) 3-9-016:019, and TMKs (2) 4-5-013:002 and 026 (HLU-22)
Attachments:	022afn01.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