DISASTER RECOVERY, INTERNATIONAL AFFAIRS, AND PLANNING COMMITTEE

Council of the County of Maui

MINUTES

November 5, 2025

Online Only via Teams

CONVENE: 11:08 a.m.

PRESENT: Councilmember Tamara Paltin, Chair
Councilmember Nohelani Uʻu-Hodgins, Vice-Chair
Councilmember Tom Cook, Member (arrived at 11:14 a.m.)
Councilmember Alice L. Lee, Member
Councilmember Keani N.W. Rawlins-Fernandez, Member
Councilmember Shane M. Sinenci, Member
Councilmember Yuki Lei K. Sugimura, Member

EXCUSED: Councilmember Gabe Johnson, Member

STAFF: Jarret Pascual, Legislative Analyst
Keone Hurdle, Legislative Analyst
Carla Nakata, Legislative Attorney
Yvette Bouthillier, Senior Committee Secretary
Ryan Martins, Council Ambassador

Residency Area Office (RAO):
Mavis Oliveira-Medeiros, Council Aide, East Maui Residency Area Office
Roxanne Morita, Council Aide, Lānaʻi Residency Area Office

ADMIN.: Shayne Agawa, Director, Department of Environmental Management
Oliver Vaas, Fire Captain, Department of Fire and Public Safety
Richard Mitchell, Director, Department of Housing
John Molitau, Director, Department of ʻŌiwi Resources
Patrick McCall, Director, Department of Parks and Recreation
Kate Blystone, Director, Department of Planning
Greg Pfost, Administrator Planning Officer, Department of Planning
Jacky Takakura, Long Range Division, Planning Program Administrator, Department of Planning
Danny Dias, Division Planning, Planning Program Administrator
Jordan Molina, Director, Department of Public Works
Paul Barany, Deputy Director, Department of Public Works
Diane Yogi, Deputy Director, Department of Transportation
Eva Blumenstein, Planning Program Administrator, Department of Water Supply
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel

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OTHERS: Nikki Russell, Maui Humane Society
Danya Czerwinski, Maui Humane Society
Connor Apolo
James Legasy, III
Leighton Kepani
Joseph Maldonado
Sunny Cabello
Scott Phillips
Dale Kapoi-Vannatta
Shiela Duque
Albert Perez
Dick Mayer
Kalee Mendosa
Catlin Coronel
Peaches Cernal
Amanda Schaefer, Maui Humane Society
The Royal House of Hawai'i
Johann Lall
Jaycee Law
Others (31)

Resource Persons:
Representatives of Ho'onani Village Mixed Use Development Project:
Jeff Ueoka (attorney for the landowner)
Matthew Pennaz, Project Manager
TC Campbell, PDG, Project Consultants
Emily Murai, PDG, Project Consultants

CHAIR PALTIN: . . .*(gavel)*. . . Will the second Disaster Recovery, International Affairs, and Planning Committee meeting of November 5th, 11:08 a.m., come to order. If everyone can please silence their cell phones and any noisemaking devices, that will help our cause. We do have five Members. One Member in the Chambers is having technical difficulties, but she is here. So, we do have five Members visible--four with our own cameras, and then one in the Chamber screens--so in case anyone was worried about quorum. Members, in accordance with the Sunshine Law, if you are not in the Council Chamber, please identify by name who, if anyone, is in the room, vehicle, or workspace with you today. Minors do not need to be identified. Also, please see the last page of the agenda for information on meeting connectivity. My name is Tamara Paltin, I'll be your Chair for today's second DRIP meeting.

MR. PASCUAL: Chair, I apologize. This is Staff. We're having micro...audio issues again with our microphone. Could you...could we take a quick two-minute recess?

CHAIR PALTIN: Sure. Meeting is in recess for two minutes, two minutes, to return at 11:11. . . .*(gavel)*. . .

RECESS: 11:09 a.m.
RECONVENE: 11:14 a.m.

CHAIR PALTIN: . . .*(gavel)*. . . Will the Disaster Recovery, International Affairs, and Planning Committee meeting of November 5th at…return to order at 11:14. Members . . .*(clearing her throat)*. . . sorry, in accordance with the Sunshine Law, if you are not in the Council Chamber, please identify by name who, if anyone, is in the room, vehicle, or workspace with you today. Minors do not need to be identified. Also, please see the last page of the agenda for information on meeting connectivity. My name is Tamara Paltin, and I'll be your Chair for today's DRIP Committee meeting. With us, we also have Committee Vice-Chair, Nohe Uʻu-Hodgins. Aloha awakea.

VICE-CHAIR UʻU-HODGINS: Aloha awakea, Chair.

CHAIR PALTIN: And also Councilmember Tom Cook. Aloha awakea.

COUNCILMEMBER COOK: Aloha.

CHAIR PALTIN: Councilmember Gabe Johnson will probably be back after lunch. Aloha awakea, Member Lee.

COUNCILMEMBER LEE: Good morning.

CHAIR PALTIN: Aloha awakea, Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha awakea kākou. I'm at the Molokaʻi District Office, alone on my side of the office, and there are currently no testifiers here. Mahalo, Chair.

CHAIR PALTIN: Thank you. Oh, Member Lee, are you…you're still by yourself in your workplace…workspace?

COUNCILMEMBER LEE: Yes, I still…well, I have one minor cat.

CHAIR PALTIN: One minor cat. One…one minor feline. Next --

COUNCILMEMBER LEE: Yeah.

CHAIR PALTIN: -- Councilmember Sinenci. Aloha awakea.

COUNCILMEMBER SINENCI: Aloha awakea, Chair. No testifiers in Hāna.

CHAIR PALTIN: And last but not least, Councilmember Sugimura. Aloha awakea.

COUNCILMEMBER SUGIMURA: Aloha.

CHAIR PALTIN: This meeting of the Disaster Recovery, International Affairs, and Planning Committee of the Maui County Council is located on the traditional ʻāina of Kānaka ʻŌiwi, who never ceded their sovereignty to the United States. We recognize that Her Majesty Queen Liliʻuokalani yielded the Hawaiian Kingdom to the U.S. in duress under threat of violence to avoid the bloodshed of her people. We further recognize that Hawaiʻi remains an illegally-occupied nation-state by the U.S. as documented in a 2021 scholarly article for the National Lawyers Guild Review by Andrew Reid, Adjunct Professor of Law at the University of Denver Sturm College of Law. Generations of Kānaka Maoli and their knowledge systems have sustainably cared for Hawaiʻi, and continue to do so. We are grateful to occupy this space and learn the ways in which we can contribute. As a Committee, we seek to support the varied strategies that indigenous peoples of Hawaiʻi are using to protect their land and their communities, and commit to dedicating time and resources to working in solidarity. From the Administration today, we have Department of Housing Director Remi Mitchell; Department of Planning Director Kate Blystone; Department of Planning Administrative Planning Officer Greg Pfost; Department of Planning Long-Range Division, Planning Program Administrator Jacky Takakura; Department of Planning, Planning Program Administrator of Current Planning, not...Ms. Takakura was Long-Range Planning, my bad, and Mr. Danny Dias is Current Planning. We have, from the Department of Fire and Public Safety, Fire Captain Oliver Vaas; from the Department of ʻŌiwi Resources, Director Kaponoʻai Molitau; somebody from the Department of Public Works; Director of Parks and Recreation, Pat McCall; Deputy Director of Transportation, Diane Yogi; Department of Water Supply Planning Program Administrator Eva Blumenstein; Department of Environmental Management Director Shane Agawa; and Deputy Corporation Counsel, Michael Hopper. Other resources, we have Jeff Ueoka, who's the attorney for the landowner. Do you have additional resources, Mr. Ueoka?

MR. UEOKA: Thank you, Chair. Yeah. We have Matthew Pennaz, our Project Manager; and TC Campbell and Emily Murai from PDG for project consultants. Thank you. They're online.

CHAIR PALTIN: Thank you. Members, without objection, I will designate the individuals mentioned by Mr. Ueoka, as well as him, as resource persons under Rule 18(A) of the Rules of the Council, as they are the project representatives of Hoʻonani Village.

COUNCILMEMBERS: No objections.

CHAIR PALTIN: Thank you. Our Committee Staff, we have Senior Committee Secretary Yvette Bouthillier; Legislative Analysts Jarret Pascual and Keone Hurdle; Legislative Attorney Carla Nakata; and Assistant Clerk Lei Dinneen, I believe. On the agenda, we have one item, DRIP-19, Bill 163 (2025), as well as Bill 164 (2025), and Bill 165 (2025), to amend the Maui Island Plan's Directed Growth Map C5, Pūlehu Road, amend the Wailuku-Kahului Community Plan Designation, and change the zoning for 166.511 acres situated at Kahului, Hawaiʻi, Hoʻonani Village. We will take testimony after opening remarks or any presentation.

BILL 163 (2025), BILL 164 (2025), AND BILL 165 (2025), TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION, AND CHANGE THE ZONING FOR 166.511 ACRES SITUATED AT KAHULUI, HAWAIʻI (HOʻONANI VILLAGE) (DRIP-19)

CHAIR PALTIN: So, this was a Council-initiated Change in Zoning, and I scheduled it at the request of the initiating Councilmember Uʻu-Hodgins. The purpose of these bills is to amend the Maui Island Plan Urban Growth Boundary, Wailuku-Kahului Community Plan, and change the zoning from Agricultural District to M-1 Light Industrial for a 166.511 acre portion of a parcel identified for real property tax purposes as tax map key (2)3-8-006:004-0005 in Kahului, Hawaiʻi for the Hoʻonani Village Mixed-Use Development Project. On June 6, 2025, Resolution 25-132 was adopted by the Council to refer the bills to the Maui Planning Commission for review and recommendation. By County Communication 192-25, the Planning Director noted that the Maui Planning Commission would not be able to make a recommendation within the time frame required by Section 8-8.6(2) of the County Charter. Because these bills were never reviewed by the Maui Planning Commission, the Committee solicited comments on the proposed project from relevant departments, and invited them to this meeting. As of 5:30, November 4th, we received response from Transportation, and then I believe we received a bunch of responses this morning, and our Committee Secretary uploaded them to Granicus upon gaveling in to the meeting. So, if you would like to see any of the responses, you may need to refresh your browser for Granicus. We also learned additional information from our attorney on Monday evening, I believe? And so, I would like to start with opening comments or opinion from our Corporation Counsel, move on down to Planning Department, and Housing, and so on and so forth.

MR. HOPPER: Thank you, Chair. In reviewing this as the Committee's Attorney, I raise a legal concern with respect to the fact that you do not have a Planning Commission recommendation, and the Planning Commission did not actually have this appear on an agenda or…or consider this. It's…there have been cases where the Commission may have something on their agenda, but either cannot get a vote within a time frame or maybe not take up the item. But in this case, based on the record, it appears that this item was never transmitted to the Commission at any point. I think the best advice that I can give you at this point is to obtain a recommendation from the Commission before proceeding with final action on this. If we need to get into the details of this, I…I can discuss more in executive session. I'll say as much as I can in open session on this, but I think generally speaking, to not have a Planning Commission recommendation is required by the Charter. I understand there's a time frame, but in this case, the Commission never had this scheduled on an agenda to have an opportunity to review or provide a recommendation. So, that's the concern I would raise with…with taking final action on this before hearing from the Commission on this. And…and that's the legal concern that I would raise for this.

CHAIR PALTIN: Thank you, Mr. Hopper. I'm going to hold all questions until after testimony because the line between clarifying questions and discussion is a very tight line to walk.

So, if you do have questions, please write them down, and we can take them up after testimony. Any opening comments from the Department of Planning?

MS. BLYSTONE: Mahalo, Chair. We submitted a letter to the Committee with our comments and concerns, and we look forward to having a discussion with the Committee about those comments and concerns. I...so, I'll hold...I'll hold my comments until that discussion. Mahalo.

CHAIR PALTIN: Thank you. Opening comments from Department of Housing?

MR. MITCHELL: Thank you, Chair Paltin. Similar response also. We did transmit our formal response, which I think should have been uploaded on Granicus by this point, but we'll also wait until the discussion portion before weighing in further. Thank you so much.

CHAIR PALTIN: Thank you. Any opening comments from Mr. Vaas…or sorry, Captain Vaas? *(silence)*

MR. PASCUAL: Chair, Captain Vaas is online, but it doesn't look like he's unmuted. He's unmuted on our end.

CHAIR PALTIN: Hey there, Captain Vaas.

MR. VAAS: No…no comments on this side here. I did respond with some comments to the Committee that they'll bring up later if they have any concerns, but open for any questions. Thank you.

CHAIR PALTIN: Thank you, Captain Vaas. Any opening comments from Director Molitau?

MR. MOLITAU: Aloha mai kākou. We will hold comment until further discussion.

CHAIR PALTIN: Thank you. Any opening comments from Director Molina from Public Works?

MR. MOLINA: Good morning. Jordan Molina, Director of Public Works.

CHAIR PALTIN: Good morning.

MR. MOLINA: The Department is still . . .*(inaudible)*. . .

CHAIR PALTIN: Oh, you're really soft. Can you maybe speak...

MR. MOLINA: Oh, sorry.

CHAIR PALTIN: Okay.

MR. MOLINA: Yeah. The Department's still reviewing the proposal, and have no comments at this time.

CHAIR PALTIN: Still reviewing the proposal at this time, got it. Thank you. Director McCall, do you have any opening comments from Parks and Recreation? Oh, okay.

MR. MCCALL: Thank you, Chair. Good morning, Council. Yes. The Department, like the others, has submitted a letter, and we'll hold our comments. Within the letter, we expressed our concerns and our expectations of the project.

CHAIR PALTIN: Thank you. Deputy Director Yogi, are you online? Do you have any opening comments?

MS. YOGI: I have no comments at this time, but we did submit our letter as well. Thank you.

CHAIR PALTIN: Thank you so much. Administrator Blumenstein, you have any opening comments?

MS. BLUMENSTEIN: Aloha, Chair. We submitted two letters, one in response to the October 23rd inquiry, and one in response to November 3rd. So, there's two letters dated yesterday. So, I'll just hold any written [*sic*] questions on…on our testimony…or on response letters. Mahalo.

CHAIR PALTIN: Thank you. And last but not least, Director Agawa, any opening comments?

MR. AGAWA: Thank you, Chair. No opening comments. However, we do have some preliminary analysis to share with you, but I can address that in Q&A. Thank you.

CHAIR PALTIN: Thank you. Let's see. So, we will now move on to public testimony for DRIP-19. Written testimony is encouraged and…

MR. PASCUAL: Chair?

CHAIR PALTIN: Yes.

MR. PASCUAL: I apologize. I do believe the project representatives did have a presentation.

CHAIR PALTIN: Oh, did you want to give opening comments or a presentation? I think he declined because of the legal advice we received in the very beginning. We will now move on to public testimony for DRIP-19. Written testimony is encouraged and can be submitted via the eComment link at mauicounty.us/agendas. Testifiers wanting to provide oral testimony should join the online meeting via the Microsoft Teams link printed on today's agenda, or call in to the phone number, or show up in person, which is also…the phone number is on today's agenda. For individuals wishing to testify via Teams, please raise your hand by clicking on the raise-your-hand button near the top right of your screen. For those calling in, please follow prompts via phone. Staff will add names to the testifier list in the order testifiers sign up or raise their hands. For those on Teams, Staff will lower your hand once your name is added. Staff will then call

the name you're logged in under or the last four digits of your phone number when it is your time to testify. At that time, Staff will also enable your microphone and video. Please ensure your name on Microsoft Teams appears as the name you prefer to be referred to as, or as anonymous if you wish to testify anonymously. If you are in person, please notify Staff that you would like to testify anonymously. Otherwise, please state your name for the record at the beginning of your testimony. Oral testimony is limited to three minutes. If you are still testifying beyond that time, I will kindly ask you to complete your testimony. Once you are done testifying, or if you do not wish to testify, you can view the meeting on *Akakū* Channel 53, Facebook Live, or mauicounty.us/agendas or here in the Chamber. At this time, we will call on testifiers wishing to testify on DRIP-19.

