

HLU Committee

From: Kai Nishiki <kai.nishiki@gmail.com>
Sent: Wednesday, July 1, 2026 2:29 PM
To: HLU Committee
Subject: HLU Reso 26-110/111
Attachments: H3H4 Upzoning Proposal testimony.pdf

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

Written testimony:

Paki Maui 20 ft wide sinkholes:



Hale Mahina failing seawall and multiple sinkholes:



Maui Eldorado beach club:



Testimony to Maui County Council HLU Committee 7/1/2026

Aloha Chair and Councilmembers,

My name is Kai Nishiki. I'm testifying in my personal capacity, but I've also served as a resource to the Bill 9 Temporary Investigative Group, am the former Chair of the West Maui Community Plan Advisory Committee, a member of a working group during the Maui Planning Commission review of the new shoreline and SMA rules, and I've worked with the County on hazard mitigation planning. I offer this testimony in that spirit, as a resource.

As the Council considers what may be the largest County-initiated zoning change/community plan amendment in Maui's history, it's important to recall *why* H3H4 zoning was adopted.

The TIG explicitly cited concerns about long-term impacts to County revenue, including RPT, GET, TAT, and tourism - and discussed ways to mitigate potential financial losses. The TIG also noted that properties located in the Sea Level Rise Exposure Area, or SLR-XA, would *not* produce long-term housing for residents.

That statement alone should give us pause.

If one of the Council's goal is to protect the County's long-term revenue stream, which is fundamentally tied to a healthy coastal ecosystem, then we must evaluate properties being proposed into the H3H4 zoning holistically, with climate risk front and center - because we all understand here on Maui, our environment is our economy.

Without amendments or safeguards, this proposal risks increasing property values, mostly for offshore owners, without addressing the very real and escalating risk of aging structures on eroding shorelines. It also incentivizes continued investment in failing, end of useful life structures and seawalls that contribute to beach loss and coastal ecosystem degradation.

And that raises a fundamental fiscal question:

Who is left holding the bag when investors bail out on risky end-of-life shoreline properties built in the 1970s?

Investors always look to maximize profits when they exit and sell.

It's reckless and irresponsible to encourage increased investment in known hazard areas, all while expecting FEMA and U.S. taxpayers to bail them out when the inevitable happens.

As former FEMA Administrator Craig Fugate has said, "...maybe it will start a more meaningful discussion on the policy side. What is the proper balance between you as a federal taxpayer subsidizing states that are building in high hazard coastal areas, that are profiting from that development, but you're basically their insurance policy."

The County's own 2025 Hazard Mitigation Plan warns that coastal erosion leads to declining property values, impacts the tax base, and increases public costs as shorelines move inland. West Maui already leads the County in buildings located within coastal erosion hazard areas.

What is the ultimate real estate mantra?

Location, location, location - which emphasizes that where a property is situated is the most crucial factor for its value, investment potential, and desirability, outweighing even the unit's condition or features because you can change the unit but not the land it's on.

What factors drive value up? Permanence - A great location offers stability and slower depreciation. Prime spots attract more buyers commanding higher prices and pricier rentals yield more value.

Let's look a bit closer at the location of a number of proposed properties looking to transition into H3H4 zoning.

Per the May 22, 2025 planning dept memo, 43 project properties on the Minatoya list, with a total of 2440 units appear to be affected by the 3.2 sea level rise exposure area.

From the County of Maui 2025 Hazard Mitigation Plan, "Coastal erosion may cause beachfront property values to decline, as the beach is lost and the building becomes at risk of flooding or structural damage. Declining property values may impact the county's tax base." "Additionally, the County may need to allocate increasing amounts of funding... as the shoreline moves inland."

The County of Maui has an estimated \$1.2 Billion in replacement cost value of buildings in the Coastal erosion hazard area, and West Maui leads with 162 out of 366 buildings by Community plan area. West Maui also has the highest number of residential and commercial buildings in this hazard zone.

Coastal erosion and sea level rise are already impacting most of these aging properties and within one generation, by 2100 we will likely experience the full catastrophic impacts. This is an existential problem, not to be ignored.

Sea level rise is not a distant forecast, it is happening now. Within the lifespan of this zoning, many of these properties will face increased coastal erosion, repeated emergency repairs, insurance challenges, and pressure for shoreline hardening.

But there *is* good news.

Maui has an opportunity to learn from and correct mistakes and put guardrails in place by aligning zoning with adaptation pathways, planning for strategic relocation, creating funding opportunities, and requiring shoreline property owners to partner with our community and take responsibility for stewarding public trust resources.

With great privilege comes great kuleana.

Dr. Chip Fletcher, during his presentation to the Maui County Council, "It's almost a scientific law at this point, that we need to get away from the shoreline, that we need to back away from the shoreline, for the safety of our people, for the safety of our infrastructure and our investments, and to allow the shoreline environment to recover."

In 1972, the U.S. Congress adopted the Coastal Zone Management Act which instituted national policies regarding the preservation, protection and restoration of the natural resources within the coastal zone and required states to establish Coastal Zone Management Plans.

The Hawaii State Legislature implemented a state coastal zone management regime with the objective that state actions within the coastal zone give "full consideration to ecological, cultural, historic, esthetic, recreational, scenic, and open space values, and coastal hazards, as well as to needs for economic development." (Hawaii Revised Statutes {205A-4})

In addition to the Coastal Zone Management framework, the Hawaii State Legislature established "special management areas" within the shoreline of the coastal zone "to avoid permanent losses of valuable resources and the foreclosure of management options, and to ensure that adequate access, by dedication or other means, to public owned or used beaches, recreation areas, and natural reserves is provided." (Hawaii Revised Statutes {205A-21})

In Maui County, the Planning Commissions are the designated authority for the special management areas. The Commission is a volunteer board.

So, my request today is simple and constructive:

Carefully consider that the proposed Council initiated Change In Zoning(CIZ), which also includes a Community Plan Amendment(CPA) component, could circumvent important environmental review, coastal protections, Ka Pa'akai analysis, and stringent thresholds for approval that should be required, given the coastal location of over 2000 units and that many of these structures were built prior to enacting our coastal zone management laws and significant impacts of climate collapse, sea level rise, and increasing frequency and intensity of storms and hazards. Properties within the SMA and shoreline should be required to comply with all the studies, standards and processes for an applicant initiated CIZ/CPA including doing a EIS, Ka Pa'akai analysis, shoreline survey and certification, and be required to provide shoreline access and parking. We must, as many members of this council have stated, "correct mistakes of the past" and this includes prioritizing and protecting our coastlines over private property.

This Council initiated process also puts an incredible amount of added responsibility upon our already understaffed County of Maui Planning Department to do the work usually required of applicants. Primarily the benefits of this proposal are for the private property owners and they should be required to do the work and prove that they are worthy of stewarding our priceless coastal public trust resources.

In addition, the Maui Planning Commission, tasked with Coastal Zone Management authority for the County of Maui, who are all volunteers, should be provided adequate and complete information regarding the current state of the property, including extensive history of environmental impacts, assessments, repairs, sinkholes and background on all the properties located within the shoreline and SMA area.

The plans, policies and management actions we take today will decide whether we have a healthy coastal ecosystem and beaches for our keiki or our shorelines become fields of sandbags, broken seawalls, and collapsed buildings.

I've submitted detailed written testimony with proposed questions and policy considerations for your review, and I'm available to work collaboratively on solutions.

Mahalo for the opportunity to testify.

~Kai Nishiki

Proposed Questions for County of Maui Departments

County of Maui CZM presentations regarding our shorelines often lead with the question, “What do we want our shorelines to look like in the future?” as State and County policies, land use, etc should then support what we want our shorelines to look like. Should the County Council and planning commissions contemplate this as part of the discussions on H3H4 and any accompanying legislation regarding properties located within the SLRXA?

Provide thoughts on proposed H3H4 - SLRXA/SMA/Flood zone/shoreline parcels required to:

- provide shoreline access
- shoreline access parking
- structural integrity assessments,
- a hazard mitigation plan,
- require shoreline certification to determine accurate property lines as shoreline has likely migrated landward significantly(which requires submittal of proposed shoreline AND ALSO resolving any encroachments)

First right of refusal for County or State to purchase SLRXA properties with the idea that County own units with some financial potential left until demise?

Restrictions on H3H4 rebuilding in SLRXA to support landward migration of our beaches

Finance and Planning should:

- provide the Council a list of proposed properties based on legally defensible criteria and with consistent application.
- provide financials on the upzoning benefits to public and private property owners.
- Provide comments on how policy or actions taken by the County that significantly increases property values and entitlements must have corresponding public benefit (must be long term and reliable)

Dept of Planning and CZM - please provide a detailed and comprehensive analysis and history on each SLRXA/flood zone affected shoreline properties including history of development approvals, year approved, environmental review(if any), history of shoreline protection(was a permitted and professionally designed seawall installed or was it a retaining wall/landscape feature that was later repaired etc)

What can the County and property owners expect now and into the future, with estimated timelines on these parcels?

Long-Term Viability & Risk Disclosure

Based on best available science (SLR-XA, erosion rates, storm surge, groundwater rise), **what is the estimated remaining functional lifespan** of shoreline properties located in SLRXA:

- o Full exposure
- o Very significant exposure
- o Significant exposure zones?

At what **sea level rise thresholds** do these parcels:

- o Lose shoreline access?
- o Request emergency shoreline protection?
- o Become unsafe for habitation?
- o Trigger abandonment or demolition?

Has the County evaluated whether incentivizing long-term residential investment in shoreline parcels **conflicts with the County's Hazard Mitigation Plan, Floodplain Management Program, and post-disaster recovery policies and programs such as Hookumu hou which provides up to \$600K to folks to purchase non flood zone properties.**

Has the County evaluated whether encouraging long-term residential or vacation rental investment in these parcels **conflicts with the County's Hazard Mitigation Plan, Floodplain Management Program, and post-disaster recovery policies?**

Dept of Public Works, Department of Water Supply and Dept Environmental Management:

Given the increased water usage by short term rentals:

Should installations of potable water submeters for each unit, as discussed in a recent Council committee, be required for H3H4 properties?

Does the County intend to provide offsite infrastructure for recycled water to H3H4 properties, and if so, which ones and when? Should H3H4 properties be required to upgrade their onsite recycled water infrastructure as part of approval process in order to facilitate reduction in potable water use and conservation measures. Since the offsite recycled water infrastructure is paid for by taxpayers and adds value to properties, what is the community benefit or land value capture component?

Dept of O'iwi Resources : Shoreline properties - What impacts to natural and cultural resources? What impacts to traditional and customary practices? Should a Kapa'akai analysis be required of all H3/H4 properties and what mitigation measures are acceptable?

Fiscal Responsibility & County Liability

What is the **projected trajectory of County tax revenue** from SLR-XA shoreline properties over the next:

- o 10 years
 - o 25 years
 - o 50 years
- when adjusted for SLR-driven devaluation, insurance loss, infrastructure damage, and disaster response costs?

At what point do these properties transition from being **revenue generators to unfunded liabilities** for the County?

What is the County's **financial exposure** if:

- o Emergency cleanups are required,
- o Roads, utilities, or shoreline access must be repeatedly repaired,
- o FEMA coverage or federal climate funding is reduced or eliminated?

Will the proposed action provide property owners yet additional government approvals of development in hazard prone areas and be used as justification for repairs to existing and new applications for shoreline hardening?

Environmental Review & Public Trust Obligations

Should **environmental review (EA/EIS)** be waived for Council-initiated zoning changes that also require community plan amendments on shoreline parcels originally developed **before the Hawai'i Coastal Zone Management Act (1977)**? Why or why not? Should it be required on SLRXA/Flood zone properties as a requirement for H3H4 zoning?

How does waiving environmental review align with the County's obligation to:

- Protect public trust resources,
- Support natural shoreline processes,
- Avoid incremental shoreline hardening?

What are the **cumulative impacts** of allowing/encouraging redevelopment or reinvestment in multiple SLR-XA shoreline parcels under H3/H4 zoning?

Shoreline Management & Adaptation Pathways

What is the County's **intended objective** for shoreline parcels:

- Continued occupation?
- Eventual retreat?
- Public acquisition and restoration?

If retreat is the eventual outcome, **who pays**, and **when does planning begin**?

Has CZM evaluated whether H3/H4 zoning will:

- Increase reliance on seawalls, revetments, sandbags, groins, or offshore sand mining?
- Undermine the intention of Act 16's prohibition on shoreline hardening for private property?

- Encourage investment, provide false sense of security and increase expectations of investors

Equity, Housing, and Consumer Protection

How does H3H4 proposal assist the County in protecting **local families** from:

- Purchasing units that cannot be insured,
- Facing massive deferred maintenance and special assessments,
- Being financially trapped in properties with declining habitability?

Could this proposal negatively affect the ability of a buyback program by County, State or land trust of imperiled shoreline property at a hazard adjusted residual value and then utilized for interim/mid-term residential housing for a limited time occupancy?

Does incentivizing **resident investment in hazard zones** as a default housing strategy encourage continued investment into hazard prone areas?

Does H3H4 upzoning encourage more investment by the vacation rental industry and investors into risky hazard zones? Is this wise?

Should the County consider **full hazard and retreat disclosure** to prospective buyers and lenders for H3/H4 properties(and others) located in the SLRXA?

Process, Transparency & Governance

What would be some suggested bills and or requirements for inclusion in H3H4 to address SLRXA affected shoreline parcels to support the landward migration of our shorelines, protect and support a healthy coastal ecosystem, responsible long term planning and long term impacts to County revenue?

What legislation is **being contemplated but not yet disclosed** that may later apply to H3/H4 properties (e.g., Coastal Kuleana Fee, retreat mandates)?

Please have **coastal science and CZM experts formally present** to the Council in committee as former Planning Director Blystone committed to during previous discussions.

Additionally, Dept of Oihi Resources should evaluate impacts

“ The health of natural landscapes is closely tied to Native Hawaiian cultural identity and heritage, and changes to these landscapes can disrupt cultural connections and practices.” - COM2025 HMP

Shoreline access and parking for shoreline access should be evaluated as conduits for cultural practices. Should a Ka Pa’akai analysis be required?

Should all related legislation be vetted **together**, with full disclosure to potential applicants for H3H4 zoning rather than in a piecemeal fashion that risks unintended consequences similar to the Minatoya Opinion?

HLU Committee

From: County Clerk
Sent: Wednesday, July 1, 2026 10:13 AM
To: HLU Committee
Subject: Fw: Add Maui Kamaole (all phases) to HLU-19 Reso 26-111 RESOLUTION 26-111 or Resolution 26-110

From: Brandon Harris <bharris3880@gmail.com>
Sent: Wednesday, July 1, 2026 10:04 AM
To: County Clerk <County.Clerk@mauicounty.us>
Cc: Alice L. Lee <Alice.Lee@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>; Thomas M. Cook <Thomas.Cook@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; Nohe M. Uu-Hodgins <Nohe.Uu-Hodgins@mauicounty.us>; K. Kauanoë Batangan <k.kauanoë.batangan@mauicounty.us>
Subject: Add Maui Kamaole (all phases) to HLU-19 Reso 26-111 RESOLUTION 26-111 or Resolution 26-110

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I support the two resolutions . I respectfully request that you add all phases of Maui Kamaole to one of the resolutions. Maui Kamaole is right next door to Maui Hill. In addition, Maui Kamaole operates much like other properties on the list for these resolutions (registration/front desk, on site full time maintenance, landscape, general manager and assistants).

Thank you

Brandon Harris
Sent from my iPhone

HLU Committee

From: David Denecke <davidrdenecke@gmail.com>
Sent: Wednesday, July 1, 2026 9:48 AM
To: HLU Committee
Subject: Ke Nani Kai, Molokai: Resolution 26-110 and 26-111 to amend Kehei MaKena Community Plan

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To Chariperson Nohelani U'u Hodgkins.

I am a resident of Ke Nani Kai, Island of Molokai. I am writing to provide some important information to you about Ke Nani Kai; specifically why Ke Nani Kai is and always has been operated as a Condominium Resort Hotel and therefore should be included in your list of A-1 zoned properties on Molokai to be re-zoned H-3. Some important back ground about Ke Nani Kai is as follows:

1. Origins: Ke Nani Kai was built in about 1981 as part of the Kalua Koi Resort master plan development on the West end of Molokai. It consists of 120 condominiums, 1 and 2 bedrooms, in 7 two story buildings sitting on about 14.4 acres. The resort includes a swimming pool, tennis and pickleball courts, BBQs and is connected with the beach front by both private road and pathways.
2. Rental Operations: KNK is operated as a rental resort. All 120 units are allowed to rent, though there is no central rental front desk (it was discontinued recently when electronic reservations, electronic access keys and online check-in became the norm) ..KNK sits next door to Kepuhi Beach Resort and Paniolo Hale, the only other two Condominium resorts in West Molokai. Both Kepuhi Beach Resort and Paniolo Hale are zoned H-1 and operate in essentially the same way as KNK: Owners individually rent their units as they choose through word of mouth, online hotel and vacation rental sites and social media.
KNK rental guests must check in with the manager and receive an access amenity code for swimming pool and tennis court access. Unit keys are handled by the owners or by owners' on-island representatives. All owners must have a designated on-island representatives.
3. Governing Documents: Ke Nani Kai has continuously operated as a vacation rental resort since the beginning. In fact the Declaration Of Condominium Property Regime forming KNK states that owners have the absolute right to rent their units "on a daily, weekly , monthly or other basis".
4. Maui County recognition of KNK status: Since the beginning Maui County has recognized KNK as a rental resort. Even before the Minatoya list Maui County always treated and referred to KNK as a resort rental property. Maui County has always levied and collected property taxes on Ke Nani Kai units as short term rentals. All KNK units are classified as " SVR-STRH (short term rental)". The only exception is for owner's who have received from Maui County "OWNER OCCUPIED" tax classification. Only about 10% of KNK units have the "OWNER OCCUPIED" tax classification. About 90 % are SVR-STRH (short term rental).
5. Management. Ke Nani Kai is managed by an onsite manager, hired by the Board. The manager reports to the Board of Directors and the Board is elected from among the owners of KNK. KNK employs

anywhere from 4-7 other employees who take care of the grounds, landscaping and building and common area maintenance. KNK does not contract for any facility services other than garbage.

6. Time Share: At the moment KNK has 6 units owned as time share units: owned collectively by one time share entity. There are approximately 350 time share owners involved. Time share units are also rented on the same general terms as other KNK units. .

7. KNK Unit Costs . KNK does not keep a running list of how much owners' units buy and sell for. Generally, in the last several years it appears from some records that Ke Nani Kai units sell for an average of about \$300,000. In addition, the cost of ownership is significant: monthly fees are in the range of over \$1000/month and Maui taxes as SVR-STRH are \$13 per \$1000 of valuation.

