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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

December 11, 2025

Mr. Jeffrey Ueoka, Manager  
Wells Street Law, LLC  
2145 Wells Street, Suite 406  
Wailuku, Hawai'i 96793

*Via Email: [jeff@wslmaui.com](mailto:jeff@wslmaui.com)*

Dear Mr. Ueoka:

**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 Maui County Council's Disaster Recovery, International Affairs, and Planning Committee is in receipt of the revised Maui Island Plan Map and Community Plan Map for Bills 163 and 164 (2025), respectively, per your email dated December 4, 2025.

May I please request your response to the following:

1. The Maui Island Plan map shows that a 3.068-acre portion of the property is already in the Urban Growth Boundary. When taken out of the property's gross area of 166.511 acres, the net area is 163.443 acres. Please confirm that the map is correct and whether Bill 163 should be revised to seek an amendment for 163.443 acres only.
2. The Community Plan map shows that this 3.068-acre portion of the property has a Heavy Industrial Community Plan designation. As you know, Bill 164 seeks a Community Plan Amendment for 166.511 acres from Agriculture to Business/Multi-Family. Please

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advise if the landowner is seeking a Community Plan Amendment for the 163.443 acres only.

3. Please confirm the zoning for the 3.068-acre portion of the property. Please also advise if the property's Change in Zoning from Agricultural District to M-1 Light Industrial District is for the entire 166.511 acres or for the 163.443 acres only. Please also provide the Land Zoning Map depicting the proposed Change in Zoning.

May I further request you transmit your response to [drip.committee@mauicounty.us](mailto:drip.committee@mauicounty.us) by **December 15, 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 808-270-7141, or Yvette Bouthillier at 808-270-7758).

Sincerely,



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

drip:ltr:019a02:jpp

## DRIP Committee

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**From:** DRIP Committee  
**Sent:** Friday, December 12, 2025 8:13 AM  
**To:** jeff@wslmaui.com  
**Cc:** DRIP Committee  
**Subject:** PLEASE READ attached letter re: Bills 163, 164 & 165 (2025) (Ho'onani) (DRIP-19); reply by 12/15/25. . .  
**Attachments:** 019a02signed.pdf

**Mr. Ueoka:** Please refer to the attached letter from the Disaster Recovery, International Affairs, and Planning (DRIP) Committee Chair, dated December 11, 2025, and respond by **December 15, 2025**.

Thank you,  
DRIP Committee