MR. HURDLE: Thank you, Chair. The first individual signed up to testify is Nikki Russell on Teams, to be followed by Danya Czerwinski. *(pause)*

CHAIR PALTIN: Nikki, are you there?

MR. HURDLE: Chair, she's online, and she's unmuted on our end.

. . .OPEN PUBLIC TESTIMONY (DRIP-19). . .

MS. RUSSELL: Oh.

CHAIR PALTIN: Oh, there we go.

MS. RUSSELL: There we go. Thank you so much. Good morning, and thank you for your time and your ongoing dedication to serving the County of Maui. My name is Nikki Russell, I'm the Interim CEO at Maui Humane Society. I'm here today to testify in support of pet-friendly housing, which allows Maui Humane Society to provide essential support to your constituents to help keep pets and their families together. With roughly 20 percent of incoming pet surrenders being attributed to the inability to find or afford pet-friendly housing, I implore you to work diligently with developers to include affordable pet-inclusive housing in the upcoming building projects. Reasons for landlords to allow pets include longer tenancy rates, lower vacancy rates, and more applicants per unit, the shorter time between tenants. As you're aware, Maui Humane Society is the only open admission shelter in Maui County. Oftentimes, Maui Humane is the last resort for animals that are sick, injured, and abused. We must maintain open space to accepting care for the animals without advocates. We have a vibrant Forever Pets Program to defer the surrender of people's pets. We are successful at deferring surrender for behavior issues, lack of funds to support their pet, and for medical reasons. We also assist your constituents who are moving from Maui to take their pets with them. We are helpless in keeping pets with families when it's due to lack of pet-inclusive housing. Only 39 percent of rental properties in Hawai'i allow pets. This is the lowest in the United States. Maui County is significantly lower, at only 28 percent of rental properties being pet-inclusive. Encouraging more pet-inclusive housing would

not only increase adoption rates, it will decrease surrender rates, our overall population, and our animal stress levels. A few ideas to open up pet-inclusive housing with which Maui Humane Society would offer assistance includes pet agreement policies, pet deposits, tenants creating a pet resume to share with their landlords, spaying and neutering pets, or even having health certificates as proof of having a vaccinated and healthy pet. Thank you for your consideration, and for your continued support in caring for all of Maui County's animals.

CHAIR PALTIN: Thank you so much, Ms. Russell. Any Members have questions for the testifier? Member Sinenci.

COUNCILMEMBER SINENCI: Thank you, Ms. Russell. Just was wondering if she had submitted her testimony.

CHAIR PALTIN: Yes, they submitted...or her and the person that was here at 9:00 submitted written testimony at that time.

COUNCILMEMBER SINENCI: Okay. Thank you.

MS. RUSSELL: Yes.

CHAIR PALTIN: Any other questions for the testifier? Seeing none. Thank you for your testimony.

MS. RUSSELL: Thank you.

MR. HURDLE: Chair, the next individual is Danya Czerwinski, to be followed by Connor Apolo in the Chamber.

MS. CZERWINSKI: Hello, hello. Can everybody hear me okay?

CHAIR PALTIN: Yes.

MS. CZERWINSKI: Okay. Good morning, everyone. Members of the Maui County Council, thank you for your dedicated service to the County of Maui. My name is Danya Aulani *(phonetic)* Czerwinski. I am born and raised here in Wailuku, and I've been in the Animal Care and Enrichment Department at the Maui Humane Society for five years now. I'm currently the Lead Dog Pathways Coordinator, and I'm responsible for finding positive outcomes for the dogs that enter our care. In my time at MHS, it has shown me the heartbreaking stress that animals experience in a shelter setting. Although our staff and volunteers do an amazing job of keeping our animals comfortable, it is an undeniably stressful environment for them to be in, and the emotional contagion that the dogs spread to each other is a large factor in the decline of their mental health. Some common signs of moderate to severe FAS, otherwise known as fear, anxiety, or stress, that we often observe include a decreased appetite, pacing, attention-seeking vocalization, difficulty settling, barrier reactivity toward other dogs or

people, or depression. When the shelter population increases, these symptoms increase, and our animals suffer. This environment is not meant for animals to be housed long-term, and an increasing population is not sustainable for both our staff and the animals. Any animal who struggles in this environment is at risk for euthanasia. The lack of pet-inclusive housing is a contributing factor to our population, and is something that needs to be addressed. It's upsetting to watch owners cry as they drop off their pets for surrender. I cringe when I read that their answer is yes to the question on our surrender background form, stating, would you keep your pet if you were able to? No pet owner deserves to be separated from their companion due to the lack of pet-inclusive housing, and the Maui Humane Society is doing its best to prevent that from happening. We need to do better for our community, both humans and animals. We hope you can take our experiences into consideration for creating more pet-inclusive housing. Mahalo for your time, and I look forward to seeing what happens from here.

CHAIR PALTIN: Thank you. Members, questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: Chair --

MS. CZERWINSKI: Thank you.

MR. HURDLE: -- the next testifier is Connor Apolo, to be followed by James Legasy, III. *(silence)*

MR. APOLO: Aloha, Chair and Councilmembers. My name's Connor Apolo. I'm born and raised on Maui, and every day I see more local families struggling to stay here. We all know someone who had to leave because they couldn't find a place that they could afford here. For me, it was my brother. He decided to try and give his family a better life by moving away to the mainland. It's hard, and it saddens me because to watch my niece and my nephew grow up through a FaceTime video call, that hurts. They have a Hawaiian name, they have Hawaiian blood, and they'll never grow up experiencing their culture. Hoʻonani Village is a step towards fixing that, and it focuses on local workforce housing, not luxury development. It gives people who already live here and work here a chance to stay on the island, and I appreciate that this project is going through the full public process. I believe it's important that we support responsible housing opportunities for our community. Mahalo for the opportunity to testify and your time. Thank you.

CHAIR PALTIN: Thank you, Mr. Apolo. Members, any questions for the testifier? Seeing none. Thank you very much for --

MR. APOLO: Thank you.

CHAIR PALTIN: -- your testimony. Next?

MR. HURDLE: Chair, the next testifier is James Legasy, III, to be followed by Leighton Kepani. *(silence)*

MR. LEGASY: Hello, everyone. My name is James Legasy, III. I work in construction here on Maui. I love the island, but I can tell you firsthand that even working full-time, it's really hard to…to find a place to live, and many of us are driving far distances to even stayed [*sic*] employed. Hoʻonani Villages gives working people like me a chance at stable housing, close to jobs, schools, and daily life. It…it supports local employment, and puts Maui residents first. I respectfully ask that this project continue through the process so Maui's workforce can remain here and support the community. Mahalo.

CHAIR PALTIN: Thank you, Mr. Legasy, III. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. LEGASY: Thank you.

MR. HURDLE: Chair, the next testifier is Leighton Kepani, to be followed by Joseph Maldonado. *(silence)*

MR. KEPANI: Aloha, Chair and Councilmembers. Good morning. My name is Leighton Kipani. I was born and raised on this island. I'm a parent of two kids, and I would love to see my children have a future here, to grow up, work here, and contribute to the island that had shaped them. But right now, prices…the cost of living is just getting to the point where people can't afford it no more. Too many young families that you guys probably know, and I know, that being priced out from this island. It breaks my heart to think that my kids might not be able to live here on the island that they call home. Hoʻonani Village creates real opportunities for Maui residents and families. It focuses on housing for people who are already part of our community. I support this project moving forward, and I mahalo every one of you for your time and consideration. Mahalo. Thank you.

CHAIR PALTIN: Thank you, Mr. Kepani. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. KEPANI: Thank you. Mahalo.

MR. HURDLE: Chair, the next testifier is Joseph Maldonado, to be followed by Sunny Cabello. *(silence)*

MR. MALDONADO: Howzit? Aloha, Chair and Councilmembers. Thank you. My name is Joseph Maldonado. I was born and raised in Haʻikū, Maui, and luckily for me, we get family land, so you know, luckily, thank God that we have a place to live, but like even just recently, had a new baby, and me and my wife tried to look out, and I mean even the places we find, we cannot afford. I know countless people that I've seen, from classmates to family members, just…they can't live here anymore. There's no houses to rent, and the houses you have to rent, you going pay $5,000 a month. That's

not…that's not affordable. I mean, in reality, Hoʻonani is rural land from Puʻunēnē. I born and raised on Awalau Road. You know what I mean? It's…it's kind of like…how do you say? It's just like trying to move in the right direction. It's…it's not even close to what we need, but I mean, there should be no reason while…why we trying to deny any kind of housing, especially in Maui. So, I just like to say mahalo for this opportunity to testify.

CHAIR PALTIN: Thank you, Mr. Maldonado. Members, any questions for the testifier? Member Cook.

COUNCILMEMBER COOK: Thank you, sir, for your testimony. My clarifying question, you Wilfred's *(phonetic)* grandson?

MR. MALDONADO: Yeah.

COUNCILMEMBER COOK: Okay. You…at Awalau, right?

MR. MALDONADO: Uh-huh.

COUNCILMEMBER COOK: Okay.

MR. MALDONADO: My whole life, yeah.

COUNCILMEMBER COOK: Okay. Yeah, we got to keep…we got to build homes for locals. Thank you.

MR. MALDONADO: Yeah. Thank you.

CHAIR PALTIN: Thank you for your testimony. Next up?

MR. HURDLE: Chair, the next testifier is Sunny Cabello, to be followed by Dale Kapoi-Vannatta.

MS. CABELLO: Aloha and good morning. Thank you for having me here today. I'm here in support of Hoʻonani Village. My name is Sunny Cabello, and I'm a resident in Kahului, Maui. I was born and raised in Hawaiʻi. I'm a daughter, a mother, an aunty, cousin, a sister. And growing up in Hawaiʻi, I…I never thought that I would ever leave…and I never did. You know, I've…I've lived here my whole life, and I've been extremely fortunate in retrospect, looking at growing up and getting old. I…I got to live here, and buy a home here, and raise my children here, and they got to know their culture. And as my two children are getting older, I have one son in college. I…I wonder, can he get a job here? I know we're doing a lot on workforce, but can he get a job here? And can a job pay him enough so that he can stay here with his family? Would he have the concerns that I've never had about, do I have to move away? You know, I won't be able to live here. I might have to live on the mainland, which a lot of my cousins have left. I grew up with them here in Hawaiʻi. We played on the beaches. We had picnics together.

And now, we can't be together. And I don't want that for my children. I don't want that for my nieces and nephews, and my cousins' kids, and our families. Because it is hard. We have technology that keeps us together, but it really isn't the same when you get to share the memories with your children on the areas you used to live in, the communities you grew up with, the culture that raised you. And so, I…I plead with you, just consider supporting the Hoʻonani Village. Thank you.

CHAIR PALTIN: Thank you, Ms. Cabello. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: The next testifier is Dale Kapoi-Vannatta, to be followed by Shiela Duque. *(silence)*

MS. KAPOI-VANNATTA: Aloha. My name is Dale Kapoi-Vannatta. I am a parent raising my family here on Maui, in Kula. You know, I was very fortunate to have the opportunity to move back home to Maui…because I did have to leave. My family couldn't afford to live here. And my hopes is that my kids will be able to have that as well, and without having to leave what we call home, and what shaped us. The Office of Hawaiian Affairs confirmed the most recent Census data showing that in 2020, only 47 percent of Native Hawaiians live in Hawaiʻi. The U.S. Census Bureau also reported that Hawaiʻi has experienced population decline in recent years, one of only a few states to lose residents. Together, these numbers tell a troubling story that local people are being forced out of the islands they love. Hoʻonani Village offers a real chance for Maui residents, families, to stay and continue being a part of a community that they've helped built. It's about creating homes for people who already make Maui what it is…the workers, parents, and the community members who keep our island strong. And it even gives an opportunity for our people to move home, and reconnect with their roots. So, I strongly support this project moving forward, and I mahalo you for your time and consideration.

CHAIR PALTIN: Thank you, Ms. Kapoi-Vannatta. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MS. KAPOI-VANNATTA: Thank you.

MR. HURDLE: Chair, the next testifier is Shiela Duque, to be followed by Dick Mayer on Teams. *(silence)*

MS. DUQUE: Good morning. I'm here today in full support of Hoʻonani Village. My name is Shiela Duque, and I am a resident, a worker. I'm building my family here on Maui. I'm from here, and I'm asking for your support for Bill 163, 164, and 165. Maui needs quality workforce housing so local families and essential workers can stay here and build a future. Hoʻonani Village delivers home for a Maui…for Maui resident that they can afford, that they can work here, and infrastructure improvements, and a community-centered…centered vision for Central Maui. And like everybody else here, you know, like it's a lot to be able to afford here. I had a lot of families that actually moved…moved away. I have friends that moved away because they can no longer live

here. And I don't want to see any of my family members or my friends ever moving away because they can't afford to live here. So, please, we ask for your support and help our community. Thank you.

CHAIR PALTIN: Thank you, Ms. Duque. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: Chair, the next testifier is Dick Mayer, to be followed by Albert Perez. Mr. Mayer, you're unmuted on our end. *(silence)*

CHAIR PALTIN: Mr. Mayer, are you there? *(silence)* We can come back to him if Mr. Perez is available. *(silence)* Member Rawlins-Fernandez and Chair Lee, you can still hear us, right?

MR. PEREZ: I'm here.

CHAIR PALTIN: Oh.

MR. PEREZ: Can you hear me?

CHAIR PALTIN: Yeah, now I can hear you. Go ahead, Mr. Perez.

MR. PEREZ: Oh, yeah, sorry. Aloha, Chair Paltin and Councilmembers. You know, if you've ever been to Safeway or Lowe's when a plane is landing, you know that it's very loud, and that's during normal trade wind weather. When it's Kona weather, the planes take off in the other direction, and it...it hurts my ears when I go at that time. I don't know if you folks know this, but I got my Master's in planning from UH, and focused on aircraft noise control. Because this proposed project is directly under the flight path for Kahului Airport, it will expose people and their children to high levels of noise that will damage their health. Even if extra sound insulation is used, people need to go outside sometime. Aircraft noise can disrupt sleep, affect school performance, and increase the risk of cardiovascular disease. This would be also directly exposed to a crash, if that should ever occur. So, this is a classic case of environmental injustice. My understanding is that when Maui Business Park next door was approved, they said residential was not appropriate because of the noise. The Federal Aviation Administration noise limit for housing is 65 decibels, averaged over a 24-hour period. Environmental Protection Agency limit is 55. But both of these standards are expressed as an average over a 24-hour period. Single event jet flyovers are much louder, and can damage your hearing. Normal conversation would be impossible when a jet is taking off. We have supported housing projects like Waikapu Country Town and Pulelehua in the past that benefit Maui's people. There are some elements of this proposal that we like, but we cannot support it in the proposed location. In addition to the noise impacts, there will be major traffic impacts on Hansen Road. People are certainly not going to stay within the development, so saying that ignores reality. Everyone still wants to go to Costco and Walmart, and take their kids to school, and go to the beach. Plus, if you need to go to Kīhei from Upcountry and anywhere in East Maui, you use Hansen Road

to avoid the congestion in Kahului. So, this project would obviously congest Hansen Road, and also people who go to the landfill tend to use Hansen as well. If that's congested, they'll tend to use the more windy and dangerous Pūlehu Road. So, we…we don't like the process analysis. As the Planning Department pointed out, analysis of impacts is being deferred until later. That's backwards. So, we are urging you folks, since you need all the benefit of the information provided by such an analysis, we urge you to defer any Change in Zoning, community plan, or the Maui Island Plan until an EIS has been completed . . .*(timer sounds)*. . . so that you will have full information on the impacts of this proposal. Mahalo.

