

Properties in Lower Honokowai

**NOTE: Maui Sands II
is on the TIG list.**

Legend:

- On TIG List for H3/H4 Zoning
- Hotel Zoned H2
- Maui Sands I (not on TIG list)



December 15, 2025

Aloha Chair and Councilmembers,

I am an owner at **Maui Sands**, a 1965 oceanfront condominium complex in Honokōwai. I am writing to respectfully request that Maui Sands be considered for **County-initiated rezoning** to H-3 or H-4 hotel zoning, consistent with how similar legacy visitor properties are being addressed under Bill 9.

Maui Sands is **not opposed to Bill 9** and understands the County's goal of protecting long-term housing for local residents. However, Maui Sands was built and has operated for nearly sixty years as a small-scale visitor property. It is **fully leasehold**, with substantial monthly lease rent layered on top of association fees, insurance, property taxes, and maintenance costs. As a result, conversion to long-term rental housing is not economically viable and would not create affordable housing for local families.

Because Maui Sands is a leasehold property, an **owner-initiated rezoning application would require written consent from multiple underlying landowner families**. Reaching agreement among all fee owners on land-use decisions can be extremely difficult, time-consuming, and uncertain. This creates a real risk of prolonged delay at a time when clarity and stability are urgently needed. Continued uncertainty regarding zoning status would be detrimental to Maui Sands, its owners, and the many local workers and businesses that depend on its operation.

We respectfully note that **Maui Sands 2 is included on the TIG Exhibit 2 list**, and that **nearly all neighboring legacy visitor properties are either already hotel-zoned or included on the TIG list**. Maui Sands (the original complex) is the exception. We will be providing a map that clearly illustrates this distinction. Given the shared history, location, use, and physical characteristics of these properties, this difference in treatment appears inconsistent and warrants correction.

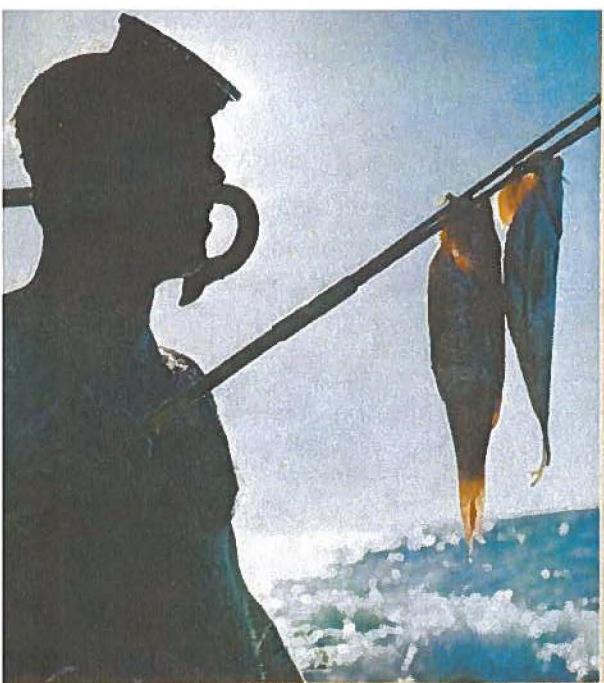
Importantly, Maui Sands has not displaced local residents to become short-term rentals. It has always been a visitor-oriented property, and removing its ability to operate as such would not add to Maui's housing supply, but would place long-time owners under severe financial strain.

Maui Sands has also been a positive and engaged member of the West Maui community. The property hosts **Hawai'i's first publicly accessible 4K ocean webcam**, which is used by volunteers to monitor the **Hawai'i Humpback Whale National Marine Sanctuary** during whale season, supporting education and responsible wildlife awareness. Maui Sands also actively supports **Whale Trust**, a respected Hawai'i-based nonprofit dedicated to whale research and conservation.

Given these circumstances, we respectfully request that the Council consider **County-initiated rezoning** for Maui Sands. A council-initiated approach would avoid unnecessary delays caused by leasehold ownership complexities, align Maui Sands with similarly situated neighboring properties, and provide regulatory clarity while allowing Bill 9 to focus on housing stock that can realistically serve local residents.

Mahalo for your time, consideration, and continued work on these difficult and important issues.

Respectfully,
Ryan Logtenberg
Owner, Maui Sands
Honokōwai, Maui



Maui Sands: On Maui — the Valley Isle — of the central Pacific, framed in golden sand washed onto the Polynesian shores by sparkling clear seas.

Maui Sands: On the miles-long beach at Kaanapali, which means "rolling hills" and once was the playground and religious center of ancient Hawaii. The ribbon of virgin sand beckons to sun and water sports enthusiasts.

Maui Sands: Fronted by a sheltered ocean-reef lagoon, boasting an unparalleled view of the islands of Molokai and Lanai — a comfortable, "live-in" base for the vacationing explorer, fisherman, swimmer.

Maui Sands: A soothing escape to pure relaxation, where old Hawaiian atmosphere exists amidst grounds landscaped with indigenous tropical trees, exotic flowers and plants.

Maui Sands: The azure waters of the Pacific promise a panorama of multi-colored fish, unusual coral formations — and just offshore lobster and edible fish abound; a sumptuous meal awaiting the scuba enthusiast.

Maui Sands: Outside the beachfront apartments — or a stone's throw from the deluxe or standard units — children can romp and explore, or build sand castles studded with unique shells found right there.

Maui Sands: While the surf booms nearby, the family can toast to a golden brown on the spacious sun deck, or frolic in the cool, fresh-water swimming pool with baby.

