

Resolution

No. 25-195

REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO AMEND THE PĀ'IA-HA'IKŪ COMMUNITY PLAN DESIGNATION TO LIGHT INDUSTRIAL AND CHANGE THE ZONING TO M-1 LIGHT INDUSTRIAL DISTRICT FOR 19.933 ACRES IN PĀ'IA, MAUI, HAWAII (TAX MAP KEYS (2) 2-5-005:023 AND (2) 2-5-005:054; PĀ'IA SUGAR MILL REDEVELOPMENT PROJECT)

WHEREAS, the Council is considering proposed bills to grant land use entitlements for two parcels owned by Paia Village Company LLC, located in Pā'ia, Maui, Hawaii, for the Pā'ia Sugar Mill Redevelopment Project; and

WHEREAS, the proposed bills would:

- Amend the Pā'ia-Ha'ikū Community Plan designation from Heavy Industrial to Light Industrial for a 0.245-acre parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:023 and from Heavy Industrial and Agriculture to Light Industrial for a 19.688-acre parcel identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:054; and
- Change the zoning for both parcels from the Urban Reserve District to the M-1 Light Industrial District; and

WHEREAS, the Pā'ia Sugar Mill Redevelopment Project proposes the adaptive reuse and revitalization of the historic Pā'ia Sugar Mill site into a multipurpose, light-industrial, and commercial center that honors the area's plantation-era legacy while serving the evolving needs of the North Shore community; and

WHEREAS, a Light Industrial Community Plan designation and M-1 Light Industrial District zoning for the parcels would allow the Project to include, by way of example:

- Artisan workshops and maker spaces;
- Warehousing and distribution for locally produced goods;

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- Light manufacturing;
- Service trades;
- Small business offices;
- Farmers' market or community events areas;
- Historical interpretive displays or museum elements honoring the property's legacy; and
- Business centers, including eateries and retail spaces for the community's enjoyment; and

WHEREAS, the Project supports the goals of the Maui Island Plan to foster economic diversification (MIP page 4-3; Objective 4.1.1, page 4-5); create "a business environment that is sensitive to resident needs and the island's unique natural and cultural resources" (MIP Goal 4.1, page 4-5); and "promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures" (MIP Policy 2.1.3.d, page 2-12); and

WHEREAS, the Project also supports the Pā'ia-Ha'ikū Community Plan's goal of a "stable economy that complements the rural character of the region and provides opportunities for economic diversification and community needs" (Community Plan, page 21); and

WHEREAS, under Subsection 2.80B.100(A), Maui County Code, the Council may propose nondecennial amendments to community plans by resolution; and

WHEREAS, under Subsection 19.510.040(A)(1), the appropriate planning commission must conduct a public hearing on a Change in Zoning application; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning commission review proposed zoning and other land use ordinances, and provide findings and recommendations to the Council; now, therefore,

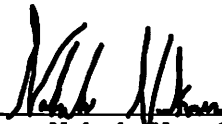
BE IT RESOLVED by the Council of the County of Maui:

1. That it refers the following bills to the Maui Planning Commission for appropriate action under Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended:

Resolution No. 25-195

- a. A proposed bill, entitled "A BILL FOR AN ORDINANCE TO AMEND THE PĀ'IA-HA'IKŪ COMMUNITY PLAN DESIGNATION TO LIGHT INDUSTRIAL FOR 19.933 ACRES IN PĀ'IA, MAUI, HAWAII (TAX MAP KEYS (2) 2-5-005:023 AND (2) 2-5-005:054; PĀ'IA SUGAR MILL REDEVELOPMENT PROJECT)," attached as Exhibit "1"; and
 - b. A proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM URBAN RESERVE DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT FOR 19.933 ACRES IN PĀ'IA, MAUI, HAWAII (TAX MAP KEYS (2) 2-5-005:023 AND (2) 2-5-005:054; PĀ'IA SUGAR MILL REDEVELOPMENT PROJECT)," attached as Exhibit "2"; and
2. That certified copies of this Resolution be transmitted to the Mayor, Planning Director, Maui Planning Commission, and Daniel Ellis, Manager, Paia Village Company LLC.