CHAIR PALTIN: Thank you. Members, any questions for the testifier? Seeing none. Thank you for your testimony. Can we circle back to see if Mr. Mayer is available for a testimony, his opportunity?

MR. MAYER: Yes. Can you hear me?

CHAIR PALTIN: Yes, we can. Go ahead.

MR. MAYER: Very good. Thank you very much. I'm sorry that the Planning Commission…Planning Department never got it on the agenda, and the Planning Commission never gave you the recommendations that you need to make the decisions you're doing today. But let me go over a number of items. I obviously know that everybody wants affordable housing on Maui, and this project is a large number, and therefore it has a lot of pressure to get it. But there are some concerns that need to be considered as you make your decisions on these three bills. One is the one Mr. Perez just mentioned with regard to the airport flight path. The sound levels from the airport were done about 30 years ago when they were considering lengthening the runway. We need an updated analysis, particularly at nighttime, because in those days, the last flight was usually around 8:00 p.m. Now, flights can take off as late as midnight. We…the Maui Island Plan intentionally left this area out of the growth boundaries because of those run…because of the runway. So, that's a consideration when you want to change them. You should consider why the boundary line, the growth boundary line, goes the way it does. Number two, education. The…this project is very far from any schools, and it's unlikely that new schools will be built because the next several schools will be built for the Waikapu Country Town. You need a report from the Department of Education about the likelihood of providing education because of the housing that will be done there, as well as elsewhere. Recreation. This project has a large recreation area in the middle of the project, according to their plan, but it's in Phase 9, after all the 15, 1,600 units are built. It should not be waiting until such a late date. With regard to traffic, Mr. Perez mentioned Hansen Road, which has a lot of through traffic from East Maui to Central and South Maui, and also is where all the rubbish trucks go. It's a very busy road, and all of the traffic would be going out onto this road as designated in the map that's in the presentation that the planners are going to be giving to you. With regard to wastewater, I believe a wastewater plant requires an Environmental Impact Statement. That has not yet been done, and it gives you time to get the information that you would need. Potable water. They're proposing, in their preliminary

plan, to put a well about 4-1/2 miles up Pūlehu Road in the middle of the old…middle of the former sugar cane lands. The water under that well probably is polluted, or may be polluted…you have no idea, and there is no Plan B as to where the water would be coming from. And there are large costs to treat the water, to put the pipeline in 4-1/2 miles down Pūlehu Road that also need to be considered. Market units. If you look at the graph on…on slide 5 of their presentation, you'll see that they're delaying the affordable housing until 800 market-priced houses are built. That is not a proper way of doing the planning, and certainly will not help get the affordable housing that you need. That should be reversed. They should be doing the affordable housing at least one-to-one, or…or all of them . . .*(timer sounds)*. . . prior to building the market housing. The recommendation should be that the EIS be done, and that you look at three other projects, and also, begin thinking of how do you incentivize where Ka'ahumanu Shopping Center is. A lot of housing will be going in there. Across the street from that…across the street from Sears you have some apartment buildings, and we have a large block of really unused land where the old Maui Mall was, the…excuse me, where the old Kahului Shopping Center was. That is a lot that also could be used for affordable housing, all of which have much closer proximity to amenities, and the needs of…of a community such as this. So, I urge you to…to get the information from the Planning Department, from the Department of Education, from the others, so that you can do the right decision-making. And lastly, I notice that there's no zoning map included. Usually when a project gets rezoned…or gets zoned, there are…there are indications where the residences will be, where the commercial will be, et cetera. That map has not been provided to you. It's sort of an open-ended thing right now, which leaves things uncertain. And usually, when you do that zoning, conditions . . .*(timer sounds)*. . . are put on a project of this size. Thank you very much for listening to me.

CHAIR PALTIN: Thank you. Thank you *(echoing)* Mr. Mayer.

MR. MAYER: Thank you.

CHAIR PALTIN: Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: Chair, the next testifier is Kalee Mendosa, to be followed by Catlin Coronel. *(pause)*

MS. MENDOSA: Hi. My name is Kalee Mendosa. I was born and raised here on Maui. Went to school here all my life. I have two young babies, two and one. And as a parent, my hope is that they get to grow up here and experience the things that I experienced. My kids are of Hawaiian ancestry. They have Hawaiian blood. And I feel like it's their right to take advantage of all the things that their ancestry offers, and the opportunity to attend Kamehameha Schools, and to know the place that their ancestry is rooted in. And I do believe that the Ho'onani Villages project will give them the opportunity to do so, offering Hawaiian communities and the Maui community the opportunity to build

their families, and to grow their families here, and to stay here long-term. So, I do support this project, and I hope that you all will too.

CHAIR PALTIN: Thank you, Ms. Mendosa. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: Chair, the next testifier is Catlin Coronel, to be followed by Peaches Cernal. *(silence)*

MS. CORONEL: Aloha. My name is Catlin Coronel, and I live and work here on Maui. And I'm asking for the support of the Hoʻonani Village in Bill 163, 164, and 165. We clearly need more housing that locals can afford, and so their families and essential workers can stay here on Maui, where they belong. Hoʻonani Village offers those solutions and hopes for a better future for all of us. Thank you.

CHAIR PALTIN: Thank you, Ms. Coronel. Members, any questions for the testifier? Seeing none. Thank you for your testimony. Members, it is just about 12:00. We only have three more testifiers, and then we need to do a little bit of discussion before, but I did intend to give you guys your lunch break. Is that all right with everyone, to finish out the testimony, and hear a little discussion? Okay.

MR. HURDLE: Chair, the next testifier is Peaches Cernal, to be followed by Amanda Schaefer on Teams.

MS. CERNAL: Aloha, Chair. Aloha, Council. Thank you for the opportunity to share my testimony today. I'm born and raised on Maui, fourth generation, mother of seven. Proud to say the only one living at home is 17. He's an adolescent. The rest are living in our community, working, earning, contributing to society. People often ask me, why are your young adults out paying rent? And I said, because how are they going to learn to pay a mortgage if they don't know how to pay rent? So, I believe as a...as a parent, and as a Native Hawaiian, if I want my native children to live here, I need to empower them to...to...to be able to stay here. But I can tell you, as a licensed realtor on the island, a median home, 1.1 mil, my home, built in the '70s, I can sell for 1.1 mil, and that's not even price gouging. That mortgage is $5,900. That's wild. I consider self...myself a coach to my clients. As much as I want home ownership for them, I often coach them into paying rent. It's a challenge to find somewhere for them to rent, but I do baby steps. I take people out of generational living. I just did…in the last quarter of this month, I took a family of three--father, mother, 11-year-old daughter--renting one-bedroom from family for $1,300. I'm proud to say they rent a home now on Kaohu Street for $2,600, but that's a step forward for them as a family. So, Hoʻonani Village gives the workforce housing that we need. It's not ideal. Everybody's going to have their reasons against it. It's not ideal. It's the best we can do for now. I don't see why the County doesn't agree. Just...just know that it's a step forward, and it's a step for our people. Hearing earlier testimony, I love what Humane Society said about pets. I also own rental property. I allow pets in my rentals. And the gentlemen, the two gentlemen that mentioned the flight path in Puʻunēnē, they are obviously not born and raised here.

Puʻunēnē was always in the flight path. There were homes there up until the early 2000s. I know, I had family living there. So, it's not ideal. Did it hurt those people? Is there really science that showed it? I don't know. It's still housing. There were homes there. There were schools there, preschools, Puʻunēnē School. Even the Puʻunēnē School closed down. It operated at a high school for high-risk students. I was one. . . .*(laughing)*. . . Probably . . .*(inaudible)*. . . today. I have a professional career, contributing to my society, and I just ask you guys to help us. Help us help our people. Aloha.

CHAIR PALTIN: Thank you, Ms. Cernal. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MS. CERNAL: Thank you.

MR. HURDLE: Chair, the next testifier is Amanda Schaefer, to be followed by The Royal House of Hawaiʻi.

MS. SCHAEFER: Aloha. Can you hear me?

CHAIR PALTIN: Yes.

MS. SCHAEFER: Thank you. Aloha, Chair Paltin and Members of the Maui County Council. Mahalo for your dedicated service to our community, and for the opportunity to speak today. My name is Amanda Schaefer. I currently work at Maui Humane Society as Development Coordinator, and my partner and I are landlords of an ʻohana unit on our property. One of the biggest challenges I see at MHS and in our community, and one that deeply affects both pets and people, is the lack of pet-friendly housing. As both an employee of Maui Humane Society and a landlord myself, I can say from experience that allowing pets does not have to be a burden. My partner and I allow pets in our rental, and we've had overwhelmingly positive experiences with tenants who are pet owners. In fact, pet owners often tend to stay longer, take better care of the property, and appreciate having a landlord who trusts them to be responsible. I often hear other landlords express concerns about potential damage or noise. Those are valid concerns, but they are not unique to pet owners. Any tenant can cause wear and tear, and that's exactly what security deposits are designed to cover. A well-written lease can also include clear pet agreements to protect both landlord and tenant. Encouraging and supporting more pet-friendly housing policies would not only reduce shelter overcrowding and animal surrenders, but it would also strengthen families and our sense of community. Pets provide emotional support, companionship, and stability…things our community deeply needs, especially after the challenges we've all faced in recent years. I respectfully ask the Council to explore incentives, education, or policy changes that encourage landlords to consider allowing pets in their rentals, and that the developments of any new housing be pet-friendly, not only for small animals, but for our favorite larger-sized poi pups. Together, we can create a Maui where no one has to choose between a roof over their head and keeping their beloved companion. Mahalo for your time, and for your continued commitment to the people and pets of Maui County. Aloha.

CHAIR PALTIN: Thank you, Ms. Schaefer. Members, any questions for the testifier? I just had one clarification. Did you say the larger boy dogs or poi dogs?

MS. SCHAEFER: Oh, poi dogs, or poi pups.

CHAIR PALTIN: I was like, what about the female?

MS. SCHAEFER: Our big-headed friends. . . .*(laughing)*. . .

CHAIR PALTIN: Okay.

MS. SCHAEFER: Oh, all of them. We love them all. . . .*(laughing)*. . .

CHAIR PALTIN: I'm an equal-rights dog activist. Okay.

MS. SCHAEFER: Absolutely. Thank you.

CHAIR PALTIN: Next. Oh, no one else has any questions, right? Okay. Go ahead.

MR. HURDLE: Chair, the next testifier is The Royal House of Hawai'i, to be followed by Johann Lall.

THE ROYAL HOUSE OF HAWAI'I: Aloha. This is the Royal House of Hawai'i, an allodial land tenant under Hewahewa Nui, Royal Patent, Land Commission Award 3237, Apana 2. And yeah, we love housing, but I heard…like I heard many of our cousins, all of the 'ohanas, all the Hawaiians testifying. And it's going to be to the local people of Maui, yes. But like they're all being frauded. And…and because like all of Hawai'i is royal patented to all the Hawaiian 'ohanas. If a haole person had a royal patent, it would be in fee hold, fee simple. So, that expired years ago because I don't think none of those haoles stay alive right now from 1800 all the way to 2025, yeah. So, expired, okay, boom. And the land's supposed to go…revert back to the crown land because they had crossed out our tūtū's name, yeah, and go put their name on the side, act like that. That's fraudulent. That's fraud. That's fraud. Okay. So, all that crown land, okay. So, you guys got to call all the descendants of the royal patents, and let other Hawaiians know that stay trying to make…go inside affordable housing, that they get 'āina, okay, they get land, all royal patented, all Hawai'i is royal patented. DHHL love for…for build on crown land, yeah, because it's the king's land, yeah. And then all the rest of the lands is all royal patented to a specific family. Why…can you guys like let everybody know that it's a royal patented to a specific 'ohanas outside of the crown lands? Because we get the ahupua'a signs all over everywhere, okay? And let them know that their lands is being frauded on and…because I don't think building affordable housing going teach anybody their culture. Okay. I'm so sorry, I love everybody. And the…to the lady that was one realtor, yeah, you know what royal patent is, Tita? No act, you one realtor, girl. You went go school, and you went go class, but no act, girl, I wouldn't go through that too, girl. Okay. So, no lies to the people too. All the realtors over there, all you

guys' resource people, where you guys' qualifications? Where you guys' accolades? Okay. I like see 'em. Bust them out, I like see. You better show me. But yeah, it's all frauded. Please let the descendants…and call up the royal patent descendants, and let them know they get royal patents too. Thank you.

CHAIR PALTIN: Thank you, Mr. Royal House. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: Chair, currently the last individual signed up is Johann Lall on Teams.

MR. LALL: Aloha. Johann Lall, I'm testifying on behalf of myself. I actually don't know much about this project, but I just wanted to address some previous testimony. I wanted to support what Dick Mayer said about prioritizing the affordable units. They should be built first, otherwise they may never get built if there's some issue with financing, or anything like that. So, they really should be done first. The noise issue, I want to propose a condition that would deal with that, which would be things like requiring dual-pane windows to reduce noise. Central air conditioning, if that's not already part of the…the plan, so that, you know, you can affordably have your air conditioner running rather than have your windows open at night, and that would help with the noise. And then I just want to get on the record, I don't think the Urban Growth Boundary should exist because it's arbitrary, so I support changing that to whatever is being asked for. And in general, it's…it's an arbitrary limit that doesn't really let building get done in places where it's optimal to build housing or anything else. So, that's my comments on this project. Mahalo.

CHAIR PALTIN: Thank you, Mr. Lall. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: Chair, that's all the individuals signed up, but I see Mr. Law approaching the podium.

MR. LAW: Long time no see, Luna Hoʻomalu Paltin. Recurring theme in my presentations is recycling and waste management, and I'd just like to see that…make sure they get the plan…when they do get all the plans ready, they have a recycling area and an agricultural garden area. I know it's going to be kind of tough down there. But thank you for your time, and I reserve the rest of my time for the Hawaiians.

CHAIR PALTIN: Thank you, Mr. Law. Members, any questions for the testifier? Seeing none. Thank you for your testimony.

MR. HURDLE: Chair, we'll do a last call for oral testimony. If anyone would like to testify, please come down to the podium and begin your testimony, or raise your hand on Teams and we'll unmute you. The countdown is three…two…one. Seeing none. Chair, no one has indicated they wish to testify.

CHAIR PALTIN: Thank you. Members, without objection, I will now close oral testimony and accept written testimony into the record.

COUNCILMEMBERS: No objections.

. . .CLOSE PUBLIC TESTIMONY (DRIP-19) . . .

