

# Resolution

No. 26-84

REFERRING TO THE MAUI PLANNING COMMISSION A PROPOSED BILL TO AMEND THE PA'IA-HA'IKU COMMUNITY PLAN AND A PROPOSED BILL TO CHANGE THE ZONING (CONDITIONAL ZONING) FOR 40.392 ACRES IN PĀ'IA, HAWAI'I, IDENTIFIED AS PORTIONS OF TAX MAP KEYS (2) 2-5-005:066 AND (2) 2-5-005:067 (EC PĀ'IA TOWN PROJECT)

WHEREAS, the Council is considering a proposed bill to amend the Pa'ia-Ha'iku Community Plan and a proposed bill to conditionally change the zoning for five portions of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:066 and a portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:067, collectively comprising 40.392 acres, in Pā'ia, Hawai'i, for the EC Pā'ia Town project; and

WHEREAS, the proposed Community Plan Amendment bill, attached as Exhibit "1," would amend the Pa'ia-Ha'iku Community Plan from Open Space, Agriculture, and Heavy Industrial to Public/Quasi-Public, Multi-Family, Business/Commercial, and Single-Family, as applicable, for the specified portions of the parcels; and

WHEREAS, the proposed Change in Zoning bill, attached as Exhibit "2," would grant a Change in Zoning from the Agricultural and Interim Districts to the P-1 Public/Quasi-Public, A-1 Apartment, R-1 Residential, B-1 Neighborhood Business, and B-2 Community Business Districts, as applicable, subject to a condition of zoning, for the specified portions of the parcels; and

WHEREAS, the 40.392 acres, or Property, includes a large portion of the area identified as the "Pā'ia Expansion" area—one of three Planned Growth Areas in Pā'ia-Ha'ikū, as illustrated in the Maui Island Plan's Figure 8-9 attached as Exhibit "3"; and

WHEREAS, the Pā'ia Expansion area is described in the Maui Island Plan as a "compact, mixed-use small town expansion that replicates the authentic architectural styles and design vocabulary of the business country towns of Maui"; and

**Resolution No. 26-84**

WHEREAS, the Maui Island Plan Planned Growth Area Rationale for the Pā‘ia Expansion area states:

Although the site is located on prime agricultural-resource land, directing regional growth to this site and requiring compact country town design will help preserve other agricultural lands and open space, and prevent the continuation of the current trend of low-density development across the region’s landscape; and

WHEREAS, the Planned Growth Area Rationale for this area further states that “urbanization of the site will provide residential housing in a location that is adjacent to Pā‘ia Town’s employment opportunities”; and

WHEREAS, the Planned Growth Area Rationale states:

The site should be developed as a dense, mixed-use expansion of the adjacent Pā‘ia Town that complements the existing community. The expansion should be designed to provide multimodal connections between the existing and new community, and to other areas of the island. Development within the expansion area should include a mix of residential and commercial uses, lot sizes, and single-family and multifamily housing units. The area should also include appropriate public facilities, services, parks, a medical clinic, civic and open spaces, as well as neighborhood-serving transit stops; and

WHEREAS, the Maui Island Plan’s Table 8-20 provides the following planning guidelines for the Pā‘ia Expansion Planned Growth Area:

- Approximately 207 dwelling units with a net residential density of 7-10 dwelling units per acre;
- A residential product mix of a balance of single-family and multifamily units;
- At least 30 percent parks and open space; and
- Neighborhood-serving commercial; and

**Resolution No. 26-84**

WHEREAS, as shown in Exhibit “3,” the Property is located entirely within the Maui Island Plan’s Small Town Growth Boundary; and

WHEREAS, EC Paia LLC is proposing to develop the EC Pā‘ia Town project to be consistent with the Pa‘ia-Ha‘iku Community Plan, by:

- Creating a mixed-use community consistent with the “‘small town’ scale and character” of existing Pā‘ia to help “accommodate future housing needs” and “expand opportunities for . . . ‘cottage-scale’ businesses and other small-scale, owner-operated businesses”;
- Incorporating “low-rise town or village forms of development, such as the neotraditional town, with defined growth limits and a village core of mixed public, residential and commercial uses, organized and designed to enhance pedestrian and bicycle access”; and
- Providing for “neighborhood-scale commercial services within or in close proximity to residential areas to accommodate the needs of residents” and “a mix of affordable and market-priced housing”; and

WHEREAS, the EC Pā‘ia Town project is proposed to include single-family residential homes, multifamily residential housing, a medical and dental wellness clinic and urgent care facility, a grocery store, neighborhood commercial uses, a potential preschool and daycare facility, and a public parking lot consistent with the visions of the Maui Island Plan and Pa‘ia-Ha‘iku Community Plan for “small town” mixed uses within defined growth boundaries; and

WHEREAS, as proposed, the project would provide approximately 170 residential units, including roughly 100 income-restricted units, and estimated densities of 10 dwelling units per acre in the multifamily residential area and three to seven dwelling units per acre in the single-family residential areas; and

WHEREAS, the proposed plan also includes the realignment of the Pā‘ia Mini Bypass Road to enhance connectivity, safety, and traffic flow; and

**Resolution No. 26-84**

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 PA'IA-HA'IKU COMMUNITY PLAN FROM OPEN SPACE, AGRICULTURE, AND HEAVY INDUSTRIAL TO PUBLIC/QUASI-PUBLIC, MULTI-FAMILY, BUSINESS/COMMERCIAL, AND SINGLE-FAMILY FOR 40.392 ACRES IN PĀ'IA, HAWAI'I, IDENTIFIED AS PORTIONS OF TAX MAP KEYS (2) 2-5-005:066 AND (2) 2-5-005:067 (EC PĀ'IA TOWN PROJECT)," attached as Exhibit "1"; and
  - b. A proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM THE AGRICULTURAL AND INTERIM DISTRICTS TO THE P-1 PUBLIC/QUASI-PUBLIC, A-1 APARTMENT, R-1 RESIDENTIAL, B-1 NEIGHBORHOOD BUSINESS, AND B-2 COMMUNITY BUSINESS DISTRICTS (CONDITIONAL ZONING) FOR 40.392 ACRES IN PĀ'IA, HAWAI'I, IDENTIFIED AS PORTIONS OF TAX MAP KEYS (2) 2-5-005:066 AND (2) 5-005:067 (EC PĀ'IA TOWN PROJECT)," attached as Exhibit "2"; and
2. That certified copies of this Resolution be transmitted to the Mayor, Planning Director, Maui Planning Commission, and Kimi Yuen, LEED AP BD+C, President/Chairperson, PBR Hawaii & Associates, Inc.