Respectfully;
David Denecke

HLU Committee

From: Richard Smith <smith5744@outlook.com>
Sent: Wednesday, July 1, 2026 9:12 AM
To: HLU Committee
Cc: Richard Smith
Subject: Written Testimony in Favor of Bill 88 and Resolutions 110 and 111

[You don't often get email from smith5744@outlook.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear HLU Committee Members,

We're very supportive of Resolutions 110 and 111! Our property at Maalaea Kai, like many others built in the 1970s, has always been designed for transient vacation rentals. From the beginning, our complex has served as a Transient Vacation Rental, both owner-occupied and HUI (multi-owner) occupied, as well as vacation homes and long-term rentals. As ownership and use evolve, we believe our entire complex should continue to include Transient Vacation Rental as one of its uses, regardless of its current purpose. Visitors to our Transient Vacation Rentals know they're renting from homeowners in a home setting and understand the nature of these properties which provides options and opportunities for a segment of travelers who might otherwise miss out on visiting a paradise like Maui.

Thank you for considering Maui's housing challenges thoughtfully and recognizing the positive that Transient Vacation Rentals offer.

Respectfully,
Richard Smith
Maalaea Kai

HLU Committee

From: Maui_County Council_mailbox
Sent: Wednesday, July 1, 2026 8:45 AM
To: HLU Committee
Subject: FW: Amendment to Resolution 26-111

Forwarding testimony from Deborah Potter

From: twopotters@juno.com <twopotters@juno.com>
Sent: Wednesday, July 1, 2026 6:12 AM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: Amendment to Resolution 26-111

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Kamaole Sands operates and always HAS operated as a hotel. Because of this, I urge you to amend Resolution 26-111 to add Kamaole Sands to the list of Maui properties to be zoned hotel under the new H3/H4 zoning. Thank you. Deborah Potter

HLU Committee

From: gmcavelli@icloud.com
Sent: Wednesday, July 1, 2026 8:39 AM
To: HLU Committee
Subject: Support for Resolution 26-111

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Aloha Members of the HLU Committee,

I write on behalf of the Board of Directors of the Wailea Ekolu AOA in support of Resolution 26-111.

Ekolu is a complex of 148 one and two bedroom apartments and two bedroom townhomes on 17 acres in Wailea. The complex also has two pools, an office, and a large pavilion. We have 10 full time employees, including a General Manager, an Office Assistant, Maintenance Workers, and Gardeners.

Units at Ekolu have been used as transient vacation rentals since the property first opened. Currently, 129 out of the 148 total units are used as transient vacation rentals, either full time or part time.

With the cost to purchase units in Ekolu, along with monthly HOA fees ranging from \$1,137 to \$2,074 per unit plus property taxes, it would be financially infeasible to convert them to long-term rentals that would be affordable to most Maui residents. For example, the current monthly carrying costs for a one bedroom unit purchased in 2016 would require a monthly rent of at least \$3,500. (Carrying costs are based upon purchase price, mortgage rate at time of purchase, and current HOA fees, approximate insurance cost and property taxes.) For a one bedroom unit purchased in 2026, the monthly rent would have to be at least \$6,400 to cover just the carrying costs. (For a one bedroom purchased in 2023, when the purchase price and mortgage rates were at their peak, the monthly rent necessary to cover carrying costs would have to be more than \$9,000.)

In addition to the costs, the restrictions on parking (one vehicle per unit) and pets, as well as limited storage space in the units, make them unsuitable for housing families on a long-term basis.

For these reasons, we believe Wailea Ekolu is appropriate for H-3 or H-4 zoning. Accordingly, we strongly support Resolution 26-111

Sincerely,

Gina Calvelli, Vice President
Wailea Ekolu AOA Board of Directors

HLU Committee

From: Mary Donlevy <marydonlevy@gmail.com>
Sent: Wednesday, July 1, 2026 6:28 AM
To: HLU Committee
Subject: Hotel Zoning resolutions

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Aloha Commission Members:

I write to support passage of both resolutions in order to allow Hotel Zones to be created.

I firmly believe that this is in the best economic interest of Maui County. Having only large and very expensive hotels allowed for tourists in Maui will result in many small businesses closing. Restaurants, tourist attractions and souvenir shops will have great difficulty surviving if only the very rich are allowed to stay on Maui . Many jobs will be lost .

Mahalo for your attention to this matter
Mary Donlevy
Kihei

HLU Committee

From: David Denecke <davidrdenecke@gmail.com>
Sent: Wednesday, July 1, 2026 5:32 AM
To: HLU Committee
Subject: Resolution 26-110 and 26-111 to amend Kehei MaKena Community Plan

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

To Chariperson Nohelani U'u Hodgkins.

I am a resident of Ke Nani Kai, Island of Molokai. I am writing to provide some important information to you about Ke Nani Kai; specifically why Ke Nani Kai is and always has been operated as a Condominium Resort Hotel and therefore should be included in your list of A-1 zoned properties on Molokai to be re-zoned H-3. Some important back ground about Ke Nani Kai is as follows:

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KNK rental guests must check in with the manager and receive an access amenity code for swimming pool and tennis court access. Unit keys are handled by the owners or by owners' on-island representatives. All owners must have a designated on-island representatives.
3. **Governing Documents:** Ke Nani Kai has continuously operated as a vacation rental resort since the beginning. In fact the Declaration Of Condominium Property Regime forming KNK states that owners have the absolute right to rent their units "on a daily, weekly , monthly or other basis".
4. **Maui County recognition of KNK status:** Since the beginning Maui County has recognized KNK as a rental resort. Even before the Minatoya list Maui County always treated and referred to KNK as a resort rental property. Maui County has always levied and collected property taxes on Ke Nani Kai units as short term rentals. All KNK units are classified as " SVR-STRH (short term rental)". The only exception is for owner's who have received from Maui County "OWNER OCCUPIED" tax classification. Only about 10% of KNK units have the "OWNER OCCUPIED" tax classification. About 90 % are SVR-STRH (short term rental).
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anywhere from 4-7 other employees who take care of the grounds, landscaping and building and common area maintenance. KNK does not contract for any facility services other than garbage.

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Respectfully;
David Denecke

HLU Committee

From: Jamie Sharbak <jamiesharbak32@gmail.com>
Sent: Wednesday, July 1, 2026 4:21 AM
To: HLU Committee
Cc: London Zorita
Subject: Support of Resolution 26-111 from Papakea Condo Owner

You don't often get email from jamiesharbak32@gmail.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee;

My name is Jamie Sharbak, I own Papakea A-306 at Papakea Oceanfront Resort and I support passage of Resolution 26-111 as written.

The resolution follows through with the Maui County Planning Commission's recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. It also recognizes and aligns with the recommendations of the Temporary Investigative Group. The TIG spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and I ask all council members to support passage of the resolution as written.

Regards,
Jamie Sharbak

HLU Committee

From: ji jenniferireland.ca <ji@jenniferireland.ca>
Sent: Tuesday, June 30, 2026 8:20 PM
To: HLU Committee
Subject: Testimony on Resolution 26-111 (HLU-19) on behalf of Grand Champions Villas

You don't often get email from ji@jenniferireland.ca. [Learn why this is important](#)

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

Mahalo for the opportunity to provide testimony on Resolution 26-111.

I appreciate the significant effort involved in implementing Bill 88 and developing the initial list of properties for referral to the Maui Planning Commission. I recognize this is a complex undertaking, and I appreciate the Committee's commitment to a fair, transparent, and consistent process.

My name is Jennifer Ireland. I am both an individual homeowner at Grand Champions Villas and the President of the Grand Champions Villas AOA Board of Directors.

I am in support of Resolution 26-111, with one requested amendment. Specifically, I ask that Grand Champions Villas be added to the list of the other three Wailea properties being referred to the Maui Planning Commission for consideration.

After reviewing the resolution, I noted that Wailea Ekahi, Wailea Ekolū, and The Palms at Wailea are all included, while Grand Champions Villas is not. Because Grand Champions Villas shares the same longstanding history of lawful visitor accommodations and operates in substantially the same manner as these neighboring properties, I am hopeful our omission was simply an oversight.

Since its building completion in 1989, Grand Champions Villas has operated as a legally permitted short-term vacation rental property within the Wailea Community. Like the other Wailea properties included in this resolution, our community has provided visitor accommodation under a longstanding legal framework for more than 35 years.

Our property maintains a staffed security entrance, an on-site property management office, full-time maintenance, landscaping, and administrative staff, and professional operations that serve both owners and visitors. We also offer amenities comparable to the other included Wailea properties, including swimming pools, barbeque areas, golf course and ocean views, convenient parking, and close proximity to Wailea's beaches, golf courses, restaurants, shopping, and other amenities.

Based on these objective characteristics, Grand Champions Villas is the only similarly situated Wailea condominium omitted from Resolution 26-111. Given our comparable history, location, operational structure, and longstanding lawful use, we respectfully request that Grand Champions Villas be evaluated using the same objective standards applied to the other included Wailea properties. Equal treatment under the same objective standards will help ensure this process remains fair, transparent, and consistent for all.

Many Grand Champions Villas owners have made substantial long-term investments in their homes in reliance on the property's lawful use over the past 35 years. On behalf of Grand Champions Owners, I respectfully ask that our community be afforded the same opportunity for consideration as the other similarly situated Wailea properties identified in Resolution 26-111.

Mahalo for your time, your service to the people of Maui County, and your thoughtful consideration of this request.

Sincerely,
Jennifer Ireland

HLU Committee

From: Brian Noble <mkmanager@icloud.com>
Sent: Tuesday, June 30, 2026 7:43 PM
To: HLU Committee
Subject: Maui Kamaole submission to Housing and Land Use Committee
Attachments: Maui Kamaole Submission to Housing and Land Use Committee.pdf

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

Aloha,

Please see the attached letter for the HLU Committee.

Thank you very much for all of your hard work!

ASSOCIATION OF APARTMENT OWNERS OF MAUI KAMAOLE
2777 South Kihei Road
Kihei, Hawai'i 96753

Via electronic submission

Maui County Council
Housing and Land Use Committee
Kalan O Maui Building, 8th Floor
200 S. High Street
Wailuku, HI 96793

Attn: Hon Nohelani U'u-Hodgins, Committee Chair
Hon. Kauanoe Batangan, Committee Vice-Chair

RE: Resolution 26-110 and Resolution 26-111; Maui Kamaole, 2777 South Kihei Road, Kihei, Hawai'i

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

The Association of Apartment Owners of Maui Kamaole ("Maui Kamaole") writes in support of Resolutions 26-110 and 26-111 that will come before the committee on July 1, 2026 and respectfully requests that Maui Kamaole be added to the list of properties to be rezoned H3 or H4 pursuant to either of the above resolutions, or included in a similar resolution that may be introduced and referred to your committee.

Maui Kamaole has traditionally operated as a hotel resort property since its inception. We have two full time employees operating our front desk that is monitored 24 hours a day. We have 5 full time building maintenance employees, 8 full time landscapers, a security team, and a general manager to oversee all operations. We offer our employees a very competitive wage and benefits package. The average length of employment is 10 years or more. Our property is a 23-acre resort with 316 condominiums designed to mimic a Wailea resort. Each unit is equipped with a washer/dryer and comes with a single deeded parking stall. Our property offers 2 swimming pools, 2 spas, 2 tennis courts, and BBQ areas at each building. For these reasons and qualifications, we feel that Maui Kamaole should be included in the H3/H4 re-zoning.

Thank you very much for your time and consideration. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Joseph Guy Demers

Board of Directors President, Maui Kamaole

mkmanager@icloud.com

HLU Committee

From: Julie Monroe <monjala@att.net>
Sent: Tuesday, June 30, 2026 6:00 PM
To: HLU Committee
Subject: passage of Resolution 26-111 as written

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Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

Thank you for your time in this matter.

We own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out.

Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Kind Regards:

Julianna Monroe and Layton Monroe
Owners at Papakea

HLU Committee

From: John Pendley <3pappajohn@gmail.com>
Sent: Tuesday, June 30, 2026 4:15 PM
To: HLU Committee
Subject: Maui Hill Resort
Attachments: Maui Hill Submission to Housing and Land Use Committee.pdf

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Aloha

Please see the attached letter on behalf of the Maui Hill Resort via the Maui Hill AOA Board of Directors.

If more information is needed please let me know.

Thank you for your consideration.

John Pendley on behalf of the AOA Board of Directors

ASSOCIATION OF APARTMENT OWNERS OF MAUI HILL
2881 South Kihei Road
Kihei, Hawai'i 96793

Via electronic submission

Maui County Council
Housing and Land Use Committee
Kalan O Maui Building, 8th Floor
200 S. High Street
Wailuku, HI 96793

Attn: Hon Nohelani U'u-Hodgins, Committee Chair
Hon. Kauanoe Batangan, Committee Vice-Chair

RE: Resolution 26-110 and Resolution 26-111; Maui Hill, 2881 South Kihei Road, Kihei, Hawai'i

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

On behalf of the Association of Apartment Owners of Maui Hill ("Maui Hill") we write (1) in support of Resolutions 26-110 and 26-111 that will come before the committee on July 1, 2026, and (2) to respectfully request that Maui Hill be added to the list of properties to be rezoned H3 or H4 pursuant to either of the above resolutions, or included in a similar resolution that may be introduced and referred to your committee.

Maui Hill was built in 1981 and has been operating as a Hotel / Resort for the last 45 years. Our request is based upon the following criteria.

Maui Hill is a land lease property and not fee simple. In addition, the majority of our units are timeshare units and members of the Maui Lea Timeshare program. The current make-up of the Maui Hill ownership is as follows: 76 timeshare owners and 64 whole owners. Only three owners live full-time at Maui Hill.

Maui Hill employs a full-time General Manager. The General Manager supervises the front office staff who provide service to our guests upon arrival with check-in and check-out procedures; a maintenance staff and a landscaping staff to care and maintain the facilities and grounds; and a cleaning staff who clean and make up the rooms for guests on a daily basis. All of these employees are full-time or part-time.

Your sincere consideration of our request is very much appreciated. Please feel free to reach out to me for any questions or further information you need.

Respectfully submitted.

John Pendley, Vice President

HLU Committee

From: Tim Ohm <tim.mauihill@gmail.com>
Sent: Tuesday, June 30, 2026 4:02 PM
To: HLU Committee
Attachments: Maui Hill Submission to Housing and Land Use Committee.pdf

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

ASSOCIATION OF APARTMENT OWNERS OF MAUI HILL
2881 South Kihei Road
Kihei, Hawai'i 96793

Via electronic submission

Maui County Council
Housing and Land Use Committee
Kalan O Maui Building, 8th Floor
200 S. High Street
Wailuku, HI 96793

Attn: Hon Nohelani U'u-Hodgins, Committee Chair
Hon. Kauanoe Batangan, Committee Vice-Chair

RE: Resolution 26-110 and Resolution 26-111; Maui Hill, 2881 South Kihei Road, Kihei, Hawai'i

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

On behalf of the Association of Apartment Owners of Maui Hill ("Maui Hill") we write (1) in support of Resolutions 26-110 and 26-111 that will come before the committee on July 1, 2026, and (2) to respectfully request that Maui Hill be added to the list of properties to be rezoned H3 or H4 pursuant to either of the above resolutions, or included in a similar resolution that may be introduced and referred to your committee.

Maui Hill was built in 1981 and has been operating as a Hotel / Resort for the last 45 years. Our request is based upon the following criteria.

Maui Hill is a land lease property and not fee simple. In addition, the majority of our units are timeshare units and members of the Maui Lea Timeshare program. The current make-up of the Maui Hill ownership is as follows: 76 timeshare owners and 64 whole owners. Only three owners live full-time at Maui Hill.

Maui Hill employs a full-time General Manager. The General Manager supervises the front office staff who provide service to our guests upon arrival with check-in and check-out procedures; a maintenance staff and a landscaping staff to care and maintain the facilities and grounds; and a cleaning staff who clean and make up the rooms for guests on a daily basis. All of these employees are full-time or part-time.

Your sincere consideration of our request is very much appreciated. Please feel free to reach out to me for any questions or further information you need.

Respectfully submitted.

John Pendley, Vice President

HLU Committee

From: Lisa Sedlic <lisasedlic@gmail.com>
Sent: Tuesday, June 30, 2026 3:36 PM
To: HLU Committee
Subject: Testimony - Support Passage of 26-111

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Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Regards

Ron & Lisa Sedlic

HLU Committee

From: Kathleen Auth <kauth@sbcglobal.net>
Sent: Tuesday, June 30, 2026 1:41 PM
To: HLU Committee
Subject: Resolution 26-111

You don't often get email from kauth@sbcglobal.net. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan and members of the Housing and Land Use Committee:

Thank you for your time and consideration. My husband and I own a condo at Papakea Oceanfront Resort, and we support the passage of Resolution 26-111 as written. This resolution is in agreement with the assigned Investigative Group report.

Mahalo,

Ron and Kathleen Auth, Papakea C 309

HLU Committee

From: Laura F <foodielsf12@hotmail.com>
Sent: Tuesday, June 30, 2026 1:31 PM
To: HLU Committee
Subject: Housing and Land Use Committee Meeting Input

You don't often get email from foodielsf12@hotmail.com. [Learn why this is important](#)

June 30, 2026

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

We own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Pat & Laura Frambach

Papakea D202

HLU Committee

From: Lisa Davey-Bates <ldaveybates@dbcteam.net>
Sent: Tuesday, June 30, 2026 12:43 PM
To: HLU Committee
Subject: Support of Resolution 26-111

You don't often get email from ldaveybates@dbcteam.net. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

My name is Lisa Davey-Bates, and my husband and I purchased a 1-bedroom condominium at Papakea Resort in 2019. Our condo is currently zoned A2/H2 that is identified on Exhibit 2 from the October 13, 2025 Temporary Investigative Group report. I support passage of Bill 88 clean to create new H3 and H4 zoning districts that are "like-for-like" with the A1 and A2 development standards. During deliberations on Bill 9, at least 7 councilmembers specifically expressed support for the creation of these new zoning districts. Now that Bill 9 is passed, the time has come for those councilmembers who expressed support for creation of H3 and H4 zoning.

I respectfully request that you vote yes and pass Bill 88 clean.

