

Why will Polo Beach be Resort/Hotel but not the Palms at Wailea?

Rob Weltman, 5/26/2023

The question came up 5/24/2023 as to why Polo Beach should go from Multi-Family to Resort/Hotel designation but not Palms at Wailea. Polo Beach is zoned "H-M Hotel". Palms at Wailea is zoned "A-1 Apartment" but grandfathered in to allow STR through the Minatoya ruling.

Here is a map that shows all Minatoya STRs:

<https://mauigis.org/maps/?x&s&d=li2u51td02oimsz7kc2m>

And here is one that shows all properties zoned as H-1, H-2 or H-M Hotel:

<https://mauigis.org/maps/?x&s&d=li5fa0a8xilsg870um>

These are the properties proposed for Resort/Hotel:

<https://mauigis.org/maps/?x&s&d=li2uwo947oq24jmi2ad>

You can pan and zoom.

The new designations do not appear to be applied consistently, at least not for if all current H-1, H2-2 and H-M properties should be classified Resort/Hotel.

The Planning Department is not proposing changing any of the Minatoya properties to Resort/Hotel. They are proposing that most, but not all, properties zoned as H-1, H-2 or H-M be designated Resort/Hotel. Among the exceptions are the area at Ulua Beach, the area just north of the Andaz, the Kihei Regency Apartments and a few others.

As with Hau'oli Street, a reason to not reclassify the Minatoya properties is so the County will have the option in the future when the area is redeveloped to not continue short-term rentals in those properties.