

HLU Committee

From: King Kamehameha <noreply@adv.actionnetwork.org>
Sent: Thursday, July 10, 2025 4:03 AM
To: HLU Committee
Subject: Support for Bill 9 to Phase Out the Minatoya List!

Housing Land Use Committee,

Lahaina Strong are dirty raciest thieves, burn in hell!

King Kamehameha
kk@yahoo.com

Kihei, 96753

HLU Committee

From: County Clerk
Sent: Thursday, July 10, 2025 7:27 AM
To: HLU Committee
Subject: Fw: Bill 9 concerns

From: Arbonne Molina <maui3dp@gmail.com>
Sent: Wednesday, July 9, 2025 7:20 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Bill 9 concerns

You don't often get email from maui3dp@gmail.com. [Learn why this is important](#)
Aloha Councilmembers,

My name is Arbonne, and I was born and raised on Maui. I'm writing today as a local business owner who does not own a short-term rental — but whose livelihood relies on the tourism industry.

I support the need to create more affordable housing for our local families — that's a priority we all share. But Bill 9 goes too far, and I'm deeply concerned about the damage it will do to our island's already fragile economy. Many of my customers stay in short-term rentals, especially those who can't afford hotels or prefer more flexible options. If those visitors disappear, many local businesses — including mine — will suffer.

Beyond the economics, I've also seen a troubling shift in how welcomed visitors feel. Through my own social media presence and conversations with guests, it's clear many tourists now feel like they're walking on eggshells, unsure if they're wanted here. This perception is growing — and policies like Bill 9 only reinforce that tension. It creates a message that visitors aren't part of the solution, when in fact they support thousands of local jobs and businesses.

I respectfully ask that you reconsider this bill and instead pursue a more balanced approach, such as:

- Limiting STRs by region or density, rather than eliminating them outright
- Enforcing illegal operators while supporting compliant ones
- Charging impact fees or creating incentives for conversion to long-term rentals
- Working with the tourism sector to find win-win solutions that preserve both housing and jobs

Maui has already been through an incredibly painful year. The last thing we need is more economic instability, especially for those of us who are working hard to rebuild and support our families.

Mahalo for your time, service, and for considering the voices of the small local businesses who keep Maui running.

Mahalo,
Arbonne

HLU Committee

From: Cara Birkholz <carabirk@gmail.com>
Sent: Thursday, July 10, 2025 9:00 AM
To: HLU Committee; Tasha A. Kama
Cc: Brian Banks; Tom Leslie; Lynn Peabody
Subject: Request to exempt the Wailea Minatoya properties from Bill 9
Attachments: Bill9-WaileaMinatoyaCondominiums.pdf

Some people who received this message don't often get email from carabirk@gmail.com. [Learn why this is important](#)

aloha Chair Kama,

we respectfully request that the four Wailea Minatoya properties be exempted from the proposed Bill 9.

Attached is a letter from the Wailea Community Association which was sent to County Council Chair Lee, together with an information packet on the four Wailea Minatoya properties.

Mahalo for your consideration,

Cara Birkholz, President, Palms at Wailea AOA Board
Lynn Peabody, President, Wailea Ekahi Village AOA Board
Tom Leslie, President, Wailea Ekolu Village AOA Board
Brian Banks, President, Grand Champions AOA Board



Via Email

June 27, 2025

Maui County Council
alice.lee@mauicounty.us
Kalana O Maui Building
200 South High St.
Eighth Floor
Wailuku, Hawaii 96793

Re: TVRs

Aloha Chair,

I am writing on behalf of the Wailea Community and Resort Association. Specifically in regards to the four properties in Wailea that are on the Minotoya List. These properties are part of a very successful planned urban development resort and are an economic hub for the County of Maui. They must be allowed to operate as they have been for decades supporting all aspects of the vacation industry.