Regards,

Lisa Davey-Bates and Perry Bates
3543 Lower Honoapiilani Road
Lahaina, HI 96761

HLU Committee

From: Doug Kueker <dk05073@gmail.com>
Sent: Tuesday, June 30, 2026 12:02 PM
To: HLU Committee
Subject: Testimony in Favor of Resolution 26-111

You don't often get email from dk05073@gmail.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider council-initiated rezoning of the property to the new H3/H4 designation. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,

Doug Kueker

--

HLU Committee

From: T Jinks <tj95037@yahoo.com>
Sent: Tuesday, June 30, 2026 11:11 AM
To: HLU Committee
Subject: Resolutions 26-110 and 26-111-Bill 88

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Aloha Chair U'u-Hodgins and HLU Committee Members

My name is Tom Jinks and I am the President of the AOAO of The Kapalua Golf Villas. I am submitting testimony on behalf of the AOAO of The Kapalua Golf Villas.

First off, I would like to say thank you for adding the properties listed in Resolutions 26-110 and 26-111 to the agenda for July 1, 2026. While our property, Kapalua Golf Villas, is not on the list in these initial resolutions, I firmly believe and feel this process of approving specific properties for the new H3/H4 zone class is very important phase of Bill 88 and needs to start somewhere and somehow. These two resolutions will give everyone; all committee members, planning commissioners, council members, county administration and staff, property owners, property managers, employees and businesses, etc., an opportunity to see how this process moves forward.

As the properties in these two resolutions do move forward, I formally request that the HLU Committee continue to carefully, fairly, and equally assess all properties listed in the agenda's Exhibit 1 to determine which properties should be included, ultimately, for council-initiated approval to the new H3/H4 zoning class.

Mahalo to all for the work you are doing.

Sincerely and respectfully,

Tom Jinks
President, Kapalua Golf Villas AOAO

HLU Committee

From: Oleg Puzyrko <oleg.puzyrko@gmail.com>
Sent: Tuesday, June 30, 2026 10:59 AM
To: HLU Committee
Cc: Olena Marchenko
Subject: Testimony in SUPPORT — Reso 26-111 (HLU-19) — Palms at Wailea
Attachments: Testimony - Palms at Wailea Rezoning (Reso 26-111).pdf

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

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

Please accept the attached written testimony in STRONG SUPPORT of Resolution 26-111 (HLU-19), as it pertains to The Palms at Wailea I (3200 Wailea Alanui Drive).

We are the owners of Unit 2303 and are directly and personally affected by this Resolution. We respectfully ask the Committee to recommend referral of the proposed Community Plan amendment and Change in Zoning bills to the Maui Planning Commission, and that The Palms at Wailea I remain included in that referral.

Our full testimony is attached as a PDF. Thank you for the opportunity to testify.

Me ka ha'aha'a (Respectfully),
Oleg Puzyrko and Olena Marchenko
Owners, Unit 2303, The Palms at Wailea
3200 Wailea Alanui Drive, Unit 2303, Kihei, HI 96753
Email: oleg.puzyrko@gmail.com
Phone: 650-465-9957

WRITTEN TESTIMONY
Housing and Land Use Committee, Maui County Council

June 30, 2026

TO: Honorable Nohelani U'u-Hodgins, Chair, and Members of the Housing and Land Use Committee, Council of the County of Maui

FROM: Oleg Puzyrko and Olena Marchenko, Owners of Unit 2303, The Palms at Wailea

RE: Resolution 26-111 (HLU-19) — Referral to the Maui Planning Commission of proposed bills to amend the Kīhei-Mākena Community Plan and change the zoning for properties operating like hotels in the A-1 and A-2 Apartment Districts

POSITION: STRONG SUPPORT

Aloha Chair U'u-Hodgins and Committee Members,

We are the owners of Unit 2303 at The Palms at Wailea, 3200 Wailea Alanui Drive, Wailea, Hawai'i. We write in **strong support** of Resolution 26-111 (HLU-19) and respectfully urge the Committee to recommend referral of the proposed Community Plan amendment and Change in Zoning bills to the Maui Planning Commission as they pertain to The Palms at Wailea I.

The Palms at Wailea sits within the heart of the Wailea resort destination and has long operated consistent with transient and resort-style use. It appears on the County's own list of "Apartment District Properties Allowed to be Used for Short-Term Occupancy" (Exhibit "1" to this agenda). Aligning the property's zoning and Community Plan designation with its established, real-world use is a sensible step that we welcome for the following reasons:

- 1. It aligns zoning with longstanding actual use.** Reclassifying the property to a Hotel designation reflects how The Palms has functioned for years within the surrounding resort area. Conforming the designation to reality reduces ambiguity and the risk of the property being treated as a legal nonconforming use.
- 2. It protects our family's livelihood and investment.** As individual owners, we are directly and personally affected by this Resolution. Our ability to lawfully offer Unit 2303 for short-term occupancy is what allows us to meet the very real costs of ownership — our mortgage, monthly maintenance and association fees, property taxes, and upkeep. Conforming, certain zoning that reflects the property's established use safeguards that income, protects the substantial savings we invested in this home, and gives us, our lender, and any future buyer confidence in its lawful use. Ambiguity or a forced nonconforming-use status would put our financial stability at risk.
- 3. It is consistent with the surrounding Wailea community.** The neighboring Wailea Ekahi, Wailea Ekolu, and other resort properties are part of the same referral. A coordinated, area-wide approach promotes orderly land use planning rather than parcel-by-parcel inconsistency.
- 4. It supports Maui's visitor economy and County revenues.** Properties operating within the resort district contribute meaningfully to transient accommodations tax, general excise tax, and

property tax revenues that fund County services, while sustaining local jobs in hospitality, property management, and related trades.

We recognize that this action is a *referral* of proposed bills to the Maui Planning Commission, and that further review and public process will follow. For that reason, advancing Resolution 26-111 is the appropriate next step: it allows the proposal to receive full and proper consideration. We ask that The Palms at Wailea I remain included in that referral.

Thank you for the opportunity to testify and for your service to our community. We respectfully ask for your support of Resolution 26-111 (HLU-19).

Me ka ha'aha'a (Respectfully),

Oleg Puzyrko
Olena Marchenko
Owners, Unit 2303, The Palms at Wailea
3200 Wailea Alanui Drive, Unit 2303, Kihei, HI 96753
Email: oleg.puzyrko@gmail.com
Phone: 650-465-9957

HLU Committee

From: Beverly Herrington <bah1949@yahoo.com>
Sent: Tuesday, June 30, 2026 10:39 AM
To: HLU Committee
Subject: Papakea Condo 26-111

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

I am a condominium owner at Papakea Oceanfront Resort, and I respectfully urge you to approve Resolution 26-111 as written.

I support this resolution because it acknowledges the Maui County Planning Commission's recognition of Papakea's A-2/H-2 zoning and its recommendation that Papakea be considered separately from the properties affected by Bill 9's proposed short-term rental phase-out.

I also appreciate that Resolution 26-111 is consistent with the recommendations of the Temporary Investigative Group. The group's extensive work and careful evaluation of these complex issues provide a sound basis for moving this resolution forward.

I would like to thank Council Member U'u-Hodgins for introducing Resolution 26-111 and for ensuring that the unique circumstances surrounding Papakea receive thoughtful consideration. I respectfully encourage every Council member to vote in favor of the resolution as written.

Thank you for your time, your commitment to the people of Maui County, and your consideration of my testimony.

Respectfully,

Patrick and Kim Taylor
Papakea Resort Condo Owner

HLU Committee

From: Michael Herrington <mikeherrington48@yahoo.com>
Sent: Tuesday, June 30, 2026 10:35 AM
To: HLU Committee
Subject: Papakea Resort Owner

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

As an owner at Papakea Oceanfront Resort, I respectfully request your support for Resolution 26-111 as written.

I believe this resolution appropriately recognizes the Maui County Planning Commission's previous determination that Papakea is zoned A-2/H-2 and acknowledges the Commission's recommendation that Papakea be excluded from the proposed short-term rental phase-out under Bill 9.

Resolution 26-111 also reflects the thoughtful work of the Temporary Investigative Group, whose members dedicated considerable time to reviewing the issues and developing balanced recommendations. Their efforts provide an important basis for the Council's consideration of this matter.

I appreciate Council Member U'u-Hodgins for introducing this resolution and for recognizing the need to carefully evaluate properties such as Papakea. I respectfully ask each Council member to support Resolution 26-111 as written.

Mahalo for your service to Maui County and for considering my testimony.

Respectfully,

Michael Herrington
Papakea Condo Owner

HLU Committee

From: Beverly Herrington <beverlyherrington@yahoo.com>
Sent: Tuesday, June 30, 2026 10:33 AM
To: HLU Committee
Subject: Papakea Resort G307

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

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

I am a Papakea Oceanfront Resort condominium owner, and I respectfully ask that you support Resolution 26-111 as written.

I appreciate that this resolution recognizes the Maui County Planning Commission's determination regarding Papakea's A-2/H-2 zoning and reflects the Commission's recommendation that Papakea be considered separately from the properties affected by Bill 9's proposed short-term rental phase-out.

I also believe it is important to give meaningful consideration to the recommendations of the Temporary Investigative Group, whose members devoted substantial time and effort to carefully studying these issues and developing thoughtful recommendations.

I want to thank Council Member U'u-Hodgins for introducing Resolution 26-111 and for bringing this important matter before the Council. I respectfully encourage each Council member to vote in favor of the resolution as written.

Thank you for your dedication to Maui County and for your careful consideration of this testimony.

Respectfully,

Greg Taylor
Papakea Resort G307 Owner

HLU Committee

From: Beverly Herrington <beverlyherrington@yahoo.com>
Sent: Tuesday, June 30, 2026 10:30 AM
To: HLU Committee
Subject: Papakea Resort Resolution 26-111

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

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

I am the owner of a condominium at Papakea Oceanfront Resort, and I respectfully urge you to support the passage of Resolution 26-111 as written.

This resolution is an important acknowledgment of the Maui County Planning Commission's prior recognition that Papakea has A-2/H-2 zoning and of the Commission's recommendation that the County Council consider excluding Papakea from the scope of Bill 9's proposed short-term rental phase-out.

Resolution 26-111 is also consistent with the thoughtful recommendations developed by the Temporary Investigative Group after significant time, research, and careful deliberation. Their work provides a well-considered foundation for this resolution and deserves serious consideration.

I would like to express my sincere appreciation to Council Member U‘u-Hodgins for introducing Resolution 26-111. I respectfully ask each member of the Council to support the resolution as written and to recognize the importance of honoring the Planning Commission's findings and the recommendations of the Temporary Investigative Group.

Thank you for your time, your service to our community, and your thoughtful consideration.

Respectfully,

Beverly Herrington
Papakea Oceanfront Resort Condominium Owner

HLU Committee

From: Maui Vacation Rental Association <ED@mauivacationrentalassociation.org>
Sent: Tuesday, June 30, 2026 9:31 AM
To: HLU Committee
Subject: Testimony - Reso 26-110 & 26-111
Attachments: Reso 26-110 & 26-111 Testimony .pdf

Aloha,

Please see the attached testimony on behalf of Maui Vacation Rental Association regarding Resolutions 26-110 and 26-111.

Mahalo Nui Loa,

Caitlin Miller
Executive Director
MVRA/HIMAST



Maui County Council
Kalana O Maui Building, 8th Floor
200 South High Street
Wailuku, HI 96793

Aloha Chair, Vice Chair and Members of the Housing and Land Use Committee,

My name is Caitlin Miller, Executive Director of the Maui Vacation Rental Association (MVRA). Mahalo for the opportunity to provide comments on Resolution Nos. 26-110 and 26-111.

First, we would like to thank the Committee for continuing the important work that began through the Temporary Investigative Group and culminated in the adoption of Ordinance 6008. We recognize these resolutions as an important continuation of that effort and appreciate the Council's commitment to thoughtfully implementing the principles developed over the past year.

As we understand it, these resolutions represent one phase of a broader implementation effort, and additional resolutions or amendments may still be forthcoming. Because that work is still evolving, we believe these actions should be viewed as part of the larger implementation process rather than as standalone decisions. MVRA views these resolutions as an important step forward, not a final determination of the properties that may ultimately warrant consideration. As the Council continues this effort, we encourage the consistent application of the principles embodied in Ordinance 6008 so that similarly situated lawful visitor accommodations are evaluated under the same objective standards.

Consistency is essential as implementation moves forward. Ordinance 6008 established the Council's path for H-3 and H-4 rezonings, and we encourage those same objective principles to continue guiding future Council-initiated zoning decisions. Applying those standards consistently will help ensure the zoning framework remains clear, predictable, and equitable for property owners, resident managers, on-island employees, local service providers, neighboring businesses, and the broader community.

The Council should also recognize that the operational characteristics of visitor accommodations have naturally evolved alongside advances in technology and changing guest expectations. Across the broader hospitality industry—not just within visitor accommodations—mobile check-in, digital guest communications, contactless services, and technology-driven hospitality have become commonplace. The absence of a traditional front desk or other historical operating model does not mean a property is unmanaged, unsupervised, or unavailable to guests. Rather, it



reflects the continued evolution of how hospitality is delivered and how guests interact with their accommodations.

For that reason, MVRA respectfully encourages the Council to avoid introducing operational distinctions that were not part of the principles embodied in Ordinance 6008. Whether a property utilizes a front desk, mobile check-in, on-site staff, or other guest service models should not become the determining factor for land use decisions. Operational practices will continue to evolve as technology advances and guest expectations change, but the underlying land use of a property does not. **Land use classifications should be durable enough to withstand changes in technology, business practices, and evolving guest expectations. Operational models will continue to evolve, but the underlying land use remains the same.**

As the Council continues this important work, we respectfully encourage an approach that remains focused on the principles established through Ordinance 6008. Our hope is that the remaining Council-initiated zoning changes build upon those principles through a consistent and objective process that evaluates similarly situated lawful visitor accommodations under the same standards. By maintaining that consistency, the Council can continue modernizing Maui County's zoning framework while providing greater clarity and certainty for property owners, resident managers, employees, businesses, guests, and the communities that have been impacted throughout this process.

Mahalo for your time and consideration.

Caitlin Miller

Executive Director

Maui Vacation Rental Association / Hawai'i Mid and Short-Term Rental Alliance

HLU Committee

From: Cara Birkholz <info@mauiocceanviewcondos.com>
Sent: Tuesday, June 30, 2026 9:14 AM
To: HLU Committee
Subject: testimony for resolution 26-111
Attachments: Palms at Wailea testimony for HLU Committee July 1 2026.pdf; Palms at Wailea testimony for HLU Committee July 1 2026 map.pdf

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Please see the attached testimony on behalf of Palms at Wailea with regards to tomorrow's Housing and Landuse Committee meeting, for the agenda item for Resolution 26-111.

Mahalo

Cara Birkholz
Board President on behalf of the Board of Directors of the Palms at Wailea AOA



June 29, 2025

Housing and Land Use Committee
Maui County Council
Kalana O Maui
200 South High Street
Wailuku, HI 96793

Dear Chair, Vice Chair, and Committee Members,

My name is Cara Birkholz. I am a Maui resident and the President of the Board of Directors for The Palms at Wailea ("The Palms"), a condominium complex comprised of Lot 98 on Map 26 of Land Court Application No. 1804, duly filed with the County of Maui, attached. It is located at 3200 Wailea Alanui Drive within the designated Wailea Resort Community.

I write to you today in support of Resolution No. 26-111, as drafted, which identifies The Palms as a complex with transient vacation rentals that acts like a hotel.

- **Outrigger Resorts and Hotels purchased a commercial unit directly from the developer and has since continuously operated a front desk, providing advance and walk-up bookings, guest services, daily housekeeping and amenities, as well as property management services at The Palms.** There is a central facility on property that houses a laundry and storage space for linens, towels, and supplies used to service guestrooms.
- The Palms currently **employs 18 individuals**, directly and through contracts, to offer management, maintenance, landscaping, security, and hospitality services.
- The property features 150 one- and two-bedroom units and 2 commercial units, in 23 two-story buildings on 16 tropical acres with a manicured central greenway that includes a pond and stream. There is a resort-style swimming pool with an expansive ocean view, a spa, and a clubhouse.
- The Palms is located in a designated resort community, Wailea, in close proximity to Keawakapu Beach and The Shops at Wailea. The complex is a member of the **Wailea Community Association**, which provides management, landscaping and security for common areas within the Wailea Resort Community, enhancing the resort experience for visitors, including those staying at The Palms.

The Palms was **built for short-term vacation rental use**. The original Declaration recorded in Maui County as well as the Condominium Public Report issued by the State in 1989 specifically identified "transient vacation rental" as an intended use. Currently, of the 150 residential units, 145 units (96.67%) are classified as short-term vacation rentals, while three are owner-occupied and two are offered as long-term rentals.

Thank you for your continued hard work on these challenging issues. As a Maui resident, I am keenly aware of Maui's need for more housing, but allowing properties that have always functioned as hotels to continue to do so, such as The Palms, is not inconsistent with addressing that need. To the contrary, it allows hotel-like properties to continue to accommodate visitors who are so important to our economy.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Cara Birkholz', with a large initial 'C' and a long, flowing tail.