APPROVED AS TO FORM AND LEGALITY:



Nāhulu Nunokawa
Department of the Corporation Counsel
County of Maui
paf:cmn:25-062a

PAF 25-062 10-14-2025 Reso Paia Sugar Mill Redevelopment

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

EXHIBIT “1”

ORDINANCE NO. _____

BILL NO. _____ (2025)

A BILL FOR AN ORDINANCE TO AMEND THE PĀ‘IA-HA‘IKŪ COMMUNITY
PLAN DESIGNATION TO LIGHT INDUSTRIAL FOR 19.933 ACRES IN PĀ‘IA,
MAUI, HAWAII (TAX MAP KEYS (2) 2-5-005:023 AND (2) 2-5-005:054; PĀ‘IA
SUGAR MILL REDEVELOPMENT PROJECT)

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

SECTION 1. Under Chapter 2.80B, Maui County Code, the Pā‘ia-Ha‘ikū
Community Plan designation is amended from Heavy Industrial to Light
Industrial for 0.245 acre identified for Real Property Tax purposes as Tax Map
Key (2) 2-5-005:023, Pā‘ia, Maui, Hawai‘i, as described in Exhibit “A-1” and
depicted in Exhibit “B.”

SECTION 2. Under Chapter 2.80B, Maui County Code, the Pā‘ia-Ha‘ikū
Community Plan designation is amended from Heavy Industrial and Agriculture
to Light Industrial for 19.688 acres identified for Real Property Tax purposes as
Tax Map Key (2) 2-5-005:054, Pā‘ia, Maui, Hawai‘i, as described in Exhibit “A-
2” and depicted in Exhibit “B.”

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui
paf:cmn:25-062b

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

LAND DESCRIPTION

Lot 1

All that certain area of land known as Lot 1 of the Deregistered Land Court Application 110 (Map 2).

Situate at
Hamakuapoko, Makawao, Maui, Hawaii
Tax Map Key: (2) 2-5-05: 23

Beginning at a ½" pipe (set) at the Southeasterly corner of this parcel of land, being an Easterly corner of Lot 2 of the Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:54] and a point along the Westerly right-of-way line of the Road Remnant of Baldwin Avenue, the coordinates of said point of beginning are based on record information and referred to Government Survey Triangulation Station "PUUNENE 2" being 2,711.44 feet North and 7,476.21 feet East and running by azimuths measured clockwise from True South; thence,

- | | | | |
|-----|--|--------|---|
| 1. | 52° 15' 00" | 21.92 | feet along the Easterly property boundary line of Lot 2 of Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:54] to a ½" pipe (set); thence, |
| 2. | 103° 13' 00" | 119.00 | feet along the same, to a ½" pipe (set); thence, |
| 3. | 132° 15' 00" | 50.72 | feet along the same, to a "X" on concrete slab (set); thence, |
| 4. | 194° 01' 30" | 25.34 | feet along the same, to a "X" cut on concrete (set); thence, |
| 5. | 222° 15' 00" | 40.22 | feet along the same, to a ½" pipe (set); thence, |
| 6. | 134° 01' 30" | 23.66 | feet along the same, to a "X" on concrete slab (set); thence, |
| 7. | Following along the same, along the arc of a non-tangent curve concave to the right, the azimuth of a radial line passing through the point of curvature from the radius point being 24° 28' 43", and the point of tangency from the radius point being 66° 06' 47", having a radius of 76.59 feet, the chord azimuth and distance being 135° 17' 45" for 54.44 feet, to a mag nail (set); thence, | | |
| 8. | 233° 12' 00" | 12.10 | feet along the Easterly property boundary line of Lot 2 of the Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:54] to a mag nail (set); thence, |
| 9. | 321° 21' 10" | 32.55 | feet along the Westerly right-of-way line of the Road Remnant of Baldwin Avenue, to a ½" pipe (set); thence, |
| 10. | 310° 31' 40" | 214.22 | feet along the same, to the point of beginning and containing an area of 0.245 of an acre. |

TOGETHER WITH: 5 FEET WIDE PIPELINE EASEMENT AFFECTING Lot 2 of Deregistered Land Court Application 110 (Map 2) [Tax Map Key:(2)2-5-05:54].