These properties are doing exactly what was intended since their inception. They operate as part of a resort with a resort price point, which generates a substantial tax, resort rules and associated fees to maintain their property as well as County elements in the resort

These four resort properties should be exempt from this bill for the residents, visitors and businesses in the Maui community.

Please call if you have questions.

For the Association,

A handwritten signature in blue ink, appearing to read "Frank Pikrone", written over a horizontal line.

Frank "Bud" Pikrone
General Manager

Date: July, 2025

From: The Board of Directors of
Wailea Ekahi Village
Wailea Ekolu Village
Grand Champions Villas
The Palms at Wailea

Subject: Wailea Resort Condominiums on the Minatoya List

Aloha,

We represent four properties in Wailea with 782 owners - Wailea Ekahi Village, Wailea Ekolu Village, Wailea Grand Champions Villas, and the Palms at Wailea.

In the draft South Maui Community Plan, these properties are categorized “Residential.” It would be more appropriate for these four Wailea properties to be categorized “Resort/Hotel.”

We are providing an information package for the four properties illustrating their resort nature. (See attachment.)

These four Wailea condominiums have been providing short-term rental services continuously since they were built 30 to 50 years ago. They are an integral part of the resort atmosphere of Wailea. They provide valuable jobs and tax revenues while offering very attractive accommodations for visitors. Elimination of their short-term rental services will be missed by all, and it will have significant negative repercussions for local jobs, tax revenues, and the real estate market.

Maui County has long recognized that Wailea is a planned resort area intended as a vacation destination for tourists. Maui County Code and major Maui Planning documents recognize Wailea as a resort destination area where the visitor industry should be encouraged, and tourism is appropriately concentrated.

- **The General Plan of the County of Maui, June 24, 1980:** Under “Visitor Industry,” the Plan provides that visitor industry policies should “limit and define resort destinations to prevent their overflow into neighboring communities.” (p. 3)
- **The Maui Island Plan (subtitled “General Plan 2030”):** General Plan 2030 provides that in the 1960s local business and political leaders began to plan Maui’s tourism future. “In 1961, Kāanapali became the first master-planned resort area in Hawaii. The resort-destination area trend continued to grow on Maui with the subsequent development of Wailea and Kapalua.” (p. 4-12).
- **South Maui Community Plan, Draft dated February 2024:** Wailea was “planned as a resort community and this legacy remains... [It] is a popular visitor destination with many shops, golf courses, beaches and bays.” (Sec. 3 p. 80). Wailea is its own subarea (subarea 4) in the Plan, recognizing its uniqueness as a planned resort area. (Figure 3.6, p. 81).

We respectfully request that these four properties be exempt from BILL 9A -- BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.32, AND 19.37 MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN APARTMENT DISTRICTS, and they be allowed to continue as short-term vacation rentals.

Mahalo,

Lynn Peabody, President, Wailea Ekahi Village AOA Board

Tom Leslie, President, Wailea Ekolu Village AOA Board

Brian Banks, President, Grand Champions AOA Board

Cara Birkholz, President, Palms at Wailea AOA Board

Information Package for
Wailea Ekahi Village,
Wailea Ekolu Village,
Wailea Grand Champions Villas,
and The Palms at Wailea

July 2025

Prepared and submitted for consideration by:

