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Vice-Chair  
Yuki Lei K. Sugimura

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Nohelani U'u-Hodgins



Director of Council Services  
David M. Raatz, Jr., Esq.

Deputy Director of Council Services  
Richelle K. Kawasaki, Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

May 6, 2026

Mr. Jeffrey T. Ueoka, Manager  
Wells Street Law, LLC  
2145 Wells Street, Suite 406  
Wailuku, Hawaii 96793

*Via Email: [jeff@wslmaui.com](mailto:jeff@wslmaui.com)*

Dear Mr. Ueoka:

**SUBJECT: 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, HAWAI'I (HO'ONANI VILLAGE) (DRIP-19)**

Thank you for your response dated December 15, 2025, confirming that the landowner is seeking a Maui Island Plan Amendment and Community Plan Amendment limited to 163.443 acres under Bill 163 (2025) and Bill 164 (2025), respectively.

May I please request a metes and bounds description for the 163.443-acre portion of the property, consistent with the Maui Island Plan Directed Growth Map C5 (Pulehu Road) and Community Plan Map that you provided.

May I further request you transmit your response to [drip.committee@mauicounty.us](mailto:drip.committee@mauicounty.us) by **May 12, 2026**. To ensure efficient processing, please include the Committee item number in the subject line.

Should you have any questions, please contact me or the Committee staff (Jarret Pascual at 808-270-7141, or Yvette Bouthillier at 808-270-7758).

Mr. Jeffrey Ueoka  
May 6, 2026  
Page 2

Sincerely,

*Tamara A.M. Paltin*

TAMARA PALTIN, Chair  
Disaster Recovery, International Affairs,  
and Planning Committee

drip:ltr:019a04:jpp

Attachment

Paul M. Ueoka  
paul@wslmaui.com

**WELLS STREET LAW**  
A Limited Liability Law Company

2145 Wells Street  
Suite 406  
Wailuku, Hawaii 96793

Jeffrey T. Ueoka  
jeff@wslmaui.com

(808) 481-4210

USPS Mailing Address:  
P.O. Box 733  
Wailuku, Hawaii 96793

December 15, 2025

*Via email to drip.committee@mauicounty.us*

Tamara Paltin, Chair  
Disaster Recovery, International Affairs,  
And Planning Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Re: DRIP-19  
Bill 163 (2025), Bill 164 (2025), and Bill 165 (2025)  
Response to December 11, 2025 Letter

Dear Chair Paltin,

We are in receipt of your letter dated December 11, 2025. We offer the following responses:

- 1. The Maui Island Plan map shows that a 3.068-acre portion of the property is already in the Urban Growth Boundary. When taken out of the property's gross area of 166.511 acres, the net area is 163.443 acres. Please confirm that the map is correct and whether Bill 163 should be revised to seek an amendment for 163.443 acres only.**

Confirming that the map is correct and Bill 163 should be revised to seek an amendment for 163.443 acres only.

- 2. The Community Plan map shows that this 3.068-acre portion of the property has a Heavy Industrial Community Plan designation. As you know, Bill 164 seeks a Community Plan Amendment for 166.511 acres from Agriculture to Business/Multi-Family. Please advise if the landowner is seeking a Community Plan Amendment for the 163.443 acres only.**

Landowner is seeking a Community Plan Amendment for the 163.443 acres only.

3. **Please confirm the zoning for the 3.068-acre portion of the property. Please also advise if the property's Change in Zoning from Agricultural District to M-1 Light Industrial District is for the entire 166.511 acres or for the 163.443 acres only. Please also provide the Land Zoning Map depicting the proposed Change in Zoning.**

The zoning for the 3.068-acre portion of the property is Agricultural. The property's Change in Zoning from Agricultural District to M-1 Light Industrial District is for the entire 166.511 acres.

We are working with our surveyor on the preparation of a Land Zoning Map depicting the proposed Change in Zoning and will transmit to the DRIP Committee upon receipt.

