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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

December 22, 2025

Ms. Kate Blystone, Director
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Ms. Blystone:

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)

Thank you for participating in the Council's Disaster Recovery, International Affairs, and Planning Committee's meetings on Bills 163, 164, and 165 (2025) on November 5 and 6, 2025.

The DRIP Committee recommended passage of Bills 163 and 164 on first reading, relating to the Maui Island Plan amendment and Community Plan amendment, respectively. The Committee then requested the landowner's representative provide Maui Island Plan and Community Plan maps.

Maps returned by the representative showed discrepancies. According to the maps, a 3.068-acre portion of the property is already within the MIP Urban Growth Boundary and bears a Heavy Industrial Community Plan designation. Because this information was inconsistent with the bills the Committee considered, I sent follow-up questions to the representative by correspondence dated December 11, 2025. The representative's response, with the questions restated, is attached, along with the two maps.

The representative confirmed that the landowner is now seeking a Maui Island Plan amendment and Community Plan amendment for 163.443 acres,

Ms. Kate Blystone
December 22, 2025
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rather than 166.511 acres. No MIP amendment is being sought for the 3.068 acres.

Additionally, the representative noted that the 3.068-acre portion of the property is zoned Agricultural and that the proposed Change in Zoning from Agricultural District to M-1 Light Industrial District is still for the entire 166.511 acres.

May I please request that you provide a copy of this correspondence to the Maui Planning Commission and advise the Commission of the 3.068-acre decrease in property size for the requested Maui Island Plan and Community Plan amendments, as a part of its consideration at the scheduled public hearing on January 13, 2026. If sufficient time remains, may I also request that your analysis be adjusted accordingly—particularly as it applies to alignment of requested land use designations.

May I further request that you insert the appropriate map numbers and, if appropriate, the public hearing date, and return the numbered maps to drip.committee@mauicounty.us. The proposed Land Zoning map will be transmitted to you upon receipt from the landowner's representative.

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:019apl03:jpp

Attachments

cc: Mayor Richard T. Bissen, Jr.

Paul M. Ueoka
paul@wslmaui.com

WELLS STREET LAW
A Limited Liability Law Company

2145 Wells Street
Suite 406
Wailuku, Hawaii 96793

Jeffrey T. Ueoka
jeff@wslmaui.com

(808) 481-4210

USPS Mailing Address:
P.O. Box 733
Wailuku, Hawaii 96793

December 15, 2025

Via email to drip.committee@mauicounty.us

Tamara Paltin, Chair
Disaster Recovery, International Affairs,
And Planning Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Re: DRIP-19
Bill 163 (2025), Bill 164 (2025), and Bill 165 (2025)
Response to December 11, 2025 Letter

Dear Chair Paltin,

We are in receipt of your letter dated December 11, 2025. We offer the following responses:

- 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.**

Confirming that the map is correct and 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 advise if the landowner is seeking a Community Plan Amendment for the 163.443 acres only.**

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.**

The zoning for the 3.068-acre portion of the property is Agricultural. The property's Change in Zoning from Agricultural District to M-1 Light Industrial District is for the entire 166.511 acres.

We are working with our surveyor on the preparation of a Land Zoning Map depicting the proposed Change in Zoning and will transmit to the DRIP Committee upon receipt.

We appreciate your attention to this matter and please feel free to contact me with any questions or concerns.

