

ORDINANCE NO. _____

BILL NO. 163 (2025)

A BILL FOR AN ORDINANCE TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD) BY INCLUDING WITHIN THE URBAN GROWTH BOUNDARY, A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, KAHULUI, HAWAII

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

SECTION 1. By Resolution 25-132, FD1, adopted on June 6, 2025, the Council referred a proposed bill to amend the Maui Island Plan's Directed Growth Map C5 (Pulehu Road) 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, Kahului, Hawaii.

Section 8-8.6(2), Revised Charter of the County of Maui (1983), as amended, provides a 120-day period after receipt of the referral within which the planning commission must make its report. By County Communication 192-25, dated September 29, 2025, the Planning Director advised the Council that the Maui Planning Commission cannot provide a recommendation within that timeframe. Under the Charter, the Council may pass the bill without the planning commission's review and report by an affirmative vote of at least two thirds of the Council's entire membership.

SECTION 2. Under Chapter 2.80B, Maui County Code, the Maui Island Plan's Directed Growth Map C5 (Pulehu Road) is amended to include within the Urban Growth Boundary, a 166.511-acre portion of a parcel identified for Real

Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, situated at Kahului, Hawai'i, as described and depicted in the attached Exhibit "A."

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

paf:jpp:25-143i

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

MAUI ECONOMIC OPPORTUNITY CONDOMINIUM

UNIT 2C

Being a portion of Lot 2-C-4-C-1-E of The First Assembly of God Subdivision (Subdivision File No. 3.2208), being also a portion of Grant 3343 to Claus Spreckels.

Situate at Puunene, Wailuku, Maui, Hawaii.

Beginning at the Northwest corner of the parcel of land, being also the Northeast corner of Unit 1 of Maui Economic Opportunity Condominium, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 4,019.58 feet South and 15,364.93 feet East thence running by azimuths measured clockwise from true South:

1. 149° 25' 30" 979.71 feet along Unit 2A of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
2. 245° 10' 1015.06 feet along Unit 3 of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
3. 155° 10' 955.02 feet along same;
4. 245° 10' 1474.96 feet along Lots 2-C-4-C-1-B-1-D and 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;

Thence along Lot 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels, on a curve to the right with a radius of 1000 feet, the chord azimuth and distance being:

5. 255° 15' 350.16 feet;
6. 265° 20' 348.01 feet along same;



501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207
HILO, HAWAII 96720

- | | | | | |
|-----|------|-----|--------------|--------------------|
| 7. | 203° | 08' | 312.58 feet | along same; |
| 8. | 214° | 57' | 20.01 feet | along same; |
| 9. | 321° | 28' | 345.03 feet | along Pulehu Road; |
| 10. | 318° | 43' | 1770.20 feet | along same; |
| 11. | 315° | 30' | 432.54 feet | along same; |

Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

- | | | | | |
|-----|-----|-----|-----|-------------|
| 12. | 12° | 33' | 35" | 83.92 feet; |
|-----|-----|-----|-----|-------------|

Thence along Hansen Road, on a curve to the left with a radius of 974.93 feet, the chord azimuth and distance being:

- | | | | | |
|-----|-----|-----|-----|-------------|
| 13. | 68° | 18' | 05" | 44.85 feet; |
|-----|-----|-----|-----|-------------|

- | | | | | |
|-----|-----|-----|-------------|-------------|
| 14. | 66° | 59' | 480.00 feet | along same; |
|-----|-----|-----|-------------|-------------|

Thence along same, on a curve to the right with a radius of 2844.79, the chord azimuth and distance being:

- | | | | |
|-----|-----|-----|--------------|
| 15. | 69° | 59' | 297.77 feet; |
|-----|-----|-----|--------------|

- | | | | | |
|-----|-----|-----|-------------|-------------|
| 16. | 72° | 59' | 630.00 feet | along same; |
|-----|-----|-----|-------------|-------------|

Thence along same, on a curve to the right with a radius of 696.20 feet, the chord azimuth and distance being:

- | | | | |
|-----|-----|-----|--------------|
| 17. | 82° | 59' | 241.79 feet; |
|-----|-----|-----|--------------|

- | | | | | |
|-----|-----|-----|-------------|-------------|
| 18. | 92° | 59' | 187.11 feet | along same; |
|-----|-----|-----|-------------|-------------|

Thence along same, on a curve to the left with a radius of 736.20 feet, the chord azimuth and distance being:



19. 83° 26' 244.28 feet;

20. 73° 53' 407.33 feet along same;

Thence along same, on a curve to the left with a radius of 378.10 feet, the chord azimuth and distance being:

21. 56° 23' 227.39 feet;

22. 38° 53' 268.88 feet along same;

Thence along same, on a curve to the right with a radius of 389.26 feet, the chord azimuth and distance being:

23. 62° 24' 310.64 feet;

24. 85° 55' 789.97 feet along same, to the point of beginning and containing an area of 166.511 Acres.



Description Prepared By:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", written over a horizontal line.

ERIK S. KANESHIRO

Licensed Professional Land Surveyor

Certificate No. 9826

Exp. 04/26

Honolulu, Hawaii
December 18, 2024

TMK: (2) 3-8-006: POR. 004

Y:\2022\22-530 Maui Business Park DEF Subdiv\SURVEY\Descriptions\MEO CPR UNIT 2C.docx



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