**Resolution No.** 26-84

APPROVED AS TO FORM AND LEGALITY:

/s/ Michael J. Hopper

Department of the Corporation Counsel  
County of Maui

paf:cmn:26-082a

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 PA'IA-HA'IKU COMMUNITY PLAN FROM OPEN SPACE, AGRICULTURE, AND HEAVY INDUSTRIAL TO PUBLIC/QUASI-PUBLIC, MULTI-FAMILY, BUSINESS/COMMERCIAL, AND SINGLE-FAMILY FOR 40.392 ACRES IN PĀ'IA, HAWAI'I, IDENTIFIED AS PORTIONS OF TAX MAP KEYS (2) 2-5-005:066 AND (2) 2-5-005:067 (EC PĀ'IA TOWN PROJECT)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapter 2.80B, Maui County Code, the Pa'ia-Ha'iku Community Plan is amended by amending the Community Plan Land Use Designations for portions of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:066, situated at Pā'ia, Hawai'i, as follows:

- From Open Space to Public/Quasi-Public for a 3.084-acre portion depicted as Area 1 in the attached Exhibit "A" and described in the attached Exhibit "A-1."
- From Agriculture to Multi-Family for a 10.364-acre portion depicted as Area 2 in the attached Exhibit "A" and described in the attached Exhibit "A-2."
- From Agriculture to Business/Commercial for a 2.699-acre portion depicted as Area 3 in the attached Exhibit "A" and described in the attached Exhibit "A-3."

- From Agriculture to Business/Commercial for a 4.099-acre portion depicted as Area 4 in the attached Exhibit “A” and described in the attached Exhibit “A-4.”
- From Agriculture to Single-Family for a 12.820-acre portion depicted as Area 5 in the attached Exhibit “A” and described in the attached Exhibit “A-5.”

SECTION 2. Under Chapter 2.80B, Maui County Code, the Paia-Haiku Community Plan is amended by amending the Community Plan Land Use Designation from Heavy Industrial to Single-Family for a 7.326-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:067, situated at Pā‘ia, Hawai‘i, depicted as Area 6 in the attached Exhibit “A” and described in the attached Exhibit “A-6.”

SECTION 3. The Community Plan Amendments described in Sections 1 and 2 for the entire 40.392 acres are more particularly described in the Community Plan Map attached as Exhibit “B.”

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

---

Department of the Corporation Counsel  
County of Maui

paf:cmn:26-082b

INTRODUCED BY:

*Nohelani U'u-Hodgins*  

---

NOHELANI U'U-HODGINS



EXHIBIT "A-1"

**Paia Town Expansion  
Description of Area 1**

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 1, being also the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 6,053.91 feet North and 4,503.18 feet East and running by azimuths measured clockwise from True South:

1. 330° 02' 455.00 feet along Lot B-1 of Paia Parking Lot Consolidation and along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. 68° 12' 211.45 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
3. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: 227° 36' 24" and the point of tangency azimuth from radial point being: 210° 07', having a radius of 200.00 feet, the chord azimuth and distance being: 128° 51' 42" 60.81 feet;

EXHIBIT "A-1"

4. 120° 07' 107.25 feet along same;
5. Thence along same on a curve to the right, having a radius of 342.00 feet, the chord azimuth and distance being:  
136° 29' 30" 192.84 feet;
6. 152° 52' 127.08 feet along same;
7. 246° 33' 170.53 feet along the southerly side of Hana Highway;
8. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being:  
156° 33' and the point of tangency azimuth from radial point being:  
158° 06' 46", having a radius of 5,700.00 feet, the chord azimuth and distance being:  
247° 19' 53" 155.47 feet to the point of beginning and containing an Area of 3.084 Acres, more or less.

## EXHIBIT "A-2"

### Paia Town Expansion Description of Area 2

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 2, being also the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 5,226.74 feet North and 5,655.62 feet East and running by azimuths measured clockwise from True South:

1. 343° 33' 29" 59.71 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: 163° 55' 07" and the point of tangency azimuth from radial point being: 157° 51', having a radius of 2,000.00 feet, the chord azimuth and distance being: 70° 53' 03.5" 211.74 feet;
3. 67° 51' 396.96 feet along same;

EXHIBIT "A-2"

4. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being: 337° 51' and the point of tangency azimuth from radial point being: 358° 54' 16", having a radius of 400.00 feet, the chord azimuth and distance being: 78° 22' 38" 146.16 feet;
5. 122° 10' 55.16 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
6. 125° 17' 223.74 feet along Lot A-1-B-2 and along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
7. 139° 56' 149.20 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
8. 168° 36' 196.76 feet along same;
9. 171° 37' 89.80 feet along same;

EXHIBIT "A-2"

10. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: 261° 37' and the point of tangency azimuth from radial point being: 227° 36' 24", having a radius of 200.00 feet, the chord azimuth and distance being: 154° 36' 42" 116.98 feet;
11. 248° 12' 211.45 feet along same;
12. 295° 04' 50" 1,021.48 feet along Lot A-1-A of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403, to the point of beginning and containing an Area of 10.364 Acres, more or less.