Cara Birkholz

Board President on behalf of the Board of Directors of the Palms at Wailea AOAO

Enclosure:

- Map 26 of Land Court Application No. 1804

LAND COURT

STATE OF HAWAII

LAND COURT APPLICATION 1804

CONSOLIDATION OF LOTS 16, 17 AND 18 AS SHOWN ON MAP 5 AND LOT 82 AS SHOWN ON MAP 21 AND RESUBDIVISION OF SAID CONSOLIDATION INTO LOTS 98 TO 101, INCLUSIVE

AND DESIGNATION OF THE FOLLOWING EASEMENTS:

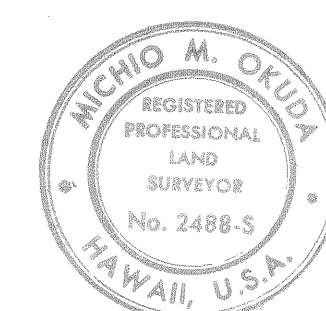
EASEMENT 145 AFFECTING LOTS 98 AND 99

EASEMENT 146 AFFECTING LOTS 99 AND 100

HONUAULA, MAUI, HAWAII

33 LONG AVENUE
KAHULUI, MAUI, HAWAII
AUGUST 24, 1979

A & B PROPERTIES, INC.



by: *Michio M. Okuda*
Registered Professional Land Surveyor
Certificate Number 2488-S
Land Court Surveyor Certificate 160

OWNERS: WAILEA LAND CORPORATION AND
THE NORTHWESTERN MUTUAL
LIFE INSURANCE COMPANY

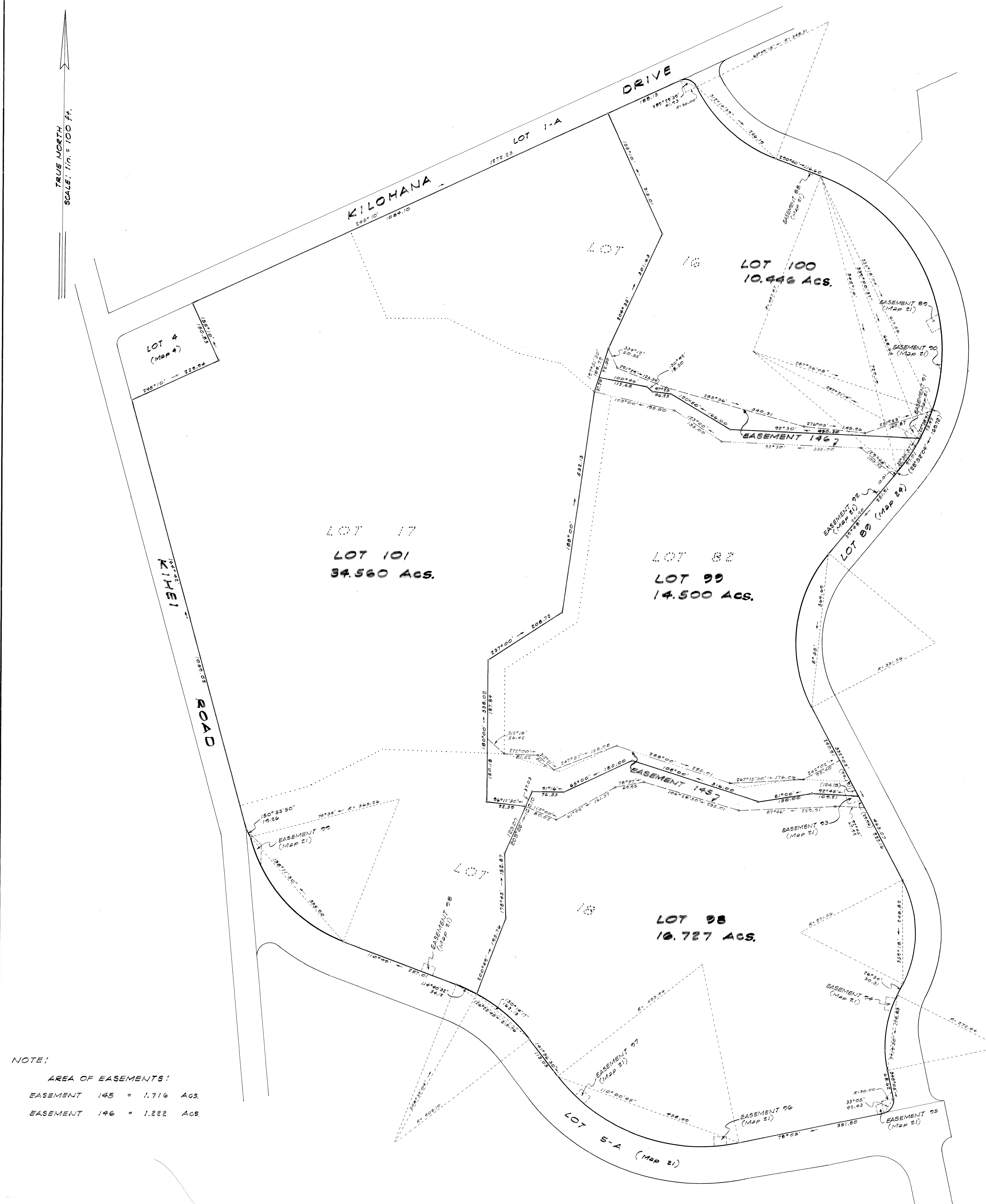
OWNERS' CERTIFICATE OF TITLE: 150,986

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED NOVEMBER 3, 1979
BY ORDER OF THE COURT

Janita K. Post
REGISTRAR OF THE LAND COURT

Filed October 19, 1979 Janita K. Post Registrar

NOTE:
AREA OF EASEMENTS:
EASEMENT 145 = 1.716 ACS.
EASEMENT 146 = 1.222 ACS.



HLU Committee

From: Ann Sarna <anyasar@gmail.com>
Sent: Tuesday, June 30, 2026 8:25 AM
To: HLU Committee
Subject: my support for Resolution 26-111 as written

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Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

As an owner at the Papakea Oceanfront Resort, I am writing to express my strong support for passing Resolution 26-111 as written.

This resolution validates the Maui County Planning Commission's previous recognition of Papakea's A2/H2 zoning and its recommendation that the Council exclude the resort from Bill 9's short-term rental phase-out.

Furthermore, Resolution 26-111 aligns perfectly with the extensive, well-researched recommendations of the Temporary Investigative Group.

Thank you, Chair U'u-Hodgins, for introducing this resolution.

I respectfully urge the entire Council to support and pass Resolution 26-111 as written.

Regards

Ann Sarna

--

Ann Sarna

HLU Committee

From: Kevin Ross <klross77.maui@gmail.com>
Sent: Tuesday, June 30, 2026 6:49 AM
To: HLU Committee
Subject: Resolution 26-111

You don't often get email from klross77.maui@gmail.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Respectfully,

KEVIN ROSS
Klross77.maui@gmail.com

HLU Committee

From: Dee Hnatko <deehnatko@hotmail.com>
Sent: Tuesday, June 30, 2026 7:48 AM
To: HLU Committee
Subject: Passage of Resolution 26-111

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

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

I am an owner at Papakea Oceanfront Resort, and I respectfully support the passage of Resolution 26-111 as written.

Resolution 26-111 is an important and appropriate step in acknowledging Papakea's long-standing resort use, its A2/H2 zoning history, and the Maui County Planning Commission's prior recognition that Papakea should be considered differently from properties that do not operate in the same resort-style manner. Papakea has historically functioned as part of Maui's visitor accommodation community, and its continued ability to operate in this capacity is important not only to owners, but also to guests, employees, local businesses, and the broader West Maui economy.

I also appreciate that Resolution 26-111 is consistent with the thoughtful work and recommendations of the Bill 9 Temporary Investigative Group, which spent significant time reviewing the impacts of Bill 9, identifying properties where continued transient vacation rental use may be appropriate, and considering practical zoning solutions.

For these reasons, I respectfully ask all Committee members to support Resolution 26-111 as written.

Thank you to Chair U'u-Hodgins for introducing this resolution, and thank you to the Committee members for your time, consideration, and continued work on this important issue.

Respectfully,

Dimitra Hnatko
Papakea Oceanfront Resort Owner

HLU Committee

From: Niccole Modell <niccole.modell@gmail.com>
Sent: Tuesday, June 30, 2026 7:07 AM
To: HLU Committee
Subject: Resolution 26-111

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

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

My family owns a condo at Papakea Oceanfront Resort and supports passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Niccole Modell



Niccole Modell

Flutist & Pianist, Teacher & Performer (Just Brilliant Music)



Orchestral Flutist, Concert Pianist, Music Teachers' Association of CA

(805) 279-0017 | niccole.modell@gmail.com

www.niccolemodell.com | www.justbrilliantmusic.com

"Where Words Fail, Music Speaks"



HLU Committee

From: Kevin Keller <sdkellers@gmail.com>
Sent: Tuesday, June 30, 2026 6:53 AM
To: HLU Committee
Subject: Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Kevin and Linda Keller
Papakea C205

HLU Committee

From: steve jacobson <ssjake@hotmail.com>
Sent: Tuesday, June 30, 2026 6:16 AM
To: HLU Committee
Subject: Support passage of Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

My family owns a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Regards,

Nicole Jacobson

Sent from [Outlook](#)

HLU Committee

From: Thiele, Stephen <sthiele@grllp.com>
Sent: Tuesday, June 30, 2026 5:21 AM
To: HLU Committee
Subject: Written testimony re Resolution 26-111

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

Aloha HLU Committee:

Please accept the following as personal written testimony on Resolution 26-111.

As an owner of a condominium unit at Kamaole Sands, in my view, Resolution 26-111 should be amended so as to add Kamaole Sands as one of the properties that should be granted H-4 zoning because it effectively operates as a hotel.

Indeed, Kamaole Sands has operated as a hotel since its construction in 1983, with companies such as Colony Resorts and Aston Hotels (a local Hawaii-based company) doing so for many years, and now Castle Resorts operating the property's 24-hour guest registration desk and employing dozens of uniformed staff at the property.

When Bill 9 was introduced and eventually passed, public statements were made that properties that operated like hotels or the walked like duck and acted like a duck should have their zoning changed to a hotel category to reflect that they were "ducks" or "hotels".

Bill 88 has now created H3/H4 zoning for those properties, yet Kamaole Sands is not on the list of properties to be considered for H3/H4 re-zoning. This is an omission that should be corrected at an early stage.

Kamaole Sands is one of the few properties of which I am aware where the owners held a vote prior to the introduction of Bill 88 to overwhelmingly agree that its zoning should be changed from an apartment zoning classification to a hotel zoning classification. This vote strongly demonstrates that the culture of this property is understood to operate in a condotel/resort fashion, which, of course, is supported by all of its guest amenities, including, but not limited to, its separate 24-hour guest registration area which also offers guests separate computers that can be used for airline flight check-in and other business like services for a traveler, 24-hour security services, linen services, pool and snack bar services and the like.

As well, it is important to note that Kamaole Sands is a good corporate citizen and, unlike many properties which purport to act like a hotel, actually connects guests staying at Kamaole Sands with the culture of Maui and Hawaii offering "Turtle Talks" and Hula shows, and hosting local musicians.

Overall, there has been a strong consensus among various stakeholders that Kamaole Sands is a hotel. This consensus should be reflected in Resolution 26-111 by adding Kamaole Sands to the properties whose zoning should be changed to Hotel District under the new H3/H4 zoning categories.

Mahalo for your consideration, and much Aloha,
Stephen



Stephen Thiele • Partner

Gardiner Roberts LLP

Bay Adelaide Centre - East Tower, 22 Adelaide St W, Ste. 3600, Toronto, ON M5H 4E3

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HLU Committee

From: Barbara Rubin <mkvcondo@yahoo.com>
Sent: Tuesday, June 30, 2026 4:46 AM
To: HLU Committee
Subject: In Favor Passing Resolution 26-111

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Dear Chair and Members of Housing & Land Use Committee,

As an owner at Papakea Oceanfront Resort, I have been following the local housing issues. I am in support of passage of Resolution 26-111 as it is written.

Thank You for Your Time and Hard Work,

Barbara Rubin

mkvcondo@yahoo.com
(916) 715-8504

HLU Committee

From: Jillian Hochstetler <jillian.hochstetler@gmail.com>
Sent: Tuesday, June 30, 2026 3:47 AM
To: HLU Committee
Subject: Support of Resolution 111

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

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

I hope you're doing well. I wanted to share my support for Resolution 111 and kindly ask that you approve the proposed rezoning of The Palms at Wailea and the other properties included in the resolution.

Our family owns vacation rental units at The Palms at Wailea, and we've seen firsthand how much these rentals contribute to the local community. Just last year, our units welcomed **more than 400 visitors** to Maui. During their stays, they enjoyed local restaurants, shopped at small businesses, booked activities with local operators, rented cars, purchased groceries, and experienced everything the island has to offer.

We also make a point to provide our guests with a guidebook featuring locally owned restaurants, shops, beaches, and activity providers because we truly want their visits to support the Maui community. Many of our guests return year after year and have developed a genuine connection to the island and its local businesses.

The Palms at Wailea has been welcoming visitors for many years, and Resolution 111 reflects that long-standing role. Approving it would help provide stability for owners like us while continuing to support the many small businesses and jobs that rely on visitor accommodations.

Thank you for taking the time to consider this, and for your service to the people of Maui.

Warmly,

Jillian Hochstetler

HLU Committee

From: Peter Webb <pjwsam@gmail.com>
Sent: Tuesday, June 30, 2026 3:47 AM
To: HLU Committee
Subject: Testimony in support of Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written.

Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of the Bill 9's short-term rental phase out.

Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which has spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,
Peter and Vickie Webb G201

HLU Committee

From: Michael Magruder - Hmail <theeagleview@hotmail.com>
Sent: Tuesday, June 30, 2026 3:04 AM
To: HLU Committee
Subject: Support for Passage of Resolution 26-111
Attachments: Support for Passage of Resolution 26-111.docx

Importance: High

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Aloha HLU Committee,

Please find attached my testimony in support of the passage of Resolution 26-111.

Thank you for your attention to this matter.

Sincerely,
Michael Magruder
Papakea B202

Dear Chair U'u-Hodgins, Vice Chair Batangan,
and members of the Housing and Land Use Committee:

I have owned a condo at Papakea Oceanfront Resort since 2015. I support the passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,
Michael Magruder
Papakea B202

HLU Committee

From: Lawrence Hall <larryhall964@gmail.com>
Sent: Tuesday, June 30, 2026 2:29 AM
To: HLU Committee
Subject: Testimony For Papakea

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Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sunny Harumi Onoue

HLU Committee

From: JOHN DiCARO <JDiCaro@JSHFIRM.com>
Sent: Tuesday, June 30, 2026 2:19 AM
To: Mary DiCaro; HLU Committee
Subject: Re: Resolution 26-111 Support

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Well said

Get [Outlook for iOS](#)

From: Mary DiCaro <madicaro@aol.com>
Sent: Monday, 29 June 2026 21:40:41
To: hlu.committee@mauicounty.us <hlu.committee@mauicounty.us>
Subject: Resolution 26-111 Support

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Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea Resort as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase-out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group, which spent significant time and effort developing those recommendations. It also has the recommendation and support of Mayor Bissen.

A special thank you to Member U'u-Hodgins for introducing Resolution 26-111, and we ask for all council members to support passage of this resolution as written.

Thank you to all, for your time,

Mary DiCaro

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HLU Committee

From: Matt Hochstetler <matt.hochstetler@gmail.com>
Sent: Monday, June 29, 2026 7:36 PM
To: HLU Committee
Subject: Hotel zoning

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

I am writing in support of Resolution 111 and respectfully urge you to approve the proposed rezoning of The Palms at Wailea and the other properties identified in the resolution.

My family owns vacation rental units at The Palms at Wailea. Last year alone, our rentals welcomed more than 120 families to Maui. Those visitors supported the island's economy by dining at local restaurants, shopping at local businesses, booking activities with local operators, renting cars, purchasing groceries, and enjoying all that Maui has to offer.

Our family are also active volunteers on the island at the Maui Humane Society and volunteering in Lahaina post the fires (taking the buses from the county offices in Wailuku). We believe that all owners have a duty to help the island but can only do this if we are financially sound.

We provide every guest with a guidebook highlighting locally owned small businesses -restaurants, shops, and activity providers because we want their stay to directly benefit the Maui community. Many of our guests are repeat visitors who have developed a deep appreciation for the island and intentionally support local businesses during every visit.

The Palms at Wailea has operated as a visitor accommodation for decades, and Resolution 111 appropriately recognizes its long-standing use as a hotel-like property.

Approving this resolution will provide certainty for responsible owners while preserving the visitor accommodations that support countless small businesses and jobs throughout Maui.

Thank you for your thoughtful consideration and for your service to the people of Maui.

Best,
Matt Hochstetler

HLU Committee

From: tamuz123@gmail.com
Sent: Monday, June 29, 2026 7:30 PM
To: HLU Committee
Subject: My support for passing Maui Resolution 26-111 as is

You don't often get email from tamuz123@gmail.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

As an owner at the Papakea Oceanfront Resort, I am writing to express my strong support for passing Resolution 26-111 as written.

This resolution validates the Maui County Planning Commission's previous recognition of Papakea's A2/H2 zoning and its recommendation that the Council exclude the resort from Bill 9's short-term rental phase-out.

Furthermore, Resolution 26-111 aligns perfectly with the extensive, well-researched recommendations of the Temporary Investigative Group.

Thank you, Chair U'u-Hodgins, for introducing this resolution.

I respectfully urge the entire Council to support and pass Resolution 26-111 as written.

Sincerely,

Joseph Goldberg

HLU Committee

From: Patricia Bellardo <pbellardo@gmail.com>
Sent: Monday, June 29, 2026 7:07 PM
To: HLU Committee
Subject: Support passage of Resolution 26-111 as written

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

--

Patricia Bellardo
Papakea L-404
(650) 387-5256 - Mobile
KO6FYB

HLU Committee

From: Mary DiCaro <madicar@ol.com>
Sent: Monday, June 29, 2026 6:41 PM
To: HLU Committee
Subject: Resolution 26-111 Support

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Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea Resort as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase-out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group, which spent significant time and effort developing those recommendations. It also has the recommendation and support of Mayor Bissen.

A special thank you to Member U'u-Hodgins for introducing Resolution 26-111, and we ask for all council members to support passage of this resolution as written.

Thank you to all, for your time,

Mary DiCaro

HLU Committee

From: Lynette Bennett <lineke23@gmail.com>
Sent: Monday, June 29, 2026 6:27 PM
To: HLU Committee
Subject: Support passage of Resolution 26-111

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Dear Chair U'u-hodgins, Vice -Chair Batangan, and members of the Housing and Land use commission, I am an owner at Papakea Oceanfront Resort , and I support the passage of Resolution 26-111 clean. This Resolution represents an important acknowledgment of the Maui County Planning commissions prior recognition of Papakea Oceanfront Resort having A2/H2 zoning and its recommendation that council consider Papakea Oceanfront Resort from the scope of Bill 9s short term rental Phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative group Who spent a significant amount of time and energy developing the recommendations.

In appreciation to member U' u-hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,
Lynette Bennett

HLU Committee

From: Jayne Grinnell <jgrinnell07@aol.com>
Sent: Monday, June 29, 2026 6:18 PM
To: HLU Committee
Subject: Support of H-3 H-4

[You don't often get email from jgrinnell07@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To all involved

As owners at the Resort at Papakea we are in full support of being re zoned as H-3 or H-4 .

Thank you for your time regarding this matter

Sincerely
Jayne and Warren Grinnell
Sent from my iPhone

HLU Committee

From: tom richardson <fusspott@sbcglobal.net>
Sent: Monday, June 29, 2026 5:58 PM
To: HLU Committee
Subject: Support for Resolution 26-111

You don't often get email from fusspott@sbcglobal.net. [Learn why this is important](#)

Dear Committee Members,

Thank you for considering changing the zoning of Papakea Resort to H4 via the passage of resolution 26-111. Please pass it as-is.

