

May 20, 2026, Committee meeting

DRIP-19

DISASTER RECOVERY, INTERNATIONAL AFFAIRS, AND PLANNING  
COMMITTEE  
Amendment Summary Form

Legislation: Bill 163 (2025), entitled "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."

Proposer: Tamara Paltin, Chair *Tamara A.M. Paltin*  
Disaster Recovery, International Affairs, and Planning Committee.

Description: The proposed CD1 version:

1. Amends the bill's title and text to correct the property's size from 166.511 acres to 163.443 acres.
2. Amends the bill's preamble to update the bill's procedural history.
3. Provides for an Exhibit "A" to insert the metes and bounds description of the 163.443-acre portion of the property.
4. Refers to and inserts a new Exhibit "B"—Maui Island Plan Directed Growth Map Amendment MIP-1.

Motion: I move to replace Bill 163 (2025) with the proposed CD1 version.

Attachment: Proposed CD1 version of Bill 163 (2025).

drip:ltr:019aasf02:jpp

ORDINANCE NO. \_\_\_\_\_

BILL NO. 163, CD1 (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 163.443-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 to the Maui Planning Commission 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 was unable to provide a recommendation within that timeframe.

At its meeting of November 6, 2025, the Council's Disaster Recovery, International Affairs, and Planning Committee was advised by the Department of the Corporation Counsel to receive a recommendation from the Maui Planning Commission on the proposed bill before taking legislative action.

By correspondence dated December 22, 2025, the Chair of the Council's DRIP Committee notified the Planning Director that a 3.068-acre portion of the property is already within the MIP Urban Growth Boundary and requested that the amendment apply to a reduced, 163.443-acre portion of the property.

On January 13, 2026, the Maui Planning Commission scheduled a public hearing on the proposed bill.

By County Communication 86-26, dated April 10, 2026, the Planning Director transmitted the Maui Planning Commission's recommendations on the bill to the Council. The Maui Planning Commission recommended deferral of the amendment until the Draft Environmental Impact Statement is submitted to the State Land Use Commission, and an island-wide inventory of existing land uses is updated and indicates that urban density land is necessary to provide for the needs of projected population growth.

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 163.443-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, Kahului, Hawai'i, as described in Exhibit "A" and depicted in Exhibit "B," Maui Island Plan Directed Growth Map Amendment MIP-1.

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

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Department of the Corporation Counsel  
County of Maui

drip:misc:019amipbill02:jpp

INTRODUCED BY:

*Nohelani U'u-Hodgins*

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NOHELANI U'U-HODGINS

# EXHIBIT "A"

## URBAN GROWTH BOUNDARY AMENDMENT - PUUNENE, MAUI, HAWAII

### "AREA OF URBAN GROWTH BOUNDARY AMENDMENT"

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 Southwest corner of the area of amendment, being also a point along the West side of Hansen Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3,987.21 feet South and 15,818.41 feet East thence running by azimuths measured clockwise from true South:

1. 149° 30' 425.15 feet along the remainder of Lot 2-C-4-C-1-E of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
2. 60° 39' 407.55 feet along same;
3. 149° 25' 30" 748.64 feet along same;
4. 245° 10' 1015.06 feet along same;
5. 155° 10' 955.02 feet along same;
6. 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:

7. 255° 15' 350.16 feet;
8. 265° 20' 348.01 feet along same;



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

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

CIVIL ENGINEERS • SURVEYORS  
1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUHAH STREET, SUITE 207  
HILO, HAWAII 96720

9. 203° 08' 312.58 feet along same;
10. 214° 57' 20.01 feet along same;
11. 321° 28' 345.03 feet along the South side of Pulehu Road;
12. 318° 43' 1770.20 feet along same;
13. 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:

14. 12° 33' 35" 83.92 feet;

Thence along West side of Hansen Road, on a curve to the left with a radius of 974.93 feet, the chord azimuth and distance being:

15. 68° 18' 05" 44.85 feet;

16. 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:

17. 69° 59' 297.77 feet;

18. 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:

19. 82° 59' 241.79 feet;

20. 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:

- 21. 83° 26' 244.28 feet;
- 22. 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:

- 23. 56° 23' 227.39 feet;
- 24. 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:

- 25. 62° 24' 310.64 feet;
- 26. 85° 55' 335.33 feet along same, to the point of beginning and containing an area of 163.443 Acres.