CHAIR PALTIN: Okay. I don't want to keep you too long from your lunch, but I did want to go to Member U'u-Hodgins first as the initiator of the MIP/CPA/CIZ. And then maybe after that, we can take lunch if our attorney says we can.

VICE-CHAIR U'U-HODGINS: Thank you, Chair. I appreciate everybody's time. I don't know how much discussion we need for right now because I'm really not happy about the situation, so I should probably eat or else everybody is probably going to be just as fussy with me as I am with this project. Can I request that we go to...after we go to lunch, that we come back and we hear the presentation so we can understand what's being delayed after we just heard all of this testimony? I think it would be fair for the Councilmembers to understand the project that we have at hand.

CHAIR PALTIN: It's okay with me. Members, any objection to that after lunch?

COUNCILMEMBERS: No objections.

CHAIR PALTIN: Okay. So, we'll hear the presentation after lunch.

VICE-CHAIR U'U-HODGINS: Does that include...is that enough discussion for us to go to lunch? No? Ms. Nakata? Or do you want me to ask another question for maybe the departments to answer?

CHAIR PALTIN: Okay. One more question.

VICE-CHAIR U'U-HODGINS: Okay. One more question. I have a lot, so I will...let's see.

COUNCILMEMBER LEE: I have a question.

VICE-CHAIR U'U-HODGINS: Okay. Let's go to Chair Lee. Because all of mines go in succession, so I can hold mine. Thank you.

CHAIR PALTIN: Okay. Go ahead.

COUNCILMEMBER LEE: I just wanted to say that I have an appointment, so when do you think we would be coming back to deliberate?

CHAIR PALTIN: 1:30. I was thinking 1:30 to 4:30 because tonight is the Wednesday night community meeting for Lahaina. Sorry. It's 5:30 at Lahaina. So, 1:30 --

COUNCILMEMBER LEE: Okay.

CHAIR PALTIN: -- come back.

COUNCILMEMBER LEE: No. But in actuality, it sounds like we're not going to be able to make a decision; is that true? Oh, I'll just have to wait.

CHAIR PALTIN: Well, so the recommendation from the attorney is that the Planning Commission can hear it. I mean, as always, we don't need to listen to the attorney. If you would like to hear specifics of legal strategies, we would have to go into executive session.

COUNCILMEMBER LEE: Yeah.

CHAIR PALTIN: So, that's the situation. The attorney would like...Corp. Counsel would like the Planning Commission to at least receive it in their hands, or on an agenda or something. I can...I can have him explain it again for you if you'd like because I'm not an attorney.

COUNCILMEMBER LEE: No. No, no, thank you.

CHAIR PALTIN: Okay.

COUNCILMEMBER LEE: Thank you. I don't want Member U'u-Hodgins to get any fussier than she already is right now. I'll just back off, and I'll come back when...when you reconvene. 1:30, you said?

CHAIR PALTIN: Yeah, I'm not sure if that --

COUNCILMEMBER LEE: Okay.

CHAIR PALTIN: -- qualified as discussion, but I did see Member Rawlins-Fernandez had her hand up for maybe some discussion --

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo...

CHAIR PALTIN: -- legit discussion.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Yeah, and...and I don't want to jump the line if this is one of the questions, and I'm sure it is, that Member U'u-Hodgins has in her list, but maybe this could suffice for now. Why was the item...because I remember this and passing it on, why was it never even scheduled at the Planning Commission? Is that...can I...can I get that response?

CHAIR PALTIN: Director Blystone?

MS. BLYSTONE: Mahalo, Chair. I appreciate that opportunity to address this question. It wasn't included in our letter, and so I'm really glad to be able to address it on the floor. So, the Department was not holding this application. We were working with our Corporation Counsel on the appropriate way to present it to the Planning Commission. The way this was initiated was unusual because there wasn't a District Boundary Amendment in place already. We didn't have urban designation. The order of operations for things was out of order, and so we were figuring out how exactly we would present it to Planning Commission without recommending straight-out denial because the Planning Department very much supports housing. A lot of the moves that we've made in front of Council have been in service of supporting housing recently. So, our concern was that the DBA had not been granted…District Boundary Amendment had not been granted by the Land Use Commission, and especially this is true, given that the soil classification in this area is soil classification A, representing the highest productivity. So, we have concern that the Land Use Commission may not grant this DBA based on factors that they must consider when they're considering a District Boundary Amendment. So, we were trying to figure out the way to thread this needle with Planning Commission. And because this was a much more complex application than we had ever dealt with when it came from…when it came by resolution from Council, it took a little longer. And so, we didn't get a chance to get it on Planning Commission before this meeting was scheduled. That is…that is the initial answer to the question, and perhaps that's enough discussion to go to lunch, and I can…I can expand later.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Director. Mahalo, Chair.

CHAIR PALTIN: Attorneys, can we go to lunch? Okay. All right. So, at this time, I would like to recess for lunch to return at 1:30. Any objections?

COUNCILMEMBERS: No objections.

CHAIR PALTIN: Okay. We're…we're recessing. The time is 12:17, and we'll return at 1:30. *. . .(gavel). . .*

RECESS: 12:17 p.m.
RECONVENE: 1:35 p.m.

CHAIR PALTIN: *. . .(gavel). . .* Will the Disaster Resiliant…Recovery, International Affairs, and Planning Committee return to order. The time is now 1:35. And where we left off, I think we were going to get a presentation by request from Councilmember Uʻu-Hodgins on the Hoʻonani project. Mr. Ueoka, can you do the presentation? And can you remind us what the names of your other two resources were?

MR. UEOKA: Thanks. Jeff Ueoka with Hoʻonani Village. Matthew Pennaz is --

CHAIR PALTIN: Matthew Pennaz.

MR. UEOKA: -- online, I think. He might…he might have to step off in a little bit. TC Campbell. Ms. --

CHAIR PALTIN: And TC Campbell.

MR. UEOKA: -- Emily Murai.

CHAIR PALTIN: And Emily Murai?

MR. UEOKA: Yes.

CHAIR PALTIN: Okay. I think we didn't have Emily Murai the first time. Do Members have any objection for her being a resource person under that rule?

COUNCILMEMBERS: No objections.

CHAIR PALTIN: Thank you. Okay. All right. So, we will proceed with the presentation by request from Committee Vice-Chair.

MR. UEOKA: Okay. Thank you, Councilmembers. Jeff Ueoka. I'm…again, I'm with Hoʻonani Village. This is a vision for a sustainable growth committee…community. Yeah, next slide, please. So, the vision here…I guess I should start with…so Councilmember Uʻu-Hodgins agreed to introduce the resolution for the Council-initiated Change in Zoning, inclusion of Urban Growth Boundary, and Community Plan Amendment. You know, she…in discussions, where she felt the project makes sense, and there should be a process for the right projects. And for this one, she felt comfortable with it because it's going to be 140 percent AMI and below for all the units, centrally located, and it was planned with the local community in mind. So, the vision of it is 1,608 multifamily units, with some commercial-type uses and open space. Again, goal is to create a community. Main goal, housing…secondary, provide an opportunity for local business to thrive while supporting the residents within that community. And overall, just create a place for locals, you know, in a way that works best for Maui. Next slide, please. So, this is the location map, and sorry, that is not 100 percent accurate. In the upper-left corner of Hoʻonani Village is the 23 acres that Councilmember Rawlins-Fernandez pushed to acquire when the County was buying the Waiale land. So, our property actually cuts out that 23 acres in the upper-left corner. And for anyone who's listening that's concerned, yes, we are completely willing and open to help however we can with you guys' 23 acres. And as you can see from the slide, we're in a pretty decent general proximity to various parks and schools. This is pretty centrally located, so it's right by like the highway and stuff, so you can…access is pretty good over here. We anticipate having a lot of open space in recreational areas throughout Hoʻonani Village, so we feel comfortable that people won't feel boxed in or stuck. It's 165 acres, so there's space, and it's being planned accordingly. Next slide, please. There we go. So, this is the site plan, and it correctly depicts the 23-acre corner cutout in this one. And, you know, it's general layout of the phases. Phase I's around

ten acres, and it's going to have 268 multifamily units. And, you know, for the community, this first phase needs to be housing only. We plan on slowly working in commercial and light industrial uses as additional housing is brought online. Total of, I believe, nine phases. So, next slide, please. Oh, I don't know if everybody can see this, but yeah, my apologies. This was part of the confusion raised by one of the testifiers, I believe it was Mr. Mayer. So, that market rate, we're considering market rate for this 140...140 percent AMI and below, which falls within HHFDC's affordable rates, and we're really anticipating 120 percent and below. Those two phases where it says affordable multifamily, the affordable multifamily would be LIHTC. If we could, you know, get LIHTC funding, work with the County, work with HHFDC, we'd be looking at doing some components of 60 percent and below within Hoʻonani Village as part of the 1,608. So, my bad, sorry about that. It wasn't as clear as it should be, but that's what's intended by it all. So, I got to say, too, if it's the desire of the community, we don't have to do the LIHTC in Phases IV and VI...we'd be open to moving them up to earlier if possible. We're here to meet the needs of the community, and there will be adjustments to this plan as time goes on. You'll see in one of the later slides that it's a kind of long runway for the build-out. Next slide, please. So, unit mix, we're expecting some studios, but we're really thinking it's probably going to be mostly one, two, and three bedrooms. Average square footage will probably be around 750 square feet. But the mix of individual buildings and phases as it comes online, it'll be based on need, demand, at the time that phase is being planned. You know, our goal will always be to create a place and produce a product that people want to live in. And I found that a lot of banks and lenders don't completely just rely on, if you build it, they will come. You know, they want some other better factors in there. So, laundry facilities on-site, we'll do parking as required by Code. Water use, we're expecting at full build-out around 925,000 gallons per day. And if we do build an on-site wastewater reclamation facility, there should be around 680,000 gallons of R-1 at full build-out at property. We expect the children to go to Kahului Elementary, Maui Waena, and Maui High School. We are looking at transit-oriented design, walkable, bikeable, and, you know, we will reach out to the Department of Transportation, the County Department of Transportation, regarding buses and that kind of integration into the project. And we anticipate and fully expect to be doing some kinds of improvements to Hansen and Pūlehu Road, and we will be looking to our County partners for assistance with that. PV, if can, we like want to put it in, but it all comes down to money. County parks, we're hoping that there's enough open space, and we can work through that and not have to build an official park. However, we would be willing to provide land for a community center. I believe we have up to four acres designated for civic uses. So, that would be a good fit. Just so there's absolutely no confusion here, I'm not saying we're going to build the community center. We want to donate land for it. So, thank you. . . .*(laughing)*. . . Next slide, please. Oh, it's kind of tiny. So, what this slide is showing is, about a year from now, the Phase I design will be ready. Building permits, we're expecting to take about a year. And the first phase of construction, we're expecting 12 to 18 months. So, that would mean first homes like, you know, mid-2029, hopefully. We are going to be coming in for a 201H to try and speed things up. We feel that getting a 201H will help move the District Boundary Amendment a little quicker for a portion of the project, and that would allow us to have building permits, hopefully by early '27, which could mean housing by,

you know, a year earlier…so late '27, maybe mid-'28, if at all possible. But, you know, that's our goal. We'll see what happens, of course. Full build-out is expected by 2042. We always want things to go faster, but this is our conservative, realistic timeline. So, about 17 years. 1,600 units, this is a big project, so it'd be great when it's done. Next slide, please. So, we're asking for inclusion in the urban growth boundaries. This is the current Maui Island Plan map. So, you can kind of see, we're filling in that area, and there's kind of a natural fit. You know, just a puka that's right in the middle of a whole bunch of other areas within the Urban Growth Boundary. And I think it's been mentioned before, but all you guys know, Puʻunēnē was a big plantation camp, and for all intents and purposes, when plantation camp was workforce housing, my understanding is like at its peak, there were like 7,600 employees over 26 camps in the area. And…and that's just employees, so I'm assuming their families would be a pretty sizable number. So, you know, we're just trying to bring something back that was before. Next slide, please. So, we're requesting Business/Multi-Family community plan designation. So, we understand that Long-Range Planning's currently ramping up to do the Wailuku-Kahului Community Plan update. We…sorry, we…we don't want to wait. We'd like to switch now because we want to move a little quicker. So, we're using the term from the…or the designation from the 2002 Wailuku-Kahului Community Plan, and that allows for a mixture of retail office, all the stuff that M-1 Light Industrial is, and we're completely open to working with the County on that updated community plan, and for our designation to be updated in that community plan update. And overall, like I said earlier, we feel that this community plan designation directly aligns with the M…M-1 Light Industrial zoning. Next slide, please. So, we're going M-1 Light Industrial zoning. So, you guys are all aware, it's stacked zoning here. So, M-1 allows those certain Light Industrial zoning uses, allowing B-1, B-2, and B-3, with certain exceptions, but it does allow multifamily. And our real hope is that we wanted it broad so that, you know, the future business owners have the most options available to them. We wouldn't want someone to have to go get a special use permit or something because they don't quite fit into B-1, B-2, or B-3…just flexibility moving forward. I'm sure you guys don't want to see us back here for a Change in Zoning or anything again. So, next slide, please. So, this slide was just to show you guys all the regulations that are active for this project, and we are starting on our EIS. We just are hoping to do things concurrently so that it's not finish everything, then start the process. We're hoping to get moving on the Change in Zoning. On November 19th, we're going in front of the State LUC to request that they be the accepting authority for our FEIS, and that we be allowed to proceed directly to an EIS rather than go through the EA process, and then to an EIS. And as you can see 'em, I think you guys can feel safe that this project will be heavily regulated. So, you know, we'll be in compliance with a lot of things before we start. Next slide, please. So, as I mentioned earlier, we probably will be coming in for a 201H, and basically, it's…allows exemptions for efficiency and cost savings, provides us access to grants and loans, and the most important thing is, we believe it'll allow us to deliver houses faster, or dwellings faster. Next, please. So, yeah, this project's pricey. It's a big project. We'll be looking for 35 to $45 million in County subsidies, but it's for County infrastructure, you know, roads, drainage, water system, possibly wastewater. So, you know, we want to be partners with the County, so we will be coming back and looking for some help. Next slide, please. *(pause)* So, there's a certain zoning criteria

in Section 19.510.040 Maui County Code. So, these proposed amendments will make sure the zoning community plan are consistent, and will be included in the Urban Growth Boundary. We will meet the Island Plan and Wailuku-Kahului Community Plan objectives to promote diversified economic growth, provide workforce opportunities, and direct new urban development adjacent to existing urban areas. You know, we're proposing to repurpose plantation lands to fulfill County policies, encouraging efficient land use, sustainable growth, and the establishment of well-serviced, complete communities. The proposed M-1 Light Industrial District is intended to provide appropriately-located areas for light manufacturing, processing, storage, distribution, and supporting uses, such as commercial and residential uses that are compatible with the surrounding area. So, we feel it meets that as we're right behind, you know, all the Maui Business Park Phase 2, and Target, and Lowe's, and down the street from Home Depot and Walmart. So, you know, all of these matters will be studied, and mitigation measures will be proposed and discussed in the FEIS, the environmental studies. We feel this move will...or that this will be moving existing residences from other places in Central Maui to Hoʻonani Village. It's not like 1,600 new families are moving to Maui. I hope some move back, but we have a feeling this will be people kind of relocating from other types of housing opportunities into this. As that one lady mentioned, you know, she placed a family of four in a house on Kaohu, so hopefully some people can move here. Next slide, please. Okay. So, there's a bunch of zoning application information, but there was no zoning application because this was Council-initiated, but we have some of this information available. As I mentioned, we are doing the studies for an environmental impact, so here they are. Oh, next slide, please. *(pause)* Okay. So, basically, policies and objectives of the general plan, provisions of the community plan. As I mentioned earlier, these amendments will make sure zoning and community plan are consistent. You know, again, we meeting the Island Plan and Wailuku Community Plan objectives to promote diversified economic growth, provide workforce opportunities, and direct new urban development adjacent to urban areas. And, you know, the same, plantation, repurposing, and...yeah, feel comfortable that we do meet those objectives. Next slide, please. So, this was plantation land. I think, you know, it was a plantation for probably as long as most people around can remember, but prior to that, my understanding is, reading some of the information in the cultural impact assessment, it was kind of dry in Kahului, so there wasn't a lot of agricultural production going on until, you know, the plantations moved the water from the East Side over to Central. So, yeah, I was very...if you ever have a chance, read the CIA. There's a lot of neat history about Wailuku in general because I guess this is part of the Wailuku Ahupuaʻa, and...