We appreciate your attention to this matter and please feel free to contact me with any questions or concerns.

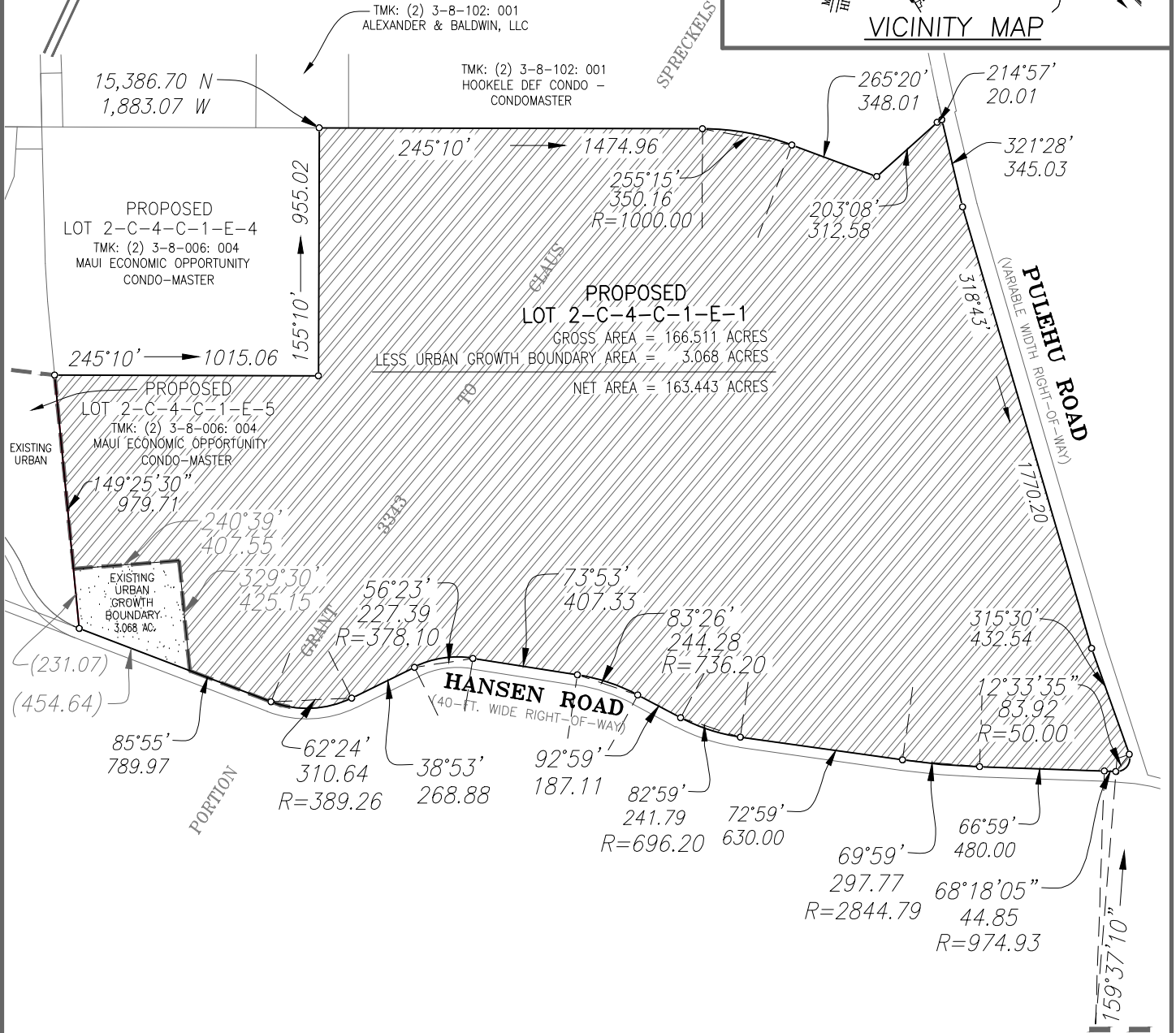
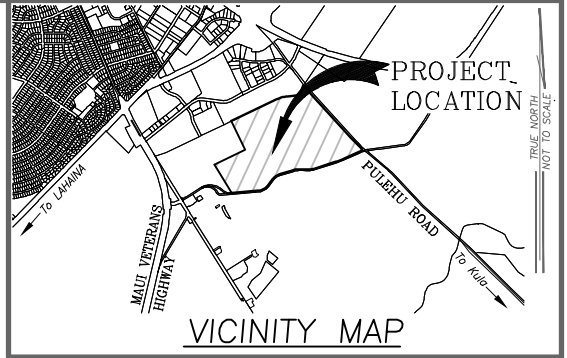
Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Ueoka". The signature is fluid and cursive, with the first name "Jeffrey" and last name "Ueoka" clearly distinguishable.