Wailea Ekahi Village

Lynn Peabody, President

Dan McKenna, Immediate Past President

Wailea Ekolu Village

Tom Leslie, President

Maynard Torchiana, Vice President

Wailea Grand Champions Villas

Brian Banks, President

Jennifer Ireland, Vice President

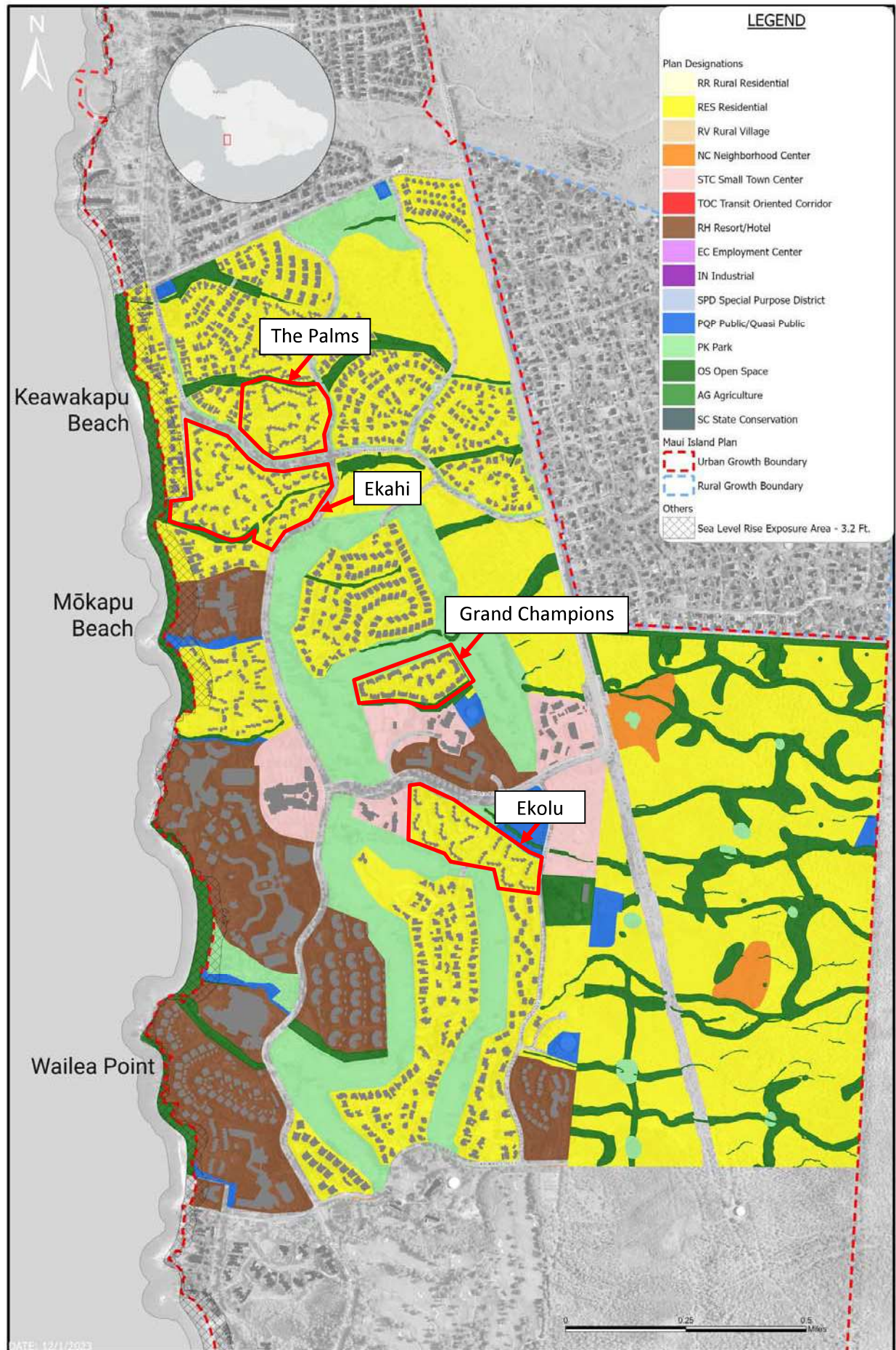
The Palms at Wailea

Cara Birkholz, President

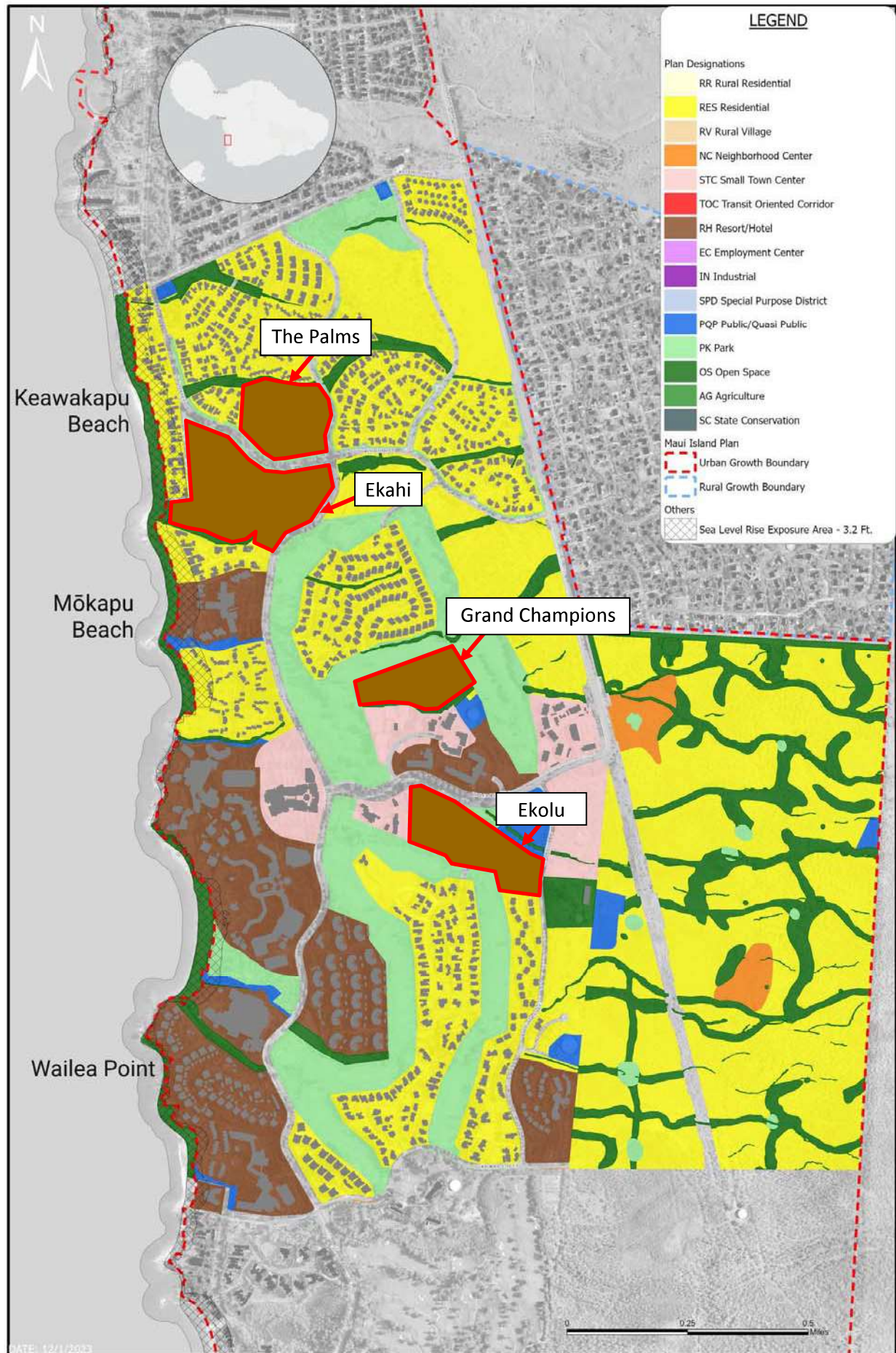
Suzanne Fradette, Treasurer

Bonnie Geers

Subarea 4: Wailea – Current Draft



Subarea 4: Wailea – PROPOSED



FOUR CONDOMINIUMS FACT SHEET – July 2025

Property Name	Wailea Ekahi Village	Property Name	Wailea Ekolu Village
Property Address	3300 Wailea Alanui, Wailea, HI	Property Address	10 Wailea Ekolu Pl, Wailea, HI
Year Built (Age)	1976 (49 years)	Year Built (Age)	1979 (46 years)
Number of Units	296 units	Number of Units	148 units
Short Term Rental	290 units	Short Term Rental	132 units
Owner Occupied	4 units	Owner Occupied	14 units
Long Term Rental	2 units	Long Term Rental	2 units
Real Property Tax (Annual)(Total)	\$6,228,637	Real Property Tax (Annual)(Total)	\$2,937,523
STR Real Property Tax (Annual)(Total)	\$6,212,125	STR Real Property Tax (Annual)(Total)	\$2,887,993
