

HLU Committee

From: Lauren Blickley <lcblickley@gmail.com>
Sent: Tuesday, May 19, 2026 12:31 AM
To: HLU Committee
Subject: Testimony on RESOLUTION 26-84 - HLU Committee May 20 Agenda Item

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Dear Chair and Members of the Housing and Land Use Committee,

As a Pā'ia resident, I respectfully urge the Committee to reconsider the proposed land use change bills requested by Eagle Canyon Capital (aka EC Pā'ia Town Project) and to refrain from advancing piecemeal amendments to the Pā'ia-Ha'ikū Community Plan without a more comprehensive public process and fuller understanding of both the project impacts and the long-term needs of our community.

Community plans exist to provide thoughtful, coordinated guidance for growth, infrastructure, housing, environmental protection, cultural preservation, and community wellbeing. Amending these plans on a project-by-project basis undermines the integrity of the planning process and weakens public trust in how land use decisions are made. Major land use changes should not occur incrementally without broader analysis of cumulative impacts, infrastructure capacity, environmental concerns, traffic, water availability, cultural resources, and community priorities.

At this time, there remains insufficient information available to the County Council, the Planning Commission, and the public regarding the full scope of EC Pā'ia Town Project's proposed development, its long-term impacts, and how it aligns with actual needs identified by Pā'ia residents. Before any land use changes are approved, the community deserves meaningful engagement, transparent information, and an opportunity to evaluate whether the proposal truly serves Maui's long-term interests.

When making your decision, please consider the following:

- 1.
- 2.
3. EC Pā'ia Town Project's proposed project seeks to significantly alter the current agriculture
4. and open space land use surrounding Pā'ia. The Community Plan Amendment bill, for example, would amend the Pa'ia-Ha'ikū
5. Community Plan from Open Space, Agriculture, and Heavy Industrial to **Public/QuasiPublic,**
6. **Multi-Family, Business/Commercial, and Single-Family.** The Change in Zoning bill
7. would grant a Change in Zoning from the Agricultural and Interim Districts to the
8. **P-1 Public/Quasi-Public, A-1 Apartment, R-1 Residential, B-1 Neighborhood**
9. **Business, and B-2 Community Business Districts.** While EC Pā'ia Town Project's
10. 40 acres is located within the Maui Island Plan's Directed Growth Boundary for Small Town, these land use and zoning changes are a significant departure from the parcel's historical use and its designation in the Pā'ia-Ha'ikū
11. Community Plan.
- 12.

2.

3.

4. There are currently 2 parcels totaling almost 30 acres that sit within the current Pā'ia
5. Town area. The first, a 20 acre parcel of the Pā'ia Mill Redevelopment Project, was recently granted a Community Plan Amendment and zoning change from heavy industrial to light industrial. The project includes proposed manufacturing, retail, and business space.
6. The second parcel is an undeveloped 9 acre parcel makai of the Pā'ia Post Office that is zoned Business/Country Town and sits within the current Pā'ia Town boundary. These two parcels alone (totaling almost 30 acres) could offer many of the amenities described
7. in EC Pā'ia Town Project's proposal such as general merchandising facilities, urgent care facilities, and daycare/childcare facilities, without additional land use changes required.
- 8.
- 3.
- 4.
5. Unlike the Pā'ia Mill Redevelopment Project (an infill project with a focus on redeveloping
6. a currently developed lot), the EC Pā'ia Town Project would develop land that has been agriculture/open space for over 100 years and would significantly impact view planes and stands to alter the very character of Pā'ia Town.
- 7.
- 4.
- 5.
6. The EC Pā'ia Town Project would extend both the commercial and residential portions of
7. Pā'ia Town outside of its current town center. The proposed commercial designations also need to be considered in light of other proposed, and better suited, commercial areas in Pā'ia - including the Pā'ia Mill Redevelopment Project and undeveloped parcels
8. located within Pā'ia's current commercial center.
- 9.
- 5.
- 6.
7. EC Pā'ia Town Project's proposed 170 residential units would represent a substantial
8. increase for a community that has a population of ~2,500 residents. Depending on household size, the project could add several hundred new residents to an already constrained area. Furthermore, while additional housing may help address Maui's housing shortage,
9. the actual community benefit depends heavily on affordability levels, resident eligibility requirements, long-term affordability protections, and whether units truly serve local families and workforce residents. Unfortunately, these are not questions that

10. can be answered without additional and careful review of both the project and long-term planning for the Pā'ia community.

11.

Maui is at a critical crossroads, and decisions about land use carry lasting consequences for housing affordability, environmental resilience, cultural resources, infrastructure demands, and the character of our communities. These decisions should be made through comprehensive planning processes grounded in data, community input, and public benefit, not through piecemeal amendments driven by individual development proposals.

Pā'ia town is widely valued for its small-town feel and locally rooted character. As Pā'ia residents, we appreciate raising our children in a tight-knit and caring community. We are concerned, however, that overdevelopment, gentrification, and incremental changes will alter the identity of our community indefinitely.

With these in mind, I respectfully ask the Committee to defer or reject these proposed land use change bills until there is:

-
-
- Greater understanding regarding EC Pā'ia Town Project's details and impacts;
-
-
- Meaningful community engagement and consultation;
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-
- Consideration of cumulative development pressures and community needs; and
-
-
-
- A comprehensive update of the Pā'ia-Ha'ikū
- Community Plan.
-

Mahalo for your time, consideration, and commitment to responsible planning for Maui's future.

Lauren Blickley

To: Chair Nohe U'u-Hodgins, Vice Chair Kauano'e Batangan, and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Testimony in Support of the EC Pā'ia Project

Aloha Chair U'u-Hodgins, Vice Chair Batangan, and Members of the Housing and Land Use Committee,

My name is Robin Kean, and I am submitting this testimony on behalf of Kean Properties LLC, a Maui commercial real estate firm, in support of the EC Pā'ia project.

Through our work with commercial properties, tenants, business operators, and community serving uses throughout Maui, Kean Properties LLC sees firsthand how important well planned land use decisions are to the long term function of our communities. Maui needs projects that address real needs in practical locations, while also respecting the character of the areas where they are proposed.

For that reason, the EC Pā'ia project appears to provide more than additional housing. The combination of residential units, a medical clinic, daycare, neighborhood retail, and parking would place important services closer to the people who live and work on the North Shore. Locating these uses within the community can reduce the need for residents to drive into Central Maui for routine needs and can make daily life easier for working families, kūpuna, and local employees.