EXHIBIT "A-3"

**Paia Town Expansion  
Description of Area 3**

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 3, the azimuth and distance from the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision being:  $343^{\circ} 33' 29''$  59.71 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 5,169.47 feet North and 5,672.52 feet East and running by azimuths measured clockwise from True South:

1.  $343^{\circ} 33' 29''$  38.57 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. Thence along same on a curve to the left, having a radius of 600.00 feet, the chord azimuth and distance being:  $333^{\circ} 00' 59.5''$  219.54 feet;
3.  $322^{\circ} 28' 30$  96.39 feet along same;
4.  $67^{\circ} 51'$  361.81 feet along same;
5.  $157^{\circ} 51'$  361.29 feet along same;
6.  $247^{\circ} 51'$  110.15 feet along same;

EXHIBIT "A-3"

7. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being: 157° 51' and the point of tangency azimuth from radial point being: 163° 55' 07", having a radius of 2,000.00 feet, the chord azimuth and distance being: 250° 53' 03.5" 211.74 feet to the point of beginning and containing an Area of 2.699 Acres, more or less.

EXHIBIT "A-4"

**Paia Town Expansion  
Description of Area 4**

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 4, being also the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 5,330.86 feet North and 5,887.30 feet East and running by azimuths measured clockwise from True South:

1. Thence along the westerly side of Baldwin Avenue on a curve to the right with the point of curvature azimuth from the radial point being: 252° 06' 06" and the point of tangency azimuth from radial point being: 257° 47' 15", having a radius of 1,401.40 feet, the chord azimuth and distance being: 344° 56' 40.5" 139.01 feet;
2. 347° 47' 15" 123.52 feet along same;
3. Thence along same on a curve to the left, having a radius of 747.20 feet, the chord azimuth and distance being: 335° 07' 52.5" 327.42 feet;
4. 322° 28' 30" 359.36 feet along same;
5. Thence along Lot A-1-B-4 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403, on a curve to the right, having a radius of 30.00 feet, the chord azimuth and distance being: 9° 03' 15" 43.58 feet;

EXHIBIT "A-4"

6. 58° 38' 113.52 feet along same;
7. 142° 28' 30" 693.65 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
8. Thence along same on a curve to the right, having a radius of 600.00 feet, the chord azimuth and distance being:  
153° 00' 59.5" 219.54 feet;
9. 163° 33' 29" 98.28 feet along same;
10. 245° 48' 254.00 feet along Lot A-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 to the point of beginning and containing an Area of 4.099 Acres, more or less.

## EXHIBIT "A-5"

### Paia Town Expansion Description of Area 5

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and being more particularly described as follows:

Beginning at a point at the southwesterly corner of Area 5, being also the southwesterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 3,978.04 feet North and 5,607.96 feet East and running by azimuths measured clockwise from True South:

1. 148° 15' 532.99 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. 181° 48' 107.00 feet along same;
3. 168° 08' 107.50 feet along same;
4. 136° 18' 205.55 feet along same;
5. 122° 10' 242.30 feet along same;

EXHIBIT "A-5"

6. Thence along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403, on a curve to the left with the point of curvature azimuth from the radial point being: 358° 54' 16" and the point of tangency azimuth from radial point being: 337° 51', having a radius of 400.00 feet, the chord azimuth and distance being: 258° 22' 38" 146.16 feet;
7. 247° 51' 286.81 feet along same;
8. 337° 51' 361.29 feet along same;
9. 247° 51' 361.81 feet along same;
10. 322° 28' 30" 597.26 feet along same;
11. 55° 38' 723.97 feet along Lot A-1-B-4 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 to the point of beginning and containing an Area of 12.820 Acres, more or less.

## EXHIBIT "A-6"

### Paia Town Expansion Description of Area 6

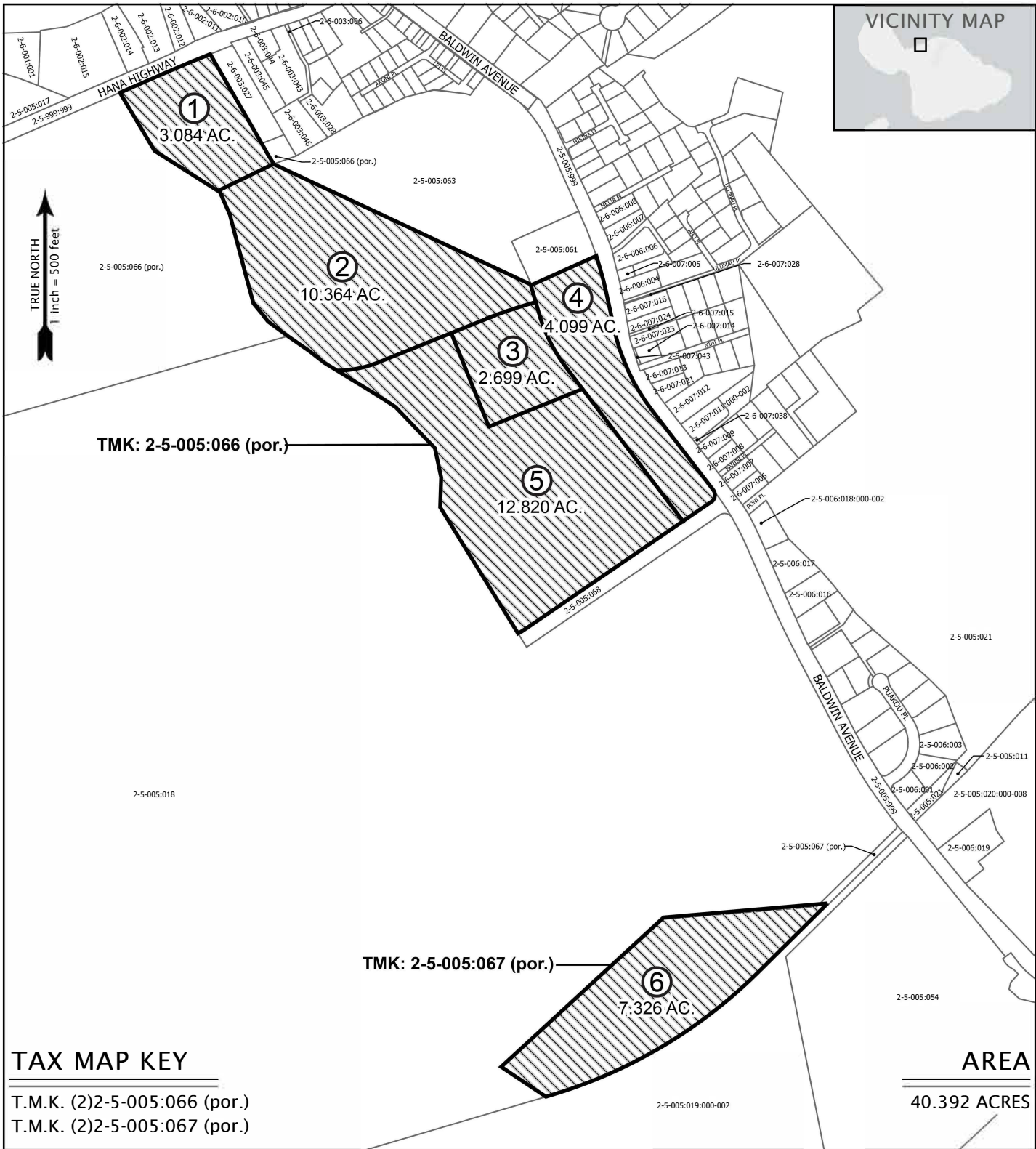
A portion of Lot A-1-B-3 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the southwesterly corner of Area 6, being also the southwesterly corner of Lot A-1-B-3 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 2,426.75 feet North and 5,549.33 feet East and running by azimuths measured clockwise from True South:

1. 227° 40' 785.49 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. 265° 20' 586.34 feet along Lot A-1-B-2 and along the remainder of Lot A-1-B-3 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
3. 45° 30' 348.31 feet along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
4. Thence along same on a curve to the right, having a radius of 1,762.73 feet, the chord azimuth and distance being: 59° 32' 15" 855.12 feet;

EXHIBIT "A-6"

5. 73° 34' 30" 21.65 feet along same;
6. 124° 00' 191.52 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 to the point of beginning and containing an Area of 7.326 Acres, more or less.



**TAX MAP KEY**

- T.M.K. (2)2-5-005:066 (por.)
- T.M.K. (2)2-5-005:067 (por.)

**AREA**

**40.392 ACRES**

**COMMUNITY PLAN MAP NO. \_\_\_\_\_**

**COMMUNITY PLAN AMENDMENT - PĀ'IA, MAUI, HAWAII**

- FROM (1) OPEN SPACE TO PUBLIC/QUASI-PUBLIC (3.084 AC.)
- (2) AGRICULTURE TO MULTI-FAMILY (10.364 AC.)
- (3) AGRICULTURE TO BUSINESS/COMMERCIAL (2.699 AC.)
- (4) AGRICULTURE TO BUSINESS/COMMERCIAL (4.099 AC.)
- (5) AGRICULTURE TO SINGLE-FAMILY (12.820 AC.)
- (6) HEAVY INDUSTRIAL TO SINGLE-FAMILY (7.326 AC.)

EXHIBIT “2”

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2026)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM THE AGRICULTURAL AND INTERIM DISTRICTS TO THE P-1 PUBLIC/QUASI-PUBLIC, A-1 APARTMENT, R-1 RESIDENTIAL, B-1 NEIGHBORHOOD BUSINESS, AND B-2 COMMUNITY BUSINESS DISTRICTS (CONDITIONAL ZONING) FOR 40.392 ACRES IN PĀ‘IA, HAWAI‘I, IDENTIFIED AS PORTIONS OF TAX MAP KEYS (2) 2-5-005:066 AND (2) 5-005:067 (EC PĀ‘IA TOWN PROJECT)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapters 19.31 and 19.510, Maui County Code, a Change in Zoning from Interim District to P-1 Public/Quasi-Public District is granted for a 3.084-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:066, situated at Pā‘ia, Hawai‘i, depicted as Area 1 in the attached Exhibit “A” and described in the attached Exhibit “A-1.”

SECTION 2. Under Chapters 19.12 and 19.510, Maui County Code, a Change in Zoning from Agricultural District to A-1 Apartment District is granted for a 10.364-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:066, situated at Pā‘ia, Hawai‘i, depicted as Area 2 in the attached Exhibit “A” and described in the attached Exhibit “A-2.”

SECTION 3. Under Chapters 19.18 and 19.510, Maui County Code, a Change in Zoning from Agricultural District to B-2 Community Business District is granted for a 2.699-acre portion of a parcel identified for Real Property Tax

purposes as Tax Map Key (2) 2-5-005:066, situated at Pā‘ia, Hawai‘i, depicted as Area 3 in the attached Exhibit “A” and described in the attached Exhibit “A-3.”

SECTION 4. Under Chapters 19.16 and 19.510, Maui County Code, a Change in Zoning from Agricultural District to B-1 Neighborhood Business District is granted for a 4.099-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:066, situated at Pā‘ia, Hawai‘i, depicted as Area 4 in the attached Exhibit “A” and described in the attached Exhibit “A-4.”

SECTION 5. Under Chapters 19.08 and 19.510, Maui County Code, a Change in Zoning from Agricultural District to R-1 Residential District is granted for a 12.820-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:066, situated at Pā‘ia, Hawai‘i, depicted as Area 5 in the attached Exhibit “A” and described in the attached Exhibit “A-5.”