Non-STR Real Property Tax (Annual)(Total)	\$16,512 - 6 units	Non-STR Real Property Tax (Annual)(Total)	\$49,530 -16 units
Maintenance Fees (Monthly)(Per Unit)	\$1,627 - \$3,231	Maintenance Fees (Monthly)(Per Unit)	\$1,014 - \$1,849
Insurance Assessment (Annual)(Per Unit)	N/A	Insurance Assessment (Annual)(Per Unit)	\$4,271 - \$7,791
WCA HOA Fees (Semi-Annual)(Per Unit)	\$290 (est)	WCA HOA Fees (Semi-Annual)(Per Unit)	\$244 - \$267
Property Staff (Total)	25	Property Staff (Total)	9
Manager & Office	3	Manager & Office	2
Maintenance	7	Maintenance	2
Landscaping	11	Landscaping	5
Other	4	Other	-

Property Name	Grand Champions Villas	Property Name	The Palms at Wailea
Property Address	155 Wailea Ike Pl, Wailea, HI	Property Address	3200 Wailea Alanui, Wailea, HI
Year Built (Age)	1989 (36 years)	Year Built (Age)	1990 (35 years)
Number of Units	188 units	Number of Units	152 units
Short Term Rental	169 Units	Short Term Rental	146 units
Owner Occupied	15 units	Owner Occupied	3 units
Long Term Rental	4 units	Long Term Rental	1 units
Commercial	-	Commercial	2 units
Real Property Tax (Annual)(Total)	\$3,352,566	Real Property Tax (Annual)(Total)	\$2,914,858
STR Real Property Tax (Annual)(Total)	\$3,288,661	STR Real Property Tax (Annual)(Total)	\$2,884,013