CHAIR PALTIN: Is that Cultural Inventory Assessment, CIA?

MR. UEOKA: Yeah, CIA. Yeah, sorry. Inventory impact, not sure. CIA. Yeah, sorry. It was completed by Honua Consulting. Many people with local ties were...to the plantation were interviewed, and I guess there was a ethnographic oral history study that was conducted previously, and some of that was cited in the CIA also. Oh, next slide, please. *(silence)* So, there were no identified traditional or customary Hawaiian...Native Hawaiian practices going on in the area, but we will, moving forward, consult with OHA

and SHPD on things. Next slide, please. *(silence)* So, there's some positive secondary impacts, you know, housing being the primary one, of course. And, you know, right now, the area's kind of brush, and, you know, there's fire hazards, so…and homeless living there. So, by creating a community there, we'll mitigate those, I guess, issues, community issues, by housing, creating housing, which is a positive. Next slide, please. And there will be some not-so-positive impacts also. Of course, there's 1,600 homes being put in place, but we have assembled a group of consultants that will study and address these impacts and mitigation measures as part of the Environmental Impact Statement, so they will be addressed. Next slide, please. *(silence)* So, traffic, also. You know, we believe there will be a lot of existing residents in Central Maui and other places that will be moving here, so traffic's kind of just shifted around, but of course, we will work with Public Works and State DOT on traffic mitigation measures. Next slide, please. So, we are not IAL, and 90 percent of Maui is already in the agricultural conservation, so the conversion of this 166.5-acre piece will reduce the island's supply of high-quality farmland by about .23 percent. And, you know, currently, I guess since 2016 when HC&S shut down, it hasn't been actively farmed, so we don't feel this will have a huge impact on Maui's ability to farm. Next slide, please. Water…our hope is to work with a neighboring landowner to utilize an existing well they have on property. Our ultimate goal, though, is to work with the County of Maui Department of Water Supply and partner with them. We hope that we can create source above and beyond our needs, and then the rest can go to the County system. So, you know, we'll jump through a lot of hoops, and go through a lot of regulations to get our water system going, so please feel comfortable that it will be regulated properly. Sewer…our goal is to connect to the existing County of Maui sanitary sewer system. We believe Kahului's kind of getting full, and our understanding is the Central Wastewater Treatment Facility is looking at a 2029 online date. If it's infeasible for us to work with the County, we are prepared to work for our…create our own wastewater reclamation facility, and that will be included in our studies for the EIS. Again, a lot of regulations. Yeah, we'll be heavily regulated on that also, so it'll be done right. Next slide, please. Basically, they looked at it. It's not an environmentally-sensitive area. We believe the only native plant found there, or as our consultants, is the 'uhaloa, and nothing else was there. Next slide, please. *(silence)* Topo, it's…Kahului, it's pretty flat, so we feel that it'll be okay in that perspective. A little easier for site work, since it's flat. No significant flora or fauna on site, except as previously mentioned, the 'uhaloa. Next slide, please. *(silence)* We had a Phase I environmental assessment done, site assessment, and soil sampling was subsequently conducted, and basically, the study said the area's suitable for unrestricted use of the property. Next slide, please. So, we know we'll probably get a few conditions of zoning. We're open to discussion, but we're just kind of hoping that matters that are…or like items, timelines that are placed on us are things that are under our control, and not necessarily just must construct by "X" date. Instead, say, hey, why don't you…you have to submit your building permit by such and such date, or something to that effect…just so it's stuff that we control, and we can move forward ourselves. You know, we showed you that slide with all the regulatory approvals and, you know, reviews, and all of the departments you guys invited today will surely get a chance to comment on the building permits or the construction plans for the project. I just ask that you don't include any of those things that they will…you know, the

regulations as conditions of zoning. And if at all possible, annual compliance reporting, we'd like to avoid it as we'll be constantly applying for permits and different approvals, so we will be complying with various things. And finally, on the right, those are the HHFDC affordable housing rent guidelines. It's not that easy to see here, but as I started off with, kind of mentioned that we wanted the ability to go up to 140, but practically speaking, we'll probably be at 120 and below, just by the nature of market in the area. A three-bedroom, 120 percent of median income, would go for 4,200 right now. I'm not sure if that's...if that's market. So, you know, we're going to build and do what the market supports. Of course, we're looking to build something that people want to and can afford to live in. So, please understand that that's our goal, and like any other business, you know, you need to attract people to it, and you can't just arbitrarily declare things and it happens, so it'll be...it'll be...we'll...we'll have to work with the community, and make sure that this gets done in a way that people want to be here. I think that's it, so thank you very much. I'm available for questions.

CHAIR PALTIN: Thank you. And I just wanted to clarify, you know, we've previously done the Koele Change in Zoning, Community Plan Amendment. And so, in that case, just order of operations, usually the LUC won't hear it if the community plan hasn't been amended, and in this case, maybe the Maui Island Plan and the community plan. And then it usually goes to the LUC for the District Boundary Amendment because it's over 15 acres, then it usually comes back to us for the Change in Zoning. So, this is a little uncomfortable for some of our attorneys to do it this way, but, you know, it is what it is. The...the regular way does take a lot of time and resources, and not everyone is like a multi-billionaire like Lānaʻi. So, just throwing that out there. So, if it's okay, that would have been Member Uʻu-Hodgins' opportunity. Unless people want me to go in order, I can go by raised hands. Do people want to go in order or raised hands?

COUNCILMEMBER LEE: Raised hands.

CHAIR PALTIN: Okay. So, for the first round, Member Uʻu-Hodgins' had hers. Does anyone else want to raise their hand for the first round? Okay. Member Cook, and then Member Sugimura.

COUNCILMEMBER COOK: Thanks. So, my...excuse me...my question for Planning, I guess...and sorry, you just described it, but just if today's Bill 163, 164, and 165 passes, how does that impact with the State Land Use Commission? Like if they didn't approve it?

MS. BLYSTONE: Mahalo for your question. I think this is one that I will have to defer to legal counsel on.

COUNCILMEMBER COOK: Okay. We don't want to get too deep in the weeds.

MR. HOPPER: I'll try to be short. Consistent with Koele, I would advise...after Planning Commission review, the...both the...the Community Plan Amendment and...not District Boundary, but Urban --

CHAIR PALTIN: Maui Island Plan.

MR. HOPPER: -- yeah, Maui Island Plan, Urban Growth Boundary amendments are something I think pretty clearly within your purview. The zoning ordinance, however, because the State designation is still Agriculture, you'd be changing Agricultural land to Light Industrial. I would have concerns doing that before the LUC would act on that. And so, for Koele, I think the plan was to…not the plan, what you did was pass the plan amendments, but hold the zoning ordinance until after Land Use Commission review, and I think that's…my advice is to do that consistent in this case.

COUNCILMEMBER COOK: So, anyway, it kind of gives me an idea. We're blazing a different path, but… *(silence)* I guess my…I don't have more questions, really, but I have kind of a statement. Everything that…I understand all the rules. I…I don't understand them all, but I see and recognize all the rules in all of this, and I basically would say that's, to a great extent, in my mind, why it's so difficult to get housing. When I was on the General Plan, the…and we were doing the urban growth boundaries and all of that, Kahului and Wailuku were called out specifically as the potential…the most likely areas for local residences because they were least…the least desirable. Now, that kind of irritated me at the time, but it's, you know, local areas. So, when I look at this, that kind of resonates. And then also, like, this piece of property before, as far as being used for ag…this was where HC&S had the sprayers for all the hauna water from the wash water and the sugar cane. So, when I took my kids to school on Hansen Road, it was like we'd have to roll up the windows, and I don't have the air conditioning, because it stank so bad. So, I mean, putting…I'm putting things in perspective of what was there, and what it was used for, and the fact…I remember when Maui Marketplace was all sugar cane, right? And Dairy Road was like a dirt road. So, the evolution of all of this. Airport noise…I built houses in Spreckelsville where I had to stop, you couldn't talk. Okay. Airplanes have gotten a lot quieter. So, I see…I just want to share my perspective. If we…if we look at everything the way it is now, rather than this kind of constantly moving and evolving aspect--electric vehicles…you know, everybody's on their phone. If we don't…you know, we're going to have to change a lot of things. So, I'm anxious to hear perspectives from the Administration and stuff, but I just wanted to kind of make a statement where I was coming from. Because this is a multi-multi-year project, and getting…rolling out homes on a regular basis projected over a period of time in collaboration with the community strikes me as a good idea. It's not my favorite location, but it's also in Kahului, and it resonates. So, am I…Chair, do I need to ask a question, or was that okay?

CHAIR PALTIN: I think you have four minutes to do it as you please, as long as you don't sing.

COUNCILMEMBER COOK: . . .*(laughing)*. . . Or try and pronounce something correctly. . . .*(timer sounds)*. . . Thank you.

CHAIR PALTIN: I think Mr. Ueoka would like to respond to your comments.

MR. UEOKA: Thank you, Councilmember. I...I think Mr. Hopper...totally understand everything he said, I agree. But not...I shouldn't say, it's not wrong, but if we don't get the DBA, we can't build the housing and everything. However, from a land use perspective, there are like one or two overlapping uses between the State Ag and the M-1 Light Industrial, because M-1 Light Industrial is stacked. So, we would be able to use the property for those, you know, restrict...most restrictive uses, of course, that overlap, but we would not be able to build the project out until we get the DBA or a 201H changing the district boundaries. So, thank you.

COUNCILMEMBER COOK: Thank you.

CHAIR PALTIN: Member Sugimura?

COUNCILMEMBER SUGIMURA: Thank you. So, I want to go back to where we started with Mr. Hopper, and basically what you said about...

CHAIR PALTIN: Maybe you can move the mic closer to your mouth.

COUNCILMEMBER SUGIMURA: Oh, can't hear me. So, I wanted to go back to Mr. Hopper and what you said in the opening, that this is being done without the Planning Commission's input. And it was, I guess, like "skipped." So, what happens if we proceed today? Can we then send our comments back to the Planning Department for the Commission then to meet on this, and proceed the way that...it sounds like we're skipping a step.

MR. HOPPER: I...I did speak with Chair on this a little. I don't think there's a need to send another resolution because you already sent a resolution. I don't think anything was necessarily formally ended with that. I don't see a reason why there couldn't be a public hearing scheduled on the current resolution through the regular process, and Planning Department can...can...can comment on...on...on that. But I don't see any reason why that couldn't just happen at this point without further Committee action because you...you did already take that action. To me, this is sort of like maybe an interim review of...of that while that's happening, but I don't see anything why that couldn't still happen at this point. So, I don't think you need to necessarily take...if you defer action, I think that would...you'd still have the ability to have the Planning Department set that for a public hearing, and have the Commission do that, send them...send their...and send their comments to you.

COUNCILMEMBER SUGIMURA: Thank you. Could I hear from the Planning Department? *(silence)*

MS. BLYSTONE: Mahalo for your question. So, it was directed at Mr. Hopper, so I'm going to kind of pivot to a question that I can answer. So, part of the reason why we didn't bring this to Commission is we were looking for more information. Today was the most comprehensive amount of information that we've received on this project. So, had we transmitted just the resolution to...and to be clear, not just to Commission, we also do

agency transmittal, so that would go to all of the departments that you've heard from, and if you start opening those letters, many of them will say, we don't have enough information to make a comment on this project. But we would have just transmitted the resolution, and can transmit the resolution to these various agencies, including State agencies, who I am certain will have things to say about 1,600 units being put in this area. And...and then we would have brought all of that back to Planning Commission for their deliberation, for their comment. We can still do that if...if...you know, and...and we would gladly do that. It is really up to the project proponent to provide us with the information we need. Otherwise, we will get the same letters, which is, the resolution doesn't give us enough information to provide comment.

COUNCILMEMBER SUGIMURA: So, what would you...I know somebody got to recommend, what shall we do? Because it sounds like we're missing an important step--the...the, you know, Chair...Chair moved this forward, thank you--so we don't delay it. But yet, it sounds like we need more information to give to Planning, or more information for all the departments, including the State departments, right? We're like starting from beginning, I guess.

CHAIR PALTIN: If you could speak into the mic. Some folks have a hearing disability.

UNIDENTIFIED SPEAKER: . . .*(laughing)*. . .

COUNCILMEMBER SUGIMURA: Sorry. Please.

MS. BLYSTONE: So...

COUNCILMEMBER SUGIMURA: What would you like us to do?

MS. BLYSTONE: . . .*(laughing)*. . . If...so, what I think...I think you need to listen to whatever your attorney tells you to do. That's been my practice. But, you know, we are happy to bring this to Planning Commission with what we have, if that is what is requested. I mean, if that is . . .*(timer sounds)*. . . we want the best possible outcome. Because as I said before, this Department very much supports housing. The...the problem is, there is an order of operations to these things. Like Hopper said--I think I'm correct in interpreting what he said here--we could move forward with a Community Plan Amendment and the Maui Island Plan amendment, and withhold the Change in Zoning, and come back and do the Change in Zoning later. I think we're going to get a lot of really important information out of the Environmental Impact Statement. I am uncomfortable with even just the information that we've heard so far, the...the noncertainty on some of the information that we've heard so far. And so, that...that makes me very uncomfortable as your Planning Director, because I am to advise the Planning Commission on what to do. And I'll be honest, with the information that we've received so far, I'm not certain that we can recommend, as a Department, approval of this change because we don't have enough information. The Environmental Impact Statement would give us a ton of information to do that, and it gives the Planning

Commission a ton more information to dig in. And knowing my Planning Commission, I know they will dig in. So --

COUNCILMEMBER SUGIMURA: Okay.

MS. BLYSTONE: -- mahalo.

COUNCILMEMBER SUGIMURA: Okay. Thank you.

CHAIR PALTIN: I...I had a couple questions before, if...I don't know if anyone else for the first round, but I know I saw a hand up for a second round already. The first question I had was, the County Clerk transmitted the resolutions to the Planning Commission through a transmittal to the Mayor on June 12th, 2025. Did it ever get to their hands, or no?

MS. BLYSTONE: I'm sorry, Chair. Were you saying...whose hands?

CHAIR PALTIN: The Planning Commission's hands.

MS. BLYSTONE: We did not transmit it direct to the Planning Commission because we...we prepare a staff report to go with that transmittal.