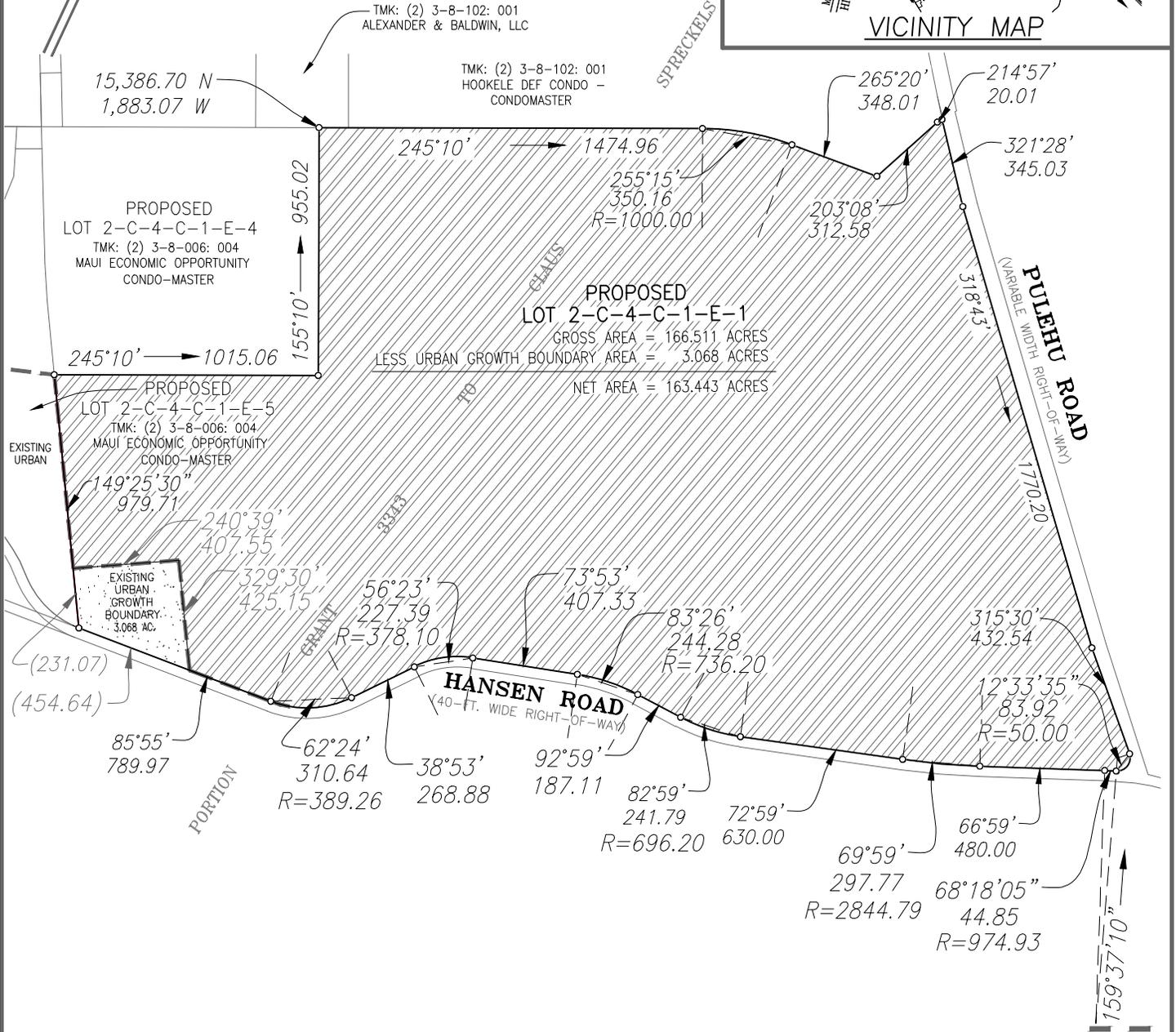
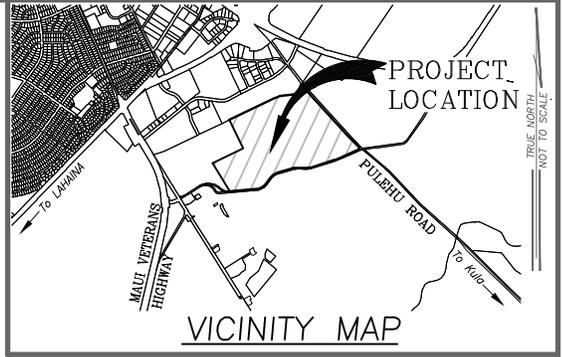
Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Ueoka". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

Jeffrey Ueoka

NOTES:

1. AZIMUTHS AND COORDINATES ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKE" Δ
2. ADJOINING LOT INFORMATION HAS BEEN TAKEN FROM RECORDS FILED AT THE REAL PROPERTY MAPPING BRANCH.



**MAUI ISLAND PLAN DIRECTED GROWTH
 MAP AMENDMENT NO. _____
 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: _____