Non-STR Real Property Tax (Annual)(Total)	\$63,905-19 units	Non-STR Real Property Tax (Annual)(Total)	\$11,116 - 4 units
Maintenance Fees (Monthly)(Per Unit)	\$855 -\$1,359	Maintenance Fees (Monthly)(Per Unit)	\$1,315 -\$2,384
Insurance Assessment (Annual)(Per Unit)	\$1,913 - \$3,038	Insurance Assessment (Annual)(Per Unit)	N/A
WCA HOA Fees (Semi-Annual)(Per Unit)	\$244 - \$294	WCA HOA Fees (Semi-Annual)(Per Unit)	Incl. in maint. fees
Property Staff (Total)	10	Property Staff (Total)	13
Manager & Office	2	Manager & Office	1
Maintenance	2	Maintenance	3
Landscaping	6	Landscaping	6
Other	-	Other (Outrigger)	3

Declarations Recorded on Title and the Condominium Reports Accepted and Filed by the State

Below is the summary of the respective Declarations recorded on title, and the Condominium Reports accepted and filed by the State at the time of the project's development, that established STR use. Excerpted pages can be provided, if requested.

Each community has a Declaration of Horizontal Property Regime recorded with the Office of Land Court, State of Hawaii, and a Condominium Public Report prepared by the Real Estate Division of the Department of Commerce and Consumer Affairs and issued at permit approval.