Thank you,

MaryAnn Richardson

HLU Committee

From: drmodell@verizon.net
Sent: Monday, June 29, 2026 5:51 PM
To: HLU Committee
Subject: Re: Resolution 26-111

You don't often get email from drmodell@verizon.net. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support Passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which has spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,
Eugene Modell
Unit C-108, Papakea Oceanfront Resort

HLU Committee

From: EkahiOceanStudio <ekahioceanstudio@icloud.com>
Sent: Monday, June 29, 2026 5:21 PM
To: HLU Committee
Subject: Resolution 111

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

To the Housing and Land Use Committee,

I own a condo at Wailea Ekahi and am writing to support Resolution 26-111, the Council-Initiated Zoning resolution that includes our complex.

Wailea Ekahi has provided quality visitor accommodations and supported local jobs for decades under county approval. This resolution enables our property to continue that established use under appropriate zoning—the H-3/H-4 framework created by Bill 88.

Thank you to the Council for including Ekahi in the first round of Council-Initiated Zoning actions.

Respectfully,

Laura Hutchings
Wailea Ekahi owner

HLU Committee

From: Rory Frampton <rory@roryframpton.com>
Sent: Monday, June 29, 2026 4:29 PM
To: HLU Committee; Nohe M. Uu-Hodgins; Thomas M. Cook; Stacy Takahashi
Subject: Makai Sunset Inn
Attachments: Makai Sunset Inn ltr-rqst rev 6.29.26.pdf

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

Aloha

See attached letter requesting that the Makai Sunsetn Inn properties be included in Resolution 26-111 because it operated as a hotel.

Please let me know if there are any questions.

Mahalo

Rory Frampton

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place
Kula, Hawaii 96790
June 29, 2026

cell 808 298 4956
rory@roryframpton.com

Chair Nohelani U`u-Hodgins
Housing and Land Use Committee
Maui County Council
Sent via email

Dear Chair U`u-Hodgins

RE: Makai Sunset Inn – Request to be included as Hotel type properties under Resolution HLU 26-111 for properties 1411 & 1415 Front Street, Lahaina
TMKs (2) 4-5-013: 002 & 026

This letter is written on behalf of my clients Makai Cam LLC, owners of the Makai Sunset Inn located at 1411 & 1415 Front Street. Via this letter, Makai Cam LLC is requesting their properties to be as Hotel type properties under Resolution HLU 26-111, in order to maintain Transient Vacation Rental (TVR) use and included for Council initiated community plan and zoning amendments

Background. The properties are located on the makai side of the northern portion of Front Street, see attached location map. They are shoreline properties protected by a seawall.

Prior to the Lahaina fire, the Makai Sunset Inn was used as a 21 unit transient vacation rental property located in the A-2 Apartment District. The structure was originally constructed in 1964. The real property tax classification had been hotel/resort. And, the owners were up to date on all GET and TAT tax payments. See attached Real Property page for the properties. Based on these facts, the property qualified as a permitted use in the A-2 Apartment District under section 19.12.020.G, MCC. This section of the code has now been deleted with the passage of Bill 9. For some unknown reason, these properties were not identified on the Minatoya list.

The current owners purchased the properties in 2021 for \$7.8 million. They spent approximately \$2.1 million on refurbishments which were completed several months prior to the Lahaina fire.

Council Resolution 26-111. The purpose of Resolution 26-111 is to adopt zoning and community plan designations for properties that were operating as hotels. **The Makai Sunset Inn operated as a hotel, it had front desk and housekeeping staff.** See attached photographs of the lobby and front desk as well as web pages with guest reviews with positive comments regarding the staff.

TIG Recommendations. The Temporary Investigative Group (TIG) on Transient Vacation Rentals in the Apartment District, identified a number of properties

on the Minatoya list that would be appropriate to continue TVR use since they would not likely be converted to long-term residential housing for local residents. These properties were identified and attached to the TIG report as Exhibit "2". Criteria used to include properties on the Exhibit "2" list included the following:

- *"Properties with market values not attainable by most Maui County residents would be appropriate to continue TVR uses."*
- *"Properties where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise would not produce long-term housing options for residents and would therefore be appropriate to continue TVR uses."*

The Makai Sunset Inn properties meet the TIG's criteria to continue TVR uses. The Makai Sunset Inn properties would not likely produce long-term housing options for Maui residents based on the following:

- **Property Value.** The properties are located on the shoreline and would be priced out of reach for most Maui residents. The current owners have invested around \$10 million in land acquisition and refurbishments. Additionally, the seawall on the ocean side of the properties needs repair and will need to be continually repaired and maintained over time, adding additional costs to maintain the property.
- **Sea Level Rise Exposure Area (SLR-XA).** The entirety of both properties are located in the SLR-XA (3.2 ft sea level rise scenario). See attached figure. As such, the properties would not produce long-term housing options for Maui residents.

In summary, prior to the Lahaina Fire, the Makai Sunset Inn operating as a hotel. In addition, primarily due to their shoreline location, the Makai Sunset Inn properties would not produce long-term housing options for Maui residents. We respectfully request that the subject properties be included among the properties under consideration for Council initiated change in zoning and community plan designation.

Thank you for your review of this matter. Should you have any questions or comments, please feel free to contact me at 808-298-4956 or by email rory@roryframpton.com.

Respectfully submitted,



Rory Frampton

cc: Andrew Chang Jr., Makai CAM LLC

Rory Frampton Consulting Inc.

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place
Kula, Hawaii 96790
June 29, 2026

cell 808 298 4956
rory@roryframpton.com

Chair Nohelani U`u-Hodgins
Housing and Land Use Committee
Maui County Council
Sent via email

Dear Chair U`u-Hodgins

RE: Makai Sunset Inn – Request to be included as Hotel type properties under Resolution HLU 26-111 for properties 1411 & 1415 Front Street, Lahaina
TMKs (2) 4-5-013: 002 & 026

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- *"Properties where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise would not produce long-term housing options for residents and would therefore be appropriate to continue TVR uses."*

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- **Sea Level Rise Exposure Area (SLR-XA).** The entirety of both properties are located in the SLR-XA (3.2 ft sea level rise scenario). See attached figure. As such, the properties would not produce long-term housing options for Maui residents.

In summary, prior to the Lahaina Fire, the Makai Sunset Inn operating as a hotel. In addition, primarily due to their shoreline location, the Makai Sunset Inn properties would not produce long-term housing options for Maui residents. We respectfully request that the subject properties be included among the properties under consideration for Council initiated change in zoning and community plan designation.

Thank you for your review of this matter. Should you have any questions or comments, please feel free to contact me at 808-298-4956 or by email rory@roryframpton.com.

Respectfully submitted,



Rory Frampton

cc: Andrew Chang Jr., Makai CAM LLC

Parcel Information

Parcel Number 450130260000
Location Address 1411 FRONT ST
LAHAINA HI 96761
Neighborhood Code OFHOTEL
Legal Information LOT 4 MALA BEACH SUBD POR LCAW 477F:210,654 SF DES
Land Area 10654 Square Feet
Zoning A1 - A-1 Apartment
Parcel Note

[View Map](#)

Damage Destroyed 823
Reentry Zone 4A
Zone Color Green

Owner Information

Owner Names
MAKAI CAM LLC Fee Owner

Mailing Address
[MAKAI CAM LLC](#)
133 E SAINT JOSEPH ST
ARCADIA CA 91006

Assessment Notices

450130260000 (PDF)

Assessment Information

☐ Hide Historical Assessments

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2026	TVR-STRH	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2025	TVR-STRH	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	TVR-STRH	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	TVR-STRH	\$1,539,600	\$0	\$1,539,600	\$778,000	\$2,317,600	\$0	\$0
2022	TVR-STRH	\$1,539,600	\$0	\$1,539,600	\$688,100	\$2,227,700	\$0	\$2,227,700
2021	TVR-STRH	\$1,200,000	\$0	\$1,200,000	\$535,800	\$1,735,800	\$0	\$1,735,800
2020	TVR-STRH	\$1,500,000	\$0	\$1,500,000	\$686,900	\$2,186,900	\$0	\$2,186,900
2019	TVR-STRH	\$1,363,600	\$0	\$1,363,600	\$676,300	\$2,039,900	\$0	\$2,039,900
2018	TVR-STRH	\$1,239,600	\$0	\$1,239,600	\$816,500	\$2,056,100	\$0	\$2,056,100
2017	HOTEL / RESORT	\$1,177,700	\$0	\$1,177,700	\$754,100	\$1,931,800	\$0	\$1,931,800

[How to calculate real property taxes](#)

Commercial Improvement Information

Building Number 1
Building Type
Year Built 1964
Eff Year Built
% Complete 100%
Building Square Footage 8,768
Value \$0

Section	Floor #	Area	Perimeter	Occupancy	Wall Height	Exterior Wall	Rank	Building Class
1	01	1592	178	Apartment	10		1.5	Masonry Bearing Walls s1 p7
1	02	1592	178	Apartment	10		1.5	Masonry Bearing Walls s1 p7
2	01	1200	146	Apartment	10		1.5	Masonry Bearing Walls s1 p7
2	02	1200	146	Apartment	10		1.5	Masonry Bearing Walls s1 p7
3	01	1592	178	Apartment	10		1.5	Masonry Bearing Walls s1 p7
3	02	1592	178	Apartment	10		1.5	Masonry Bearing Walls s1 p7

Other Features

Section	Structure	Measure 1	Measure 2	Stops
1	Patio, Concrete	780	1	0
2	BALCONY WD RAILING	716	1	0

Parcel Information

Parcel Number 450130020000
Location Address 1415 FRONT ST
LAHAINA HI 96761
Neighborhood Code OFHOTEL
Legal Information LOT 5 MALA BEACH SUBD POR LCAW 477F:211,555 SF DES
Land Area 11555 Square Feet
Zoning A1 - A-1 Apartment
Parcel Note

[View Map](#)

Damage Destroyed 823
Reentry Zone 4A
Zone Color Green

Owner Information

Owner Names
MAKAI CAM LLC Fee Owner

Mailing Address
[MAKAI CAM LLC](#)
133 E SAINT JOSEPH ST
ARCADIA CA 91006

Assessment Notices

450130020000 (PDF)

Assessment Information

[Hide Historical Assessments](#)

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2025	TVR-STRH	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	TVR-STRH	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	TVR-STRH	\$1,669,900	\$0	\$1,669,900	\$0	\$1,669,900	\$0	\$0
2022	TVR-STRH	\$1,669,900	\$0	\$1,669,900	\$0	\$1,669,900	\$0	\$1,669,900
2021	TVR-STRH	\$1,279,900	\$0	\$1,279,900	\$0	\$1,279,900	\$0	\$1,279,900
2020	TVR-STRH	\$1,599,900	\$0	\$1,599,900	\$0	\$1,599,900	\$0	\$1,599,900
2019	TVR-STRH	\$1,454,500	\$0	\$1,454,500	\$0	\$1,454,500	\$0	\$1,454,500
2018	TVR-STRH	\$1,322,300	\$0	\$1,322,300	\$0	\$1,322,300	\$0	\$1,322,300
2017	HOTEL / RESORT	\$1,256,100	\$0	\$1,256,100	\$0	\$1,256,100	\$0	\$1,256,100

[How to calculate real property taxes](#)

Sales Information

Sale Date	Price	Instrument Number	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
12/27/2021	\$7,800,000	A80340726	Fee conveyance	Involved add'l parcels	Warranty deed	12/30/2021		
12/23/2021	\$1,000	A80380204	Fee conveyance		Warranty deed	1/3/2022		
7/30/2002	\$1,221,500	02-204737	Fee conveyance	Related individuals	Quitclaim deed	11/18/2002		
10/29/1987	\$0	8700166306	Fee conveyance			11/2/1987		
10/5/1987	\$0	8700166305	A/S on fee			11/2/1987		

Maui's Automated Planning & Permitting System

[Click Here to View All Planning and Permitting Info Regarding This TMK](#)



Lobby

Front Desk



Makai Sunset Inn
Lobby and Front Desk Photos
1411 and 1415 Front Street

Makai Sunset Inn Lahaina

ex. Lahaina Ocean's Edge

1415 Front Street, Lahaina, United States

Booking.com

Based on 273 reviews

7.9

Tue 30 Jun



Wed 1 Jul



2 Adults



0 Children



Check availability



✓ Check-in:

from 15:00 until 23:59

✓ Check-out:

until 11:00

✓ License number

W31438185-01

✓ Children and extra beds

There are no cribs provided in a room.

How to reach hotel



Tue 30 Jun



Wed 1 Jul



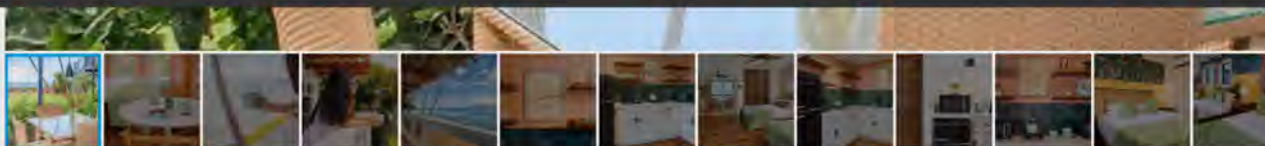
2 Adults



0 Children



Check availability



Overview Location Reviews Amenities

Rooms

Makai Sunset Inn

Located only 0.7 miles from Puunoa Beach, Makai Sunset Inn Lahaina is in the immediate vicinity of Lahaina Jodo Mission Buddhist Cultural Park. Guests who stay at the comfortable 3-star inn can park their car on site.

Located in the Historic Lahaina Front Street district, the Lahaina hotel is approximately a 25-minute stroll from such business sites as Old Lahaina Courthouse. Natural attractions in the area include Kamehameha Iki Park, 1.7 miles from the Makai Sunset Inn Lahaina, and a beach is just 0.7 miles away. Guests might as well visit Wahikuli Park, which is merely 9 minutes' stroll away. Located 1.2 miles from the property, Maria Lanakila Catholic Church is open for visiting by worshippers and tourists. Well-connected to many sights, the Makai Sunset Inn is within reach of Lahaina Cannery Mall bus stop.

The 20 rooms feature air conditioning along with self-catering facilities such as tea/coffee making equipment. Offering a walk-in shower and a separate toilet, the bathrooms are also fitted with a hairdryer and bath sheets.

The nearby dining opportunities include Mala Ocean Tavern, which is a mere 6 minutes by foot from the hotel.

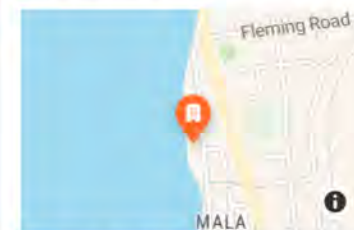
Check-in:
from 15:00 until 23:59

✓ Check-out:
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✓ License number
W31438185-01

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There are no cribs provided in a room.

How to reach hotel



Where is the Makai Sunset?

Makai Sunset Inn address: 1415 Front Street, Lahaina, United States

Attractions

Tue 30 Jun



Wed 1 Jul



2 Adults



0 Children



Check availability



Jack

2022-03-03

+ Generally, the place was special. I enjoyed the room, the bed was comfortable. The service was absolutely great. A nice beach, breathtaking view.

7



Tom

2021-07-23

+ Super location, outstanding staff, really good bed. The room was non-smoking and beautiful and the bathroom was luxurious. There was a good restaurant, shops and supermarket next door. A welcoming service and perfect breakfast.

9

- Wi-Fi signal was very weak, made me a little nervous.



James

2021-04-28

+ Staff and location were ideal here.

9



Lee

2021-10-28

+ Just perfect stay overall. Immaculate place with FABULOUSLY FRIENDLY staff. Room was fairly quiet and airy.

8

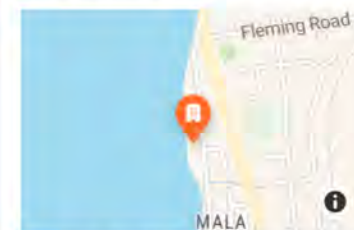
Check-in:
from 15:00 until 23:59

✓ Check-out:
until 11:00

✓ License number
W31438185-01

✓ Children and extra beds
There are no cribs provided in a room.

How to reach hotel



Where is the Makai Sunset?

Makai Sunset Inn address: 1415 Front Street, Lahaina, United States

Attractions

HLU Committee

From: theshoresofmaui@gmail.com
Sent: Monday, June 29, 2026 4:17 PM
To: HLU Committee
Cc: treasurershoresofmaui@gmail.com
Subject: Testimony on Resolutions 26-110 and 26-111; Request to Include The Shores of Maui (TMK 390170030000) in Council-Initiated Rezoning and Community Plan Amendments
Attachments: Shores of Maui Letter re Rezoning 20260629.pdf

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

Dear Chair U'u-Hodgins, Vice-Chair Batangan, and Members of the HLU Committee,

The email is sent regarding resolutions 26-110 and 26-111 which the Committee will consider later this week. On behalf of the Shores of Maui AOA, I am submitting the attached letter addressing the resolutions and our request to be included in Council-initiated rezoning and community plan amendments.

Thank you in advance for your consideration of this information and request.
Sincerely,

Jamie Hollingbery
President
Shores of Maui AOA

The Shores of Maui

AOAO

2075 SOUTH KIHAI

KIHAI, HAWAII

June 29, 2026

VIA EMAIL TO: HLU.committee@mauicounty.us

RE: Testimony on Resolutions 26-110 and 26-111; Request to Include The Shores of Maui (TMK 390170030000) in Council-Initiated Rezoning and Community Plan Amendments

Dear Chair U'u-Hodgins, Vice-Chair Batangan, and Members of the Committee:

On behalf of the Board of Directors of the Association of Apartment Owners of The Shores of Maui, we respectfully submit this testimony in connection with the Committee's consideration of Resolutions 26-110 and 26-111. We note that the HLU Agenda indicates that the Committee may consider revising the resolutions to add properties from Exhibit 1 attached to the HLU agenda. The Shores of Maui is one of the properties on that list, and we request that the Committee revise the resolutions to include The Shores of Maui in the council-initiated rezoning process.

I. Property Background and Historical Information.

The Shores of Maui is a 50-unit condominium complex located at 2075 South Kihei Road, directly across from the Cove in the heart of Kihei. It was built in 1975 and has operated continuously as a vacation rental property for its entire fifty-one year existence.

The property was developed and marketed as a vacation rental property from the outset. We have included with this submission two letters from individuals who purchased units at The Shores of Maui shortly after it was built, along with documentation establishing vacation rental use. These letters were originally sent to Councilmember Tom Cook and the individuals have approved of the Board including their letters with this request (See Attachments 1 and 2 enclosed with this letter). Both owners testify that the The Shores of Maui originally operated like a hotel with an on-site manager and an office where guests checked in. Jim Seaver originally purchased a unit in 1976 and still owns the same unit today. He describes how units came fully furnished with everything needed to rent them to guests, including towels, silverware, etc. When he purchased his unit in 1976, it was already in use as a vacation rental and the contract he signed required him to honor existing bookings. Notably, he was able to provide a copy of that contract, which is enclosed with his letter (see page 5 which states "Buyer agrees to honor rental commitments made prior to 11/11/76" and "Tourist Rentals to be pro-rated outside of escrow."). Mr. Seaver also recounts how the on-site manager hosted a weekly Mai Tai party for guests down by the pool, which the owners paid for as part of the management fee. The Shores of Maui was clearly built for vacation use and not workforce housing or long-term residential use.