SECTION 6. Under Chapters 19.08 and 19.510, Maui County Code, a Change in Zoning from Interim District to R-1 Residential District is granted for a 7.326-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:067, situated at Pā‘ia, Hawai‘i, depicted as Area 6 in the attached Exhibit “A” and described in the attached Exhibit “A-6.”

SECTION 7. The Changes in Zoning referenced in Sections 1 through 6 for the entire 40.392 acres, or Property, are more particularly described in the Land Zoning Map attached as Exhibit “B.”

SECTION 8. Under Section 19.510.050, Maui County Code, the Changes in Zoning granted by this Ordinance are subject to the Condition of Zoning established in Exhibit “C” and the Unilateral Agreement and Declaration for Conditional Zoning attached as Exhibit “D.”

SECTION 9. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

---

Department of the Corporation Counsel  
County of Maui

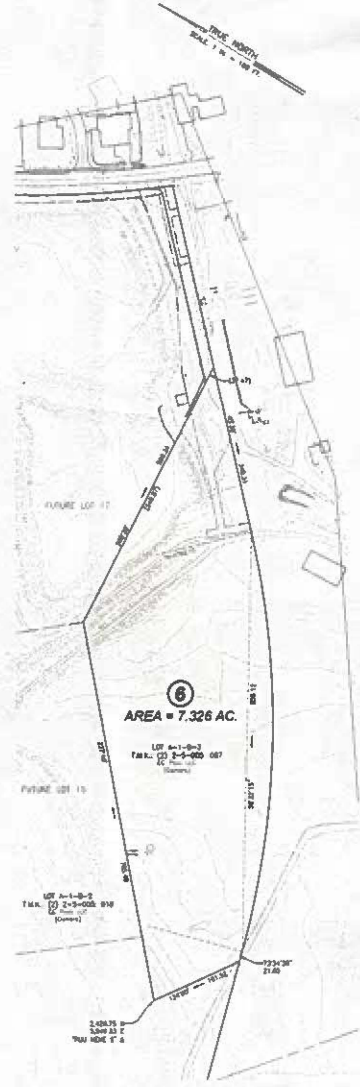
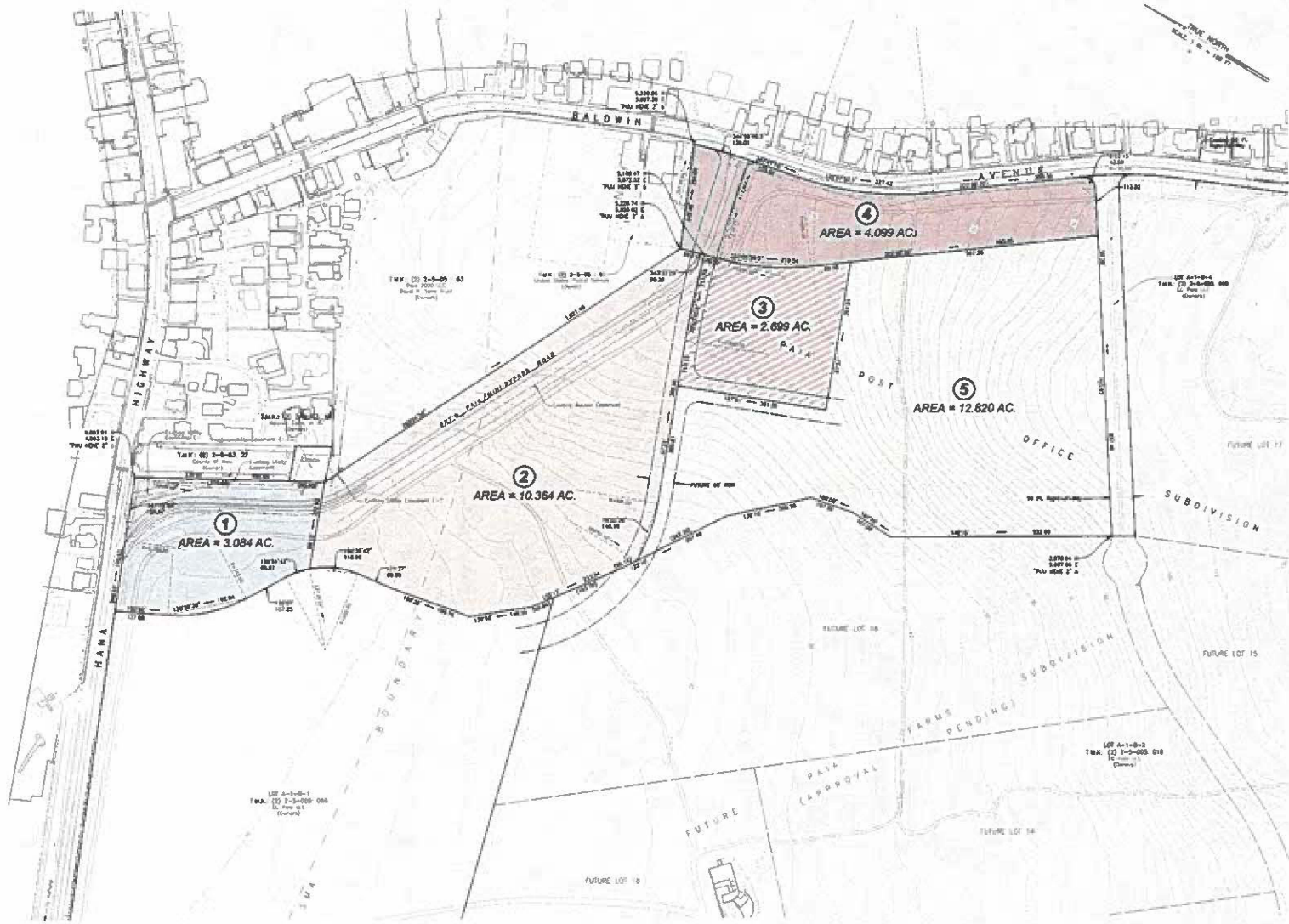
paf:cmn:26-082c

