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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

October 23, 2025

Mr. Jordan Molina, Director Department of Public Works County of Maui Wailuku, Hawaii 96793

Dear Mr. Molina:

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)

The Council's Disaster Recovery, International Affairs, and Planning Committee intends to consider Bills 163, 164, and 165 (2025) on land-use entitlements for the proposed Hoʻonani Village Mixed Use Development project at its meeting of November 5, 2025, at 3:00 p.m.

By County Communication 192-25, dated September 29, 2025, the Planning Director indicated that the Maui Planning Commission cannot provide the Council a recommendation within the 120-day period under Charter Section 8-8.6(2), Revised Charter of the County of Maui (1983), as amended.

May I please request the following:

1. To the extent feasible given the shortness of time, please review and provide your Department's comments on the project and attached proposed bills, including any anticipated impacts as a result of the proposal.

Mr. Jordan Molina October 23, 2025 Page 2

2. Please be prepared to comment on the project at the November 5th Committee meeting.

For more information on the project, please see the following link: https://files.hawaii.gov/dbedt/erp/Doc_Library/2025-03-08-MA-EISPN-Hoonani-Village.pdf

May I further request you transmit your response to drip.committee@mauicounty.us by **noon on November 4, 2025**. 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 ext. 7141, or Yvette Bouthillier at ext. 7758).

Sincerely,

Jamara a. Sn. Paltin

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

drip:ltr:019apw01:jpp

Attachments

cc: Mayor Richard T. Bissen, Jr.

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, HAWAI'I

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, Hawai'i.

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.

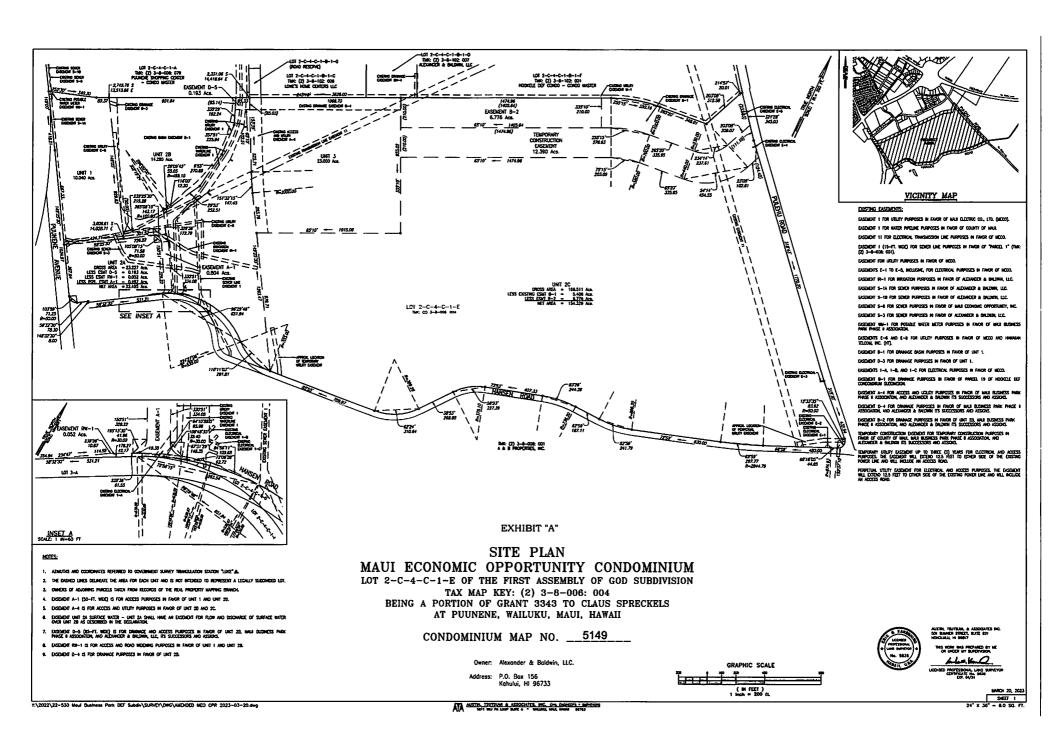
APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel County of Maui

paf:jpp:25-143i

INTRODUCED BY:

Mohefani hin-Hodgins NOHELANI UT-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;



7. 2	03°	08'		312.58	feet	along same;
8. 2	14°	57 ′		20.01	feet	along same;
9. 3	21°	28′		345.03	feet	along Pulehu Road;
10. 3	18°	43′	1	1770.20	feet	along same;
11. 3	15°	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:

-2-

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.