Maui Sands: Golf anyone? Play either of two challenging golf courses just three minutes by car from your living room. Or try your hand at tennis in the courts alongside the rolling Kaanapali Resort greens.

Maui Sands: A short drive from Old Lahaina Town where Hawaiian royalty once surfed to shore on their "wave sliding boards". Once the winter base for the Alaskan whaling fleet — and where relics from the past still adorn walls of picturesque grog shops — Lahaina remains preserved for your enjoyment.

Maui Sands: An hour away from the world's largest dormant volcano, Haleakala — where the fabled god Maui once captured the sun, thus the name: House Of The Sun — is a place of fantastic moon-like views and skyscraper-tall cinder cones.

Maui Sands: Near churches of many denominations. Worship at a quaint old church presided over by an actual Kahuna priest (ancient Hawaiian priest) who also is an ordained minister. Hear his sermons in the Hawaiian language, and in English.

Maui Sands: Where modern, fully-furnished and tastefully appointed one and two bedroom apartments offer the ultimate in comfort, yet retain the charm and allure of Hawaii.

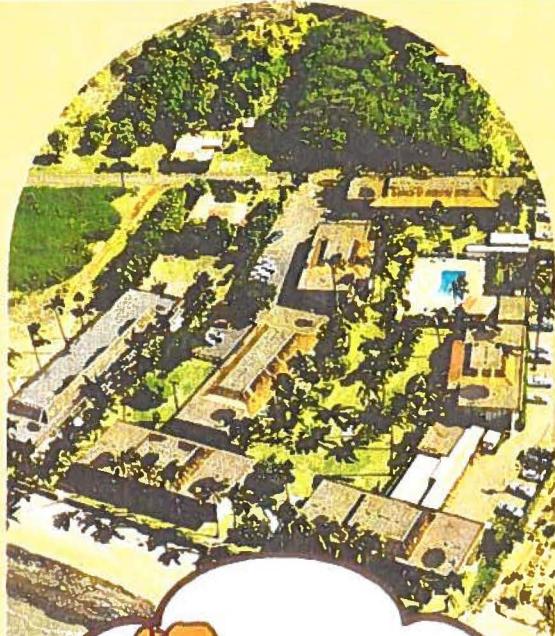
Maui Sands: Offering all-electric kitchens with dishwashers, large dining area and spacious living rooms; air conditioning and deep pile rugs — a bonus provided at this romantic corner on one of Maui's twin volcanic cones.

Maui Sands: In a resort area where simple, but well-prepared meals, or exotic French cuisine — gourmet food to anyone's taste — are available with a minimum of effort.

Maui Sands: Weekend get-togethers (during the season) help you make new friends. Enjoy Hawaiian music by a popular native band at your poolside. Or visit nearby night clubs; dance to Hawaiian or modern rhythm — be a part of authentic Hawaiian luaus where ukeleles strum to melodies handed down from father to son.

Maui Sands: On the island whose people boast that their land is "No Ka Oi" — meaning: The Best.



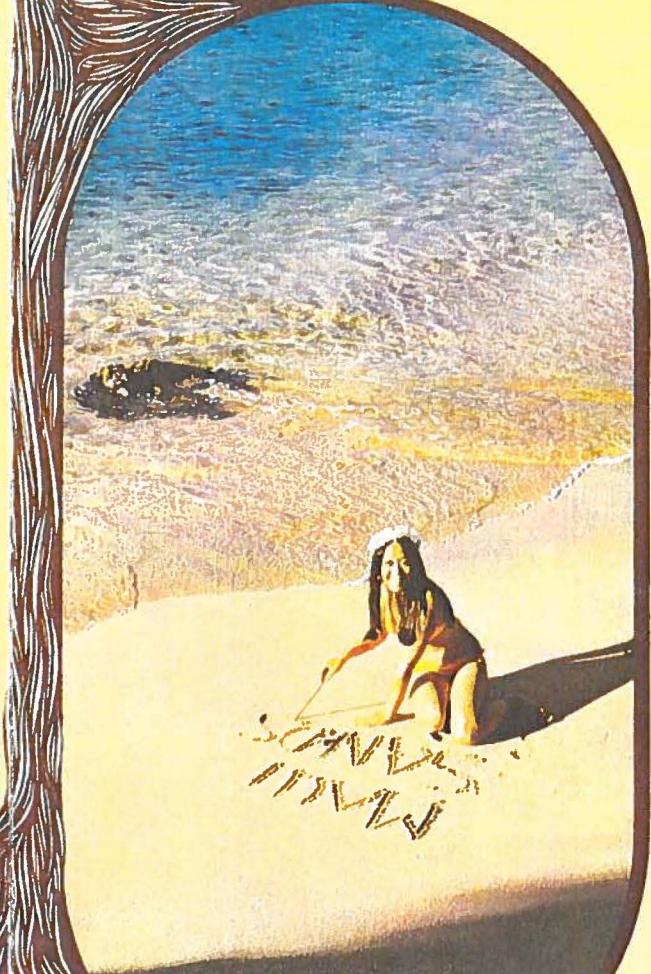


SEE YOUR TRAVEL AGENT

MAUI SANDS, P.O. Box 218
LAHAINA,
MAUI, HAWAII
96761



MAUI sands



Where cooling tradewinds whisper through towering palms which line the tropical garden outside your private lanai. Watch the fantastic sunset over Lanai — or the dawn over the craggy West Maui Mountains. Enjoy privacy, yet be close to facilities. A true-Hawaiian atmosphere in a modern setting.