INTRODUCED BY:

*Nohelani U'u-Hodgins*  

---

NOHELANI U'U-HODGINS



**EXHIBIT "A"**  
**EC Pā'ia Town**  
**Proposed Community Plan and Zoning Boundaries**  
**T.M.K. 2-5-005: 066 (Por.) and 067 (Por.)**  
**Paia, Maui, Hawaii**

SCALE: 1 INCH = 100 FEET  
 January 5, 2026

Prepared by: [unreadable]

EXHIBIT "A-1"

**Paia Town Expansion  
Description of Area 1**

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 1, being also the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 6,053.91 feet North and 4,503.18 feet East and running by azimuths measured clockwise from True South:

1. 330° 02' 455.00 feet along Lot B-1 of Paia Parking Lot Consolidation and along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. 68° 12' 211.45 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
3. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: 227° 36' 24" and the point of tangency azimuth from radial point being: 210° 07', having a radius of 200.00 feet, the chord azimuth and distance being: 128° 51' 42" 60.81 feet;

EXHIBIT "A-1"

4. 120° 07' 107.25 feet along same;
5. Thence along same on a curve to the right, having a radius of 342.00 feet, the chord azimuth and distance being:  
136° 29' 30" 192.84 feet;
6. 152° 52' 127.08 feet along same;
7. 246° 33' 170.53 feet along the southerly side of Hana Highway;
8. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being:  
156° 33' and the point of tangency azimuth from radial point being:  
158° 06' 46", having a radius of 5,700.00 feet, the chord azimuth and distance being:  
247° 19' 53" 155.47 feet to the point of beginning and containing an Area of 3.084 Acres, more or less.

## EXHIBIT "A-2"

### Paia Town Expansion Description of Area 2

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 2, being also the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 5,226.74 feet North and 5,655.62 feet East and running by azimuths measured clockwise from True South:

1. 343° 33' 29" 59.71 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: 163° 55' 07" and the point of tangency azimuth from radial point being: 157° 51', having a radius of 2,000.00 feet, the chord azimuth and distance being: 70° 53' 03.5" 211.74 feet;
3. 67° 51' 396.96 feet along same;

EXHIBIT "A-2"

4. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being: 337° 51' and the point of tangency azimuth from radial point being: 358° 54' 16", having a radius of 400.00 feet, the chord azimuth and distance being: 78° 22' 38" 146.16 feet;
5. 122° 10' 55.16 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
6. 125° 17' 223.74 feet along Lot A-1-B-2 and along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
7. 139° 56' 149.20 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
8. 168° 36' 196.76 feet along same;
9. 171° 37' 89.80 feet along same;

EXHIBIT "A-2"

10. Thence along same on a curve to the left with the point of curvature azimuth from the radial point being: 261° 37' and the point of tangency azimuth from radial point being: 227° 36' 24", having a radius of 200.00 feet, the chord azimuth and distance being: 154° 36' 42" 116.98 feet;
11. 248° 12' 211.45 feet along same;
12. 295° 04' 50" 1,021.48 feet along Lot A-1-A of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403, to the point of beginning and containing an Area of 10.364 Acres, more or less.

EXHIBIT "A-3"

**Paia Town Expansion  
Description of Area 3**

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 3, the azimuth and distance from the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision being:  $343^{\circ} 33' 29''$  59.71 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 5,169.47 feet North and 5,672.52 feet East and running by azimuths measured clockwise from True South:

1.  $343^{\circ} 33' 29''$  38.57 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. Thence along same on a curve to the left, having a radius of 600.00 feet, the chord azimuth and distance being:  $333^{\circ} 00' 59.5''$  219.54 feet;
3.  $322^{\circ} 28' 30$  96.39 feet along same;
4.  $67^{\circ} 51'$  361.81 feet along same;
5.  $157^{\circ} 51'$  361.29 feet along same;
6.  $247^{\circ} 51'$  110.15 feet along same;

EXHIBIT "A-3"

7. Thence along same on a curve to the right with the point of curvature azimuth from the radial point being: 157° 51' and the point of tangency azimuth from radial point being: 163° 55' 07", having a radius of 2,000.00 feet, the chord azimuth and distance being: 250° 53' 03.5" 211.74 feet to the point of beginning and containing an Area of 2.699 Acres, more or less.

## EXHIBIT "A-4"

### Paia Town Expansion Description of Area 4

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the northeasterly corner of Area 4, being also the northeasterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 5,330.86 feet North and 5,887.30 feet East and running by azimuths measured clockwise from True South:

1. Thence along the westerly side of Baldwin Avenue on a curve to the right with the point of curvature azimuth from the radial point being: 252° 06' 06" and the point of tangency azimuth from radial point being: 257° 47' 15", having a radius of 1,401.40 feet, the chord azimuth and distance being: 344° 56' 40.5" 139.01 feet;
2. 347° 47' 15" 123.52 feet along same;
3. Thence along same on a curve to the left, having a radius of 747.20 feet, the chord azimuth and distance being: 335° 07' 52.5" 327.42 feet;
4. 322° 28' 30" 359.36 feet along same;
5. Thence along Lot A-1-B-4 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403, on a curve to the right, having a radius of 30.00 feet, the chord azimuth and distance being: 9° 03' 15" 43.58 feet;

EXHIBIT "A-4"

6. 58° 38' 113.52 feet along same;
7. 142° 28' 30" 693.65 feet along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
8. Thence along same on a curve to the right, having a radius of 600.00 feet, the chord azimuth and distance being:  
153° 00' 59.5" 219.54 feet;
9. 163° 33' 29" 98.28 feet along same;
10. 245° 48' 254.00 feet along Lot A-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 to the point of beginning and containing an Area of 4.099 Acres, more or less.