- **Wailea Ekahi Village:**
The Declaration and Condominium Report for Wailea Ekahi, 1976, state that the apartments are intended as **“permanent or temporary residences or as hotel rooms.”** Ekahi is partially zoned **“hotel.”**
- **Wailea Ekolu Village:**
The Declaration and Condominium Report for Wailea Ekolu, 1978, state that the apartments are intended to be used as **“permanent or temporary residences.”**
- **Wailea Grand Champions Villas:**
The Declaration and Condominium Report for Wailea Grand Champions, 1989, state that the apartments are intended for **“permanent or temporary dwellings and may be long-term and/or transient rentals.”**
- **The Palms at Wailea:**
The Declaration and Condominium Report for The Palms at Wailea, 1989, state that the apartments in residential buildings are intended for **“permanent, temporary and transient vacation rental purposes.”** The two nonresidential units are identified as intended for commercial use, one of which has been owned and operated by Outrigger Resorts since 1992 as a fully staffed, concierge front desk.

Wailea Ekahi Village

Ekahi's direct ocean front pool & pavilion offer sun & shade and easy access to the soft sands of Keawakapu Beach.

Tucked along Keawakapu Beach, Ekahi Village is the perfect destination for a special Hawaiian vacation in an ocean front setting that truly feels like paradise. Great Wailea beachfront values.

Ekahi means 'First' or #1 in Hawaiian and the guests that make this village their home on vacation understand why... Besides being the first condo village built in Wailea, it is an amazing ocean front value.

Nature has blessed this bit of paradise. Ekahi is widely appreciated for its extensive & beautifully landscaped gardens, tropical color & exotic bird life. Terraced grounds, mean great ocean views from a majority of the buildings. Many individual units boast panoramic ocean, island & sunset views. Many renters return year after year.

Ekahi's ocean front pool & pavilion offer sun, shade & easy, gated access to the soft sands of Kawakapu Beach. You can relax in the setting of your beautiful condo, enjoy the world class grounds and all that make Wailea a perfect destination.

Guests at Ekahi enjoy all the pleasures of Maui's Wailea Resort & are eligible for special rates at all 3 Wailea championship golf courses & the world renown tennis club. A short beach walk to the famed Wailea ocean front walk; snorkeling spots & several of the most popular beaches in the world. Hotels, spa facilities, shopping & award winning restaurants are within walking distance.

The STRs are the owner's home. Guests appreciate the owner's touch, high standards of cleanliness & outfitting. Depending on the level of renovations, you can spend your vacation in a comfortably decorated condo that is reminiscent of old Hawaii to a top of the line renovation where no detail has been overlooked. There are condos suited for every budget & the most discriminating guests.

- 2-Story Frame & Stucco Buildings; Built 1978
- 4 Pools, Pickle Ball, Shuffle Board, Cornhole
- Exercise Room at Ocean front Pool Pavilion
- An easy walk to the Shops of Wailea & Wailea's 1.5 mile Ocean front Walk
- BBQ at Pavilion and several other locations throughout the property
- Beachfront Pool & Pavilion w Kitchen, Showers, Dressing Area
- Access to popular Keawakapu Beach
- Tropical Grounds
- Special Golf & Tennis Rates

Wailea Ekahi Village



Wailea Ekolu Village

Known for its tranquility, amazing views and easy access location, Ekolu Village attracts many returning visitors. An excellent value, it is the perfect location for a golf vacation, quality family time or for those simply wishing to spend their time in paradise away from the daily grind. Clusters of gas BBQs and 2 pools provide an easy way to meet other folk.

Located in the heart of Wailea, on Maui's sunny south shore, Ekolu is adjacent to Wailea's award winning Blue Golf Course, across from the Wailea Tennis Club and Mauka (uphill) from the Shops at Wailea. Views include sweeping ocean, island (Kahalawe, Lanai, Molokini) and mountain (West Maui and Haleakalea).