CHAIR PALTIN: Okay. The other question I had, just for my own knowledge, based on what was represented, do you agree with the proposed Maui Island Plan Directed Growth Map C5 to include it within...oh, I guess that's not a question that I'm asking, sorry. Do you...do you agree that the community plan designation Business/Multi-Family and M-1 Light Industrial District is the correct one for them to do the uses presented? Like is Hotel use allowed in Business/Multi-Family or Light Industrial?

MS. BLYSTONE: Mahalo, Chair, for your question. So, going back to our letter, we addressed this in our letter. You sent a second letter, but in anticipation of this question, we already added it to our letter, and I'm just trying to find. So, to answer your first question, we are comfortable with Business/Multi-Family based on the representations made by the applicant. It is an appropriate community plan designation, and...and so I'll...that's where I'll leave that question. So, "Hospitality," which we assume to mean--and this would be a good question for the project proponent--is that's the...that's a phase that's been added to the project. This is not...we're...we're assuming that means transient vacation rental use, and this is--I'm sorry, I'm reading from page 7 of our letter--this is not permitted in B-1, B-2, B-3, or M-1 zoning districts. So, if the project proponent applicants desires to do this, then we'll have to do a Change in Zoning for that specific area. The other question is about the Maui Island Plan, and I want to give great kudos to my Long-Range team. Page 7, I believe, of their letter identifies policies 8.1.b. and 8.1.e., and these policies guide us on when we should expand the Urban Growth Boundary. And we find that this change is not consistent with the...the standards set in this. And so, this is part of the analysis that we would do in front of Planning Commission to help advise them is, we would say, you know, looking at this, we have multiple projects--and the Staff did a really cursory review because our time to

respond to this question was quite short. They found 4,069 units that are approved or anticipated already within the existing Urban Growth Boundary, and so this doesn't meet the test of expanding the Urban Growth Boundary. That makes me a little uncomfortable. And I'm not an attorney, but having it...we don't like to put ourselves and make ourselves vulnerable to suit, and we could be in this case.

CHAIR PALTIN: Okay. And then the other question, you know, to Member Cook's point, the traditional way of doing things is costly, time-consuming, expensive. So, you know, I'm...I'm not necessarily opposed to nontraditional, but if you had more information sooner, like the EIS, would you feel more comfortable at going out of order or anything?

MS. BLYSTONE: If you mean expanding the Urban Growth Boundary, I mean, that would be a decision that we would advise the Planning Commission on, and then the Planning Commission would advise you on. I think...I think, you know, when I had spoken with the project proponent in the past, I advised them that this community plan process was happening, and it's well underway right now. We are very close to the end of the community engagement phase for this. So...and to...to our knowledge, they have not participated in that process so far. So, I...I don't know that I would...I would feel comfortable because part of the reason why expanding the Urban Growth Boundary is problematic is because we already have more than enough designated space within our existing Urban Growth Boundary to accommodate the...the population we're expected to receive, and we have multiple projects that are either entitled already or anticipated within the Urban Growth Boundary. I'm not certain that as a...as the Director of this Department, I could make the recommendation that we expand the Urban Growth Boundary in this space. The other thing, if I can, Chair, is, I am a little confused and I encourage the Council to ask questions about the applicability of the 201H, and where they intend to do the 201H. Because the 201H could happen absent this entire process. They would not have to go through this entire process. So, I'm curious about that, and I was looking for more information that was provided in the...in the presentation. Mahalo, Chair.

CHAIR PALTIN: Thank you. I'm sure somebody will probably ask that. For my first round, I'm done. Is everyone done first round? Can we go on second round? Oh, Chair Lee, go ahead.

COUNCILMEMBER LEE: Thank you. Ms. Blystone, you said in regard to expanding the Urban Growth Boundary that this project will...will exceed what's anticipated because there are over 4,000 units already approved. Are...are you talking about Maui Lani? What projects are you talking about that are already approved?

MS. BLYSTONE: Mahalo for that question. So, if you look on page...so PDF page 21 or page 7 of the General Plan Consistency Analysis for Hoʻonani Village that we included in our transmittal to you, there are nine-ish...nine to ten projects. Kahului Civic Center is one, that's 300 units. Maui Lani's remaining entitlements is 608, but we need to verify that, and we made that note here. DHHL has a Wailuku Single-Family Residential that's 173 homes plus 31 lots. DHHL Puʻuhona has 171 homes, that one's under construction

right now. Waiehu Mauka is 343 homes plus 55 rural lots. Waikapu Country Town is...is 1,433 residential units plus 146 'ohanas. Waikapu Development Venture, another project, is 80 homes. Wa'ihee affordable housing, 752 units. And Hale Pilina is 178 apartments. That is the number I'm coming from to get to that 4,069.

COUNCILMEMBER LEE: Okay. Yeah, I would question that because those projects are stretched over multiple years, and even the Atherton project is probably in its 18th year without having one unit. So, that's highly questionable whether some of these will actually be built within the next ten years. So...but the other question I had real quick is I may...you may have mentioned it, but I...I didn't hear it. So, when you needed more information from the developer, when you got the reso in June, did you ask for the additional information in June, or did you...at...or at...at any point?

MS. BLYSTONE: Mahalo for your question. Danny Dias, who is sitting up with me here, met with the applicant...or with the project proponent--I can't call them the applicant--but the project proponent on a couple different occasions, and asked for additional information after we received this item. We also met with them prior to getting the resolution because we knew the EIS was coming in. We were going to be the accepting agency for that. And then ultimately, the...they went a different path. So, to be honest, when this came in June, we were a little surprised by it. But yes, we did ask for additional information, and were not given that information.

COUNCILMEMBER LEE: Thank you.

CHAIR PALTIN: I think Mr. Ueoka would also like to respond to your question, Chair Lee. Is that all right?

COUNCILMEMBER LEE: Okay. Yes. Yes --

MR. UEOKA: Oh.

COUNCILMEMBER LEE: -- good...good idea.

MR. UEOKA: Thank you, Chair, and Chair Lee. Sorry, I apologize to Mr. Dias. We...we don't remember being formally requested or asked for any information, so my apologies for the mix-up. But please understand, it was never an advertent...we didn't advertently disregard the request. So, thank you.

CHAIR PALTIN: Mr. Dias, did you want to comment?

MR. DIAS: I...I agree with Mr. Ueoka. I...I...if I recall, it was more of a casual request, it wasn't a formal request. And honestly, when it came in, our...our concern was more just the processing portion, and not necessarily, you know, like a written letter asking for specific items from...from him. Thank you, Chair.

CHAIR PALTIN: Chair Lee, would your follow-up...oh, you don't have any follow-up.

COUNCILMEMBER LEE: But it seems that you do. Please, go ahead.

CHAIR PALTIN: No, I don't want to put words in your mouth. Thank you, though. Okay. So, I...I think everyone had their first round. We're okay to go on the second round. Committee Vice-Chair Uʻu-Hodgins?

VICE-CHAIR UʻU-HODGINS: Thank you, Chair. Okay. There's a couple of things I think I want to get clear before we...before I ask some of my questions. One, myself...because technically, I guess I'm the applicant for this project...with the project proponent, I like that language, Mr. Ueoka met with Nāhulu and Danny--I cannot refer to everybody by their last names, I'm going to get confused--to discuss this process. Because right now, the entitlement process is far too long, and far too cumbersome, and it costs everybody money, which in turn is then placed on the person who is going to then rent or buy this project. We're paying for Mr. Ueoka's time right now, in fact...well, the future renters will be, which is unfortunate. It...it really is, I'll be...I'll be honest. And so, right now, the process goes, the County reviews and approves community plan, and then urban growth, and then we send that over to the LUC to do the DBA, and then it comes back to us to do the Change in Zoning. All of that takes years. Years. Years we don't have to wait. Time we don't have to lose, it takes years. Which is why we met with them to create a process that is a bit more efficient. So, what could have been done in this situation...which again, we had this conversation. We would have reviewed it, create some conditional language that when the LUC approves it, then it makes everything official with the Change in Zoning. So, to circle back to before we went to lunch, the answer was because we didn't know how to send it because we didn't have the DBA to MPC, which is...which is yes, true, but you could have sent the community plan and the urban growth resos as we typically do. Perhaps you could have held the Change in Zoning. However, we did discuss it. Secondly, that's not what your letter says, dated September 9th. Your letter says, because they didn't do a MAPPS application, based on your other letter that was sent to us after we did the reso on August 20th, that says we would request that you do a MAPPS application...and the applicant--and in this case, I am the applicant, which I didn't get an email requesting any information--and so, your letter sent to us on why we should not take action was because there was no information on MAPPS, not because the DBA wasn't done. So, that's one. So, two, it's not in the Charter. If we're going to talk about listening to your attorney, did we get...did we get a legal opinion for you folks, Planning Department, to ask the Council to do a DBA in MAPPS, to do a Change in Zoning application in MAPPS? Because that's not in the Charter. That's not the way the Charter reads. The Charter reads, hey, we send this to you, you folks do the application or whatever you need, and you send it to MPC. MPC does their recommendation, and sends it back to us. You never, in fact, sent it to the MPC, and now we're here again. And so, that 120-day trigger is very confusing because it was technically never sent to the MPC. So, you held it in your Department, and never sent it. So, in effect, the Commission could never provide us comments because it was never sent, which is quite unfortunate because we're here today. Unfortunately, the community plan, I do disagree. I don't disagree, rather, that there's all these homes. However, the community plan was last updated in 20...23 years ago. It's supposed to

be done every ten years. So, asking to continue to wait and push back on something we need for housing is so irritating. We're already 13 years late. We're almost kind of maybe there. What does that even mean? We should have been almost kind of maybe there 13 years ago. I'm not waiting anymore. So . . .*(timer sounds)*. . . what are we going to do? Because this...this right here is confusing. And I didn't even get to ask my questions on process because when we're talking about all the things that we need to do, we can't even get it straight between all of us. And so, pretty soon, we're going to ask you guys to do about 40-something of them. And if we can't figure out how to do one, how are we going to do 40? I heard the bell. I get plenty questions. That was my rant. I'll save my questions for the next time.

CHAIR PALTIN: Member Rawlins-Fernandez, and then Member Cook...unless Director Blystone has...wants to comment on Committee Vice-Chair U'u-Hodgins' opportunity.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

UNIDENTIFIED SPEAKER: . . .*(inaudible)*. . .

CHAIR PALTIN: Oh, okay. Member Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. I...I didn't use my round one, and I wanted to give my round one opportunity to Member U'u-Hodgins so she could ask her question. And then that way, perhaps it can help to direct the response from Director Blystone. Because I would like to hear that, and I would like to use my time to hear the...the dialogue. Mahalo, Chair.

CHAIR PALTIN: It's okay with me. Members, is it okay with you? Okay. Go ahead, Member U'u-Hodgins for Member Rawlins-Fernandez's first round, four minutes.

VICE-CHAIR U'U-HODGINS: Thank you, Member Rawlins-Fernandez. I really appreciate it. And that was my long rant. I apologize, kind of, but I'm clearly irritated. So, I don't apologize for what I said, but perhaps I'll apologize for the tone, which is something I'm working on, just not today. So, can you...can somebody please answer if you folks worked with Corp. Counsel to draft this letter that was dated August 20th, asking Council to do a MAPPS application? And what is the process? Can you describe the process on how that's going to work?

MS. BLYSTONE: Mahalo for your question. So, in the past, we have gotten several of these over the years, and this is a continuing problem --

VICE-CHAIR U'U-HODGINS: Yeah.

MS. BLYSTONE: -- where we don't have enough information to move forward. And you're correct, we did not...so we did not, in my knowledge--and I don't have the letter in front of me, I apologize--but we did not, to my knowledge, consult with Corporation Counsel on that. It was a request to add things to MAPPS. Because when we go in front of

Planning Commission, we like to have all the information we can. The process to add things to MAPPS, I...I can leave to...leave that to Danny to talk about that. He's much...he's much deeper into the system than I am, but the process is...is pretty straightforward for this. And so, if you mind...if you don't --

VICE-CHAIR U'U-HODGINS: No, please.

MS. BLYSTONE: -- mind...

VICE-CHAIR U'U-HODGINS: I met with Danny to kind of discuss this process, so I'm happy to hear from him. Thank you, Mr. Dias.

MR. DIAS: Yeah, I...I also...thank you, Chair. I also apologize for not having the letter in front of me, so I don't specifically know what we requested, but my recollection was that, as we discussed earlier, you know, we had the resolution, and we knew that if we're going to bring this before the Maui Planning Commission, it's the question of, well, what are we going to bring before them? Because as the Director stated, they are very thorough, and they are inquisitive, and they do expect, you know, studies, and, you know, impact statements, and...and TIARs, and all the things that they normally see. And so, my recollection was that request was, okay, if we're going to bring this to Commission, what...give us something to bring to them besides a resolution.

VICE-CHAIR U'U-HODGINS: Yeah, I remember that conversation. It is difficult. Because again, as we've just seen in the description of the project, it is 17 years in the making. So, hopefully by then, I'll be a grandparent. So, it's very difficult to plan for the next 17 years at this point. So, it is difficult, and as we're doing a project district, which in this case we're not, to have that in advance. Nonetheless, we could have done the--where's my notes--the community plan and urban growth if we were not doing the Change in Zoning and waiting for the DBA. Because typically, the information is sent. I don't know if the request was formally made--definitely not to me, or the project proponent--in order for us to provide you this information. So, unfortunately, yes, this is the first time that anybody is seeing all of this because there was no formal request. And it's unfortunate that that is the case, but now, that is the case. Now my question, because I got my answer for that, is, where do we go from now, which is what Member Sugimura was talking about. So, if we take no action today, which is...I was hoping we could take some sort of action, then what, then what? We send it to the Planning Commission, and we wait a whole 'nother 120 days so we can continue to hear from testifiers that everybody is moving away? And how will this project be prioritized? Because one, the Council...Councilmember already sent it over to the Planning Commission, which means this project should have been prioritized, which is why we have 120 days to figure this out. So, now what? Where are we now? What can we do now? And I think that's a question for Mr. Hopper...which it is unfortunate that only Monday afternoon did we really figure out that perhaps we can't do anything, which I would hate to disagree with because I don't want to wait for more housing. So, is there something we can do? Because I'm unwilling to sit for another 120 days and hope for the best...because I already did that 120 days ago.

MR. HOPPER: Well, I mean, at this point, the...it sounds like the Council would want this prioritized on the Planning Commission's agenda as quickly as possible. That's certainly something you can...I think you've already let the Department certainly know that that's something that you...you want prioritized. It doesn't necessarily have to certainly take 120 days. The...the minimum would be . . .*(timer sounds)*. . . a 30-day for the public hearing notice for it to get on their agenda. Their agendas are extremely long. I know there's a couple --

VICE-CHAIR U'U-HODGINS: I imagine.

MR. HOPPER: -- of resolutions that at the last two meetings they haven't made comment on, and those may be getting up against the 120-day time frame. Although in that case, they're conscious of that because they know it's been before them. So, I can't speak for what their agendas look like, but you can certainly, you know, request the Department expedite it as quickly as possible, and...and send the notice out as quickly as possible. As far as action today, that...that's difficult without the Planning Commission recommendations. Mr. Ueoka had...had brought up making a Committee decision. There is a distinction between a Committee recommendation and Council action. So, you know, Committee recommendations can...can be made even in the absence of that Commission recommendation, provided that you have that before Council reading. I would...I would...I think the obvious caution I would give for that is that you...you won't have the ability to do any work in Committee after reviewing the Planning Commission's recommendations, which is something you would normally have in that case. So...