EXHIBIT "A-5"

**Paia Town Expansion  
Description of Area 5**

A portion of Lot A-1-B-1 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and being more particularly described as follows:

Beginning at a point at the southwesterly corner of Area 5, being also the southwesterly corner of Lot A-1-B-1 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 3,978.04 feet North and 5,607.96 feet East and running by azimuths measured clockwise from True South:

1. 148° 15' 532.99 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. 181° 48' 107.00 feet along same;
3. 168° 08' 107.50 feet along same;
4. 136° 18' 205.55 feet along same;
5. 122° 10' 242.30 feet along same;

EXHIBIT "A-5"

6. Thence along the remainder of Lot A-1-B-1 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403, on a curve to the left with the point of curvature azimuth from the radial point being: 358° 54' 16" and the point of tangency azimuth from radial point being: 337° 51', having a radius of 400.00 feet, the chord azimuth and distance being: 258° 22' 38" 146.16 feet;
7. 247° 51' 286.81 feet along same;
8. 337° 51' 361.29 feet along same;
9. 247° 51' 361.81 feet along same;
10. 322° 28' 30" 597.26 feet along same;
11. 55° 38' 723.97 feet along Lot A-1-B-4 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 to the point of beginning and containing an Area of 12.820 Acres, more or less.

## EXHIBIT "A-6"

### Paia Town Expansion Description of Area 6

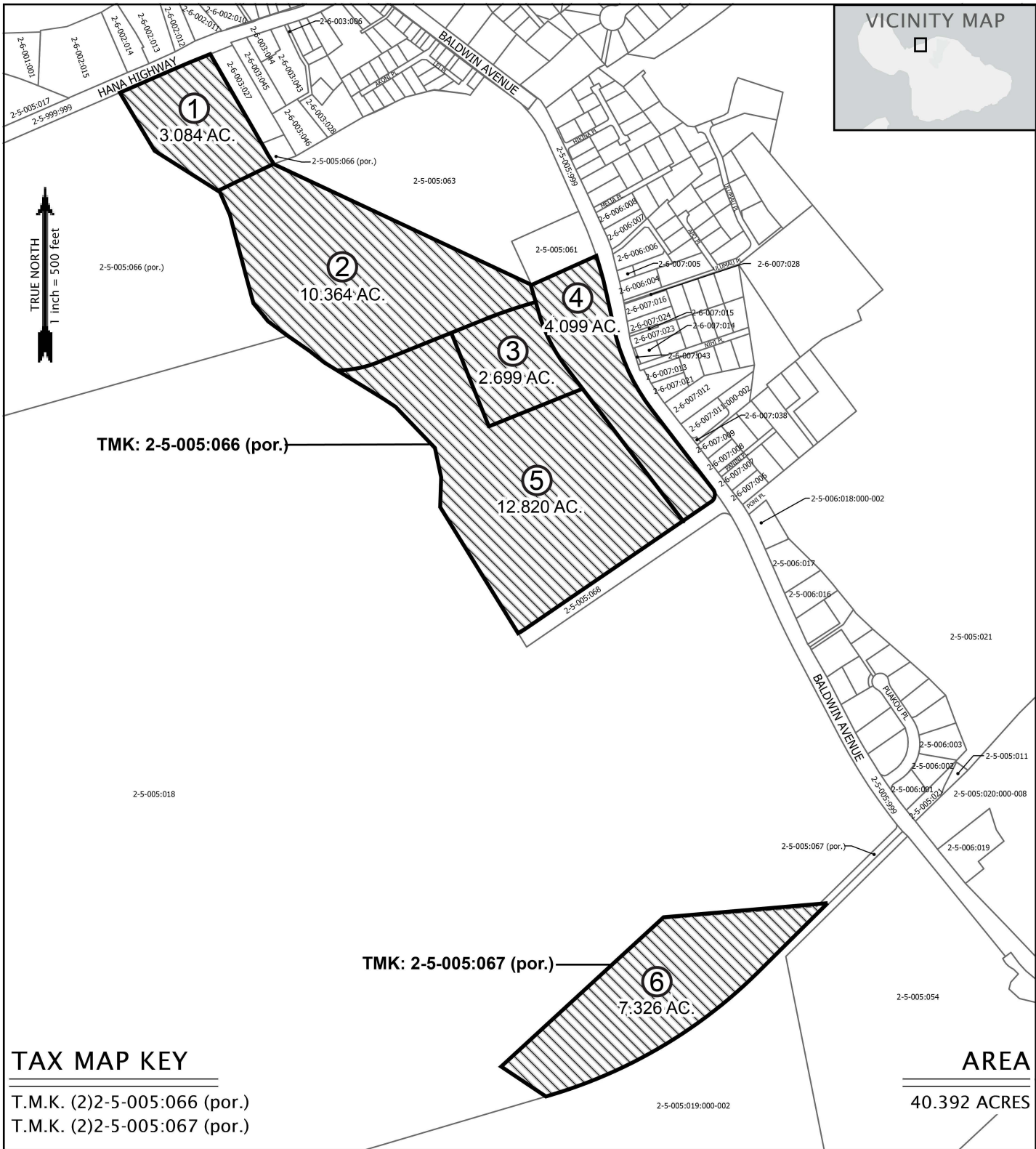
A portion of Lot A-1-B-3 of Paia Post Office Subdivision, being also a portion of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 at Paia, Maui, Hawaii and more particularly described as follows:

Beginning at a point at the southwesterly corner of Area 6, being also the southwesterly corner of Lot A-1-B-3 of Paia Post Office Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU NENE 2" being: 2,426.75 feet North and 5,549.33 feet East and running by azimuths measured clockwise from True South:

1. 227° 40' 785.49 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
2. 265° 20' 586.34 feet along Lot A-1-B-2 and along the remainder of Lot A-1-B-3 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
3. 45° 30' 348.31 feet along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403;
4. Thence along same on a curve to the right, having a radius of 1,762.73 feet, the chord azimuth and distance being: 59° 32' 15" 855.12 feet;

EXHIBIT "A-6"

5. 73° 34' 30" 21.65 feet along same;
6. 124° 00' 191.52 feet along Lot A-1-B-2 of Paia Post Office Subdivision, being also along the remainder of Deed: Board of Education to the Trustees of the Oahu College, dated January 30, 1860 in Liber 12, Page 403 to the point of beginning and containing an Area of 7.326 Acres, more or less.