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

-3-

ORDINANCE NO.									
BILL NO	164	(2025)							

A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION FROM AGRICULTURE TO BUSINESS/MULTI-FAMILY 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, SITUATED AT 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 Wailuku-Kahului Community Plan designation from Agriculture to Business/Multi-Family 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, Hawai'i.

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 Wailuku-Kahului Community Plan designation is amended from Agriculture to Business/Multi-Family 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, situated at Kahului, Hawai'i, as described and depicted in the attached Exhibit "A."

SECTION 3. This Ordinance takes effect on approval.

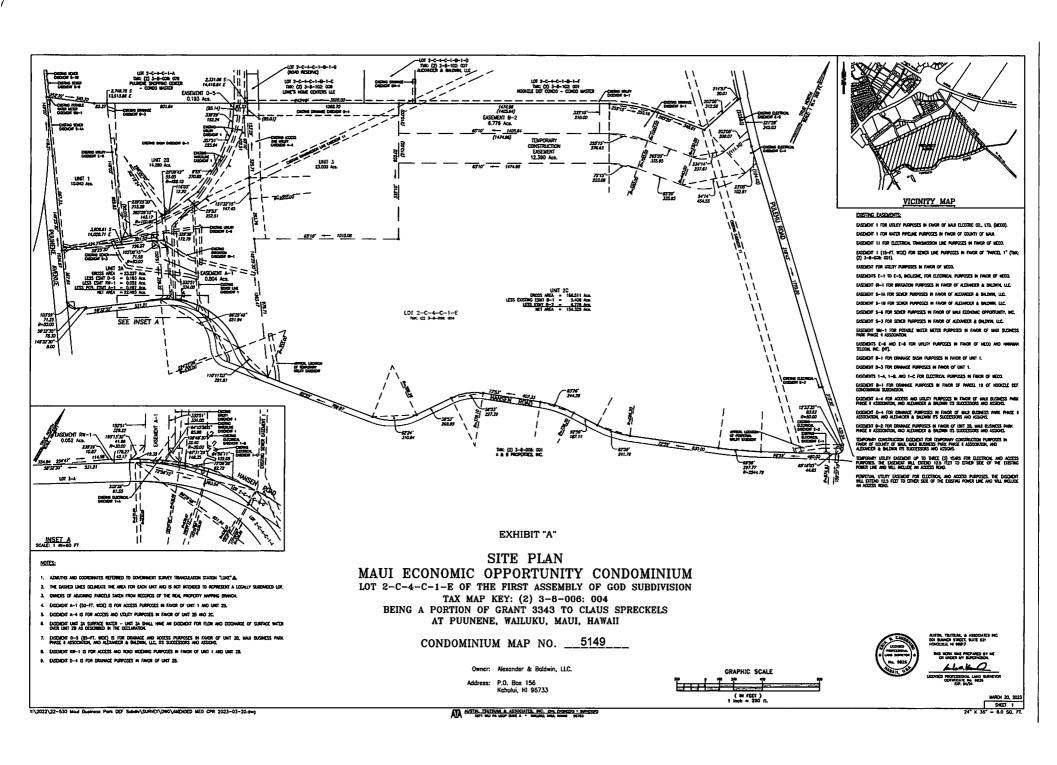
APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel County of Maui

paf:jpp:25-143j

INTRODUCED BY:

Nohelani hin-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°

348.01 feet along same;

20'

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:

-2-

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.

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

-3-

ORDINANCE NO								
DUI NO	165	(2025)						
BILL NO.	165	(2025)						

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT 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, SITUATED AT KAHULUI, HAWAI'I

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 change the zoning from Agricultural District to M-1 Light Industrial District 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, Hawai'i.

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 Chapters 19.24 and 19.510, Maui County Code, a Change in Zoning from Agricultural District to M-1 Light Industrial District is

granted 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, situated at Kahului, Hawai'i, as described and depicted in the attached Exhibit "A."