Jeffrey Ueoka

**NOTES:**

1. AZIMUTHS AND COORDINATES ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKE"  $\Delta$
2. ADJOINING LOT INFORMATION HAS BEEN TAKEN FROM RECORDS FILED AT THE REAL PROPERTY MAPPING BRANCH.



MAUI ISLAND PLAN DIRECTED GROWTH  
 MAP AMENDMENT NO. \_\_\_\_  
 URBAN GROWTH BOUNDARY AMENDMENT - PUUNENE, MAUI, HAWAII

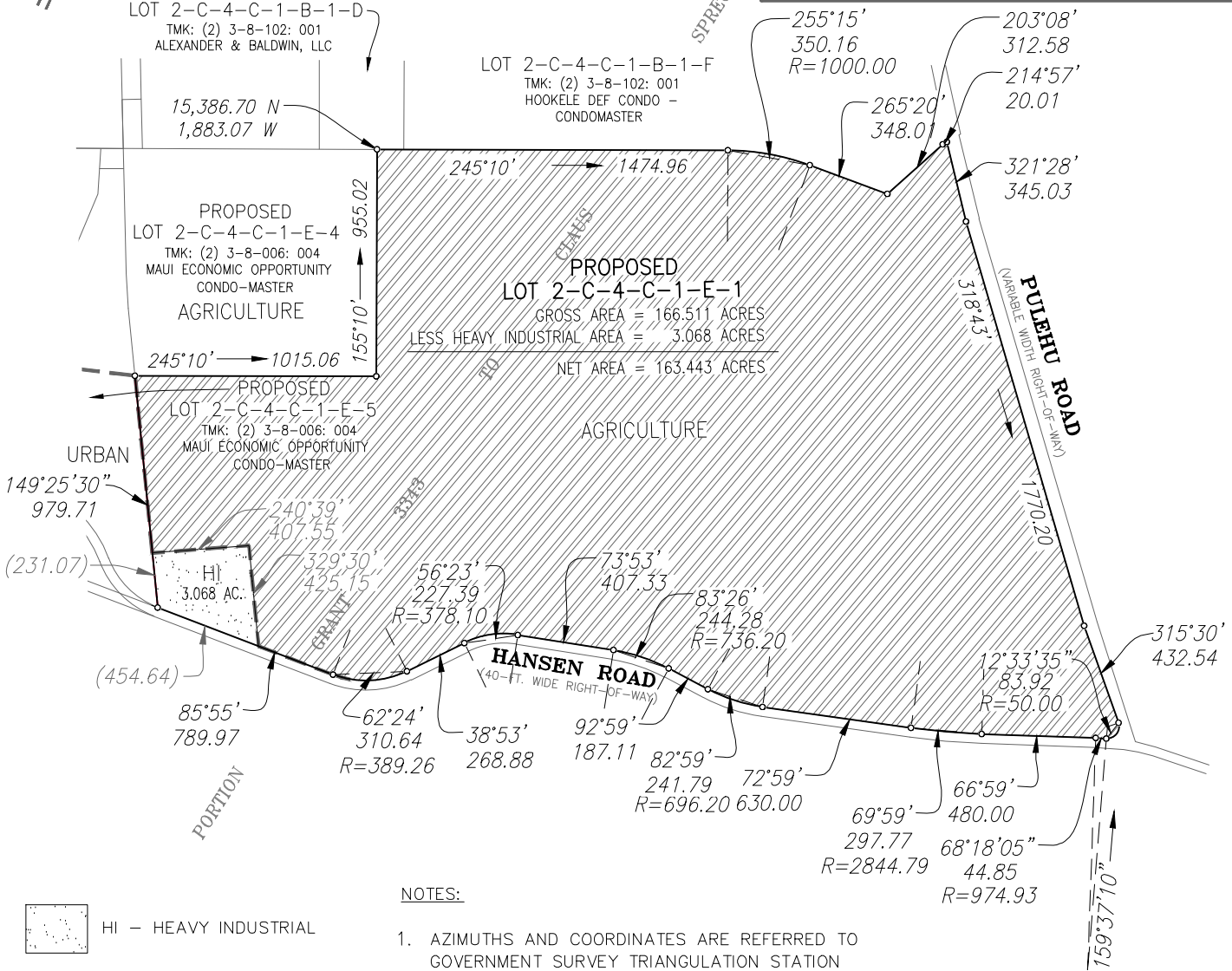
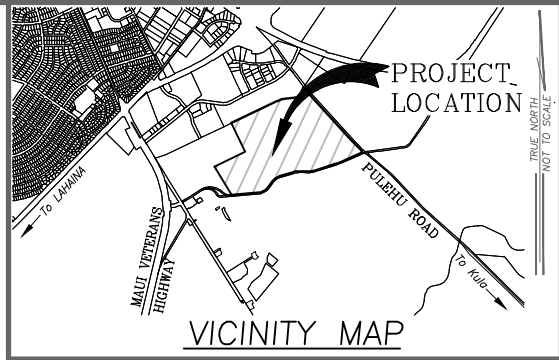
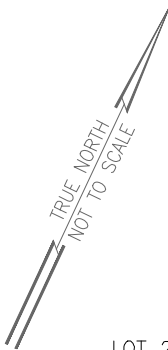
APPROVAL: _____ County Clerk	PUBLIC HEARING DATE: _____ ADOPTED BY COUNTY COUNCIL: _____ ADOPTED BY MAYOR: _____ ORDINANCE NO. _____
APPROVAL: _____ Planning Director	DATE: _____