RESERVING THEREFROM: 15 FEET WIDE MECO EASEMENT C FOR ELECTRICAL PURPOSES.

RESERVING THEREFROM: 15 FEET WIDE EASEMENT A FOR ALL PURPOSES IN FAVOR OF, Lot
2 of the Deregistered Land Court Application 110 (Map 2)
[Tax Map Key:(2)2-5-05:54].

RESERVING THEREFROM: 5 FEET WIDE EASEMENT B FOR ELECTRICAL PURPOSES IN FAVOR
OF, Lot 2 of the Deregistered Land Court Application 110
(Map 2) [Tax Map Key:(2)2-5-05:54].

This work was done by me or
under my direct supervision.

AKAMAI LAND SURVEYING, INC.



Sherman Dudley DePonte
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 6960
Expires: April 30, 2022
221182 (8/8/21 - WN)

LAND DESCRIPTION

Lot 2

All that certain area of land known as Lot 2 of the Deregistered Land Court Application 110 (Map 2)

Situate at
Hamakuapoko, Makawao, Maui, Hawaii
Tax Map Key: (2) 2-5-05: 54

Beginning at a ½" pipe (set) at the Northerly corner of this parcel of land, being the Southeasterly corner of Lot A-1-B of Paia Post Office Subdivision (Subdivision File No. 2.3052) [T.M.K.:(2)2-5-05:18] and a point along the Westerly right-of-way line of the Road Remnant of Baldwin Avenue, the coordinates of said point of beginning are based on record information and referred to Government Survey Triangulation Station "PUUNENE 2" being 3,265.83 feet North and 6,981.38 feet East and running by azimuths measured clockwise from True South; thence,

- | | | | |
|----|---|--------|---|
| 1. | 321° 21' 10" | 499.05 | feet along the Westerly right-of-way line of the Road Remnant of Baldwin Avenue to a mag nail (set); thence, |
| 2. | 53° 12' 00" | 12.10 | feet along the Northwestern property boundary line of Lot 1 of the Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:23] to a mag nail (set); thence, |
| 3. | Following along the same, along the arc of a non-tangent curve concave to the left, the azimuth of a radial line passing through the point of curvature from the radius point being 66° 06' 47", and the point of tangency from the radius point being 24° 28' 43", having a radius of 76.59 feet, the chord azimuth and distance being 315° 17' 45" for 54.44 feet, to a "X" on concrete slab (set); thence, | | |
| 4. | 314° 01' 30" | 23.66 | feet along the Northwestern property boundary line of Lot 1 of the Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:23] to a ½" pipe (set); thence, |
| 5. | 42° 15' 00" | 40.22 | feet along the same, to a "V/" cut on concrete (set); thence, |
| 6. | 14° 01' 30" | 25.34 | feet along the Westerly property boundary line of Lot 1 of the Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:23] to a "X" on concrete slab (set); thence, |
| 7. | 312° 15' 00" | 50.72 | feet along the same, to a ½" pipe (set); thence, |
| 8. | 283° 13' 00" | 119.00 | feet along the Southerly property boundary line of Lot 1 of the Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:23] to a ½" pipe (set); thence, |
| 9. | 232° 15' 00" | 21.92 | feet along the Southeasterly property boundary line of Lot 1 of the Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:23] to a ½" pipe (set); thence, |

EXHIBIT "A-2"

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|-----|--------------|----------|--|
| 10. | 310° 31' 40" | 137.17 | feet along the Westerly right-of-way of the Road Remnant of Baldwin Avenue to a ½" pipe (set); thence, |
| 11. | 46° 59' 00" | 663.34 | feet along the Northwesterly right-of-way line of Government Road to a spike (set); thence, |
| 12. | 18° 26' 10" | 893.91 | feet along the same, to a spike (set); thence, |
| 13. | 169° 50' 20" | 1,536.18 | feet along the Northeasterly property boundary line of Lot 2 of the Paia Skill Village Subdivision, (Subdivision File No. 2.1301) [Tax Map Key:(2)2-5-05:19] to a ½" pipe (set); thence, |
| 14. | 225° 30' 00" | 616.36 | feet along the Southerly property boundary line of Lot A-1-B of Paia Post Office Subdivision (Subdivision File No. 2.3052) [T.M.K.:(2)2-5-05:18] to the point of beginning and containing an area of 19.688 acres. |

TOGETHER WITH: 15 FEET WIDE EASEMENT A FOR ALL PURPOSES AFFECTING, Lot 1 of the Deregistered Land Court Application 110 (Map 2) [Tax Map Key:(2)2-5-05:23].