Description Prepared By:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

JUSTIN H. LAPP  
Licensed Professional Land Surveyor  
Certificate No. 12964  
Exp. 04/28

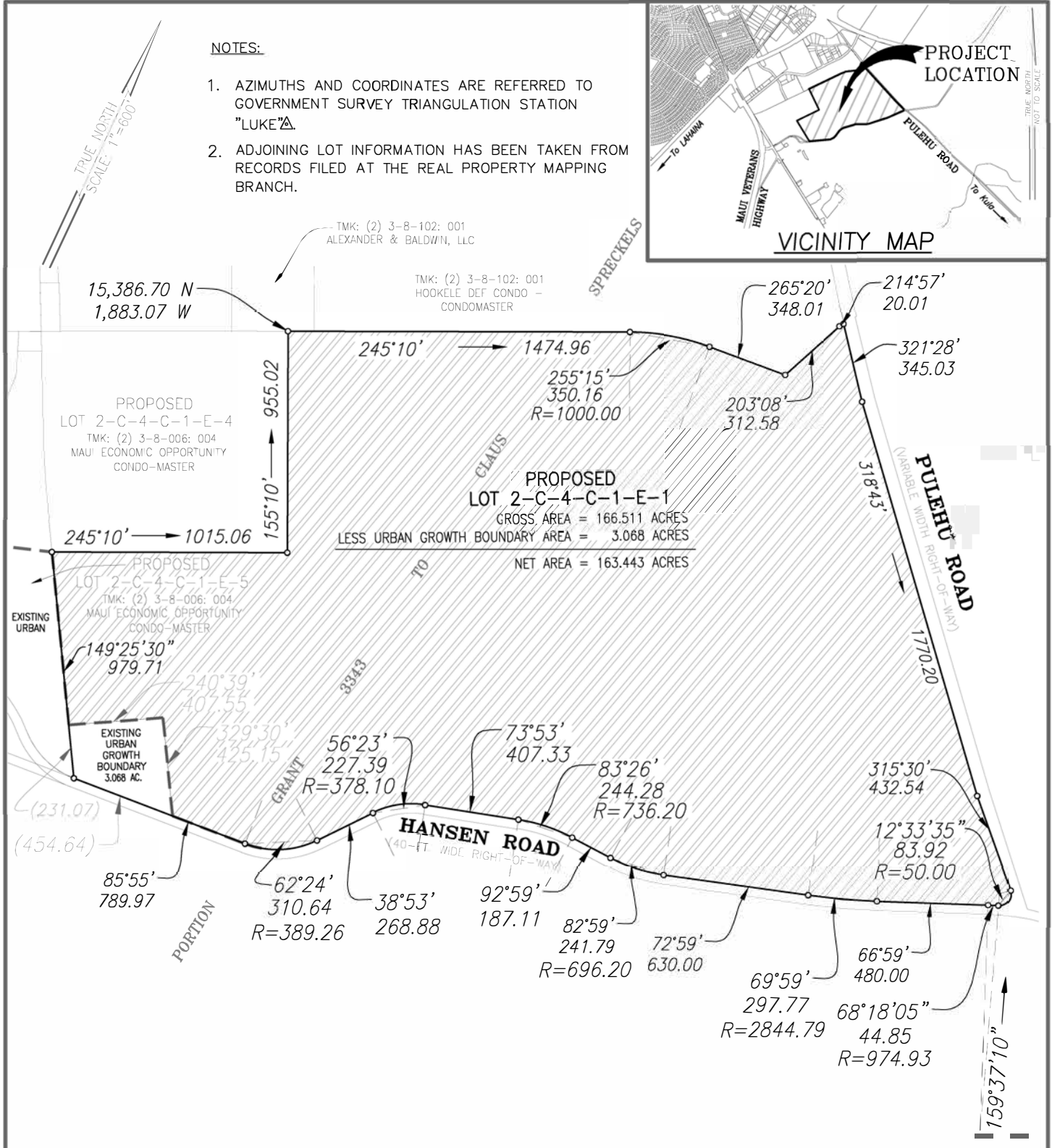
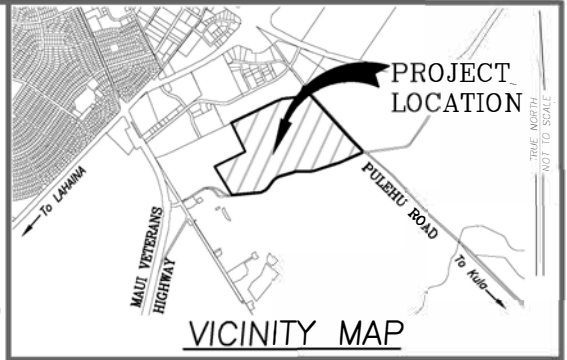
Wailuku, Hawaii  
May 11, 2026

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



**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. MIP-1**  
 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

**EXHIBIT "B"**