From a commercial real estate and planning standpoint, the proposed road and circulation improvements are also significant. Anyone who regularly travels through Pā'ia understands the congestion that occurs through town, particularly during peak times and weekends. Investment in the bypass road and related infrastructure could improve access for residents, employees, school traffic, customers, and emergency response.

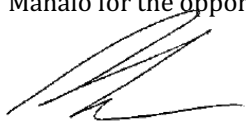
We also view this as a more responsible approach than allowing growth to occur in a piecemeal fashion without the supporting infrastructure. This site is located next to the existing town area and major roadways, which is a more logical place to consider a coordinated mixed use project than pushing development farther into rural or agricultural areas that are not as well served.

The property has also sat largely unused since the end of the sugar era. Thoughtful reuse of appropriate former plantation lands is one way Maui can respond to changing economic conditions while still being selective about where growth should occur and how it should be designed.

Kean Properties LLC appreciates that the applicant has recognized the importance of Pā'ia's identity and the Pā'ia Ha'ikū Community Plan design guidelines. Community character matters, and projects should be reviewed carefully to ensure they fit the area and provide lasting benefits rather than short term development value only.

Given Maui's ongoing challenges with housing, traffic, access to services, and community infrastructure, we believe the EC Pā'ia project offers meaningful public benefits and deserves the Council's consideration and support.

Mahalo for the opportunity to testify.



Robin Kean
Kean Properties LLC
Principal Broker

HLU Committee

From: Robin Kean <robin@keanpropertieshawaii.com>
Sent: Tuesday, May 19, 2026 2:28 PM
To: HLU Committee
Subject: Testimony in Support of the EC Paia Project
Attachments: Kean_Properties_EC_Paia_Testimony_Revised.pdf

You don't often get email from robin@keanpropertieshawaii.com. [Learn why this is important](#)

Robin M. Kean, CCIM, R(PB)

Principal Broker

RB-19022

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HLU Committee

From: Cedric Cabero <cedric.cabero@gmail.com>
Sent: Tuesday, May 19, 2026 5:55 PM
To: HLU Committee
Subject: Support EC Pā'ia

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Aloha Council Members,

I support the EC Pā'ia project because it allows Pā'ia to grow thoughtfully without changing the historic town core.

The project is located on the edge of town and includes commitments to follow the Pā'ia-Ha'ikū Community Plan design guidelines. It adds housing and services while respecting the character and identity of the community.

Pā'ia cannot remain frozen in time, and this project offers a balanced and planned approach to meeting Maui's future needs.

Please support the project.

Mahalo nui,

Cedric Cabero

HLU Committee

From: Anthony Sayles, R(S) <anthony@danosayles.com>
Sent: Tuesday, May 19, 2026 8:02 PM
To: HLU Committee
Subject: Re: Support for the EC Pā'ia Project

You don't often get email from anthony@danosayles.com. [Learn why this is important](#)

Aloha Chair U'u-Hodgins, Vice Chair Batangan, and Committee Members,

My name is Anthony Sayles, and I've lived on Maui's North Shore since the 1990s. I'm writing in support of the EC Pā'ia project.

Living on the North Shore is special, but over the years it has become harder dealing with traffic, parking, and having to drive to Kahului for so many everyday needs.

That's one of the reasons I support this project.

It's not just housing.

Having things like a medical clinic, daycare, small businesses, and more parking closer to home would genuinely help local families and residents.

I also think the traffic improvements are important. Anyone who drives through Pā'ia regularly knows how backed up things can get, especially on weekends and during peak hours.

Improvements to the bypass and surrounding roads are needed and would help residents, school traffic, and emergency vehicles.

I believe this location also makes more sense than pushing future growth farther into agricultural areas.

The property already sits next to town and existing infrastructure.

The land has been sitting largely unused since the sugar plantation era ended.

Thoughtful planning in appropriate areas is part of how Maui moves forward while still protecting open space and preserving the character of the North Shore community.

Mahalo for your time and consideration.

Anthony Sayles

Anthony Sayles
REALTOR® Salesperson RS-63365 | Operations Manager, The Sayles Team
Direct: 808.280.6532 | Anthony@DanoSayles.com | eMauiRealEstate.com



Coldwell Banker Island Properties
The Shops at Wailea | Office: 808.874.8668
3750 Wailea Alanui Drive | #A37 Box 4 | Wailea, Maui, Hawaii 96753
Each office independently owned and operated.

HLU Committee

From: Lahela Aiwahi <lahela@olamaui.com>
Sent: Tuesday, May 19, 2026 8:03 PM
To: HLU Committee
Subject: Testimony in Support of Resolution 26-84 - EC Pā'ia
Attachments: Dr. Cory Lehano Testimony.docx

You don't often get email from lahela@olamaui.com. [Learn why this is important](#)

Aloha,

Please find testimony for Dr. Cory Lehano in support of Resolution 26-84.

Mahalo,

Lahela Aiwahi
Principal
808.463.4200
www.olamaui.com



To: Chair Nohe U‘u-Hodgins, Vice Chair Kauanoë Batangan, and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā‘ia Project

Aloha Chair U‘u-Hodgins, Vice Chair Batangan, and Members of the Housing and Land Use Committee,

My name is Dr. Cory Lehano, and I am the owner and pharmacist of Mauiola Pharmacy and founder of Nohona Health. I respectfully submit this testimony in support of Resolution 26-84 and the EC Pā‘ia project.

As both a healthcare provider and farmer, I strongly believe in the importance of integrating modern healthcare with Native Hawaiian healing practices and cultural knowledge. In addition to operating Mauiola Pharmacy, I currently lease agricultural land in Waikapū where I cultivate native lā‘au lapa‘au plants through Nohona Health. The purpose of this work goes far beyond farming. It is about restoring ‘ike kūpuna, reconnecting people to the land, educating future generations, and preserving Hawaiian healing traditions for our community.

At the farm, I dedicate a significant amount of my time to education and cultural outreach, working with people of all ages to teach the value and traditional uses of native medicinal plants. This work has become deeply meaningful not only to me personally, but to many community members seeking stronger connections to Hawaiian culture, health, and wellness.

What excites me about the EC Pā‘ia project is the opportunity to potentially expand this vision in a meaningful and community-centered way.