TOGETHER WITH: 5 FEET WIDE EASEMENT B FOR ELECTRICAL PURPOSES AFFECTING, Lot 1 of the Deregistered Land Court Application 110 (Map 2) [Tax Map Key:(2)2-5-05:23].

RESERVING THEREFROM: 5 FEET WIDE PIPELINE EASEMENT IN FAVOR OF, Lot 1 of Deregistered Land Court Application 110 (Map 2) [Tax Map Key:(2)2-5-05:23].

RESERVING THEREFROM: 15 FEET WIDE MECO EASEMENT C FOR ELECTRICAL PURPOSES.

This work was done by me or
under my direct supervision.

AKAMAI LAND SURVEYING, INC.



Sherman Dudley DePonte
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 6960
Expires: April 30, 2022
221182 (8/8/21 - WN)



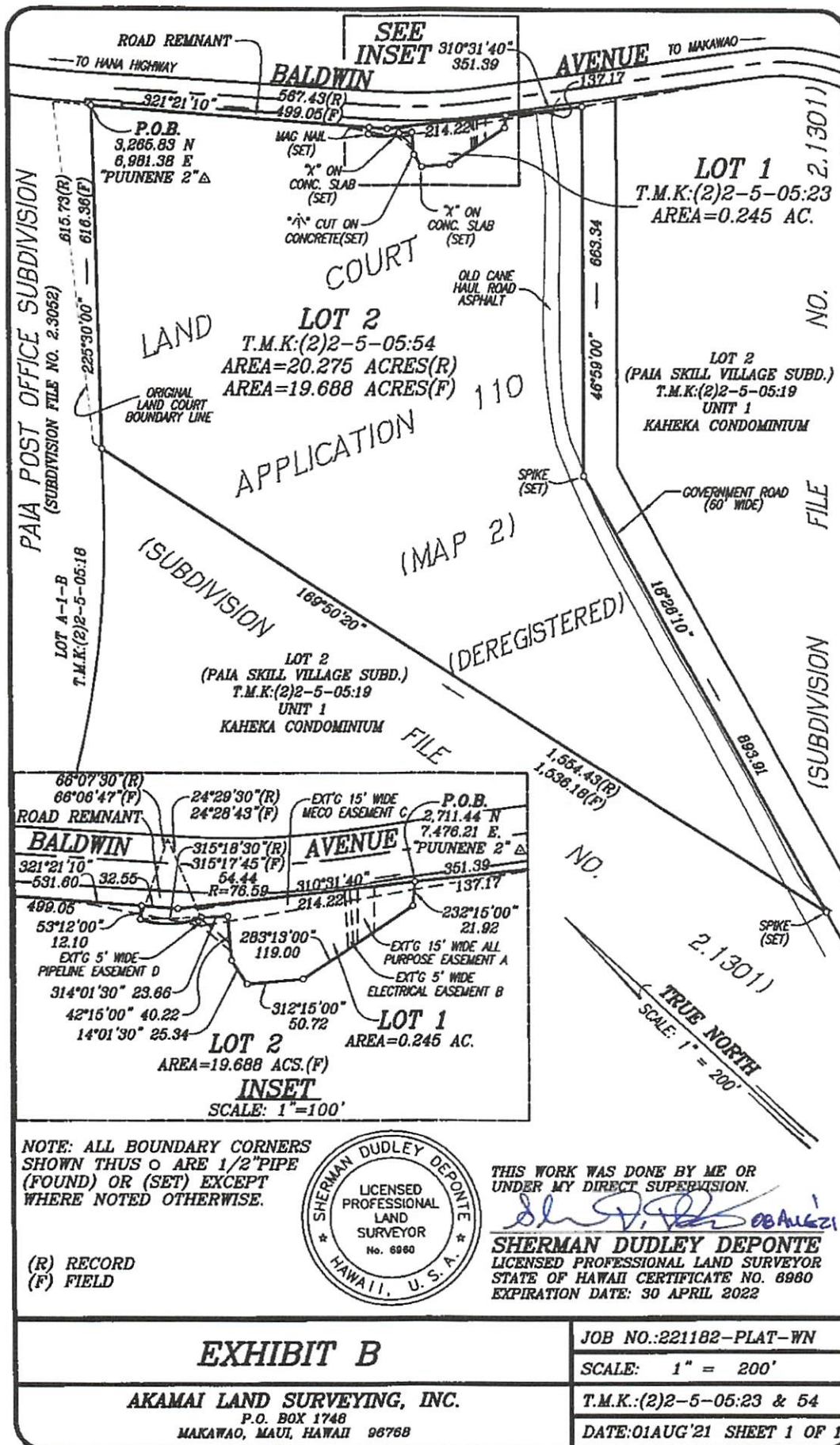


EXHIBIT "B"

EXHIBIT “2”

ORDINANCE NO. _____

BILL NO. _____ (2025)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM URBAN RESERVE DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT FOR 19.933 ACRES IN PĀ‘IA, MAUI, HAWAII (TAX MAP KEYS (2) 2-5-005:023 AND (2) 2-5-005:054; PĀ‘IA SUGAR MILL REDEVELOPMENT PROJECT)

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

SECTION 1. Under Chapters 19.24 and 19.510, Maui County Code, a Change in Zoning from Urban Reserve District to M-1 Light Industrial District is granted for 0.245 acre identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:023, Pā‘ia, Maui, Hawai‘i, as described in Exhibit “A-1” and depicted in Exhibit “B.”

SECTION 2. Under Chapters 19.24 and 19.510, Maui County Code, a Change in Zoning from Urban Reserve District to M-1 Light Industrial District is granted for 19.688 acres identified for Real Property Tax purposes as Tax Map Key (2) 2-5-005:054, Pā‘ia, Maui, Hawai‘i, as described in Exhibit “A-2” and depicted in Exhibit “B.”

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui
paf:cmn:25-062c

PAF 25-062 10-14-2025 Reso Paia Sugar Mill Redevelopment

