Resolution

No. 26-110

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 CERTAIN TIMESHARE, LEASEHOLD, AND OTHER PROPERTIES IN THE A-1 AND A-2 APARTMENT DISTRICTS

WHEREAS, the Council is considering a proposed bill to change the zoning for certain timeshare, leasehold, and other A-1 and A-2 Apartment District properties to the H-3 and H-4 Hotel Districts, respectively; 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 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 AND WEST MAUI COMMUNITY PLAN FOR CERTAIN TIMESHARE, LEASEHOLD, AND OTHER PROPERTIES IN THE A-1 AND A-2 APARTMENT DISTRICTS," attached as Exhibit "1"; and

b. A proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR CERTAIN TIMESHARE, LEASEHOLD, AND OTHER PROPERTIES IN THE A-1 AND A-2 APARTMENT DISTRICTS TO THE H-3 AND H-4 HOTEL DISTRICTS," 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:26-180a

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 CERTAIN TIMESHARE, LEASEHOLD, AND OTHER PROPERTIES IN THE A-1 AND A-2 APARTMENT DISTRICTS

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 certain timeshare, leasehold, and other properties as H-3 or 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 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.

Among the properties with changed land use designations under this Ordinance are:

- Properties with a mix of Timeshare and Transient Vacation Rental uses.
- Leasehold properties, which are difficult to finance and plan for as long-term housing.

- Properties with less than five units and property values that are difficult for the average potential homeowner to afford.

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 the following properties:

Property Name	**Tax Map Key**	**Address**	**Size in acres**
Hono Kai	(2) 3-8-014:002	280 Hauoli Street, Māʻalaea	1.011
Lauloa Maalaea	(2) 3-8-014:016	100 Hauoli Street, Māʻalaea	1.779
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Māʻalaea	2.288
Maui Sunset	(2) 3-9-001:002	1032 South Kihei Road, Kīhei	5.69
Maui Hill	(2) 3-9-004:081	2881 South Kihei Road, Kīhei	12.247
My Waii Beach Cottage	(2) 3-9-005:012	2128 Iliili Road, Kīhei	0.375
Indo Lotus Beach House	(2) 3-9-005:022	2216 South Kihei Road, Kīhei	0.255
N/A	(2) 3-9-005:039	2131 Iliili Road, Kīhei	0.253
N/A	(2) 3-9-007:001	1194 Uluniu Road, Kīhei	0.298
N/A	(2) 3-9-007:002	1178 Uluniu Road, Kīhei	0.298
Villa Moana	(2) 3-9-007:025	1158 Uluniu Road, Kīhei	0.177
N/A	(2) 3-9-009:002	1444 Halama Street, Kīhei	0.243
N/A	(2) 3-9-009:003	1440 Halama Street, Kīhei	0.263
Waiohuli Beach Duplex	(2) 3-9-009:010	64 West Lipoa Street, Kīhei	0.115
N/A	(2) 3-9-009:025	1470 Halama Street, Kīhei	0.278

SECTION 3. 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 Light Industrial to Hotel for a 1.24-acre parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-014:022, situated at 50 Hauoli Street, Māʻalaea, Hawaiʻi, containing the Milowai-Maalaea.

SECTION 4. 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 Single-Family to Hotel for a 0.167-acre parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-9-009:005, situated at 69 West Kapu Place, Kīhei, Hawai'i, containing the Kapu Townhouse.

SECTION 5. 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 Outrigger	(2) 4-3-005:020	4521 Lower Honoapiilani Road, Lahaina	0.71
Kahana Outrigger	(2) 4-3-005:031	4521 Lower Honoapiilani Road, Lahaina	0.28
Hale Mahina Beach Resort	(2) 4-3-006:041	3875 Lower Honoapiilani Road, Lahaina	1.604
Hale Ono Loa	(2) 4-3-006:044	3823 Lower Honoapiilani Road, Lahaina	1.766
Kuleana	(2) 4-3-008:004	3959 Lower Honoapiilani Road, Lahaina	0.831
Kuleana	(2) 4-3-008:005	3959 Lower Honoapiilani Road, Lahaina	2.668
Paki Maui III	(2) 4-4-001:050	3615 Lower Honoapiilani Road, Lahaina	0.85
Paki Maui I & II	(2) 4-4-001:051	3601 Lower Honoapiilani Road, Lahaina	2.029
Maui Sands II, also known as Maui Sands Seaside	(2) 4-4-001:071	3559 Lower Honoapiilani Road, Lahaina	0.451

SECTION 6. Under Chapter 2.80B, Maui County Code, the West Maui Community Plan is amended by amending the Community Plan Land Use Map from Transit Oriented Corridor to Resort/Hotel for a 7.125-acre parcel identified for Real Property Tax purposes as Tax Map Key (2) 4-4-008:023, situated at 2560 Kekaa Drive, Kā'anapali, Hawai'i, containing the Ka'anapali Royal.