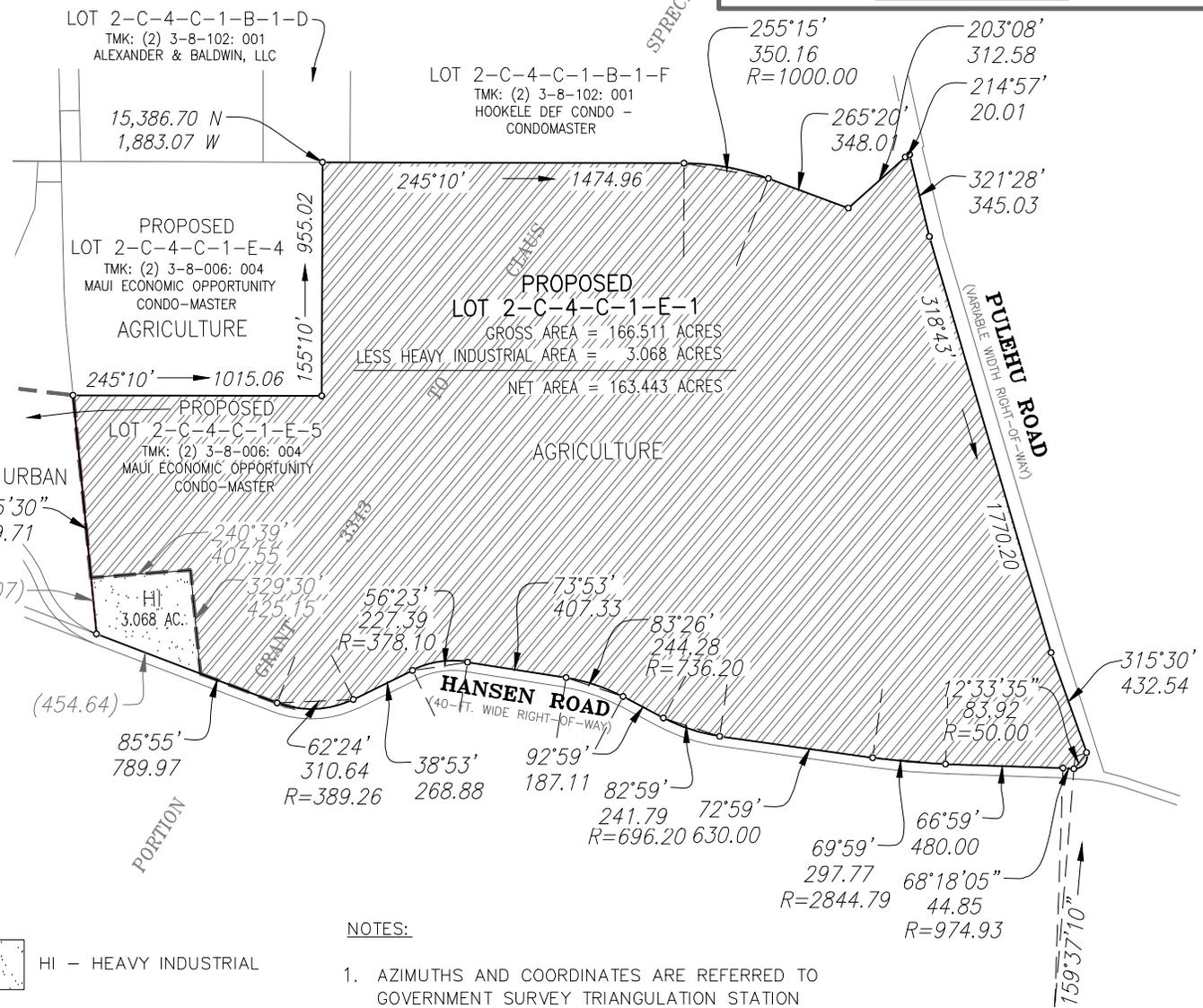
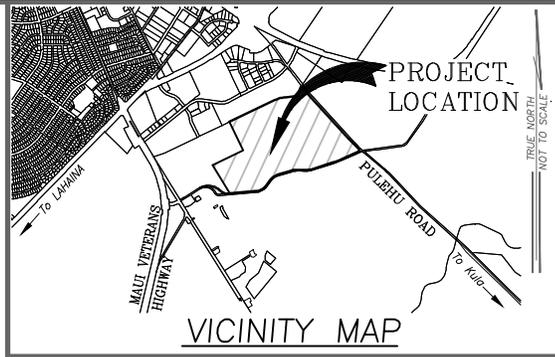
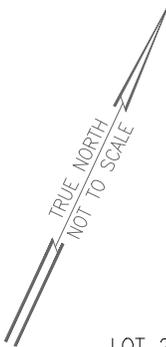
SCALE: 1" = 600'

OFFICE OF THE COUNTY CLERK
 200 S. HIGH ST. WAILUKU, MAUI, HAWAII, 96793

MIP-

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

AREA
 163.443 ACRES



NOTES:

1. AZIMUTHS AND COORDINATES ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKEI" Δ.
2. ADJOINING LOT INFORMATION HAS BEEN TAKEN FROM RECORDS FILED AT THE REAL PROPERTY MAPPING BRANCH.

DATE: 12/10/2025
TAX MAP KEY
 TMK: (2) 3-8-006: POR. 004

AREA
 163.443 ACRES

COMMUNITY PLAN MAP NO. CP-_____

COMMUNITY PLAN AMENDMENT - PUUNENE, MAUI, HAWAII
 FROM AGRICULTURE TO BUSINESS/MULTI-FAMILY

DRIP Committee

From: DRIP Committee
Sent: Monday, December 22, 2025 11:01 AM
To: Kate Blystone
Cc: Ana Lillis; Joy.Paredes@co.maui.hi.us; 'Michelle Santos'; 'Zeke Kalua'; DRIP Committee
Subject: Please see attached letter re: Bills 163, 164, and 165 (2025) (DRIP-19)
Attachments: 019apl03.pdf

Ms. Blystone: Please refer to the attached letter from the Disaster Recovery, International Affairs, and Planning (DRIP) Committee Chair, dated December 22, 2025.

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

Mahalo,
DRIP Committee