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS

LAND DESCRIPTION

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| 1. | 52° 15' 00" | 21.92 | feet along the Easterly property boundary line of Lot 2 of Deregistered Land Court Application 110 (Map 2) [T.M.K.:(2)2-5-05:54] to a ½" pipe (set); thence, |
| 2. | 103° 13' 00" | 119.00 | feet along the same, to a ½" pipe (set); thence, |
| 3. | 132° 15' 00" | 50.72 | feet along the same, to a "X" on concrete slab (set); thence, |
| 4. | 194° 01' 30" | 25.34 | feet along the same, to a "X" cut on concrete (set); thence, |
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OF, Lot 2 of the Deregistered Land Court Application 110
(Map 2) [Tax Map Key:(2)2-5-05:54].

This work was done by me or
under my direct supervision.

AKAMAI LAND SURVEYING, INC.



Sherman Dudley DePonte
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 6960
Expires: April 30, 2022
221182 (8/8/21 - WN)

LAND DESCRIPTION

Lot 2

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Situate at
Hamakuapoko, Makawao, Maui, Hawaii
Tax Map Key: (2) 2-5-05: 54

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| 5. | 42° 15' 00" | 40.22 | feet along the same, to a "X" cut on concrete (set); thence, |
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TOGETHER WITH: 15 FEET WIDE EASEMENT A FOR ALL PURPOSES AFFECTING, Lot 1 of the Deregistered Land Court Application 110 (Map 2) [Tax Map Key:(2)2-5-05:23].

TOGETHER WITH: 5 FEET WIDE EASEMENT B FOR ELECTRICAL PURPOSES AFFECTING, Lot 1 of the Deregistered Land Court Application 110 (Map 2) [Tax Map Key:(2)2-5-05:23].

RESERVING THEREFROM: 5 FEET WIDE PIPELINE EASEMENT IN FAVOR OF, Lot 1 of Deregistered Land Court Application 110 (Map 2) [Tax Map Key:(2)2-5-05:23].

RESERVING THEREFROM: 15 FEET WIDE MECO EASEMENT C FOR ELECTRICAL PURPOSES.