I believe the project presents a unique opportunity to incorporate a lā‘au lapa‘au farm and educational space directly into the development. This could create a place where cultural education, sustainability, wellness, and community gathering all come together. Similar to the “farm-to-table” concept that many people are familiar with, this would represent a “farm-to-pharmacy” approach — cultivating native medicinal plants locally and utilizing them to support community health and wellness through culturally grounded practices.

I also see the possibility for Mauiola Pharmacy to become part of the project in the future, helping provide both pharmaceutical services and culturally rooted wellness resources to the North Shore community.

I especially appreciate Sam Hirbod and the EC Pā‘ia team for recognizing the importance of incorporating cultural elements and healthcare needs into the vision for this project. Too often, development projects focus only on buildings and infrastructure without considering how culture, education, and wellness can also be integrated into the long-term future of a community.

In addition to these cultural opportunities, I also support the project because of the much-needed workforce housing, community services, and infrastructure improvements it proposes. Maui families continue to struggle with affordability and access to essential services, and projects that thoughtfully address those needs deserve support.

I believe EC Pā'ia has the potential to become more than just a housing project. It can become a place that reflects community values, supports local families, creates opportunities for education and healing, and helps preserve Hawaiian cultural practices for future generations.

For these reasons, I respectfully urge the Housing and Land Use Committee to support Resolution 26-84 and the EC Pā'ia project. I also look forward to hopefully being part of the project as it moves forward.

Mahalo for the opportunity to testify.



Cory Lehano

HLU Committee

From: Justme <thatswhyourekillinme@gmail.com>
Sent: Tuesday, May 19, 2026 8:14 PM
To: HLU Committee
Subject: Support for HLU-14

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Dear Chair and Council Members,

I am writing in support of the EC Pā'ia project as a Native Hawaiian woman who deeply loves Maui and wants to see our island thrive in a way that honors both our history and our future.

Like many local families, I care deeply about preserving the character and spirit of Pā'ia. I do not want to see our plantation town lose the identity that makes it special. At the same time, I believe we must be honest about the challenges Maui families face today; housing shortages, rising costs, limited job opportunities, and the growing need for services closer to home.

What I appreciate about the EC Pā'ia project is that it appears to strike a thoughtful balance. The project is located on the edge of town rather than within Pā'ia's historic core, helping preserve the character of downtown while thoughtfully adding homes, jobs and local services that local families need. I also appreciate the commitment to follow the Pā'ia-Ha'ikū Community Plan design guidelines to help maintain the look and feel of the area.

I also strongly believe that Maui should continue encouraging agricultural use of land wherever possible. Agriculture is part of who we are, and we should always prioritize local food production and mālama 'āina. At the same time, this property has sat fallow since the sugar plantation era and has not been actively farmed for many years. Thoughtful planning means recognizing when land may serve the community better through a balanced mix of housing, services, and opportunities while still encouraging agriculture in meaningful ways throughout Maui.

As a local Hawaiian, I want to see Maui thrive—not by freezing our communities in time, but by growing responsibly, creating opportunities for local families, and preserving the values and character that make places like Pā'ia special.

Mahalo nui loa,

Shante Kalanikau

HLU Committee

From: Lahela Aiwahi <lahela@olamaui.com>
Sent: Tuesday, May 19, 2026 8:24 PM
To: HLU Committee
Subject: Testimony in Support of Resolution 26-84
Attachments: Lahela Aiwahi Testimony.docx

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Aloha,

Please find my testimony in support of Resolution 26-84 - EC Pā'ia.

Mahalo Nui,

Lahela Aiwahi
Principal
808.463.4200
www.olamaui.com





To: Chair Nohe U‘u-Hodgins, Vice Chair Kauanoe Batangan, and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā‘ia Project

Aloha Chair U‘u-Hodgins, Vice Chair Batangan, and Members of the Housing and Land Use Committee,

My name is Lahela Aiwohi, and I respectfully submit this testimony in support of Resolution 26-84 and the EC Pā‘ia project.

I was born and raised on Maui, and as someone with 21 nieces and nephews, I see firsthand the growing challenges our future generations face when it comes to housing and affordability on this island.

Today, if no family-owned properties are passed down from generation to generation, many of our local families simply cannot afford to remain here on their own. We are seeing more and more generations living under one roof — children living with parents, grandchildren living with grandparents, nieces and nephews living with aunts and uncles — because housing costs have become unattainable for many working local families.

In Hawai‘i, our culture teaches us that family takes care of family. We do not turn our loved ones away. While multigenerational living has always been part of our culture to some degree, the reality today is that many families are living this way out of necessity, not choice.

Over the past several years, I have had the opportunity to work on the community engagement efforts for the EC Pā‘ia project alongside the owner, Sam Hirbod, and the broader project team. Throughout this process, our priority has always been listening to the people of Pā‘ia — especially the generational families who were born and raised there and who understand the history and identity of the town better than anyone.

Together, we met with more than 50 residents, small business owners, church leaders, and community stakeholders to hear directly from them about their concerns, priorities, and hopes for the future of Pā‘ia. We spent significant time sitting down with longtime local families who

shared stories about the plantation era, the history of their neighborhoods, and the generations of people who helped shape Pā‘ia into the special place it is today.

We also heard repeatedly from small business owners and residents about ongoing concerns related to parking, traffic circulation, and the need to support the local economy so that small businesses can continue to survive and thrive. Those concerns were taken seriously, and many of them are being addressed directly through the project plans, including additional parking, roadway improvements, traffic facilitation measures, and opportunities for local-serving businesses and services.

While we did not conduct door-to-door outreach, we made a very intentional effort to engage directly with a wide range of community members and stakeholders, and that outreach will continue. Community engagement should not stop after one phase of the process, and I remain committed to continuing discussions with residents and business owners throughout the progression of the project.

One thing that stood out to me throughout this process was the willingness of Sam Hirbod and the project team to listen. Many of the ideas, suggestions, and concerns shared during outreach conversations were brought back to the team and incorporated into the evolving project plans through thoughtful changes and adjustments.

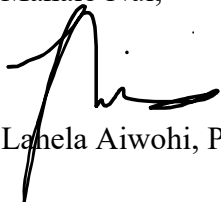
What makes EC Pā‘ia unique to me is that it is not focused on just one issue. The project aims to address multiple community needs at once — housing, cultural preservation, medical and wellness opportunities, education, agriculture, parking, small-business support, and traffic improvements. I believe those conversations and partnerships have strengthened the project overall.

As someone born and raised on Maui, I believe we must continue to find balanced solutions that allow our local families and future generations to remain here while preserving the identity and culture of our communities. Doing nothing is not a solution when so many of our local residents are struggling to stay home.

For these reasons, I respectfully support Resolution 26-84 and intend to continue working with the Pā‘ia community to help maintain a transparent, respectful, and productive outreach process as the project moves forward.

Mahalo for the opportunity to testify.

Mahalo Nui,

A handwritten signature in black ink, appearing to be 'Lanelia Aiwahi', written in a cursive style.

Lanelia Aiwahi, Principal

HLU Committee

From: Leah Stolley <leahstolley@gmail.com>
Sent: Tuesday, May 19, 2026 9:03 PM
To: HLU Committee
Subject: Testimony
Attachments: IMG_8577.jpeg; IMG_8576.jpeg

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while also strengthening nearby businesses and the overall local economy.

As a small business owner, I also understand the importance of creating communities where people can live, work, and spend locally. Small businesses thrive when local residents are able to remain in the community, and thoughtful projects that include housing, services, parking improvements, and economic opportunities can help create a healthier and more sustainable town for everyone.

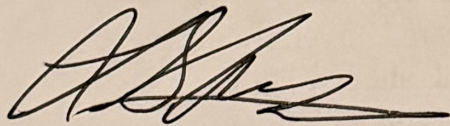
I appreciate that the project team has worked to incorporate community input and address concerns related to traffic, parking, and maintaining the character of Pā'ia. Planning responsibly for the future is important, especially when so many local families are struggling to remain here.

As a mother, my hope is simple — that my children and future generations will still have the opportunity to call Maui home, not just visit home.

For these reasons, I respectfully urge the Housing and Land Use Committee to support Resolution 26-84 and the EC Pā'ia project.

Mahalo for the opportunity to testify.

Leah Stolley

A handwritten signature in black ink, appearing to read 'Leah Stolley', written in a cursive style.

To: Chair Nohe U'u-Hodgins, Vice Chair Kauanoe Batangan,
and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā'ia Project

Aloha Chair U'u-Hodgins, Vice Chair Batangan, and Members
of the Housing and Land Use Committee,

My name is Leah Stolley, and I am a small business owner who
was born and raised on Maui. I respectfully submit this
testimony in support of Resolution 26-84 and the EC Pā'ia
project.

As a lifelong Maui resident and mother of two children, I have
seen firsthand how difficult it has become for local families and
young adults to remain on Maui after graduating from college
and beginning their careers.

My oldest daughter recently graduated from the University of
Puget Sound and moved back home to Maui about a year ago.
Like many young adults returning home, she is currently living
with us because the cost of renting or purchasing a home on
Maui is simply out of reach for many people her age. My
youngest son is currently attending Cal-Poly State University in
San Luis Obispo, and as a parent, I already think about whether
he will realistically be able to return home after graduating and
build a life for himself here on Maui.

These are conversations happening in households across our
island every single day.

Many local parents are watching their children leave Maui for
education and career opportunities, but fewer and fewer are able
to return because housing affordability has become such a major
barrier. For families like mine, projects that create additional
workforce and attainable housing opportunities are incredibly
important if we want future generations to continue living near
their families and contributing to the communities they grew up
in.

That is one of the reasons I support the EC Pā'ia project.

I believe this project has the potential to create meaningful
opportunities for local families, working residents, and young
professionals who want to remain on Maui but currently struggle
to find attainable housing options. Having more housing within
an existing community like Pā'ia can help support local families

HLU Committee

From: Lahela Aiwahi <lahela@olamaui.com>
Sent: Tuesday, May 19, 2026 9:26 PM
To: HLU Committee
Subject: Antone Testimony's in Support of Resolution 26-84
Attachments: Rod Antone Testimony 5-20.docx; Rich Antone Testimony.docx; Cyrilla Pascual Testimony.docx

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Aloha,
Please accept the attached testimony from Pā'ia residents:
Cyrilla Pascual
Rod Antone
Rich Antone

Mahalo,

Lahela Aiwahi
Principal
808.463.4200
www.olamaui.com



To: Chair Nohe U‘u-Hodgins, Vice Chair Kauanoe Batangan, and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā‘ia Project

Aloha Chair U‘u-Hodgins, Vice Chair Batangan, and Members of the Housing and Land Use Committee,

My name is Rod Antone, and I am a generational resident of Pā‘ia, born and raised in Skill Village.

For those unfamiliar with the history of Pā‘ia, Skill Village dates back to the plantation era and earned its name because it was where many of the plantation’s skilled workers lived — the carpenters, mechanics, electricians, equipment operators, and other tradespeople who helped keep the sugar operations running. Like many plantation communities throughout Maui, Skill Village represented hardworking local families who built their lives around community, stability, and opportunity.

I am proud to come from that history.

I graduated from college and spent many years living and working in various states as a news reporter before eventually returning home to Maui. I later had the privilege of serving as Communications Director under Mayor Alan Arakawa. Despite my professional background and years of public service, the reality of Maui’s housing market has made it extremely difficult for me and my wife to establish a home of our own in the community where I was born and raised.

Today, I still live with my parents in Skill Village because purchasing a home or even securing long-term affordable housing in Pā‘ia has become increasingly out of reach for many local families, including those of us who grew up here.

That is why I support the EC Pā‘ia project and Resolution 26-84.

One of the biggest challenges facing Maui today is retaining local residents and giving the next generation a realistic pathway to remain in their hometowns. Projects that create additional affordable and workforce housing opportunities in existing communities are essential if we want local families to continue living on Maui instead of being forced to relocate elsewhere.

For someone like me, having more workforce and attainable housing options in Pā‘ia could finally make homeownership in my hometown realistic rather than impossible.

I also support the broader vision of the project because it includes infrastructure and services that will benefit the larger North Shore community, including medical services, childcare, parking

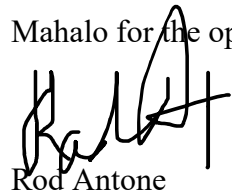
improvements, and traffic circulation upgrades. These are practical community needs that residents have discussed for years.

Importantly, the project site is adjacent to the existing town and represents planned infill development rather than unchecked sprawl into untouched rural areas. The land itself has sat largely unused since the end of the plantation era, and I believe thoughtful planning that responds to today's community needs is an appropriate next chapter for this area.

Pā'ia has always evolved through different generations — from plantation families to small business owners, surfers, artists, and local working families. What should remain constant is the ability for local residents to continue living here and contributing to the community they love.

I respectfully urge the Housing and Land Use Committee to support Resolution 26-84 and the EC Pā'ia project.

Mahalo for the opportunity to testify.

A handwritten signature in black ink, appearing to read 'Rod Antone', written over the text 'Mahalo for the opportunity to testify.'

Rod Antone

To: Chair Nohe U‘u-Hodgins, Vice Chair Kauanoe Batangan, and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā‘ia Project

Aloha Chair U‘u-Hodgins, Vice Chair Batangan, and Members of the Housing and Land Use Committee,

My name is Richard Antone, and I am a generational Pā‘ia resident raised in Skill Village.

Like many local families from Pā‘ia, my roots here go back generations to the plantation era. Skill Village has always been a working-class community built around local families who worked hard, raised their children here, and helped shape the character of Pā‘ia and the North Shore.

After graduating from college, I spent time away before moving back home to Maui about eight years ago. I returned because Maui is home, my family is here, and this is where I wanted to build my future. However, like many other local residents who have returned home, I quickly realized how difficult it has become to afford housing on Maui.

Despite working hard and building a career, I have found it nearly impossible to rent or purchase a home that is realistically affordable. I currently work for the County of Maui, and even with stable employment, the dream of owning a home in the community where I was raised still feels out of reach.

That is why I support the EC Pā‘ia project and Resolution 26-84.

One of the most important things this project offers is the opportunity for more local residents and working families to remain in their hometowns. Additional affordable and workforce housing options are desperately needed on the North Shore and across Maui. Without projects like this, more local people will continue to be priced out of the communities where they were born and raised.

I also support the project because it brings additional services and infrastructure improvements that will benefit the entire community, including healthcare services, childcare opportunities, parking improvements, and traffic circulation upgrades. These are long-standing community needs that North Shore residents deal with every day.

I appreciate that the project is located adjacent to the existing town area and aligns with the community plan, rather than encouraging disconnected sprawl elsewhere. Thoughtful planning matters, especially in places as special as Pā‘ia.

For me personally, this project represents hope that local families like mine may still have a future in the community we call home. I do not want to leave Maui simply because housing has become unattainable. I want the opportunity to continue living, working, and eventually raising a family here.

I respectfully urge the Housing and Land Use Committee to support Resolution 26-84 and the EC Pā'ia project.

Mahalo,

A handwritten signature in black ink, appearing to read "Richard Antone". The signature is fluid and cursive, with a prominent initial "R" and "A".

Richard Antone

To: Chair Nohe U‘u-Hodgins, Vice Chair Kauanoe Batangan, and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā‘ia Project

Aloha Chair U‘u-Hodgins, Vice Chair Batangan, and Members of the Housing and Land Use Committee,

My name is Cyrilla Pascual, and I was born and raised in Pā‘ia during the plantation era. I respectfully submit this testimony in support of Resolution 26-84 and the EC Pā‘ia project.

I grew up in a very different Pā‘ia than what we see today. During the plantation days, Pā‘ia was a close-knit working community where families knew one another, children could stay close to home, and local families had opportunities to build a life here. Many of us were raised with strong values centered around hard work, family, and community.

Over the years, I have watched Maui change dramatically, especially when it comes to housing affordability. Today, many local families — including my own children — struggle to remain in the community where they were born and raised. Even with college educations, careers, and stable employment, it has become extremely difficult for local residents to rent or purchase a home on Maui.

As a mother, it is painful to watch your children work hard, do everything right, and still find homeownership out of reach in their own hometown.

That is one of the reasons I support this project.

I believe Pā‘ia needs more housing opportunities for local residents and working families if we want future generations to continue living here. Projects like EC Pā‘ia can help create opportunities for local people who want to stay close to their families, their jobs, and the community they love.

I also appreciate that the project includes community benefits beyond housing, including medical services, childcare, parking, and traffic improvements. Those are all things the North Shore community needs and has needed for a long time.

Importantly, the project site is located next to the existing town and follows planned growth patterns identified by the County. I believe thoughtful and responsible development is far better than allowing land to sit unused indefinitely while local families continue to struggle.

Pā‘ia has always adapted through different generations — from plantation days to the present — but what should never change is the ability for local families to continue calling this place home.

I respectfully ask the Housing and Land Use Committee to support Resolution 26-84 and the EC Pā'ia project.

Mahalo for the opportunity to testify.

Cyrilla Pascual

HLU Committee

From: Rod Antone <rodantone@yahoo.com>
Sent: Tuesday, May 19, 2026 10:35 PM
To: HLU Committee
Subject: Paia Project

You don't often get email from rodantone@yahoo.com. [Learn why this is important](#)

Dear Council Members,

As a resident of Skillvillage for many years I have been keeping an eye out for projects coming up around the neighborhood and what their impact will be on our community.

EC Paia is one such project. The conversations I have had so far the organization have good ones and I believe they have been honest about things.

I spoke about the dangers of brushfire and the need for better routes of transportation in and out of Paia. I talked about the need for affordable housing and better and especially safer parking areas.

I don't believe that any one project is the answer to all of these concerns but this one seems like it would touch upon many of them.

As this project goes through the council process I will be following and listening along. Please vote in support of EC Pā'ia and ask questions. I believe this project could benefit the community if it is shaped by our ideas and concerns along the way.

Mahalo,

Rod Antone
[Yahoo Mail: Search, Organize, Conquer](#)

HLU Committee

From: Pane Meatoga III <pmeatoga3@oe3.org>
Sent: Tuesday, May 19, 2026 11:10 PM
To: HLU Committee
Cc: Analeseanoa Tuiasosopo
Subject: Testimony in support of Resolution 26- 84
Attachments: MCC- RESO 26-84-EC PAIA- SUPPORT.pdf

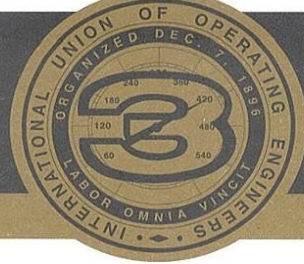
You don't often get email from pmeatoga3@oe3.org. [Learn why this is important](#)

Aloha,

Please find testimony in support of Resolution 26-84 for tomorrow's HUL Committee meeting.

Mahalo,

Pane Meatoga III
Deputy Political Director
Operating Engineers Local 3
2181 Lauwiliwili Street
Kapolei, Hawaii 96707
Office: 808-682-8741



May 19, 2026

Honorable, Nohelani U'u- Hodgins, Housing and Land Use Committee, Chair
Honorable, Kauanoë Batangan, Housing and Land Use Committee, Vice Chair
Honorable Members of the Housing and Land Use Committee

RE: RESOLUTION 26-84, REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO AMEND THE PAʻIA-HAʻIKU COMMUNITY PLAN AND TO CHANGE THE ZONING (CONDITIONAL ZONING) FOR 40.392 ACRES IN PAʻIA, HAWAII (EC PAʻIA TOWN PROJECT) (HLU-14).

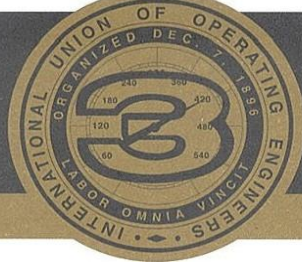
Aloha Chair U'u- Hodgins, Vice Batangan, and members of the Committee,

My name is Ana Tuiasosopo. I am the District Representative and Trustee for Operating Engineers Local 3. We are the largest Construction Trades Local in the United States. I and the members of Operating Engineers Local 3 **strongly support Resolution 26-84.**

The Resolution itself makes the planning case clearly. The project site falls entirely within the Maui Island Plan's Small Town Growth Boundary and is identified as the "Pā'ia Expansion" Planned Growth Area — one of three such areas in Pā'ia-Ha'ikū. The Maui Island Plan calls for exactly this type of development here: a dense, compact, mixed-use expansion of existing Pā'ia, with a balance of single-family and multifamily housing, neighborhood-serving commercial uses, parks and open space, and public facilities including a medical clinic. The EC Pā'ia Town project — with approximately 170 residential units (including roughly 100 income-restricted), a medical and dental wellness clinic, a grocery store, neighborhood commercial uses, a potential daycare facility, and a public parking lot — is a direct response to that blueprint. The applicant is not asking the County to deviate from its plans; it is asking the County to honor them.

The community benefits are real and urgent. Maui's housing shortage is severe, and 170 new homes in a walkable, infill setting — on fallow land that has not been in active agricultural use for over a decade — is exactly the kind of supply the island needs. The medical clinic, grocery store, and daycare center address services north shore residents currently must drive to Kahului to access. A functional two-way bypass road, new turn lanes on Hāna Highway and Baldwin Avenue, and approximately 200 public parking stalls will deliver permanent infrastructure improvements that benefit every driver and visitor in Pā'ia, not just future project residents.

Pā'ia will remain Pā'ia. The project is situated on the western edge of town, leaving the historic plantation-era core fully intact. The applicant has committed to designing consistent with the Pā'ia-Ha'ikū Community Plan design guidelines, reflecting the



architectural character, scale, and walkable block patterns the community itself identified as appropriate. As the Resolution notes, the Pāia Expansion area is envisioned as a compact small-town expansion that replicates the authentic architectural styles of Maui's business country towns — this project does exactly that.

I urge the Council to support Resolution No. 26-84 and advance this application to the Maui Planning Commission. EC Pā'ia adds homes, essential services, and permanent infrastructure on fallow infill land, in the location the County designated, consistent with the plans Maui adopted for itself.

Mahalo,

Ana Tuiaosopo
Hawaii District Representative, Trustee
Hawaii Operating Engineers Local 3

HLU Committee

From: Isabella Stolley <bellastolley@gmail.com>
Sent: Wednesday, May 20, 2026 7:17 AM
To: HLU Committee
Subject: Testimony
Attachments: IMG_2506.jpeg; IMG_2507.jpeg

You don't often get email from bellastolley@gmail.com. [Learn why this is important](#)

To: Chair Nohe U'u-Hodgins, Vice Chair Kauano'e Batangan,
and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā'ia Project

Aloha Chair U'u-Hodgins, Vice Chair Batangan, and Members
of the Housing and Land Use Committee,

My name is Isabella Stolley, and I respectfully submit this
testimony in support of Resolution 26-84 and the EC Pā'ia
project.

I was born and raised on Maui and recently graduated
from University of Puget Sound. After graduating from college,
I moved back home to Maui because this is where my family is,
where I was raised, and where I ultimately hope to build my
future.

Like many young adults returning home after college, I quickly
realized how difficult it is to afford housing on Maui. Right now,
I am living with my family because renting or purchasing a
home independently feels financially out of reach for many
people in my generation.

I know I am not alone in this experience. Many of my friends
and classmates who grew up on Maui have either stayed on the
mainland or are considering leaving because housing
opportunities here are so limited and expensive. It is hard to
imagine building a stable future on Maui when housing costs
continue to rise faster than what many local working people can
realistically afford.

That is why I support the EC Pā'ia project.

I believe creating additional workforce and attainable housing
opportunities is essential if Maui wants to retain its younger
generations. Without more housing options, more local families
will continue to be separated as young people leave the island
simply because they cannot afford to stay.

What I appreciate about this project is that it is not only focused
on housing, but also on creating a stronger community overall
through infrastructure improvements, parking, small business
opportunities, healthcare services, and spaces that support
residents who already live and work on the North Shore.

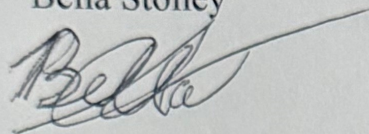
As someone who grew up on Maui, I want to be able to envision

a future here — one where I can eventually afford my own home, contribute to the community, and continue living near my family. Projects like EC Pā'ia help create hope that those opportunities may still exist for people in my generation.

I respectfully urge the Housing and Land Use Committee to support Resolution 26-84 and the EC Pā'ia project.

Mahalo for the opportunity to testify.

Bella Stolley

A handwritten signature in cursive script, appearing to read "Bella", with a long horizontal flourish extending to the right.

HLU Committee

From: Deacon Chris Ribucan <dcn.chris@icloud.com>
Sent: Wednesday, May 20, 2026 7:58 AM
To: HLU Committee
Subject: Testimony
Attachments: Chris Ribucan Testimony.pdf

[You don't often get email from dcn.chris@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Here it is, Lahela!

Happy to be a voice for the cause.

Sent from my iPhone

To: Chair Nohe U‘u-Hodgins, Vice Chair Kauanoe Batangan, and Members of the Housing and Land Use Committee
Maui County Council

Hearing Date: Wednesday, May 20, 2026

Re: Support for Resolution 26-84 – EC Pā‘ia Project

Aloha Chair U‘u-Hodgins, Vice Chair Batangan, and Members of the Housing and Land Use Committee,

My name is Chris Ribucan, and I was born and raised in Pā‘ia, my paernets still live on Kupono Street. I respectfully submit this testimony in support of Resolution 26-84 and the EC Pā‘ia project.

I worked at the Patsy Takemoto Mink Post Office in Pā‘ia for 16 years and have served as a Deacon at Holy Rosary Church for 5 years, and through both my personal and spiritual life, I have had the privilege of watching generations of families grow up in Pā‘ia. As someone of Filipino and Puerto Rican descent whose family roots are deeply connected to the plantation era, I understand the rich cultural history that helped shape our town and our community.

Pā‘ia was built by hardworking local families from many backgrounds who came together through faith, culture, work, and community. Skill Village itself carries a deep history connected to the plantation days and the working families who helped build Maui through sacrifice and perseverance. Those values continue to live on today through the families who still call Pā‘ia home.

At the same time, I have also witnessed firsthand how much Pā‘ia and Maui, as a whole, have changed over the years. The cost of living continues to rise, housing has become increasingly unattainable for many local residents, and more families are struggling to keep future generations here on Maui.

As a father, one of my greatest hopes is that my children and future generations will still have the opportunity to live, work, and raise families on Maui without being forced to leave because they cannot afford housing. Unfortunately, that reality is becoming harder for many local families every year.

That is why I support the EC Pā‘ia project.

I believe Maui needs thoughtful projects that create opportunities for local residents and working families to remain in the communities where they were born and raised. Additional workforce and attainable housing options are critical if we want our children to have a future here instead of being pushed to the mainland in search of affordability and stability.

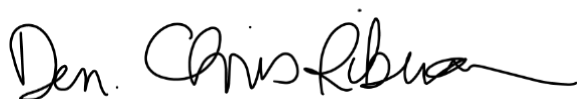
I also appreciate that this project includes broader community improvements beyond housing, including parking, traffic circulation, small business opportunities, healthcare services, and spaces that can support the evolving needs of the North Shore community. These are all issues residents have discussed for many years.

Most importantly, I appreciate the effort to listen to the community and incorporate local values and cultural awareness into the planning process. Pā'ia is not just another town — it is a community with deep roots, deep history, and generations of families who care about preserving its character while still allowing future generations to thrive.

I believe projects like EC Pā'ia can help strike that balance if approached thoughtfully and responsibly.

For these reasons, I respectfully urge the Housing and Land Use Committee to support Resolution 26-84 and the EC Pā'ia project.

Mahalo,

A handwritten signature in black ink that reads "Deacon Chris Ribucan". The signature is written in a cursive, flowing style.

Deacon Chris Ribucan

HLU Committee

From: Kahealani Silva <kahealani3030@gmail.com>
Sent: Tuesday, May 19, 2026 6:04 PM
To: HLU Committee
Subject: Supporting a Thoughtful Future for Pa'ia: EC Pa'ia Testimony

You don't often get email from kahealani3030@gmail.com. [Learn why this is important](#)

Dear Council Members,

I support the EC Pā'ia project because I believe it balances growth with respect for Pā'ia's identity and history.

Pā'ia has always evolved. It was once a plantation town tied to the sugar industry, and the project site itself reflects that history. Since sugar production ended, the land has remained largely vacant and unused. The question is not whether change will happen, but whether it happens thoughtfully.

This proposal places development on the western edge of town rather than inside the historic plantation-era core. Downtown Pā'ia's existing small businesses, restaurants, surf shops, and walkable character remain intact.

I also appreciate the applicant's commitment to following the Pā'ia-Ha'ikū Community Plan design guidelines. That matters because good planning is not just about adding buildings — it is about making sure new development reflects the character, scale, and identity of the community around it.

The project also responds to real community needs by adding housing, healthcare access, childcare, parking, and improved transportation infrastructure.

Maui needs housing and services, but it also needs developments that acknowledge local history and fit within community planning goals. I believe this project does both.

Please support the EC Pā'ia project.

Mahalo Nui,

Kāhealani Silva

HLU Committee

From: Nya Camanse <nya.camanse@gmail.com>
Sent: Tuesday, May 19, 2026 6:35 PM
To: HLU Committee
Subject: Testimony in Support of EC Pā'ia

You don't often get email from nya.camanse@gmail.com. [Learn why this is important](#)

Aloha Maui Council,

I strongly support the EC Pā'ia project because North Shore families need better access to healthcare and childcare.

Too many residents currently drive to Kahului or Wailuku for routine appointments, daycare, and everyday services. A walk-in clinic and student daycare center in Pā'ia would make a real difference for working families and kūpuna.

The project also creates local jobs and reduces the need for long daily commutes.

Please approve the EC Pā'ia project

Thank you,
Nya Leimomi Kā'elehiwa Camanse

HLU Committee

From: BlaneNyaKahea Camanse <thecamanseohana@gmail.com>
Sent: Tuesday, May 19, 2026 7:21 PM
To: HLU Committee
Subject: Support for Pa'ia Project

You don't often get email from thecamanseohana@gmail.com. [Learn why this is important](#)

Aloha Council Members,

I support the EC Pā'ia project because it represents smart, environmentally responsible planning.

The project site is not pristine open space or active farmland. It is former plantation land that has sat there as a fire risk for roughly a decade after the end of sugar production. The area is dominated by nonnative grasses and doesn't overlap designated critical habitat. Developing this particular parcel minimizes environmental impact compared to growth elsewhere on Maui.

Another important factor is, the project is true infill development. The property is directly adjacent to Baldwin Park, Hāna Highway, Baldwin Avenue, and existing town infrastructure. Planners across Hawai'i consistently identify infill development as the preferred alternative to low-density sprawl into agricultural and conservation lands.

This proposal also eases transportation concerns that benefit the broader community. Converting the existing one-way bypass into a functional two-way route will improve circulation around Pā'ia and help reduce congestion in the town core. Added parking and roadway improvements will also address long-standing community concerns.

Maui cannot freeze every former plantation parcel indefinitely. Thoughtful, coordinated development with housing, services, infrastructure, and community design standards is far preferable to unmanaged piecemeal growth later.

For these reasons, I respectfully ask the Council to approve the EC Pā'ia project.

Mahalo,
Blane Camanse

HLU Committee

From: Terry McBarnet <Terry@mauioil.com>
Sent: Tuesday, May 19, 2026 7:40 PM
To: HLU Committee
Subject: Support for Resolution 26-84

You don't often get email from terry@mauioil.com. [Learn why this is important](#)

I am writing in support of Resolution 26-84. This is an important first step towards a project that if completed as indicated will bring to the Paia town much needed worker housing, parking and a medical facility. Maui's Northshore has been my family's home for over sixty-five years. In the old days I worked during one summer at Paia mill and spent a lot of happy times in the Paia area.

Thank you, Terry McBarnet

HLU Committee

From: CedGaleNyaKahea SilvaCamanseCabero <thesilvahale@gmail.com>
Sent: Tuesday, May 19, 2026 7:51 PM
To: HLU Committee
Subject: EC Pa'ia Supports A Safer Community

You don't often get email from thesilvahale@gmail.com. [Learn why this is important](#)

Dear Chair and Council Members,

I am writing in support of the EC Pā'ia project because I have concerns about leaving this land in its current condition.

For years, this area has sat dry and overgrown. Many people in the community know that homeless individuals sometimes occupy the brush areas, and there have been fires in the past. As someone older, I worry every dry season about the risk of another fire spreading, especially with how quickly wind can carry flames in Pā'ia and the North Shore.

I understand people want to preserve open land, but leaving land vacant is not always the safer option. Right now, this property is not producing food, not being actively used, and not serving the community. Thoughtful development with housing, services, infrastructure improvements, and proper maintenance seems like a much better use of the property than continuing to leave it vulnerable to overgrowth and fire risk. The project site has been fallow since the end of sugar and is no longer actively farmed.

I also appreciate that the project brings needed housing and services to the North Shore while remaining adjacent to town rather than spreading farther into agricultural lands.

Please support the EC Pā'ia project.

Sincerely,

Gail Silva

HLU Committee

From: Jordan <fishes.in.the.sea99@gmail.com>
Sent: Tuesday, May 19, 2026 7:58 PM
To: HLU Committee
Subject: Pa'ia Project Support

You don't often get email from fishes.in.the.sea99@gmail.com. [Learn why this is important](#)

Dear Chair and Council Members,

I am writing in support of the EC Pā'ia project as a young adult who spends a lot of time checking in on my grandparents in Pā'ia.

Right now, many employment opportunities are concentrated in Kahului, Wailuku, or South Maui. I would love the opportunity to work closer to my grandparents so I could more easily check on them and be nearby when they need help. Instead, like many young people on Maui, work opportunities often require long commutes away from family.

I appreciate that this project includes permanent jobs in retail, medical services, and other businesses that would allow more residents to work near where they live and where their families are.

I also support adding housing and services in a location directly adjacent to town rather than pushing development farther into rural or agricultural areas. The fact that this project adds needed services while keeping the historic character of Pā'ia intact feels like a thoughtful balance.

For young adults like me, opportunities closer to home matter—not just for work, but for staying connected to family and community.

Mahalo,

J Nadia Prones

HLU Committee

From: Nya Camanse <nya.camanse@gmail.com>
Sent: Wednesday, May 20, 2026 8:55 AM
To: HLU Committee
Subject: Support for HLU-14

You don't often get email from nya.camanse@gmail.com. [Learn why this is important](#)

Dear Council Members,

As a Maui resident and a father, I support the EC Pā'ia project because it addresses real everyday needs for North Shore families.

Right now, many residents must drive to Kahului for basic shopping, childcare, medical appointments, and work. That creates traffic, wasted time, and unnecessary stress for working families.

This project would bring services closer to where people actually live. A walk-in medical clinic in Pā'ia would help families, kūpuna, and visitors access care without long drives or unnecessary emergency room visits. The proposed daycare center is especially important because childcare shortages continue to affect working parents across Maui.

The project would also create jobs in childcare, healthcare, retail, and property management, allowing more people to work closer to home instead of commuting across the island every day. This alone would help so many young families such as myself. Not only by allowing us the convenience of less commuting on our already busy roads, but also the privilege of more time with our keiki.

I also appreciate that the project is located on the edge of town rather than inside Pā'ia's historic core. The unique character of downtown Pā'ia remains intact while the town gains needed housing and services nearby.

Maui's housing shortage and cost of living challenges require practical solutions. This project is not perfect, but it is a thoughtful step in the right direction.

Please support the EC Pā'ia project.

Mahalo
Jenson Santos

HLU Committee

From: Alan Lloyd <alanlloydjac@gmail.com>
Sent: Wednesday, May 20, 2026 11:31 AM
To: HLU Committee
Subject: Resolution 26-84 and Bill 78

You don't often get email from alanlloydjac@gmail.com. [Learn why this is important](#)

Housing and Land Use committee
Kalana O Maui Building, 8th Flr.,
200 South High St.,
Wailuku, Hawai'i

May 20, 2026

I'm proposing testimony for the HLU Meeting on 5/20/26.

On Resolution 26-84, I'm against Amending with the Community Plan.

On Bill 78, change wording to "up to 2 Accessory Dwelling Units" as is in HRS 46-48. Please take out "at least 2 Accessory Dwelling Units".

Will there be a ceiling on Rents on the 207 units, of which will be residential rentals. Will it be based on Affordable Rent Guidelines.

Also I have not seen an EIS done on this project.

Alan Lloyd
Candidate for Maui Co. Council

HLU Committee

From: Alan Lloyd <alanlloydac@gmail.com>
Sent: Wednesday, May 20, 2026 11:31 AM
To: HLU Committee
Subject: Resolution 26-84 and Bill 78

You don't often get email from alanlloydac@gmail.com. [Learn why this is important](#)

Housing and Land Use committee
Kalana O Maui Building, 8th Flr.,
200 South High St.,
Wailuku, Hawai'i

May 20, 2026

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Candidate for Maui Co. Council