The property's physical design reflects its vacation rental purpose. The complex has only fifty units and dedicates a substantial amount of the property to amenities oriented toward vacationers—a swimming pool, hot tub, tennis and pickleball courts, barbecue areas,

and tropical landscaping—rather than the storage, multi-vehicle parking, and utilitarian spaces that long-term residents require. A majority of units are one-bedroom with a single parking space. The property was built for tourists visiting Kihei, and it has served that purpose for over half a century.

II. Eligibility Under Ordinance 6008.

Ordinance 6008 establishes that the H-3 Hotel District is "reserved for units or structures that had been in the A-1 ... districts ... and where transient vacation rentals had been permitted uses." The Shores of Maui satisfies both elements. The property is zoned A-1, as confirmed by County records and its inclusion on the County's list titled "Apartment District Properties Allowed to be Used for Short-Term Occupancy." Furthermore, TVR use has been conducted at The Shores of Maui since its construction in 1975, well before the April 20, 1989, cutoff date. The property appears on the Minotoya List and has continuously been used for short-term vacation rentals.

III. Consistency with the Stated Purpose of the Resolutions.

A. Resolution 26-111: Properties Operating Like Hotels. Resolution 26-111 provides that a hotel land use designation is appropriate for properties "that operate like hotels—for example, by providing front-desk or similar services or employing groundskeepers and other staff." The stated purpose of Resolution 26-111 is to "change community plan land use designations and approve related community plan amendments to allow Transient Vacation Rental uses to continue at these properties." We note that the requirements stated in the Resolution are disjunctive, requiring either front desk services *or* employing groundskeepers and other staff. The Shores of Maui meets the criteria. The Association employs a full-time on-site property manager who serves as a groundskeeper and maintenance professional, e.g., cleaning the grills each morning for guest use, tidying and arranging the pool area, ensuring guests comply with property rules, and supervising other service providers and contractors on the premises. For years after it was built, The Shores of Maui's on-site manager also checked-in guests (as indicated in the enclosed letters from owners). Today, although the management model has changed as technology has evolved, the Association continues to employ a full-time on-site property manager who is critical to the operation of the property for vacation rental use.

B. Resolution 26-110: Timeshare, Leasehold, and Other Properties. Resolution 26-110 identifies three categories of properties appropriate for H-3/H-4 zoning. Although The Shores of Maui's 50 units exceed the "less than five units" threshold in the third category, it squarely satisfies the underlying policy rationale of that category and of the resolution as a whole—namely, that continued TVR use is appropriate where property values are "difficult for the average potential homeowner to afford" and where the properties will not realistically function as long-term housing. We request that the Committee exercise its discretion to revise "Resolution 26-110 to add properties consistent with the Resolution's purpose" by reconsidering the arbitrary criteria of "less than five units." If the average Maui resident cannot afford units at a property, it makes no difference whether the property has four units or more than four units. As discussed below, The Shores of Maui is not affordable for most Maui residents and was not designed for long-term housing.

IV. Consistency with the Recommendations of the TIG Report.

We are encouraged that the Council appears to be moving forward with implementing the recommendations set forth in the TIG Report. The Shores of Maui was not originally included on Exhibit 2 to the TIG Report and we wish to address that oversight here, either in support of including The Shores of Maui in the resolutions discussed above or in subsequent H-3 rezoning and community plan resolutions proposed by the Council.

A. Properties with Market Values Not Attainable by Most Maui County Residents.

The Shores of Maui does not meet any metric of affordability. Maui County's published 2026 Affordable Sales Price Guidelines establish affordable sales prices for homes based on HUD Median Family Income. For Maui County, the median income is \$131,500. Based on the report, even for those earning 100% of Maui's median income, the highest affordable sales price for a one-bedroom unit is \$321,930 (at current interest rates of 6.5%) and \$412,080 for a two-bedroom unit (See Attachment 3 enclosed with this letter). In 2026, there were two one-bedroom units sold at The Shores of Maui for a price of \$610,000 (unit 207) and \$599,999 (unit 214). There are currently two units listed for sale, one of which is listed at \$659,000 (unit 208, currently shown as "pending") and another listed at \$611,000 (unit 114). The Shores of Maui also has eleven two-bedroom units, although none have sold in the past few years. Based on Redfin estimates, the two-bedroom units have an estimated value generally ranging from \$700,000 to \$1,000,000—far in excess of the \$412,080 sales price established by the County's guidelines for two-bedroom units. For your reference, we have included Redfin documentation for the units that sold this year and the two units currently for sale (Attachments 4 and 5).

The sales price is only part of the picture. With an aging property like The Shores of Maui, with only 50 units, assessments are significant. As of May 2026, assessments ranged from \$1,613 to \$2,241 per month, with an average of \$1,910 per month (See Attachment 6). In addition to ongoing expenses, owners are responsible for special assessments and currently there are capital projects that add additional costs to owners, including a large retaining wall repair project (for instance, a monthly expenditure of roughly \$500 for owners is included in the figures above which ends this month) and upcoming repairs and replacements to decks. Considering the high sales price and the substantial monthly costs, The Shores of Maui is well out of the affordability range for most Maui residents.

Notably, data compiled by the County bears this out. The Maui Department of Finance transmitted sales data to the Committee showing that since Ordinance 5909 took effect, only 25% of property sales (in areas impacted by the ordinance) have been to local residents, whereas 65% of buyers are out-of-state residents, and 10% are from out of the country. Perhaps the most telling data from the report is that the average sales price for properties purchased by local residents is \$451,694. The data confirms what the TIG anticipated: phasing out TVR use does not produce housing for local residents; it produces discounted investment opportunities for mainland and foreign buyers. The Shores of Maui is unfortunately not an affordable option for local residents. It was designed and built for vacation rental use and is not suitable for long-term housing.

B. Sea Level Rise Exposure Area.

The TIG Report also concluded that "Properties where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise would not produce long-term housing options for residents and would therefore be appropriate to continue TVR uses." The Shores of Maui meets this criteria as well. In connection with a 2025 SMA permit for retaining wall repairs, the Maui County Department of Planning itself determined that The Shores of Maui "is located within the 3.2-foot Sea Level Rise Exposure Area (SLR-XA)." The SMA permit approval (April 30, 2025) is included with this letter as Attachment 7. The property sits directly across South Kihei Road from the Cove, within a FEMA flood zone. The Shores of Maui is unique in this way, because even though it sits mauka of South Kihei Road, there is essentially nothing standing between the ocean and the property other than the roadway itself. The TIG Report correctly determined that properties with this sort of environmental risk profile are not suitable as long-term housing for residents.

V. Request.

Under Ordinance 5909, all TVR operations in A-1 Apartment Districts must cease by July 1, 2028, unless operating under "a separate lawful authority." H-3 rezoning provides that authority. Without inclusion in the Council-initiated process, The Shores of Maui faces a complex-initiated rezoning application which we have been advised will cost hundreds of thousands of dollars and will extend years, likely well beyond the phase-out deadline. It is not a realistic alternative.

We respectfully urge the Committee to add The Shores of Maui to Resolution 26-110 or Resolution 26-111 before it is referred to the Planning Commissions. Once referral occurs, adding properties becomes procedurally far more difficult. As such, we respectfully request that the Committee:

1. Amend Resolution 26-111 or 26-110 to include The Shores of Maui as one of the included properties, adding it to both the proposed Community Plan Amendment bill and the proposed Change in Zoning bill;
2. Alternatively, we request that the Committee (and the full Council) introduce a subsequent resolution carrying out the goals of the TIG Report and specifically including The Shores of Maui in the council-initiated rezoning and community plan amendment process on a timeline allowing completion before the July 1, 2028 phase-out deadline.

We have obtained the property's metes and bounds legal description, which is enclosed as Attachment 8 and available for inclusion in the proposed bills.

Mahalo for your consideration of this request. We are grateful for the Committee's leadership in implementing the TIG's recommendations and creating an efficient pathway for eligible properties.

Respectfully submitted,

BOARD OF DIRECTORS Association of Apartment Owners of The Shores of Maui

By:  Jamie Hollingbery, President

By:  Renotta Place, Treasurer

Attachments:

1. Letter from Jim Seaver, dated November 23, 2025 (with attachments: Collection Contract, Inventory List)
2. Letter from Robert G. Roddie, K.C., dated November 23, 2025
3. Maui Affordable Housing Guidelines
4. Property Sales Data (Sold)
5. Property Sales Data (Listings)
6. 2025/2026 SOM Assessment Information
7. SMA Permit Approval (April 30, 2025) confirming SLR-XA status
8. Metes and Bounds Legal Description

Attachment 1

November 23, 2025

Councilmember Tom Cook

Via Email: Thomas.cook@mauicounty.us

RE: The Shores of Maui

Dear Mr. Cook,

I am writing in response to the recent report issued by the Temporary Investigative Group on Policies and Procedures for Transient Vacation Rental Uses in Apartment Districts (the "TIG Report"), and in particular the recommendation to continue allowing short-term vacation rental use at certain properties identified in Exhibit 2. I believe that based on the criteria the TIG members used to identify those properties, the Shores of Maui should have been included. I am providing information you may not have had available previously and respectfully request that the Council include The Shores of Maui on the list of properties subject to Council-initiated rezoning as described in the TIG Report. The Shores of Maui has been used for short-term vacation rentals since it was first built in 1975. Banning that use now will impose an unreasonable hardship on owners who purchased units in reliance on rental income, but just as importantly, it will not serve the stated goals of the County to produce more housing for local residents.

For background, I first brought my family to Maui in 1973. We stayed at the Maui Lu in Kihei, one of the few places to stay in the area at that time. We loved Maui and returned to Kihei a few years later in 1976, when we stayed at a brand-new vacation rental property—The Shores of Maui. During that trip, we learned that a unit was for sale (I believe it had previously been used as one of the model units) and eventually my wife and I, together with another couple, were able to purchase it. We would not have been able to purchase the unit but for the fact that it was a vacation rental generating some modest income to offset ownership costs.

At the time we purchased our unit, The Shores of Maui had an on-site manager who handled bookings, checked-in guests, and managed the cleaning and restocking of the units after guests departed. The complex was designed to accommodate short-term vacation rentals and that is how it was represented to us and other owners from the outset. The units came fully furnished with everything needed to rent the unit to guests, including furniture, bedding, towels, silverware, and kitchen supplies. In fact, when we purchased our unit, we were required to honor existing bookings and prorate the rental payments for those bookings at closing. For reference, I am enclosing a copy of the Collection Contract from when we purchased our unit in December 1976, as well as the original inventory list showing that the unit came stocked with linens, housewares, etc. The Collection Contract established the escrow account to collect our payments to the seller, and it states, on page 5: "Buyer agrees to honor rental commitments made prior to 11/11/76" and "Tourist Rentals to be pro-rated outside of escrow." In other words, when we purchased our unit at The Shores of Maui, we purchased an operating vacation rental.

We have owned unit 120 for nearly fifty years. During that entire time, most units at The Shores of Maui have been vacation rentals. The property was never used or intended for workforce housing, and that would not have made sense. The Shores of Maui is relatively small (50 units) and a substantial portion of the property consists of amenities like a tennis court, bbq area, landscaping, and a swimming pool and hot tub. In fact, for many years, the on-site manager hosted a weekly Mai Tai party on Thursday evenings down by the pool to welcome new guests (funded by owners as part of the management fee). The Shores of Maui has always been a place for families and others to vacation in the heart of Kihei, near shops and restaurants that depend on tourism.

Not only has The Shores of Maui been used for short-term rentals its entire existence, but discontinuing that use will not meet the objectives of adding housing stock to Maui. The units are simply not suited for long-term housing. A majority have only one bedroom, and all of the units lack the space and storage that families or long-term occupants typically require. They also have only one parking space, when many families on Maui have more than one vehicle. I ask you to consider the following:

Expenses: The cost of ownership at The Shores of Maui is high. Current assessments (maintenance fees and reserves) are \$1,613 to \$2,241 per month. The average assessment, including electricity costs, is \$1,910 per month. That is *before* factoring in the cost of a mortgage, taxes and condo unit insurance. Unfortunately, the monthly assessments are likely to increase. The Shores of Maui is an aging complex (and not built particularly well to begin with), and already work is underway on a large failing retaining wall that owners must pay for. Owners will also be responsible for anticipated future projects, including asphalt sealing and repair, fence replacement, pool heating system replacement, and significant railing and deck repairs—and that is just some of what has already been identified. The reality is that when shared among only 50 units, the capital repairs and improvements associated with an aging building are costly.

Market Pricing and Attainability: Currently, the least expensive one-bedroom unit available for sale at The Shores of Maui is priced at \$699,000 (another is \$799,000, and a two-bedroom unit is in excess of \$1 million). The monthly cost to purchase the cheapest unit (assuming 10% down and 6% interest), would be between \$4,000 to \$5,000 a month, resulting in a monthly expenditure, when factoring in assessments, of approximately \$6,000 to \$7,000. Again, that is currently the *least expensive* one-bedroom unit. The TIG Report identified that “Properties with market values not attainable by most Maui County residents would be appropriate to continue TVR uses.” Even if property values decrease significantly, units at The Shores of Maui will not be attainable—or desirable—for most Maui County residents. This is true with respect to purchasing a unit, and perhaps even more so if these units are converted to long-term rentals, as typically the rental rate would exceed the cost of ownership. The prospect of renting a one-bedroom unit with no storage for \$7,000 a month (or even thousands less than that) is not attainable for most people.

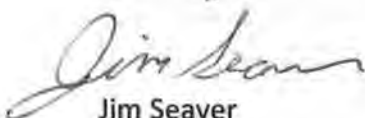
Environmental Risk: The TIG Report also recognized that "Properties where any portion of the property is located in the full SLR-XA or would already be impacted by sea-level rise would not produce long-term housing options for residents and would therefore be appropriate to continue TVR uses." The Shores of Maui falls into that category. In connection with the ongoing retaining wall repairs, the Maui County Planning Department determined that: "The proposed project is located within the 3.2-foot Sea Level Rise Exposure Area (SLRXA)" *See enclosed SMA permit approval.* The Shores of Maui is at particular risk considering its unique location across the street from the Cove. Unlike most properties in Kihei, only South Kihei Road separates The Shores of Maui from the ocean, exposing it to the risk of flooding or other catastrophic events. It is very likely that the complex could not be rebuilt as it exists, given Hawaii's Special Management Area requirements and the property's location within the FEMA flood zone. Properties with this sort of environmental risk profile are not suitable for long-term housing, and many other similar South Kihei Road facing properties that are mauka of the roadway are already included on Exhibit 2, including Maui Kamaole, Maui Vista, Kiehi Bay Vista, Hale Kamaole, Kamaole Sands, and Maui Hill. The Shores of Maui is substantially similar these properties and arguably more at risk.

Taxes: The economic impact of banning short-term rentals at The Shores of Maui is also notable. Currently, 86% of units are classified as TVR by the County Assessor. In 2025, those units are paying a total of \$444,695 in taxes (an average of \$10,342/unit), whereas the remaining non-TVIR units pay a total of \$4,953 (an average of \$708/unit). Just from The Shores of Maui alone, the County is at risk of losing roughly \$415,000 in annual tax revenue, money that could be used to meet other pressing needs.

I appreciate your ongoing service to the County as well as that of the other Councilmembers. I understand that the Council must juggle many different priorities and needs in connection with Maui's housing shortage, and no solution is easy. The TIG Report endeavored to bring some coherence to the selection of properties where short-term vacation rental use would be allowed to continue. Based on the criteria specified in the TIG Report, The Shores of Maui should be one of those properties. If the Council proceeds with the recommendations in the TIG Report, The Shores of Maui should be included among the properties subject to Council-initiated rezoning and related land use procedures that will allow TVR uses to continue outright.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jim Seaver", with a stylized, flowing script.

Jim Seaver

jpseaver@frontier.com

Collection Contract 1976

Retain for your file

COLLECTION CONTRACT

Honolulu, Hawaii

DATE: 12/17/76

James M. Seaver, Pamela L. Seaver, Frederick Joseph Schmidt, Peggy Anne Schmidt, hereinafter "Obligor", and
PAYOR

Tom William Street and Kathleen Marie Street, hereinafter "Obligee", hereby
PAYEE

authorize and direct Honolulu Computer, hereinafter
"Agent", to collect from Obligor on behalf of Obligee, the account hereinafter specified, in the manner hereinafter set forth.

A Apartment Deed is being held in escrow for Obligee by

Hawaii Escrow and Title, Inc.

Agent is hereby authorized and directed to give written notice to said escrow depository upon full payment of all sums due from Obligor to Obligee. Upon demand, Agent is authorized and directed to provide those figures necessary to facilitate satisfaction of the instrument upon which this contract is based.

Obligor and Obligee acknowledge and agree to pay the agent, in addition to the initial service fee, a monthly charge as outlined below.

By acceptance of this Collection Contract, Agent agrees to use ordinary diligence in the collection and disbursement of the installment payments herein provided for; to provide monthly statements to the appropriate parties and to provide annual consolidated accountings of monies received, relating to Obligor. In the event of default in the installment payments herein provided for, Agent agrees to give written notice, as soon as practicable after such default, to Obligor and Obligee, that an installment payment has not been made when due. All parties hereto acknowledge and agree that shall such default occur, the Agent shall have neither responsibility nor authority to enforce collection of the installment payments herein provided for.

This contract may be terminated at any time by any party providing 30 days written notice to the other parties, such notice to be deemed given when posted in the U.S. mail, postage prepaid. Agent, in accepting this contract and in receiving installment payments pursuant hereto, assumes no responsibility for the procurement, execution or delivery of any documents to which Obligor may become entitled upon full compliance with the instrument upon which this contract is based, unless such documents have been deposited with Agent for delivery upon satisfaction. Agent will deposit all installment payments received in a federally insured depository until disbursement is made in accordance with the provisions of this contract. Obligor and Obligee understand and agree that in the event that any interest is earned on such deposit, shall accrue to the account of and on the behalf of Agent only. Obligor and Obligee understand and agree that Agent shall act herein only as a servicing agent for Obligor and Obligee and, as such, assumes no responsibility for any representations made in the negotiations giving rise to the execution of this contract or in the execution of the instrument upon which this contract is based.