SECTION 3. This Ordinance takes effect on approval.

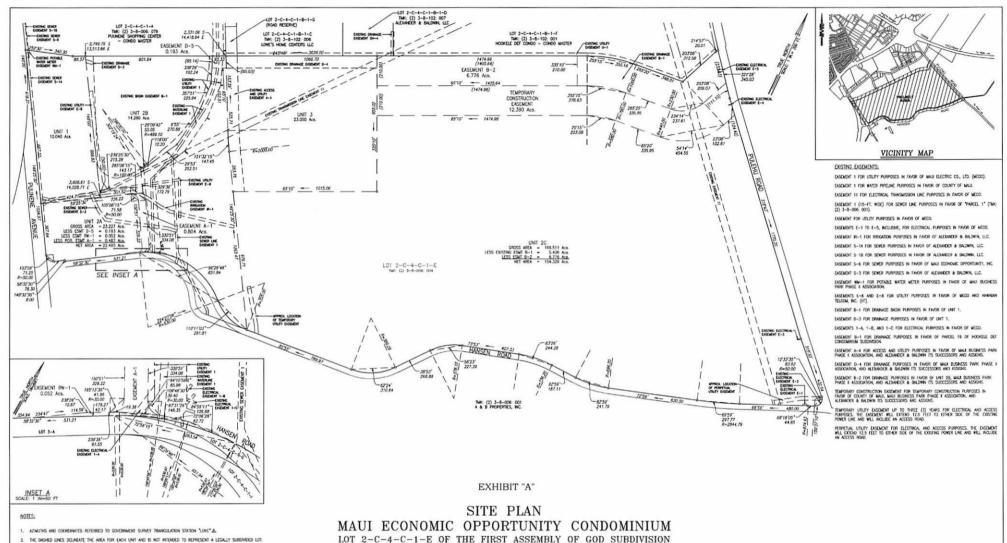
APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel County of Maui

paf:jpp:25-143k

INTRODUCED BY:

Mohelani hin-Hodgins NOHELANI U'U-HODGINS



- 3. OWNERS OF ADJOINING PARCELS TAXEN FROM RECORDS OF THE REAL PROPERTY WAPPING BRANCH.
- 4. EXSEMENT A-1 (50-FT, WIDE) IS FOR ACCESS PURPOSES IN FAVOR OF UNIT 1 AND UNIT 28.
- 5. EASEMENT A-4 IS FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF UNIT 29 AND 2C.

- 9. EASEMENT D.-4 IS FOR DRAINGE PURPOSES IN FAVOR OF UNIT 29.

TAX MAP KEY: (2) 3-8-006: 004 BEING A PORTION OF GRANT 3343 TO CLAUS SPRECKELS

AT PUUNENE, WAILUKU, MAUI, HAWAII

CONDOMINIUM MAP NO. __5149

Owner: Alexander & Baldwin, LLC.

Address: P.O. Box 156 Kahului, HI 96733





SHEET 1

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

5.	255°	15 ′	350.16	feet;

6. 265° 20' 348.01 feet along same;



being:

right with a radius of 1000 feet, the chord azimuth and distance

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.

ERIK S. KANESHIRO

Licensed Professional Land Surveyor Certificate No. 9826

Exp. 04/26

Honolulu, Hawaii December 18, 2024

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

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

-3-

DRIP Committee

From: DRIP Committee

Sent: Friday, October 24, 2025 7:49 AM

To: Jordan Molina

Cc: DRIP Committee; Summer Enfield-Carlos; Paul.Barany@co.maui.hi.us; Kaila K. Mafatini;

public.works@co.maui.hi.us; 'Michelle Santos'; 'Zeke Kalua'

Subject: PLEASE READ attached letter re: Bills 163, 164, and 165 (2025) (Ho'onani Village)

(DRIP-19); reply by 11/4/25

Attachments: 019apw01signed.pdf

Mr. Molina: Please refer to the attached letter from the Disaster Recovery, International Affairs, and Planning Committee Chair, dated October 23, 2025. Please respond by **November 4, 2025**.

Mayor's Office (attention: Michelle Santos and Zeke Kalua): Please forward the attached letter to Mayor Bissen for his information.

Mahalo, DRIP Committee