Wailea's five gorgeous beaches are less than a 5 minute drive away, still many prefer to take the 15 minute vigorous downhill walk to Ulua beach for snorkeling, scuba, and the ocean front walk that runs nearly 2 miles along the length of Wailea. Ekolu was the third village built in Wailea Resort - hence its name which means "three" in Hawaiian.

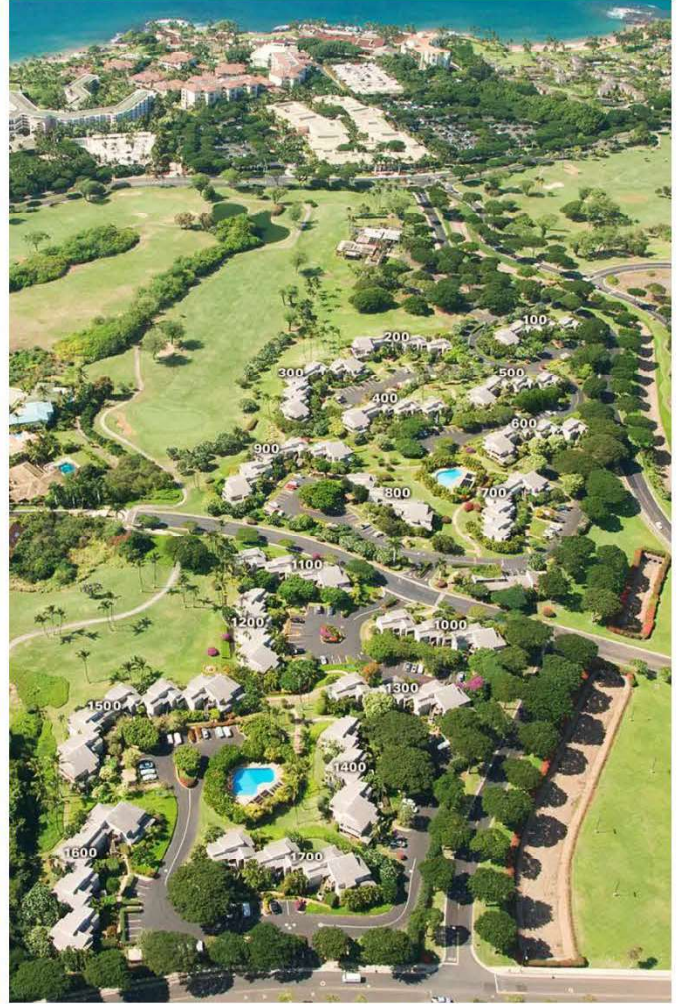
Special rates are available at Wailea's golf and tennis facilities for Ekolu guests. Hotels, spa facilities and award winning restaurants are within walking distance.

The units overlook lush, green fairways and feature breathtaking views of Maui's neighboring islands. Each condo has a private lanai, is tastefully furnished and has a fully equipped kitchen with dishwasher and microwave as well as a washer/dryer, cable TV and A/C. Most have A/C in the bedroom(s). Some have electric BBQs on the lanai.

These units are often the owner's home and all have passed our meticulous inspections. Many are completely remodeled and in all you'll appreciate the owner's touch and high standards of cleanliness and outfitting.

- 148 Units, 17 Buildings 1979
- Buildings are Wood Construction
- Clusters of BBQs & Picnic tables
- Easy access to Pi'ilani Hwy
- Shopping, Hotels, Spas, Dining: +15 min walk or -5 min drive
- Walking distance to Wailea restaurants

Wailea Ekolu Village



Wailea Grand Champions Villas

Ocean, mountain or golf views from private lanais. Located in the heart of Wailea, on Maui's sunny south shore, Wailea Grand Champions is a family friendly resort offering good value and great views adjacent to golf and tennis facilities. Hard to find studio accommodations can be found here. The Shops at Wailea and Ulua Beach (ranked 8th in the nation - world class snorkeling & diving too) are minutes away.

Many of the short term rental units are managed professionally by Coral Tree Residence Collection.

