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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

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, HAWAII (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 Ho'onani 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,



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, 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:

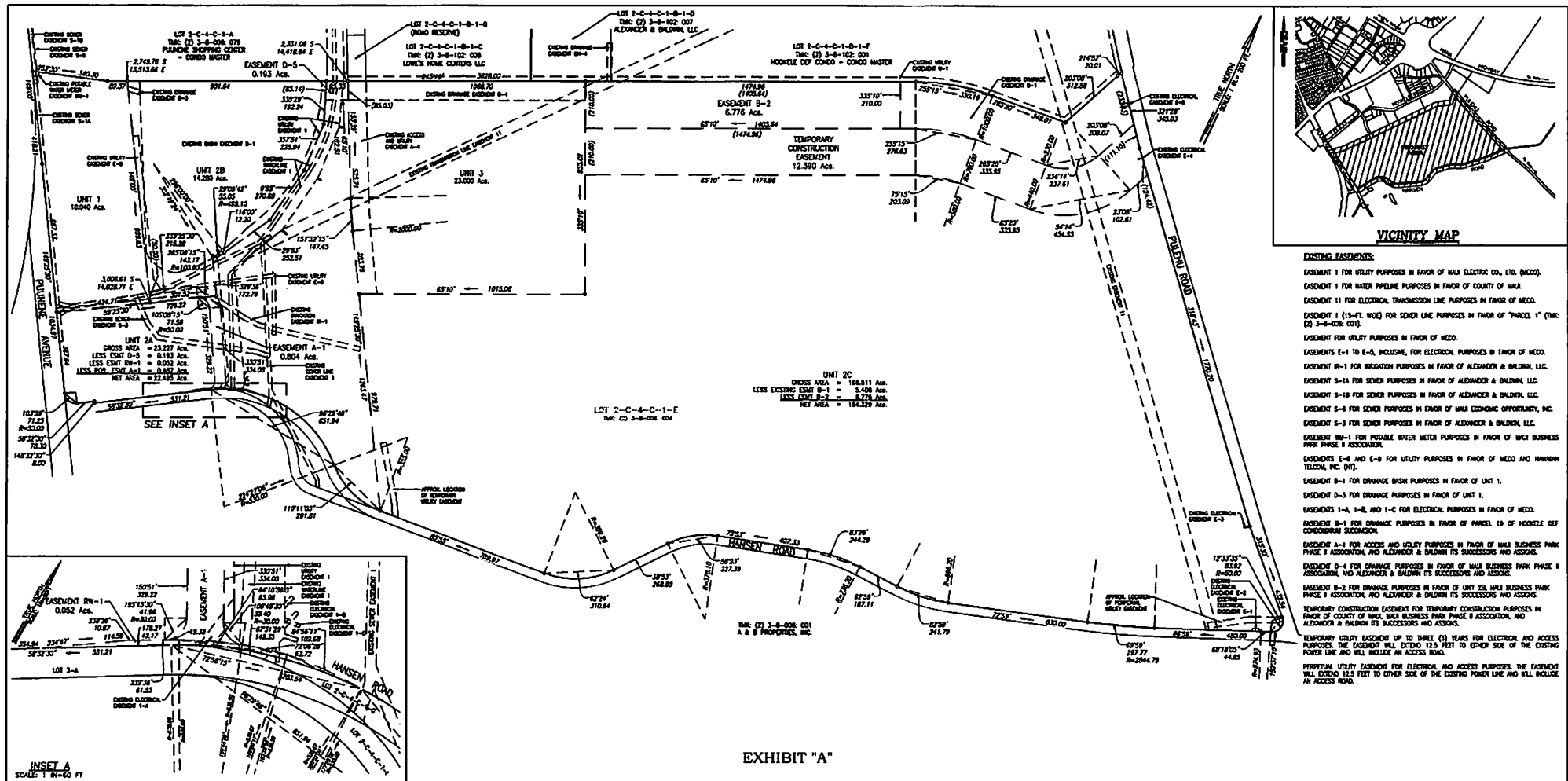
Department of the Corporation Counsel
County of Maui

paf:jpp:25-143i

INTRODUCED BY:

Nohelani U'u-Hodgins

NOHELANI U'U-HODGINS



- NOTES:**
1. AZIMUTHS AND COORDINATES REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKE" A.
 2. THE DASHED LINES DELINEATE THE AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT.
 3. OWNERS OF ADJOINING PARCELS TAKEN FROM RECORDS OF THE REAL PROPERTY MAPPING DIVISION.
 4. EASEMENT A-1 (50-FT. WIDE) IS FOR ACCESS PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
 5. EASEMENT A-4 IS FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF UNIT 20 AND 2C.
 6. EASEMENT UNIT 2A SURFACE WATER - UNIT 2A SHALL HAVE AN EASEMENT FOR FLOW AND DISCHARGE OF SURFACE WATER OVER UNIT 2B AS DESCRIBED IN THE DECLARATION.
 7. EASEMENT D-5 (65-FT. WIDE) IS FOR DRAINAGE AND ACCESS PURPOSES IN FAVOR OF UNIT 25, MAUI BUSINESS PARK PHASE 8 ASSOCIATION, AND ALEXANDER & BALDWIN, LLC, ITS SUCCESSORS AND ASSIGNS.
 8. EASEMENT RW-1 IS FOR ACCESS AND ROAD WIDENING PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
 9. EASEMENT D-4 IS FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 25.