We have read and understand the terms and conditions found in this contract and agree that the information contained in the reverse side of this agreement is a true and factual summary of our requirements of Agent.

OBLIGOR: SIGNATURE: X James M. Seaver X Pamela L. Seaver DATE: _____
X Frederick J. Schmidt X Peggy Anne Schmidt DATE: _____
Frederick J. Schmidt Peggy Anne Schmidt
OBLIGEE: SIGNATURE: X _____ X _____ DATE: _____
Tom William Street Kathleen Marie Street
DATE: _____

AGENT ACCEPTANCE: SIGNATURE: _____ DATE: _____

COLLECTION CONTRACT

TYPE OF ACCOUNT: Agreement of Sale Collection

OBLIGOR: James. M. Seaver, Pamela L. Seaver, Frederick Joseph Schmidt, and Peggy Anne Schmidt

ADDRESS: 7007 58th Drive N. E. , Marysville, Washington 98270

TELEPHONE: Business: _____

Residence: _____

OBLIGEE: Tom William Street and Kathleen Marie Street

ADDRESS: P.O. 1227, Lahaina, Hawaii 96761

TELEPHONE: Business: _____

Residence: _____

AGENT: Honolulu Computer

ADDRESS: _____

TELEPHONE: _____

PROPERTY ADDRESS: apt 120 Shores of Maui

TAX KEY: (2) 3/9/17/3,5,&19

SELLING PRICE: \$ 59,500.00

DOWN PAYMENT: \$ 5,000.00

BALANCE: \$ 54,500.00

INTEREST RATE: 9 3/4 %

1ST PAYMENT DUE AGENT: Feb. 1, 1977

INTEREST BEGINS: Jan. 1, 1977

SATISFACTION DATE: five years from Jan1, 1977

TOTAL PAYMENT: \$ 590.60

INCLUDES:

lease rent: \$ _____

RP tax: \$ 33.00

Other: \$ 2.00 collection fee

maint.: \$ 89.40

Insur.: \$ _____

Other: \$ _____

DISBURSMENTS TO BE MADE BY AGENT:

\$ 361.00

MORTGAGE TO: Pacific Savings and Loan NBR: _____

ADDRESS: _____ NEXT DUE: _____

DELINQUENT: _____

\$ 89.40

MAINTENANCE TO: Pacific Island Management

ADDRESS: _____ NEXT DUE: _____

DELINQUENT: _____

\$ 40.95

OTHER: The Shores of Maui Inc.--2nd Mtg.

ADDRESS: _____ NEXT DUE: _____

DELINQUENT: _____

\$ 4.00

AGENT FEE: Honolulu Computer

\$ _____

IF DEFICIT ACCOUNT, DUE FROM OBLIGEE: _____

\$ 95.25

BALANCE TO: Tom Street

CHECKING SAVINGS AT: _____ NBR: _____

ADDRESS: P.O. Box 1227 Lahiana, Hi. 96761

INITIATION FEE: OBLIGOR: \$ 19.50

OBLIGEE: \$ 19.50

MONTHLY CHARGE: OBLIGOR: \$ 2.00

OBLIGEE: \$ 2.00

SPECIAL CONDITIONS: _____

ACCOUNT NUMBER FOR THIS COLLECTION IS: _____ RETURNED CHECKS WILL INCUR A \$2.50 PROCESSING

FEE PAYABLE TO AGENT. MAKE ALL CHECKS PAYABLE TO: _____

SUITE 112, 700 BISHOP STREET
HONOLULU, HAWAII 96813
PHONE ☐ 521-2977 ☐ 536-0091

Retain for your file

Escrow # K-196 Office _____
Date 11/18/76

1. Prior to recordation, 1976, I as BUYER WILL hand you
2. \$ 5,000.00, plus closing costs (Cashiers or Certified Check
3. payable to Hawaii Escrow & Title, Inc.), and any documents necessary on my part
4. to enable you to comply with these instructions, which you are to use, providing
5. you hold the documents and money, if any, deliverable to me under these instructions
6. and documents have been filed for record entitling you to obtain an evidence
7. of title in the amount of \$ 59,500.00, issued by or through
8. Hawaii Escrow and Title, Inc., in the form indicated below;
9. (☐) _____ form of Title Insurance Policy.
10. (☒) Certificate of Title, (☐) Lien Letter,
11. You are instructed to order title search immediately (Cost of the evidence of title to be paid by seller) title
12. vested in: Tom William Street and Kathleen Marie Street
13. _____
14. TITLE TO BE VESTED IN James M. Seaver and Pamela L. Seaver
15. _____
16. COVERING PROPERTY described as apt 120 Shores of Maui Condominium, being a one bedroom, one
17. bath apartment located on the ground floor.
18. _____
19. _____ Tax Key (2) 3/ 9/17/3,5,8,19
20. SUBJECT ONLY TO: 1976 - 1977 Real Property taxes and assessments not delinquent, covenants, conditions, restrictions, rights, rights
21. of way, easements and reservations now of record or in the documents to be recorded and _____
22. Evidence of clear title furnished by seller
23. Mortgage securing an indebtedness, now of record (Lenders' statements to show unpaid balances of principal of \$ _____
24. _____, however if same should show to be more or less than said amount, then you are to keep the total consideration
25. the same as shown above, by accordingly adjusting the Buyers' downpayment which the Buyers assume and agree to pay, and the conveyanc-
26. ing document may so recite, _____
27. _____
28. First mortgage to record executed by Buyer(s) in favor of _____
29. _____ in the amount of \$ _____
30. _____
31. Second mortgage to record executed by Buyer(s) in favor of _____
32. _____ in the amount of \$ _____, Payable in monthly installments
33. of \$ _____, or more, including interest at the rate of _____ % per annum. Interest to
34. begin _____, first payment due _____, Said mortgage to be all due
35. and payable on or before _____
36. Agreement of Sale & Consent to record, executed by Buyer(s) in favor of Seller(s), in the amount of \$ 54,500.00
37. Payable in monthly installments of \$ 468.20, or more, including interest at the rate of 9 3/4 % per
38. annum _____
39. Interest to begin date of recordation, first payment due 30 days after recordation
40. Said Agreement of Sale to be all due and payable on or before 5 years from date of recordation
41. pre-payment can be made without penalty so long as they do not exceed 20% of seller's
42. first mortgage in any one year. If buyer wishes to pre-pay more than 20% in any one
43. year he must pay seller's prepayment penalty.
44. SPECIAL CONDITIONS: If Buyer withdraws this offer before close of Escrow he will get his
45. deposit back less escrow fees.
46. This sale includes all built-in furniture, fixtures, and equipment and
47. appliances, washer/dryer and furniture viewed by buyer per inventory to be furnished
48. by seller prior to closing.
49. Maintenance and taxes to be paid by buyer, prorated from date of
50. closing of escrow.
51. Seller to be furnished copy of full liability,
52. fire and glass insurance and to be notified by insurance company of cancellation.
53. Buyer agrees to honor rental commitments made prior to 11/11/76.
54. _____
55. _____
56. _____
57. _____
58. _____
59. Buyer and Seller shall perform all their obligations set forth herein on or before Jan 5, 1976, 19____. Buyer and Seller both agree
60. that this time may be extended for a period of 30 days at the discretion of the Seller's Broker. All documents shall be recorded within a reasonable
61. time thereafter, and upon such recordation, the net proceeds shall be disbursed to Seller.
62. Buyer shall be given occupancy of the property (on the date of recording of the conveyance to Buyer or) on recordation
63. Prorate or adjust the following as of recordation _____;
64. (☒) Real Property Taxes (☐) Existing Fire Insurance (☐) Lease Rent
65. (☐) Sewer Service Fee (☒) Maintenance (☒) rentals
66. _____
67. (☐) Charge the Buyer(s) and credit the Seller(s) with the amount of any funds shown on Mortgage's statement held in Customer
68. Trust Account.
69. (☐) Rents as per Statement Attached
70. (☐) Prorate interest on Mortgage of record, based on statement of Mortgagee.
71. Buyer and Seller will pay their escrow charges and such other charges as are advanced for them regardless of consummation of this Escrow.
72. Buyer will pay 1/2 Escrow Fee, costs of recording deed, assignment of lease and consent thereto, mortgage or other documents necessary to complete
73. this Escrow, any notary fees as to Buyers' signatures, if required, and attorneys' fees for drafting the necessary documents other than deed or
74. assignment of lease and consent thereto.

GENERAL PROVISIONS

75. The Buyer and Seller each appoint you as their agent to execute and file any necessary State of Hawaii Conveyance Tax Certificate reporting the consideration for tax purposes in accordance with the applicable statute and regulations thereunder.

If the conditions of this escrow have not been complied with prior to the date set out above, or any extension thereof, you are nevertheless to complete the escrow as soon as the conditions, except as to time, have been complied with, unless written demand shall have been made upon you not to complete it, in which case you may, at your option, retain the money or instruments deposited with you pending the giving of a five day notice to the other parties hereto by ordinary mail at the addresses given below, or may return all money, instruments, or other documents to the parties depositing them in escrow at the addresses indicated below, and such return shall completely discharge and release you from any further obligation and from all liability whatsoever hereunder.

Make proratons on the basis of a 30-day month, based on the latest available tax bills. "Close of escrow", unless otherwise stated herein, shall mean the day papers are filed for record. Funds received in escrow shall be deposited and held with other escrow funds in any general escrow account or accounts maintained by you. It is understood that you shall have no liability for disbursement of any sums above and beyond those furnished pursuant to these escrow instructions. You shall hold said funds and disburse the same until they shall be exhausted unless all of the undersigned parties hereto shall otherwise direct in a writing accepted by you.

You shall be under no obligation or liability for failure to inform the parties hereto regarding any sale, loan, exchange, or other transaction, or facts within your knowledge, even though same concern the property described herein, provided they do not prevent your compliance with these instructions, nor shall you be liable or responsible for the due authorization, sufficiency or correctness as to form, manner of execution, genuineness or validity of any instrument ordered as my agent or deposited by me or on my behalf or otherwise deposited in escrow, nor as to the identity, authority, or rights of any person executing the same, nor as to the due authorization thereunto of any person purporting to have signed the same in any capacity, nor for failure to comply with any of the provisions of any agreement, contract or other instrument filed herein or referred to herein, and your duties hereunder shall be limited to the safekeeping of such money, instruments, or other documents received by you as escrow holder, and for the disposition of same in accordance with the instructions contained in this escrow agreement. You shall act in this transaction solely as escrow agent and shall have no duties or responsibilities of any kind or nature whatsoever, save and except as expressly set forth herein, and your liability as escrow holder shall be confined to the things specifically provided for in the written instructions in this escrow.

If any dispute or difference shall arise between the parties hereto, or with any third person, or if any conflicting demand shall be made upon you or should you before or after close of escrow receive or become aware of any conflicting demands or claims with respect to this escrow or the rights of any of the parties hereto, or any money or property deposited herein or affected hereby, you shall have the right to discontinue any or all further acts on your part until such conflict is resolved to your satisfaction, and you shall have the further rights, but are not required, to commence or defend any action or proceedings for the determination of such conflict. The parties hereto jointly and severally undertake and agree to pay on demand all costs, claims, demands, liabilities, obligations, damages, judgments, costs and expenses, including reasonable attorneys' fees, of any kind and nature which in good faith may be suffered, incurred or sustained by you in connection with, or arising out of or charged by you in this escrow, including but without limiting the generality of the foregoing, any action or proceeding mentioned in the immediately preceding sentence or a suit in interpleader brought by you, or any costs and expenses incurred by you for the interpretation of these instructions. You are hereby given a first lien upon all the rights, title and interest of each of the parties in all papers and other property or moneys deposited in this escrow, to protect your rights and to indemnify and reimburse you under this agreement. In the event you file a suit in interpleader, you may, after deducting your charges for acting hereunder and all of your costs, expenses and reasonable attorneys' fees incurred in connection therewith, or otherwise previously incurred, suffered or sustained by you, deposit the balance of the escrow funds and any documents deposited in escrow in any court of competent jurisdiction for determination by that court of the party or parties entitled to receive the same, and the receipt of the Clerk of the Court therefor shall constitute your full release and discharge from any and all liability to the parties hereto or any other persons arising from or incurred in connection with this escrow agreement and you shall be fully released and discharged from all obligations further to perform any and all duties or obligations imposed upon you in this escrow. You shall not be liable for any act you or your agents, employees or servants may do or omit to do hereunder as escrow agent while acting in good faith and in the exercise of your best judgment, and any act done or omitted by you pursuant to the advice of your attorneys shall be conclusive evidence of such good faith.

It is understood and agreed by Buyer and Seller that you may deposit any funds held in escrow by you pursuant hereto, in an interest bearing account, and that any interest earned on such funds shall accrue in your behalf and for your account only.

Unless otherwise instructed herein, you are hereby authorized to order all required documents to be prepared by an attorney of your choice. Any additional costs occasioned by changes to documents after preparation shall be charged to the party requesting such changes.

These instructions may be executed in counterparts, each of which shall be deemed an original regardless of the date of its execution and delivery. All of such counterparts together shall constitute one and the same document. Any such counterpart when executed by either the Buyer or the Seller shall be fully executed and binding upon the signing party, whether such counterpart shall be executed by the other party or parties hereto. In these instructions whenever the context so requires the masculine gender includes the feminine and neuter, the singular number includes the plural, and the plural includes the singular. The word "record" includes register. It is mutually agreed by the parties to this escrow that all papers, instructions, documents, memorandums, records, and other items pertaining to this escrow which may have been retained by you may be destroyed at the expiration of six years from the date of the last transaction made hereunder.

Any amended, supplemental, or additional instructions given you shall be in writing and shall be subject to the foregoing conditions. To be effective, any such instructions must at least be accepted by you.

THE FOREGOING TERMS, CONDITIONS, PROVISIONS AND INSTRUCTIONS HAVE BEEN READ AND ARE UNDERSTOOD AND AGREED TO BY EACH OF THE UNDERSIGNED AND SHALL BECOME EFFECTIVE UPON YOUR ACCEPTANCE THEREOF.

76. Buyer's Signature(s) James M. Seaver X Pamela L. Seaver
 Street James M. Seaver Pamela L. Seaver
 Address 7007 58th Dr. N.E. Peggy Schmidt Zip _____
Marysville, Washington 98270 Peggy Schmidt Telephone _____
Fred J. Schmidt
 SELLER
 Date _____ 19____

77. I HEREBY APPROVE AND AGREE TO THE TERMS, CONDITIONS, INSTRUCTIONS BELOW AND ON THE REVERSE SIDE
 78. HEREOF AND THE GENERAL PROVISIONS ABOVE. On or before the Closing Date Seller agrees to hand you the necessary conveyancing document or documents which you will deliver when you hold for Seller's account the sum of \$ _____ from
 80. which you will deduct and pay the following:

81. Commission of \$ 3,570 to Blue Water Properties
 82. Commission of \$ _____ to _____
 83. State of Hawaii Conveyance Tax, if applicable, 1/2 Escrow Fee, unless otherwise stated herein, Notary Fee, if applicable, Attorney Fee
 84. for drawing documents, Consent Fee, if applicable, Demand of Mortgagee of existing encumbrance of record, if applicable.

88. You will, as my escrow agent, assign any fire insurance policies of mine to the buyer, if prorated, and forward such policies to the parties entitled thereto. In case of loss or damage to the property covered by these instructions subsequent to transfer of title before assignment of policies, the undersigned will pay the proceeds of such policies to Buyer and Buyer's mortgagee, if any, as their respective interests shall appear. Credit my entire sales proceeds, \$ _____ to Checking/Savings Account No. _____
 92. at _____ Branch and balance to: _____

94. Seller's Signature(s) X X
 Street Tom William Street Kathleen Marie Street
 Address P.O. Box 1227 Zip _____
Lahaina, Hawaii 96761 Telephone _____

HAWAII ESCROW & TITLE INC.
SUITE 112, 700 BISHOP STREET
HONOLULU, HAWAII 96813
PHONE ☐ 521-2977 ☐ 536-0091

Return for your file

BUYER AND SELLER
ESCROW INSTRUCTIONS

Escrow # K-196 Office _____
Date 11/18/76

GENTLEMEN:

1. Prior to recordation, 19____, I as BUYER WILL hand you
2. \$5,000.00, plus closing costs (Cashiers or Certified Check
3. payable to Hawaii Escrow & Title, Inc.), and any documents necessary on my part
4. to enable you to comply with these instructions, which you are to use, providing
5. you hold the documents and money, if any, deliverable to me under these instructions
6. and documents have been filed for record entitling you to obtain an evidence
7. of title in the amount of \$ 59,500.00, issued by or through
8. Hawaii Escrow and Title, Inc., in the form indicated below;
9. () _____ form of Title Insurance Policy.
10. (X) Certificate of Title, () Lien Letter,
11. You are instructed to order title search immediately (Cost of the evidence of title to be paid by seller) title
12. vested in: Tom William Street and Kathleen Marie Street
13. _____
14. TITLE TO BE VESTED IN James M. Seaver and Pamela I. Seaver Frederick Joseph Schmidt
15. Peggy Anne Schmidt
16. COVERING PROPERTY described as apt 120 Shores of Maui Condominium, being a one bedroom, one
17. bath apartment located on the ground floor.
18. _____
19. _____ Tax Key (2) 3/ 9/17/3,5,619,
20. SUBJECT ONLY TO: 1976 - 1977 Real Property taxes and assessments not delinquent, covenants, conditions, restrictions, rights, rights
21. of way, easements and reservations now of record or in the documents to be recorded and _____
22. Evidence of clear title furnished by seller
23. Mortgage securing an indebtedness, now of record (Lenders' statements to show unpaid balances of principal of \$ _____
24. _____, however if same should show to be more or less than said amount, then you are to keep the total consideration
25. the same as shown above, by accordingly adjusting the Buyers' downpayment which the Buyers assume and agree to pay, and the conveyanc-
26. ing document may so recite, _____
27. _____
28. First mortgage to record executed by Buyer(s) in favor of _____
29. _____ in the amount of \$ _____
30. _____
31. Second mortgage to record executed by Buyer(s) in favor of _____
32. _____ in the amount of \$ _____. Payable in monthly installments
33. of \$ _____, or more, including interest at the rate of _____% per annum. Interest to
34. begin _____, first payment due _____. Said mortgage to be all due
35. and payable on or before _____.
36. Agreement of Sale & Consent to record, executed by Buyer(s) in favor of Seller(s), in the amount of \$ 54,500.00
37. Payable in monthly installments of \$ 468.20, or more, including interest at the rate of 9 3/4% per
38. annum _____
39. Interest to begin date of recordation, first payment due 30 days after recordation
40. Said Agreement of Sale to be all due and payable on or before 5 years from date of recordation
41. pre-payment can be made without penalty so long as they do not exceed 20% of seller's
42. first mortgage in any one year. If buyer wishes to pre-pay more than 20% in any one
43. year he must pay seller's prepayment penalty.
44. SPECIAL CONDITIONS: If Buyer withdraws this offer before close of Escrow he will get his
45. deposit back less escrow fees.
46. This sale includes all built-in furniture, fixtures, and equipment and
47. appliances, washer/dryer and furniture viewed by buyer per inventory to be furnished
48. by seller prior to closing.
49. Maintenance and taxes to be paid by buyer, prorated from date of
50. closing of escrow.
51. Seller to be furnished copy of full liability,
52. fire and glass insurance and to be notified by insurance company of cancellation.
53. Buyer agrees to honor rental commitments made prior to 11/11/76.
54. _____
55. Tourist Rentals to be pro-rated out side of escrow.
56. _____
57. _____
58. _____
59. Buyer and Seller shall perform all their obligations set forth herein on or before Jan 5, 1976, 19____. Buyer and Seller both agree
60. that this time may be extended for a period of 30 days at the discretion of the Seller's Broker. All documents shall be recorded within a reasonable
61. time thereafter, and upon such recordation, the net proceeds shall be disbursed to Seller.
62. Buyer shall be given occupancy of the property (on the date of recording of the conveyance to Buyer or) on recordation
63. Prorate or adjust the following as of recordation;
64. (XXXX) Real Property Taxes () Existing Fire Insurance () Lease Rent
65. () Sewer Service Fee (XXXX) Maintenance (XXXX) rentals
66. _____
67. () Charge the Buyer(s) and credit the Seller(s) with the amount of any funds shown on Mortgage's statement held in Customer
68. Trust Account.
69. () Rents as per Statement Attached
70. () Prorate interest on Mortgage of record, based on statement of Mortgagee.
71. Buyer and Seller will pay their escrow charges and such other charges as are advanced for them regardless of consummation of this Escrow.
72. Buyer will pay 1/2 Escrow Fee, costs of recording deed, assignment of lease and consent thereto, mortgage or other documents necessary to complete
73. this Escrow, any notary fees as to Buyers' signatures, if required, and attorneys' fees for drafting the necessary documents other than deed or
74. assignment of lease and consent thereto.