SECTION 7. 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 8. 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 9. This Ordinance takes effect on approval.

paf:jgk:26-180b

INTRODUCED BY:

NOHELANI U'U-HODGINS

EXHIBIT "2"

ORDINANCE NO. _____

BILL NO. _____ (2026)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FOR CERTAIN TIMESHARE, LEASEHOLD, AND OTHER PROPERTIES IN THE A-1 AND A-2 APARTMENT DISTRICTS TO THE H-3 AND H-4 HOTEL DISTRICTS

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-1 and A-2 Apartment District properties are appropriate for H-3 and H-4 Hotel District zoning, respectively, to allow for continued Transient Vacation Rental uses:

- Properties with a mix of Timeshare and Transient Vacation Rental uses.
- Leasehold properties, which are difficult to finance and plan for as long-term housing.
- Properties with less than five units and property values that are difficult for the average potential homeowner to afford.

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-1 Apartment District to H-3 Hotel District is granted for the following properties:

Property Name	**Tax Map Key**	**Address**	**Size in acres**
Hono Kai	(2) 3-8-014:002 (portion)	280 Hauoli Street, Maʻalaea	Portion of 1.011
Maui Hill	(2) 3-9-004:081	2881 South Kihei Road, Kīhei	12.247
My Waii Beach Cottage	(2) 3-9-005:012	2128 Iliili Road, Kīhei	0.375
Indo Lotus Beach House	(2) 3-9-005:022	2216 South Kihei Road, Kīhei	0.255
N/A	(2) 3-9-005:039	2131 Iliili Road, Kīhei	0.253
N/A	(2) 3-9-007:001	1194 Uluniu Road, Kīhei	0.298
N/A	(2) 3-9-007:002	1178 Uluniu Road, Kīhei	0.298
Villa Moana	(2) 3-9-007:025	1158 Uluniu Road, Kīhei	0.177
N/A	(2) 3-9-009:002	1444 Halama Street, Kīhei	0.243

N/A	(2) 3-9-009:003	1440 Halama Street, Kīhei	0.263
Kapu Townhouse	(2) 3-9-009:005	69 West Kapu Place, Kīhei	0.167
Waiohuli Beach Duplex	(2) 3-9-009:010	64 West Lipoa Street, Kīhei	0.115
N/A	(2) 3-9-009:025	1470 Halama Street, Kīhei	0.278
Kahana Outrigger	(2) 4-3-005:020	4521 Lower Honoapiilani Road, Lahaina	0.71
Kahana Outrigger	(2) 4-3-005:031	4521 Lower Honoapiilani Road, Lahaina	0.28
Kuleana	(2) 4-3-008:004	3959 Lower Honoapiilani Road, Lahaina	0.831
Kuleana	(2) 4-3-008:005	3959 Lower Honoapiilani Road, Lahaina	2.668

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**
Hono Kai	(2) 3-8-014:002 (portion)	280 Hauoli Street, Mā'alaea	Portion of 1.011
Lauloa Maalaea	(2) 3-8-014:016	100 Hauoli Street, Mā'alaea	1.779
Maalaea Kai	(2) 3-8-014:021	70 Hauoli Street, Mā'alaea	2.288
Milowai-Ma'alaea	(2) 3-8-014:022 (portion)	50 Hauoli Street, Mā'alaea	Portion of 1.24
Maui Sunset	(2) 3-9-001:002	1032 South Kihei Road, Kīhei	5.69
Hale Mahina Beach Resort	(2) 4-3-006:041	3875 Lower Honoapiilani Road, Lahaina	1.604
Hale Ono Loa	(2) 4-3-006:044	3823 Lower Honoapiilani Road, Lahaina	1.766
Paki Maui III	(2) 4-4-001:050	3615 Lower Honoapiilani Road, Lahaina	0.85
Paki Maui I & II	(2) 4-4-001:051	3601 Lower Honoapiilani Road, Lahaina	2.029
Maui Sands II, also known as Maui Sands Seaside	(2) 4-4-001:071	3559 Lower Honoapiilani Road, Lahaina	0.451
Ka'anapali Royal	(2) 4-4-008:023	2560 Kekaa Drive, Kā'anapali	7.125

SECTION 4. This Ordinance takes effect on approval.

paf:jgk:26-180c

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS