HOLD FOR MEETING HLU-20
August 5, 2026, HLU Committee meeting

HOUSING AND LAND USE COMMITTEE
Amendment Summary Form

Legislation: 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.

Proposer: Thomas Cook, Councilmember.

Description: Amend the resolution's Exhibits "1" and "2"—the Community Plan Amendment bill and Change in Zoning bill, respectively—to add the following properties:

Properties in the Sea Level Rise Exposure Area			
Property	**TMK**	**Address**	**Total Units**
Makani A Kai	(2) 3-8-014:001	300 Hauoli Street, Māʻalaea	24
Maalaea Banyans	(2) 3-8-014:011	190 Hauoli Street, Māʻalaea	78
Kihei Resort	(2) 3-9-001:136	777 South Kihei Road, Kīhei	64
Kamaole One	(2) 3-9-005:023	2230 South Kihei Road, Kīhei	12
Waiohuli Beach Hale	(2) 3-9-009:029	49 West Lipoa Street, Kīhei	52
Shores of Maui	(2) 3-9-017:003	2075 South Kihei Road, Kīhei	50
Kahana Reef	(2) 4-3-005:009	4471 Lower Honoapiilani Road, Lahaina	88
Makani Sands	(2) 4-3-006:012	3765 Lower Honoapiilani Road, Lahaina	30
Polynesian Shores	(2) 4-3-008:002	3975 Lower Honoapiilani Road, Lahaina	52
Lahaina Roads	(2) 4-5-013:027	1403 Front Street, Lahaina	41

Motions: Move to amend the resolution's exhibits by adding six properties in the Kihei-Makena Community Plan Area and four properties in the West Maui Community Plan Area to allow the properties to be rezoned to H-3 or H-4. These properties are:

- Makani A Kai;
- Maalaea Banyans;
- Kihei Resort;
- Kamaole One;
- Waiohuli Beach Hale;
- Shores of Maui;
- Kahana Reef;
- Makani Sands;
- Polynesian Shores; and
- Lahaina Roads.

Effect: See attached markups.

Reasons: These properties are within the Sea Level Rise Exposure Area as 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 are appropriate for inclusion in the resolution for the Maui Planning Commission's consideration.

Attachments: Markups of the resolution's Exhibits "1" and "2" showing new content to be added by my amendment highlighted.

paf:cmn:26-226g

EXHIBIT "1"
MARKUP OF COMMUNITY PLAN AMENDMENT BILL

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
Makani A Kai	(2) 3-8-014:001	300 Hauoli Street, Māʻalaea	0.948
Maalaea Banyans	(2) 3-8-014:011	190 Hauoli Street, Māʻalaea	2.131
Island Sands	(2) 3-8-014:015	150 Hauoli Street, Māʻalaea	1.752
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Māʻalaea	2.288
Kihei Bay Surf	(2) 3-9-001:107	715 South Kihei Road, Kīhei	2.84
Kihei Resort	(2) 3-9-001:136	777 South Kihei Road, Kīhei	2.602
Kihei Bay Vista	(2) 3-9-001:143	679 South Kihei Road, Kīhei	2.118
Kamaole One	(2) 3-9-005:023	2230 South Kihei Road, Kīhei	0.50
Waiohuli Beach Hale	(2) 3-9-009:029	49 West Lipoa Street, Kīhei	2.086
Shores of Maui	(2) 3-9-017:003	2075 South Kihei Road, Kīhei	1.75

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
Kahana Reef	(2) 4-3-005:009	4471 Lower Honoapiilani Road, Lahaina	1.96
Makani Sands	(2) 4-3-006:012	3765 Lower Honoapiilani Road, Lahaina	0.893
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
Polynesian Shores	(2) 4-3-008:002	3975 Lower Honoapiilani Road, Lahaina	1.055
Hale Kai I	(2) 4-4-001:042	3695 Lower Honoapiilani Road, Lahaina	1.064
Lahaina Roads	(2) 4-5-013:027	1403 Front Street, Lahaina	0.691

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, <u>H-3, H-4,</u> H-M, **[**A-1, A-2,**]** PK, PKGC, OS-1, OS-2"

SECTION 5. This Ordinance takes effect on approval.

paf:cmn:26-226e

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

EXHIBIT "2"
MARKUP OF CHANGE IN ZONING BILL

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**
Makani A Kai	(2) 3-8-014:001	300 Hauoli Street, Mā'alaea	0.948
Kihei Bay Surf	(2) 3-9-001:107	715 South Kihei Road, Kīhei	2.84
Kihei Resort	(2) 3-9-001:136	777 South Kihei Road, Kīhei	2.602
Kihei Bay Vista	(2) 3-9-001:143	679 South Kihei Road, Kīhei	2.118
Kamaole One	(2) 3-9-005:023	2230 South Kihei Road, Kīhei	0.50
Waiohuli Beach Hale	(2) 3-9-009:029	49 West Lipoa Street, Kīhei	2.086
Shores of Maui	(2) 3-9-017:003	2075 South Kihei Road, Kīhei	1.75
Polynesian Shores	(2) 4-3-008:002	3975 Lower Honoapiilani Road, Lahaina	1.055

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
Maalaea Banyans	(2) 3-8-014:011	190 Hauoli Street, Māʻalaea	2.131
Island Sands	(2) 3-8-014:015	150 Hauoli Street, Māʻalaea	1.752
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Māʻalaea	2.288
Kahana Reef	(2) 4-3-005:009	4471 Lower Honoapiilani Road, Lahaina	1.96
Makani Sands	(2) 4-3-006:012	3765 Lower Honoapiilani Road, Lahaina	0.893
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
Lahaina Roads	(2) 4-5-013:027	1403 Front Street, Lahaina	0.691

SECTION 4. This Ordinance takes effect on approval.

paf:cmn:26-226f

INTRODUCED BY:

Nohelani U'u-Hodgins

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