EXHIBIT "A"

SITE PLAN

MAUI ECONOMIC OPPORTUNITY CONDOMINIUM

LOT 2-C-4-C-1-E OF THE FIRST ASSEMBLY OF GOD SUBDIVISION

TAX MAP KEY: (2) 3-8-006: 004

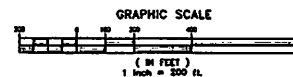
BEING A PORTION OF GRANT 3343 TO CLAUD SPRECKELS

AT PUUNENE, WAILUKU, MAUI, HAWAII

CONDOMINIUM MAP NO. 5149

Owner: Alexander & Baldwin, LLC.

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



ALEX. TSIANG & ASSOCIATES INC.
501 SHAWNEE STREET, SUITE 201
HONOLULU, HI 96817

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION

Alex. T. Tsiang

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 1028
EXP. 04/31

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. | 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



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

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

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

100 PAUAAHI STREET, SUITE 213
HILO, HAWAII 96720

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, 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 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 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

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WAILUKU, MAUI, HAWAII 96793

100 PALUHI 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 of Erik S. Kaneshiro in black ink, 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



ORDINANCE NO. _____

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, 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 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, 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 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:

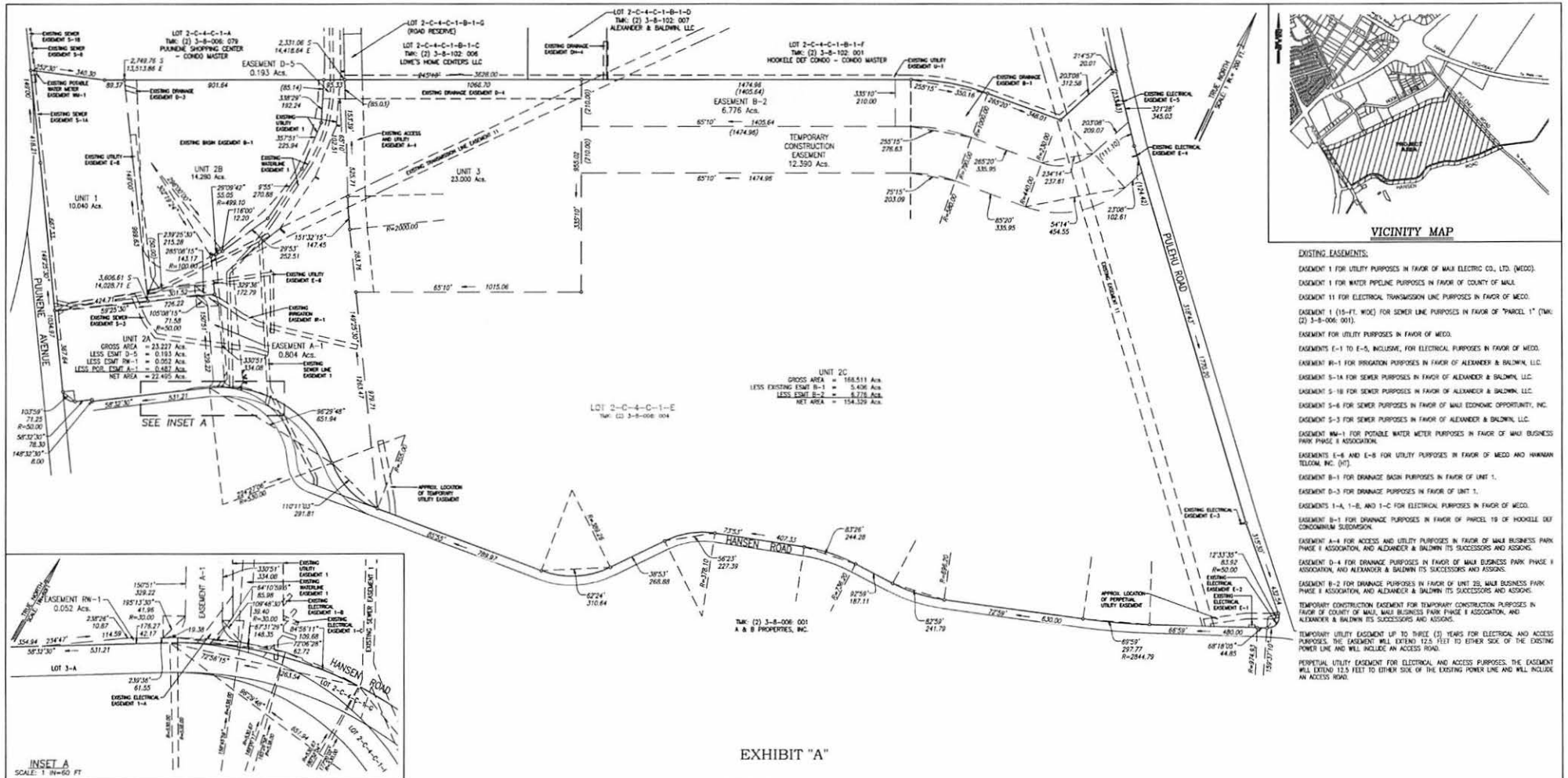
Department of the Corporation Counsel
County of Maui

paf:jpp:25-143k

INTRODUCED BY:

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;



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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:

- | | | | |
|-----|---------|--------------|-------------|
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19. 83° 26' 244.28 feet;

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

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23. 62° 24' 310.64 feet;

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Description Prepared By:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

A handwritten signature of Erik S. Kaneshiro in black ink.

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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1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 98793

100 PAUAAHI STREET, SUITE 213
HILO, HAWAII 98720

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