This work was done by me or
under my direct supervision.

AKAMAI LAND SURVEYING, INC.



Sherman Dudley DePonte
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 6960
Expires: April 30, 2022
221182 (8/8/21 - WN)



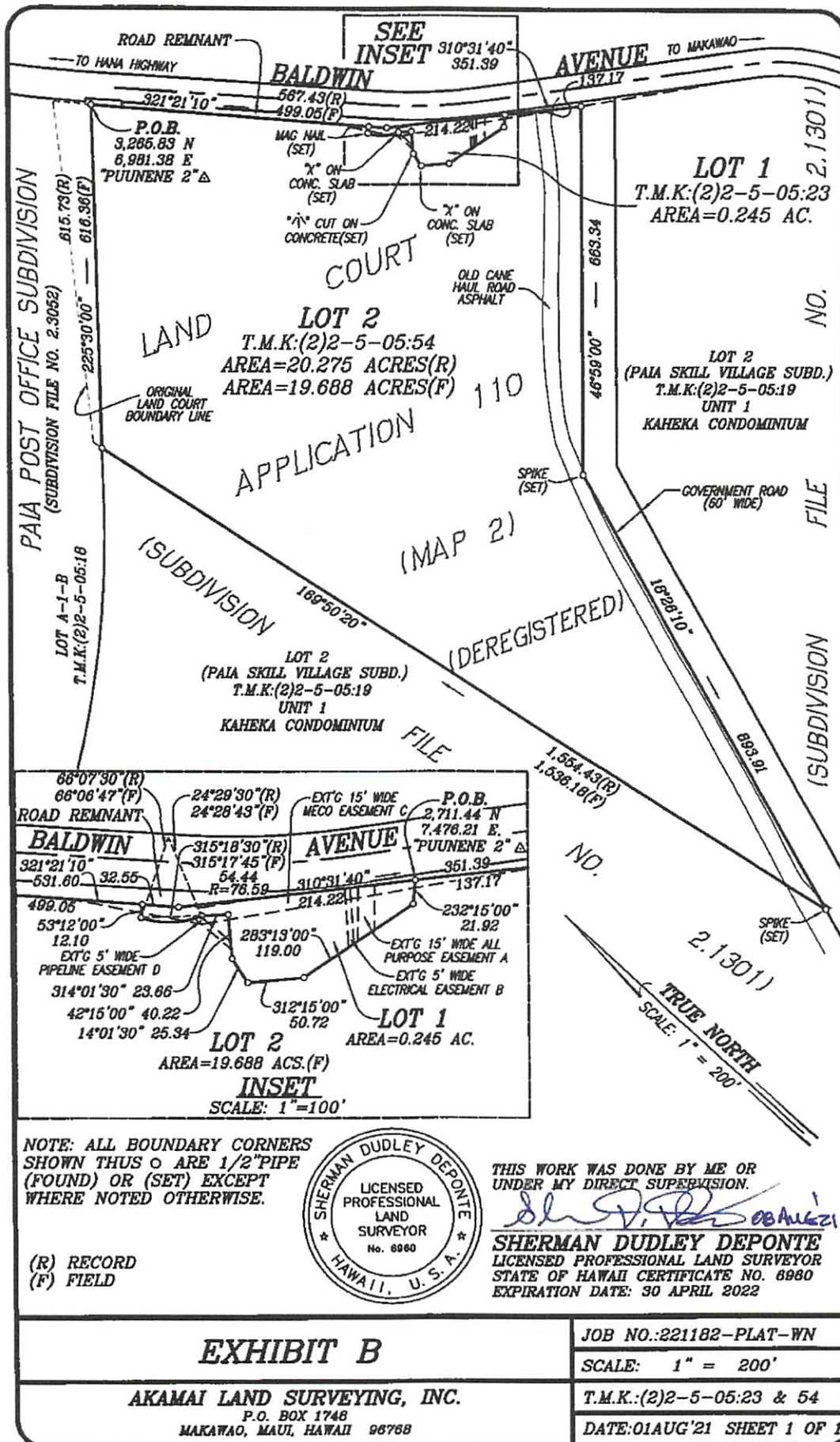


EXHIBIT "B"