SCALE: 1" = 600'

OFFICE OF THE COUNTY CLERK  
 200 S. HIGH ST. WAILUKU, MAUI, HAWAII, 96793

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

**AREA**  
 163.443 ACRES



**NOTES:**

1. AZIMUTHS AND COORDINATES ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKEI" Δ.
2. ADJOINING LOT INFORMATION HAS BEEN TAKEN FROM RECORDS FILED AT THE REAL PROPERTY MAPPING BRANCH.

DATE: 12/10/2025  
**TAX MAP KEY**  
 TMK: (2) 3-8-006: POR. 004

**AREA**  
 163.443 ACRES

# COMMUNITY PLAN MAP NO. CP-\_\_\_\_\_

COMMUNITY PLAN AMENDMENT - PUUNENE, MAUI, HAWAII  
 FROM AGRICULTURE TO BUSINESS/MULTI-FAMILY

**From:** [DRIP Committee](#)  
**To:** [jeff@wslmaui.com](mailto:jeff@wslmaui.com)  
**Cc:** [DRIP Committee](#)  
**Subject:** PLEASE READ attached letter re: (DRIP-19) (Ho'onani Village); reply by 5/12/26  
**Date:** Wednesday, May 6, 2026 10:35:00 AM  
**Attachments:** [019a04.pdf](#)

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**Mr. Ueoka:** Please refer to the attached letter from the Disaster Recovery, International Affairs, and Planning Committee Chair, dated May 6, 2026. Please respond by **May 12, 2026**.

Thank you,  
DRIP Committee