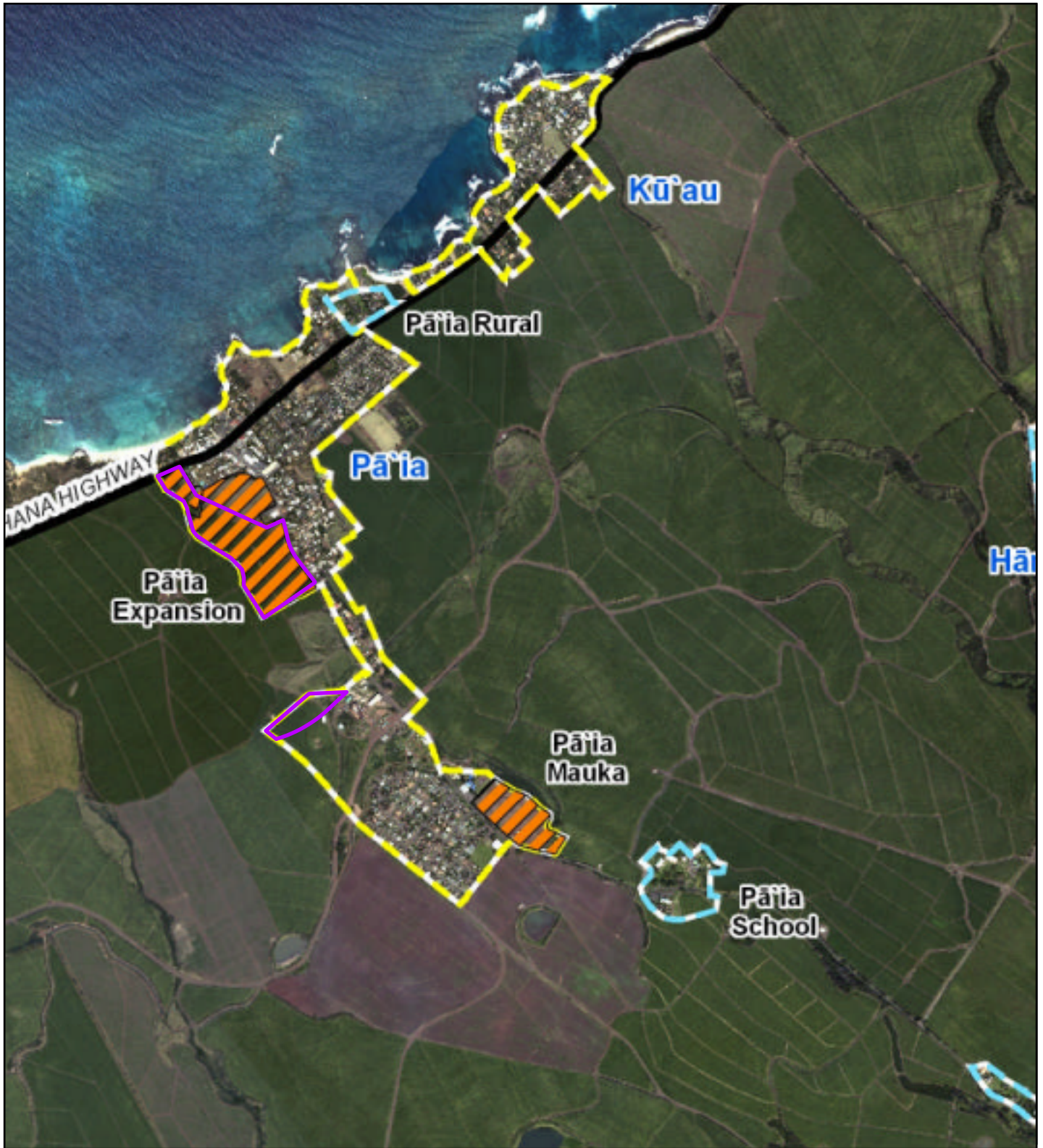
# LAND ZONING MAP NO. \_\_\_\_\_

## CHANGE OF ZONING - PĀ'IA, MAUI, HAWAII

- FROM
- (1) INTERIM DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT (3.084 AC.)
  - (2) AGRICULTURAL DISTRICT TO A-1 APARTMENT DISTRICT (10.364 AC.)
  - (3) AGRICULTURAL DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT (2.699 AC.)
  - (4) AGRICULTURAL DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT (4.099 AC.)
  - (5) AGRICULTURAL DISTRICT TO R-1 RESIDENTIAL DISTRICT (12.820 AC.)
  - (6) INTERIM DISTRICT TO R-1 RESIDENTIAL DISTRICT (7.326 AC.)

## EXHIBIT "C"

1. The Property must be developed in substantial compliance with the representations made to the Council in obtaining this approval.



**LEGEND**

- EC Pā'ia Town Boundary
- Directed Growth Boundaries**
- Small Town
- Rural
- Other**
- Planned Growth Area
- Primary Roads

Source: ESRI Online Basemaps. County of Maui, Maui Island Plan (Figure 8-9), 2012.  
 Disclaimer: This graphic has been prepared for general planning purposes only.

**EXHIBIT "3"**  
 Maui Island Plan:  
 Pā'ia-Ha'ikū Planned Growth Areas  
**EC Pā'ia Town**

EC Paia LLC	Linear Scale (feet)	Island of Maui
North	NOT TO SCALE	