This World Class complex features two pools with whirlpool spas, barbecue facilities and lush gardens. On 12 Acres, it is surrounded by Wailea's award winning Old Blue Golf Course & Tennis Club. Ranked in the top 50 best resort tennis facilities, the club boasts 11 plexi-pave courts, 3 lit courts for night play, a stadium court and a full service pro shop.

Gorgeous views, a quiet setting, large condos all within a 5 minute drive of Wailea's famous beaches make Grand Champions Villas a popular spot for Maui visitors.

A new shopping area, The Wailea Town Center, offers wine, food, florist, exercise facilities, dress shopping and a bank a walkable level block away. Even the Maui Bus stops here. It offers easy access to all areas of Maui.

Special rates are available at Wailea's golf and tennis facilities for Grand Champion Villas guests. Wailea restaurants are an easy walk. Hotels, spa facilities and more award winning restaurants are within walking distance though the trip home is uphill.

Studio units are available and share lanai and laundry facilities. They do not have full kitchens but some set ups are more complete than others.

- 188 Units, 20 Buildings 2 & 3 floors
- A/C, W/D, Cable TV
- Shared BBQs in common areas
- Fully equipped kitchens with breakfast bar
- Large, private Lanai's with views
- Newer Wood Construction 1989
- Spacious, well-appointed Accommodations
- Studio units offer partial kitchens
- Two (2) Pools w BBQs & Whirlpool Spas

Wailea Grand Champions Villas



The Palms at Wailea

The lush tropical grounds of the Palms of Wailea welcome the visitors to the large, private grounds a short walk from Keawakapu Beach.

This 5 Star condo resort has acres of lush tropical gardens. Centered on the property is a salt-water pool and spa. A lobby, lounging area overlooks the pool, grounds and ocean. Kids & adults will love the whale watch tower.

Outrigger Resorts manages many of the short-term rental units. There is an Outrigger check in desk at the club house with an attendant to answer the needs of the guests. A tour desk is also on property to assist with sightseeing and activities. Outrigger Resorts owns the front desk and their offices behind it. Therefore, Outrigger Resorts is also an owner. There is also a nice facility on the property that houses washers/dryers and extensive storage space for bed sheets, towels, and supplies to service the guest rooms.

The grounds offer perfectly groomed gardens, several water features and a great pool and hot tub area. Views include the West Maui Mountains, Ocean and outer islands.

It's an easy 10 minute walk to the soft white sands of Keawakapu beach. Walk out through the lush gardens by the tranquil waterfall and stream. On your way back enjoy the Palms' pool surrounded by tropical plants and spectacular views of the ocean and Kahoolawe Island.

Special rates are available at Wailea's golf and tennis facilities for guests at the Wailea Palms. Hotels, spa facilities, some of Maui's most beautiful beaches and award winning restaurants are within walking distance.

Each fully furnished condo has a sunken living room, a private lanai, a fully equipped kitchen with dishwasher and microwave as well as a washer/dryer, cable TV and A/C. Some units do not have A/C in the living room and second bedroom. Only the primary bedroom is air-conditioned.

- 150 condos in Sixteen 2-story buildings
- A/C in Primary Bedroom; some units with more
- Shared BBQs in common areas
- Fully Equipped Kitchens, W/D
- Metal, Wood & Concrete 1989-91
- Ocean View Salt Water Pool with Jacuzzi Spa
- Walk to Keawakapu Beach
- Walk to Shopping, Restaurants, Hotels

The Palms at Wailea



Outrigger Guest Reception Desk



Guest Reception Area

WAILEA EKAHI VILLAGE

294 Units | Built in 1978 | 35 Acres



WAILEA EKOLU VILLAGE

148 Units | Built in 1979 | 18 Acres



GRAND CHAMPIONS VILLAS

188 Units | Built in 1989 | 12 Acres



THE PALMS AT WAILEA

150 Units | Built in 1989-1991 | 16.7 Acres