CHAIR PALTIN: Unless we recommit, right?

MR. HOPPER: Right. That...that's...that's a possibility, but then I'm not sure why you'd pass it out, and then, you know, recommit. There may be procedural reasons, so I can't say...say that, but I'm thinking of...of any legal issues with that, and I mean, again, Committee action is not the same thing as Council action for Charter purposes, so that wouldn't be a violation of the...of the Charter in...in that case. But as far as the timing for commission review, I mean, I think I...I explained my...my...my thoughts on that, and...and...and your potential action today. Again, I...I did have the concern with the...the zoning change being passed, but again, that's passed by full Council, not necessarily a Committee issue, although there can be procedural issues with something having been passed out rather than still at Committee that I think maybe OCS or Ms. Nakata would know some of those details. Because we dealt with that with Koele, again, but that's...that's what I have to say on those...those items.

CHAIR PALTIN: If I could add, we kind of ran into a similar situation with Grace Baptist Church where we were not aware...I mean, the deadline was missed for that. It...it's not quite as big a project. It's just rebuilding a church where it burnt down, and then making it the correct designation because it was originally built before zoning occurred. And we ran into a situation where we didn't know when to count our days from because transmittal to the Planning Department doesn't mean it gets into the hands of the

Planning Commission. So, we did work with the Planning Department on a Charter amendment, and it did, I believe, go through Member U'u-Hodgins' Committee, and passed out. So, that was Resolution 25-135, and it'll give the public an opportunity to vote on it in the next election, and then it could go into effect. And that's item number 18 on your Granicus. So, when we did encounter this issue, we did propose a solution to the Charter. However, it cannot get enacted until the next election when…if people vote for it to pass. So, hopefully, in the next election, people vote for this Charter amendment, so that could remove the uncertainty. I just wanted to add that as an FYI. So, it's not like there's not a solution, it's just going to take…there's a solution proposed, but it won't be able to be decided on until the election. So, I just didn't want folks to think that when we encountered it, we just were like aw, shucks. Any other hands? Oh, Member Cook.

COUNCILMEMBER COOK: Thank you. Does the Planning Department…perchance when the General Plan…the members of the GPAC were voting on urban growth boundaries, is there minutes or stuff for them? We're not going to have it right now, but I'm just curious about the voting. And I'll just share with you, urban growth boundaries were very contentious during the GPAC. We had 25 Members, which was a crazy amount of people. There was usually about 19 to 20 that were there on a regular basis. The urban growth boundaries was sort of a tension between…I won't say anti-growth, but limited growth concerned about overgrowth, which I get. The balancing of that was basically the fact that if you're going to limit available land to build, you're basically guaranteeing increased pricing because it's…it's really limited. So, I just wanted to bounce that off because, you know, the 4,069 units, the units that are basically approved, you know, like the Waiehu ones, the DHHL, I mean, they need to build a bridge, and that's been contentious for years. A lot of the projects…I'm not negating it, I'm trying to put it in perspective. A lot of those projects, you're basically going to need a car, some of them, to get. This one…and there again, the reason I think that this is…actually makes sense, it's probably the least speculative real estate that we're going to find. It is going to be a potential for existing Kahului lots, et cetera, from people who have really old homes to move into a newer home that they could afford, especially if they're going to sell their places, that would enable Kahului to sort of redevelop. And so, I see sort of a nexus of this particular project being able to, especially over a very prolonged period of time, facilitate housing and all of this stuff. So, you know, and as far as like the…I don't…I don't want to sound like I'm joking, because I'm not…as far as the quality of the soil for farming, it's like when they're doing foundations and roads, they excavate two feet out, and they haul it away, and it's actually good soil instead of something else. But what…what it was used for before, where it's located for potential traffic, where it's located for potential other businesses, and then adding there for it to be…probably remain affordable in many different ways, more so than a lot of other places. I'm just saying, that's just sort of the aspects. Now, maybe the Environmental Impact Statement would enforce that or not. So, having said that, could you kind of bounce back on me, from a Planning perspective, some of the downsides of this place, besides the soil, aircraft, traffic? I understand that the process hasn't been done, but is this place just not a good place to do it? And if not, what else would be good for here? Thank you.

MS. BLYSTONE: Mahalo for your question. This is…I…I wish that you could live inside my brain right now because it would be so much easier to just go [*makes spitting sound*] like this. So, a couple of things. I first heard about this project before I was Planning Director, so a while ago. And when they brought it to me, and we were talking about it, I was like, oh, this is exciting. It could be very, very cool. You're going to have to do a DBA, so you should get on that, right? Like those….those are the things that…that we…we talked about. And also, you should go to the Congress for New Urbanism, and talk story with some of the innovation…innovations happening in communities that are…are like this, where you get to start from scratch, and you get to do it right, right? So, from a Planning perspective, the…the guts of this project are really good, and I'm glad to see a lot of them preserved in…in the presentation that I saw. I think the thing that's tricky--and going back to your initial comment about the GPAC, and the 25 members, and the contentiousness--this is not…having urban growth boundaries be contentious is not unique to this place. And the argument is always the same…that some of these projects are going to go slower. Which is why, in a lot of cases, you oversize an Urban Growth Boundary to meet it, right? And then there are processes available to expand that Urban Growth Boundary. So, the place where I get a little uncomfortable is when it comes to the Change in Zoning. Because the Change in Zoning is giving you Light Industrial zoning, which is the same as everything that's around it. So, once the Council chooses to make this Change in Zoning, absent . . .*(timer sounds)*. . . anything else, this is the last discretionary thing you get to do…except for this 201H, which I'm really not sure where it applies yet. So, I'm…that…that is…that is a concern from us, is that going from Agriculture to M-1 means that you don't get--and we said this in our letter, and I apologize, there was a question about this earlier, and I didn't say this part. We would be more comfortable with B-2 or B-3 for this property because it would remove all those light industrial uses, and just focus on the intent. If the intent is as it's described in this PowerPoint presentation that we all just heard, then we should have zoning that's commensurate with that intent. So, I don't agree…don't disagree with the…with the premise of the project, or even necessarily the location of the project. There's a process in place, and that process, as far as I'm concerned…you know, we could do the Community Plan Amendment, we could do the MIP amendment. Ultimately, that's your decision. We will advise you, but that is your decision. The DBA comes next, and it needs to come…and…and Land Use Commission has to weigh whether or not they agree with you, that this is actually marginal, even it's…even though it's listed as prime ag soils, or not.

COUNCILMEMBER COOK: Thank you. My feedback, as far as the marginal, is the location, not so much the soil. Acknowledging the soil, great…it's probably all that hauna water they sprayed on it, and all that stuff for years, it probably made it really good. But as far as actually farming right there in the midst of all of that, with the other industrial uses, and all the other stuff, that's what I was saying, it's like, take the soil and use the land for something else. But thank you for your…thank you for your feedback. And my time's up.

CHAIR PALTIN: If there's no hands up, I...I had a couple questions about the 201H process. So, after the...what...or even back it up some more. What happens on the 19 if the LUC will not be the accepting authority, then what?

MR. UEOKA: For the...if the Land Use Commission does not agree to the FEIS, the HAR rules, the 11-200.1, they kind of establish a process as to how a disagreement...I think it was designed more for when two sides want it. I don't know what happens when neither side wants it because the Maui...I guess the Planning Department asked us to go with the State LUC, so I'm not 100 percent sure what happens --

CHAIR PALTIN: Cross that bridge when you come to it.

MR. UEOKA: -- if the LUC...what's that?

CHAIR PALTIN: You're going to cross that bridge when you come to it.

MR. UEOKA: I hope that bridge doesn't come. *. . .(laughing). . .*

CHAIR PALTIN: Okay. And then, were you going to do the 201H for the DBA, as well as for the housing, or...because then that makes it a 45-day process. Does the Land Use Commission allow you to do a 201H DBA?

MR. UEOKA: It...it...oh, sorry, Chair.

CHAIR PALTIN: Go ahead.

MR. UEOKA: Thank you. It is in the 201H-38, it talks about going...the County has 45 days, and the State has 45 days. And if you don't mind, you want me to get into it, the 201H itself. So, our hope was we come here, we get the M-1. The purpose of our M-1 is, we wanted those expanded light industrial uses, along with the housing. So, that's why like we wanted the business owners to have as much opportunity as possible. Getting a special use permit is not always the simplest process to go through. Following up on that...

CHAIR PALTIN: It's better than a conditional.

MR. UEOKA: 100 percent, but painful nonetheless. *. . .(laughing). . .* The 201H idea was we're hoping to come here, get the conditional zoning to go to M-1...and that way, it's this process with the Council. The Council gets to say, M-1's okay, put some conditions on it. We're perfectly fine with a condition along the lines of you have to have "X" amount of dwelling units on the property. You know, you can't start doing the commercial, you can't pull a commercial building permit until you've done so many residential units, that kind of stuff, to make sure we go in that direction as part of the conditional zoning, to make sure you don't just end up with a light industrial park here, which is not our intent at all. And we actually don't think it's the best use of the land right now either. But...

CHAIR PALTIN: And then my understanding is, on the 201H 45-day clock, that starts when the Administration transmits it to the Council. So, you might give it to the Administration ahead, and then they would have whatever time they need, and then they would give it to us.

MR. UEOKA: Correct. In this case, we probably would try and work through HHFDC, so it'd be a…probably three…three levels. We'd work with HHFDC, work with the Department of Housing, of course, and the Administration. And then, I've…I've been out of this place for a long time, but I…I remember before, it would be…you know, there was always a coordination between the chair of the committee during the 201H and the applicant group, just to make sure timing worked for everyone.

CHAIR PALTIN: Are you sure it would be Department of Housing, or would it still be Planning? Because Department of Housing says that they enter the conversation when you guys go for your subdivision approval, and the residential workforce housing agreement for ten lots or more. And if developers come to the Housing Department, the three main things that they want to know is if you own the land or control the land, if you've had the…if you have entitlements, or if you have financing. But it's your understanding, you would be coordinating with the Department of Housing?

MR. UEOKA: Oh, sorry, that was an assumption. We'll coordinate with the Administration --

CHAIR PALTIN: Oh, oh, oh.

MR. UEOKA: -- whoever…whoever the powers that be.

CHAIR PALTIN: Okay. And Planning, would it be you folks, or do you know? *. . .(timer sounds). . .*

MS. BLYSTONE: So, in the time that I've been here, we haven't processed one, so I can't say, but our understanding is it's Department of Housing. I think Remi Mitchell is online, if you wanted to ask that question of him. Director Mitchell.

CHAIR PALTIN: Oh, I do see Director Mitchell. And…and I think we…wasn't Kaiāulu [*sic*] 'o Kahiluhilu *(phonetic)* a 201H? Or no? No, that already had it.

MR. MITCHELL: So…

CHAIR PALTIN: Go ahead, sorry.

MR. MITCHELL: So, depending on how…thank you, Chair Paltin. So, depending how the applicant proceeds with the 201H process, they can coordinate through HHFDC or the Department of Housing. So, in that particular instance, I guess to the extent Mr. Ueoka referred to 201H process, it's likely he would be coordinating through either HHFDC or the Department of Housing. So, he's correct.

CHAIR PALTIN: Okay. Got it. Got it.

MR. MITCHELL: Okay. Thank you.

CHAIR PALTIN: Yes. Go ahead, Mr. Ueoka.

MR. UEOKA: Oh, and thank you. Sorry. I never answered your original question. So, we haven't figured out how much we would include in the 201H, but we could do all the housing to be included in the 201H. And the idea would be to start the process for…to work with the State LUC on an accelerated District Boundary Amendment. And we do fully realize that our limitation here will probably be wastewater. And we are not able to start with our project, really, until we build our waste…I'm sorry. If we can get County wastewater, we're good. If we cannot get County wastewater, then we need to build our wastewater reclamation facility. One of…a wastewater reclamation facility triggers environmental, Chapter 343. We're going through that process. So, we hope that we could build out until we need the wastewater reclamation facility, but then we would have to wait until the FEIS is accepted--hopefully, like in a year and a half from now or so, or a year from now or so--and by the LUC, because everything goes well on the 19th.

CHAIR PALTIN: Okay. And then the departments that we haven't gotten responses from yet are Public Works, Environmental Management, and 'Ōiwi Resources. So, we're still waiting on those. We did get a lot of responses this morning, and they've all been uploaded. At this point, I wanted to do a temperature check because if the plan is to try and move forward out of Committee with the Island Plan and the Community Plan Amendment, I would like to give the Members an opportunity to read through the responses we got so far, and do a deeper dive, hear from 'Ōiwi Resources, Environmental Management, and Public Works. So, I would suggest maybe polling for a recess meeting for tomorrow, if can. If the will is to wait for…and…and when I say move it out of Committee, in discussions with Mr. Hopper, he would be okay with moving it out of Committee, but not putting it on the Council agenda yet. And then we would know five or six votes, because it's Council-initiated, needed to pass it. So, at this point, I just wanted to do a temperature check because I feel like if we're not moving forward with the Maui Island Plan and the Community Plan Amendment as part of this process here, we can be done right now, and everybody can go about their business. If there is a desire to try and move that forward, then I would like to ask Members if we can recess until tomorrow, let everybody read all the responses, maybe give 'Ōiwi Resources, Environmental Management, and Public Works a little bit more time to respond. So, this isn't a vote, it's a temperature check. Oh, Mr. Ueoka.

MR. UEOKA: Oh, thank you, Chair. Just…so, you mentioned the Island Plan Amendment for inclusion in the Urban Growth Boundary, Community Plan Amendment. So, Change in Zoning will…we're going to hear that after the DBA.

CHAIR PALTIN: Probably. But I mean, Members can give me their temperature check on that too, if they'd like.

MR. UEOKA: Appreciate that. Thank you, Chair.

CHAIR PALTIN: Member Sinenci, your…your feelings?

COUNCILMEMBER SINENCI: So, we're still waiting on a couple more responses, you would like us to…to wait and review those responses?

CHAIR PALTIN: Or we can ask them orally.

COUNCILMEMBER SINENCI: Tomorrow.

CHAIR PALTIN: Tomorrow, if they're available. If not, I guess stay and ask them now.

COUNCILMEMBER SINENCI: I know I have a WIR meeting at 11:00 tomorrow, but I can be here in the morning.

CHAIR PALTIN: Okay. So, is your preference to…to wait on this? We can defer, or we can try and do more work on it, and pass it out possibly tomorrow. And then would your preference be all three? Just the normal way, Community Plan Amendment, Maui Island Plan?

COUNCILMEMBER SINENCI: Whatever is legal with our…our lawyers.

CHAIR PALTIN: Okay. So, you…just clarifying, you do want to continue to work on this? Okay. Member U'u-Hodgins?

VICE-CHAIR U'U-HODGINS: Thanks for giving me the opportunity, but I think I stated how I feel. I'm happy to come tomorrow. I would love to do all of them, but that's how I feel. FYI, this is how Hawai'i Island does theirs, and they put a conditional approval on it. They do their Change in Zoning, and then they put a timeline of which the project proponent must get approval from the LUC and their DBA, or it reverts back to its original zoning. So, that's the language that I was hoping we would have in there anyway, which gives us some wiggle room. If the project does…doesn't go through the LUC, it wouldn't maintain its M-1 zoning, it would go back to Ag. We would just give them a timeline.

CHAIR PALTIN: I think we did discuss this with Mr. Hopper. I don't know if we're operating under different rules, but they didn't believe that there would be an automatic reversion.

VICE-CHAIR U'U-HODGINS: Oh, I think it's like by resolution, or we…we can bring it back.

CHAIR PALTIN: Oh, oh.

VICE-CHAIR U'U-HODGINS: Yeah, yeah, yeah. There's…there's some language that we can catch it if it fails.

CHAIR PALTIN: Okay. And to me, I'd be kind of okay with doing all three out of Committee, holding the MI…I'm going after you apparently. . . .*(laughing)*. . . Holding the MIP and the CPA until we hear from the MPC, and then holding the CIZ until we hear from the LUC. Too many acronyms.

VICE-CHAIR U'U-HODGINS: So many, it's an alphabet soup. Are we going to hold it in Committee, and you're going to hold the CR, or are we going to hold it in Council?

CHAIR PALTIN: If Members feel okay with passing it out of Committee, hold it at Council. But I mean --

VICE-CHAIR U'U-HODGINS: Okay.

CHAIR PALTIN: -- I guess it would go with the majority.

VICE-CHAIR U'U-HODGINS: Okay.

CHAIR PALTIN: But in that specific scenario, we wouldn't need to hear from Mr. Hopper in the by resolution reversion. We would need to hear from Mr. Hopper --

VICE-CHAIR U'U-HODGINS: Okay.

CHAIR PALTIN: -- on his things. Does anyone want to hear from him now, or no need?

VICE-CHAIR U'U-HODGINS: Can I ask one quick question from you? If we do come back tomorrow, we coming back…you have a meeting at 11:00, we would come back here at 9:00. That's…that's your…that was your original question, yeah?

CHAIR PALTIN: Yeah.

VICE-CHAIR U'U-HODGINS: Because I know you have to go soon too, and Member Sinenci has to go soon too.

CHAIR PALTIN: I would…yeah, I would like to…if we could end at 3:30 so I can just --

VICE-CHAIR U'U-HODGINS: Yeah.

CHAIR PALTIN: -- swing by the hospital, that would be great.

VICE-CHAIR U'U-HODGINS: Yeah, for sure.

VICE-CHAIR U'U-HODGINS: So, we can come back tomorrow morning.

CHAIR PALTIN: Tomorrow at 9:00, yeah.

VICE-CHAIR U'U-HODGINS: Okay. Okay. Thank you, Chair.

CHAIR PALTIN: Go ahead, Member Cook.

COUNCILMEMBER COOK: I'm okay for tomorrow morning at 9:00.

CHAIR PALTIN: Okay. Member Rawlins-Fernandez? Oh, sorry, she had to go pick up her kids, but she'll be back in six minutes. Chair Lee?

COUNCILMEMBER LEE: I...open tomorrow...tomorrow morning at 9:00.

CHAIR PALTIN: Okay. Member Sugimura?

COUNCILMEMBER SUGIMURA: Oh, I have a 9:00 meeting, and a 9:30 meeting, but I guess we got to do this.

CHAIR PALTIN: That sounded like a yes, I think. . . .*(laughing)*. . . Okay. So, that would be one...two...three...four...five...six. That's quorum. I guess maybe we don't need to hear from Member Rawlins-Fernandez either, she can come or not. Your homework for tonight, if you choose to accept it, is to read all the responses. Planning's one is kind of thick, but it's not 100 pages. Is there anything that anybody wants to tell us before we recess? Director Blystone?

MS. BLYSTONE: Mahalo, Chair. So, I am just going to anticipate a question, which would be, when could we get this on Planning Commission's agenda? And in consultation with staff, the earliest that we could do it and meet the 45-day noticing for public hearing would be January 13th. I will note, at that time, we have three other resolutions that were sent to us by Council to handle at that Maui Planning Commission meeting. So, just so you know, that's...that is the timeline. For me, tomorrow, I have Cultural Resource Commission at 9:00 a.m., and so I will be occupied immediately at 9:00 a.m. for a presentation on...on the design guidelines.

CHAIR PALTIN: Okay. So, the way that I interpret that, ask any questions you have of Planning right now. Can we have Danny tomorrow?

MS. BLYSTONE: Chair, Danny says yes.

CHAIR PALTIN: Oh, okay.

MS. BLYSTONE: And I will...I will join when...when I can, as soon as I'm released from my responsibilities at the CRC.

CHAIR PALTIN: Okay. Okay. Danny's just as good, right, guys? What about Mr. Pfost? We can't have him either?

MS. BLYSTONE: Mr. Pfost has indicated with a thumbs-up signal that he is also available, and Jacky will be with me in CRC, as she has indicated with a thumbs-down signal, Chair.

CHAIR PALTIN: Okay. We'll take the men, and we'll leave the women behind. And Mr. Hopper, are you okay for tomorrow?

MR. HOPPER: Well, I've been assigned to CRC, actually, but I think we can make arrangements to maybe have another deputy do that, and I could be here, or vice versa. So, we...we can provide coverage for tomorrow, for sure.

CHAIR PALTIN: Thank you. Mr. Agawa, are you still on?

MR. AGAWA: I'm still here, Chair.

CHAIR PALTIN: Were you available tomorrow, or did you want to give us your feedback on what you've heard so far at this time, or at a later time? I think the question is --

MR. AGAWA: I have...

CHAIR PALTIN: -- like, can you...can they hook up to your...can they hook up with you, or that's a negative?

MR. AGAWA: I have meetings tomorrow. I do have only preliminary comments, considering nothing was really submitted for our review, to my understanding. So, if you folks want to hear my preliminary comments, I can provide that now.

CHAIR PALTIN: Yeah, let's hear his preliminary comments, since he's not available tomorrow, and he's commenting on anything what he knows. Okay. Go ahead, Mr. Agawa.

MR. AGAWA: Okay. Thanks, Chair. Please bear with me because I was basically scrambling with Wastewater to try to get some of these organized. So, based on what I've heard so far, and what the proponents submitted, I'll just go through this list. So, the proposed project, it's outside of our current sewer service area. Wastewater, we'll recommend that an on-site wastewater treatment plant be constructed to service the project. But if the project intends to connect to the County wastewater system, there is currently not enough treatment...wastewater treatment capacity at the Kahului Wastewater Treatment Facility to support this project. Mr. Ueoka was right, that they would need to wait until probably late 2029, possibly into 2030, depending on some supply constraints, supply train constraints, until the Central Maui Wastewater Reclamation Facility becomes operational, or until Wastewater Reclamation Division is successful in increasing treatment capacity at the plant. We are doing ongoing projects to see if we can increase that, but no guarantees. The next comment is, there may be wastewater treatment capacity at the Kahului plant for Phase I of the project. In looking at the timeline, they're anticipating Phase I to be constructed...I think it was the summer of 2029. There may be a gap between when our treatment plant is ready, but there also

might be capacity at that time. If the project collection system proposes to tie in to the County system, I'm assuming it's going to be at the sewer manhole on Pakaula Street, that's between Lowe's and Target. And maybe Mr. Ueoka can confirm that. That's our assumption, that's the closest County sewer system. Comments regarding if that is the assumed tie-in point, the project's wastewater will ultimately affect about 9,000 lineal feet of existing sewer lines from the tie-in point on Pakaula. It then goes to Alamaha Street. There's a pump station there. Another pump station, Kahului Pump Station, which is off of Hāna Highway, and then to the Kahului Wastewater Treatment Facility. Not saying that all 9,000 lineal feet would have to be upgraded, but there will be upsizing of existing sewer collection lines, along with the possibility of upgrading the two pump stations that I mentioned before. Again, without any more details on the project, the actual improvements required to our infrastructure would require further detailed analysis and coordination between the development team and our Wastewater Reclamation Division. And then based on the projected upgrades to the existing wastewater infrastructure that the developer would probably face, we would suggest that they perform a cost analysis to determine if an on-site wastewater treatment facility would be more feasible to them versus all of the off-site infrastructure improvements to our wastewater system. Thank you, Chair.

CHAIR PALTIN: Thank you, Mr. Agawa. That was very thorough for the preliminary, and…and very layman's terms because even I understood it. Member Cook looks like he had some clarifying questions, which I'm not going to comment on his ability to understand what you said.

COUNCILMEMBER COOK: Thank you. Thank you, Director Agawa. How does Wastewater feel about package plants? Now, I'm hearing a lot about that because of the…twofold--one, apparent advancements in the technology, and then two, because of the fact that pretty much everywhere it's challenging to tie into the central. So, what's…what's Wastewater's general feeling about package plants?

MR. AGAWA: Thank you for that question, Member Cook. I don't…I hesitate to talk for Wastewater. I haven't confirmed with them their current feeling about package plants because of the new technology. However, if that is the direction that the development team is looking at, that would be under their purview, right? It wouldn't be under the County's purview. So, it would be a private managed facility. I do know that one of the concerns when developers are looking at package plants is the biosolids, right, that comes from that, so…and the disposal of that. Thank you.

COUNCILMEMBER COOK: So, Chair, my follow-up question. Has there been discussion…for your understanding, has there been discussion at Wastewater where people do a development, we do a package plant, with planning to implement and connect with the municipal plant at a point in the future?

MR. AGAWA: Thank you for the question. To my knowledge, I'm not aware of any discussions where an interim package plant would bridge the gap until they tied into the County

wastewater system. I am aware of temporary sewer capacity until further sewer capacity is provided, but I'm not aware of any, yeah, discussions with package plant as a gap.

CHAIR PALTIN: I think it's so cost-prohibitive.

COUNCILMEMBER COOK: Thank you, sir. Thank you, sir. Thank you, Chair.

CHAIR PALTIN: Okay. Okay. Jeff, did you have any questions regarding the information that you just heard? Mr. Ueoka, sorry.

MR. UEOKA: Thank you, Chair. No, thank you very much, Director Agawa. I'm just sad, but no, everything makes sense. Thank you.

CHAIR PALTIN: You are sad. Mister…or Director Molitau, I think I seen on the call, we didn't receive written comment from you. Are you available tomorrow, or would you just like to give comments? I think they did a cultural impact assessment. Did…did Dr. Six talk about this with you at all, or are you available tomorrow?

MR. MOLITAU: I haven't…aloha mai kākou, Chair.

CHAIR PALTIN: Aloha.

MR. MOLITAU: Thank you very much. Can you hear me okay?

CHAIR PALTIN: Yes.

MR. MOLITAU: Okay. Thank you very much for the question. I haven't been able to discuss with Dr. Six at the moment in regards to this particular Bill 163, 64 [*sic*], and 65 [*sic*], but I do have some just preliminary comments, and I'm available for tomorrow as well. You know, obviously, I think that we…we figure out how to split ourselves in two and be at the same place at the same time. But my…my general overall comments on this is, you know, the…the need for housing is always going to be a necessary discussion. What I look at is the spaces in which they're…they're…they're at, and I look at placenames, and I look at the…the areas of importance of those placenames and why…why they're named that. And so, things like Pulehunui and Pulehuiki refer back to interesting moʻolelo that I'd be more than happy to share tomorrow just to give everybody contextual context for the space. I do…I do also want to go ahead and comment on AIS studies, if there has been any, for…for the space that's moving forward. And those are the only two comments that I have.

CHAIR PALTIN: Thank you. Whenever you do get a chance to speak with Dr. Six, feel free to transmit it in writing, or have her come on tomorrow, either one.

MR. MOLITAU: Hiki nō.

CHAIR PALTIN: Thank you.

MR. MOLITAU: I hope we have enough time.

CHAIR PALTIN: Thank you. And then I think Public Works said they were still reviewing it. Director Molina, are you available tomorrow?

MR. PASCUAL: Chair, I apologize. I believe Deputy Director Barany is online.

CHAIR PALTIN: Oh, Deputy Director Barany, do you have...are you available tomorrow, or Director Molina?

MR. BARANY: Good afternoon, Chair.

CHAIR PALTIN: Good afternoon.

MR. BARANY: We can make somebody available for tomorrow.

CHAIR PALTIN: Thank you.

MR. BARANY: Yeah.

CHAIR PALTIN: All right. So, Members, any need to stay on for today, or you guys want to get right to your homework assignment? Okay. All right. Thank you. So, this meeting will recess. Same place, same location, same online location. Oh, I see Member Rawlins-Fernandez has joined us back. We are going to recess until tomorrow at 9:00 to just give everyone a chance to read the responses we've got so far, and then do a little bit of a deeper dive in relation to those responses. Okay. So, we're recessing until tomorrow at 9:00 a.m., same Teams link, same physical location. I don't think I had recess in my notes. Is that all I got to say?

MR. PASCUAL: So, yes, Chair. We'll be recessing this Committee meeting to 9:00 a.m., Thursday, November 6th, using the same Microsoft Teams meeting link, and we'll be meeting here in the Council Chamber in...for in-person, and I believe that's everything.

CHAIR PALTIN: Okay. So, we'll come back tomorrow, 9:00 a.m. I got to find somebody to take my daughter to the dentist, but we'll be recessing, and the time is 3:14.

UNIDENTIFIED SPEAKER: . . .*(inaudible)*. . .

CHAIR PALTIN: Yes.

UNIDENTIFIED SPEAKER: . . .*(inaudible)*. . .

CHAIR PALTIN: Oh, before I recess, Captain Vaas, sorry, I see your hand up. Go ahead.

MR. VAAS: Hi, everyone. Thank you. I really appreciate all your work on this. It's a very important project. I want to be as helpful as I can, so anything that you feel you need from Fire, if you could send us an email, we'll respond to that as quick as possible. I won't be able to attend tomorrow, but keep me updated on progress, and I will give you what I can from our office. Thank you for your work.

CHAIR PALTIN: Thank you so much. And we did receive your written transmittal, so Members will be studying that tonight. Thank you.

MR. VAAS: Thank you.

. . .*(silence)*. . .

CHAIR PALTIN: And if we get through the zoning bill tomorrow, if you have conditions, that would be another part of your homework assignment, to be prepared to discuss any conditions tomorrow. And just verifying, even though Hotel is not an allowed use in Light Industrial, you still would like to go forward with Light Industrial?

MR. UEOKA: Oh, thank you, Chair. So, we understand that we need further entitlements to do Hotel use. This idea is, it's all M-1. We would do...you know, this was a concept plan, and looking for the zoning of the entire parcel, and we just...we weren't looking to have a project district here where this is going here, that's going there. It's not...it's not designed to be locked in. That's why we went for M-1. And we just wanted to tell you, there is the potential that we might come back and ask for hospitality. We understand it's a secondary ask. So --

CHAIR PALTIN: Okay.

MR. UEOKA: -- thank you.

CHAIR PALTIN: So, we're still moving forward with Light Industrial request?

MR. UEOKA: Yes, please. Thank you.

CHAIR PALTIN: Okay. Everybody got it? Yeah? Okay. So, all the things that Mr. Pascual said, and we'll be recessing today at 3:16 to return to everything the same at 9:00 tomorrow.

VICE-CHAIR U'U-HODGINS: Thank you, Chair.

CHAIR PALTIN: Thank you. . . .*(gavel)*. . .

RECESS: 3:16 p.m.

CERTIFICATION

I, Daniel Schoenbeck, hereby certify that pages 1 through 52 of the foregoing represents, to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 1st day of December 2025, in Wailuku, Hawai'i

Daniel Schoenbeck