GENERAL PROVISIONS

75. The Buyer and Seller each appoint you as their agent to execute and file any necessary State of Hawaii Conveyance Tax Certificate reporting the consideration for tax purposes in accordance with the applicable statute and regulations thereunder.

If the conditions of this escrow have not been complied with prior to the date set out above, or any extension thereof, you are nevertheless to complete the escrow as soon as the conditions, except as to time, have been complied with, unless written demand shall have been made upon you not to complete it, in which case you may, at your option, retain the money or instruments deposited with you pending the giving of a five day notice to the other parties hereto by ordinary mail at the addresses given below, or may return all money, instruments, or other documents to the parties depositing them in escrow at the addresses indicated below, and such return shall completely discharge and release you from any further obligation and from all liability whatsoever hereunder.

Make prorations on the basis of a 30-day month, based on the latest available tax bills. "Close of escrow", unless otherwise stated herein, shall mean the day papers are filed for record. Funds received in escrow shall be deposited and held with other escrow funds in any general escrow account or accounts maintained by you. It is understood that you shall have no liability for disbursement of any sums above and beyond those furnished pursuant to these escrow instructions. You shall hold said funds and disburse the same until they shall be exhausted unless all of the undersigned parties hereto shall otherwise direct in a writing accepted by you.

You shall be under no obligation or liability for failure to inform the parties hereto regarding any sale, loan, exchange, or other transaction, or facts within your knowledge, even though same concern the property described herein, provided they do not prevent your compliance with these instructions, nor shall you be liable or responsible for the due authorization, sufficiency or correctness as to form, manner of execution, genuineness or validity of any instrument ordered as my agent or deposited by me or on my behalf or otherwise deposited in escrow, nor as to the identity, authority, or rights of any person executing the same, nor as to the due authorization thereunto of any person purporting to have signed the same in any capacity, nor for failure to comply with any of the provisions of any agreement, contract or other instrument filed herein or referred to herein, and your duties hereunder shall be limited to the safekeeping of such money, instruments, or other documents received by you as escrow holder, and for the disposition of same in accordance with the instructions contained in this escrow agreement. You shall act in this transaction solely as escrow agent and shall have no duties or responsibilities of any kind or nature whatsoever, save and except as expressly set forth herein, and your liability as escrow holder shall be confined to the things specifically provided for in the written instructions in this escrow.

If any dispute or difference shall arise between the parties hereto, or with any third person, or if any conflicting demand shall be made upon you or should you before or after close of escrow receive or become aware of any conflicting demands or claims with respect to this escrow or the rights of any of the parties hereto, or any money or property deposited herein or affected hereby, you shall have the right to discontinue any or all further acts on your part until such conflict is resolved to your satisfaction, and you shall have the further rights, but are not required, to commence or defend any action or proceedings for the determination of such conflict. The parties hereto jointly and severally undertake and agree to pay on demand all costs, claims, demands, liabilities, obligations, damages, judgments, costs and expenses, including reasonable attorneys' fees, of any kind and nature which in good faith may be suffered, incurred or sustained by you in connection with, or arising out of or charged by you in this escrow, including but without limiting the generality of the foregoing, any action or proceeding mentioned in the immediately preceding sentence or a suit in interpleader brought by you, or any costs and expenses incurred by you for the interpretation of these instructions. You are hereby given a first lien upon all the rights, title and interest of each of the parties in all papers and other property or moneys deposited in this escrow, to protect your rights and to indemnify and reimburse you under this agreement. In the event you file a suit in interpleader, you may, after deducting your charges for acting hereunder and all of your costs, expenses and reasonable attorneys' fees incurred in connection therewith, or otherwise previously incurred, suffered or sustained by you, deposit the balance of the escrow funds and any documents deposited in escrow in any court of competent jurisdiction for determination by that court of the party or parties entitled to receive the same, and the receipt of the Clerk of the Court therefor shall constitute your full release and discharge from any and all liability to the parties hereto or any other persons arising from or incurred in connection with this escrow agreement and you shall be fully released and discharged from all obligations further to perform any and all duties or obligations imposed upon you in this escrow. You shall not be liable for any act you or your agents, employees or servants may do or omit to do hereunder as escrow agent while acting in good faith and in the exercise of your best judgment, and any act done or omitted by you pursuant to the advice of your attorneys shall be conclusive evidence of such good faith.

It is understood and agreed by Buyer and Seller that you may deposit any funds held in escrow by you pursuant hereto, in an interest bearing account, and that any interest earned on such funds shall accrue in your behalf and for your account only.

Unless otherwise instructed herein, you are hereby authorized to order all required documents to be prepared by an attorney of your choice. Any additional costs occasioned by changes to documents after preparation shall be charged to the party requesting such changes.

These instructions may be executed in counterparts, each of which shall be deemed an original regardless of the date of its execution and delivery. All of such counterparts together shall constitute one and the same document. Any such counterpart when executed by either the Buyer or the Seller shall be fully executed and binding upon the signing party, whether such counterpart shall be executed by the other party or parties hereto. In these instructions whenever the context so requires the masculine gender includes the feminine and neuter, the singular number includes the plural, and the plural includes the singular. The word "record" includes register. It is mutually agreed by the parties to this escrow that all papers, instructions, documents, memorandums, records, and other items pertaining to this escrow which may have been retained by you may be destroyed at the expiration of six years from the date of the last transaction made hereunder.

Any amended, supplemental, or additional instructions given you shall be in writing and shall be subject to the foregoing conditions. To be effective, any such instructions must at least be accepted by you.

THE FOREGOING TERMS, CONDITIONS, PROVISIONS AND INSTRUCTIONS HAVE BEEN READ AND ARE UNDERSTOOD AND AGREED TO BY EACH OF THE UNDERSIGNED AND SHALL BECOME EFFECTIVE UPON YOUR ACCEPTANCE THEREOF.

90. Buyer's Signature(s) James M. Seaver Pamela L. Seaver
 Street 1007 58th Dr. N.E. Zip _____
 Address Marysville, Washington 98270 Telephone Frederick Joseph Schmidt
Frederick Joseph Schmidt SELLER

Date _____ 19____

7. I HEREBY APPROVE AND AGREE TO THE TERMS, CONDITIONS, INSTRUCTIONS BELOW AND ON THE REVERSE SIDE
 8. HEREOF AND THE GENERAL PROVISIONS ABOVE. On or before the Closing Date Seller agrees to hand you the necessary conveyancing document or documents which you will deliver when you hold for Seller's account the sum of \$_____ from
 9. which you will deduct and pay the following:

81. Commission of \$ 3,570 to Blue Water Properties
 82. Commission of \$ _____ to _____
 83. State of Hawaii Conveyance Tax, if applicable, 1/2 Escrow Fee, unless otherwise stated herein, Notary Fee, if applicable, Attorney Fee
 84. for drawing documents, Consent Fee, if applicable, Demand of Mortgagee of existing encumbrance of record, if applicable.
 85. _____
 86. _____
 87. _____

88. You will, as my escrow agent, assign any fire insurance policies of mine to the buyer, if prorated, and forward such policies to the parties
 89. entitled thereto. In case of loss or damage to the property covered by these instructions subsequent to transfer of title before assignment of
 90. policies, the undersigned will pay the proceeds of such policies to Buyer and Buyer's mortgagee, if any, as their respective interests shall
 91. appear. Credit my entire sales proceeds, \$ _____ to Checking/Savings Account No. _____
 92. at _____ Branch and balance to: _____
 93. _____

94. Seller's Signature(s) X X
 Street Tom William Street Kathleen Marie Street
 Address P.O. Box 1227 Zip _____
Lahaina, Hawaii 96761 Telephone _____

Inventory List

1976



Return for your file

C. S. Wo & Sons, Ltd.

P. O. BOX 1417, HONOLULU, HAWAII 96808

Inventory of Apt #1/20

SHORES OF MAUI

ONE-BEDROOM UNIT

LIVING ROOM

- ✓ 1- Prestige 72" Sofa Bed with Grade E Fabric
- ✓ 2- #LCC-1 End Tables with Self-Edged Laminated Plastic Tops
- ✓ 2- #LCC-2 Bunching Tables with Self-Edged Laminated Plastic Tops
- ✓ 2- Table Lamps (End Table)
- ✓ 1- #448SD Desk
- ✓ 1- Desk Lamp
- ✓ 1- Symphony Chair with Grade E Fabric
- ✓ 1- Dining Table #1-CH839
- ✓ 4- Side Chairs #5-CH891

BEDROOM

- ✓ 1- #1972 Triple Dresser
- ✓ 1- #3001 Mirror
- ✓ 1- Table Lamp (Dresser)
- ✓ 1- #1222 Night Stand
- ✓ 1- Table Lamp (Night Stand)
- ✓ 2- #1040 Twin Size Headboards
- ✓ 2- Twin Size Imperial Quilt Beds with Frame
- ✓ 2- Twin Size Throw Style Bedspreads

John P. Hart
Paula Seaver
Jo S. McKen
Peggy Schmidt

LINEN

- 8- 3/3 Flat Sheets (Percale)
- ✓ 4- 5/0 Flat Sheets
- ✓ 8- Pillow Cases
- ✓ 4- Pillows
- ~~2- 3/3 Mattress Pads~~
- ~~1- 5/0 Mattress Pad~~
- ✓ 2- 3/3 Blankets
- ✓ 1- 5/0 Blanket
- ✓ 8- Bath Towels - White (24 X 48)
- ✓ 8- Hand Towels - White (16 X 26)
- ✓ 8- Wash Cloths - White (12 X 16)
- ✓ 2- Bath Mats - White (20 X 30)

KITCHEN PACKAGE

- ✓ 34-pc. Flatware
- ✓ 36-pc. Tableware
- ✓ 1- Pitcher
- ✓ 7-pc. Stainless Cookware - *teflon*
- 1- Toaster
- ✓ 1- Coffee Pot
- ✓ 8- Glasses
- ✓ 8- Juice Glasses
- 1- Cutting Board
- 3- Mixing Bowls

Tom O'Neil
Paula Sauer
Joe S.
James M. M.
Digger Schmidt

- ✓X- Ashtrays
- 1-✓ Peeler - Corer
- ✓1- Can Opener
- ✓1- Spatula
- ✓1- Bottle Opener
- ✓1- Paring Knife
- ✓1- Masher
- ✓1- Wire Whip
- ✓1- Measuring Cup
- ✓1- set Measuring Spoons
- ✓1- Basting Spoon
- ✓1- Slotted Spoon
- ✓1- Fork
- ✓1- French Cook Knife
- ✓1- Dish Drainer & Tray
- 2- Kitchen Towels
- ✓X- Dish Cloths
- ✓2- Pot Holders
- ✓1- Wastebasket
- ✓2- Vanity Wastebaskets
- ✓1- 1 1/2 Qt. Dish w/ Cover
- ✓1- 10" Skillet
- ✓1- Ice Pick
- ✓1- Serving Tongs
- ✓4- Mugs
- ✓1- Set Storage Containers

TOTAL 2450.00 plus tax

Tom Sheet
Dorothy Seaver
James McLean
Duggan Schmidt

- 1 ice bucket
- 2 dish towels
- 1 spatula, rubber
- 1 funnel
- 1 loaf pan
- 1 silverware tray
- 1 shower curtain
- 4 16 oz plastic glasses
- 4 10 oz plastic glasses
- 1 tea kettle
- 1 utility knife
- 1 G.E. electric mixer
- 1 brownie pan
- 1 grater & shredder
- 1 drawer organizer
- 1 plastic colander
- 1 4 pc. mixing bowl set
- 1 bake pan
- 6 cork & plastic coasters
- 12 shower curtain hooks
- 2 straw hivers
- 1 butter dish
- 1 salt & pepper set
- 1 Grooming Board
- 1 Mirror

Tom Allee
 Paul Server
 Jim M
 Peggy Schmidt

SMA Exemption Approval

3/4/2025

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

April 30, 2025

Mr. Aaron Hollingbery
11510 Quail Lane
Woodway, Washington 98020

Dear Mr. Hollingbery:

SUBJECT: SPECIAL MANAGEMENT AREA (SMA) ASSESSMENT, SHORELINE SETBACK ASSESSMENT (SSAD), AND ENVIRONMENTAL ASSESSMENT EXEMPTION (EAE) FOR REPAIR OF AN EXISTING RETAINING WALL LOCATED AT THE SHORES OF MAUI CONDOMINIUM, 2075 SOUTH KĪHEI ROAD, KĪHEI, MAUI, HAWAII; TMK: (2) 3-9-017:003 (SMX2025-00076) (SM52025-000054) (SSAD2025-00010) (EAE2025-00015)

In response to your application received on April 11, 2025, and in accordance with the SMA Rules for the Maui Planning Commission (Commission), Section 12-202-12, the Department of Planning (Department) has made a determination relative to the above project that:

1. The project is not a development, pursuant to Section 205A-22 and may be issued a SMA Exemption;
2. The project has a valuation not in excess of \$500,000.00;
(Valuation: \$220,000.00)
3. The proposed scope of work consists of the following: Repair and maintain the existing retaining wall that fronts the property facing South Kihei Road by installing 12 horizontal wall tiebacks to stabilize the wall. The entire parcel is located mauka of South Kihei Road, but is within the Erosion Hazard Line. No ground disturbance is proposed for this project;

4. The project has no significant adverse environmental or ecological effects, provided Best Management Practices (BMPs) are implemented; and
5. The project is consistent with the objectives, policies, and SMA guidelines set forth in the Hawai'i Revised Statutes (HRS), Chapter 205A, and is consistent with the County General Plan and Zoning.

In consideration of the above determination, you are hereby granted an SMA Exemption (SM52025-000054).

Furthermore, in accordance with the *Shoreline Rules for the Commission*, Sections 12-203-3, 12-203-6, 12-203-10, 12-203-11, and 12-203-12, a determination has been made relative to the above-referenced project that:

1. The site is a shoreline property and is subject to the Commission Shoreline Rules;
2. The proposed action will occur within Flood Zone 'X'; therefore, a Flood Development Permit is not required for the project;
3. The proposed scope of work is allowed by the Shoreline Rules 12-203-12(a)(12) and is considered a permissible activity:

"A structure or activity that has been determined by the director to be a minor structure or minor activity within the shoreline area that does not adversely affect beach processes, does not artificially fix the shoreline, and does not interfere with public access or public views to and along the shoreline and which meets the purpose of this chapter, the building code, flood hazard regulations, and special management area requirements;"

4. The proposed project is located within the 3.2-foot Sea Level Rise Exposure Area (SLRXA) as mapped by the Hawai'i Sea Level Rise Viewer (www.hawaiisealevelriseviewer.org). However, the action has been determined to be exempt pursuant to HRS 205A and the SMA rules of the planning commission. The property owner is aware that the proposed action occurs within the 3.2-foot SLRXA and acknowledges their awareness of the risks of sea level rise and the action's location within the 3.2-foot SLRXA, as described in their SLRXA acknowledgement document submitted to the Department on 4/25/2025.

Accordingly, you are hereby granted a Shoreline Setback Assessment Determination Approval (SSAD2025-00010), subject to the following conditions:

1. That repairs are made according to the plans titled, "The Shores of Maui Retaining Wall Repairs" prepared by JPB Engineering, Inc., dated September 26, 2024.

2. That BMPs shall be implemented to ensure water quality and marine resources are protected. No construction materials shall be stockpiled in the aquatic environment. All construction-related materials shall be free of pollutants and placed or stored in ways to avoid or minimize disturbance. No debris, petroleum products or deleterious materials or wastes shall be allowed to fall, flow, leach, or otherwise enter near shore waters. Any turbidity and siltation generated from activities proposed at the site shall be minimized and contained in the immediate vicinity of construction through the use of effective silt containment devices. Construction during adverse weather conditions shall be curtailed to minimize the potential for adverse water quality impacts. Appropriate measures to minimize dirt and water runoff, noise, and dust must be used.
3. That a building permit shall be obtained, as applicable, from the Department of Public Works, Development Services Administration.
4. That the proposed scope shall be initiated by **May 31, 2027**, and shall be completed within two years of said initiation.
5. That construction hours shall be limited to 8:00 a.m. to 5:00 p.m.
6. That in the event historic resources, including human skeletal remains, structural remains, cultural deposits, or lava tubes are identified during construction activities, all work shall cease in the immediate vicinity of the find, the find shall be protected from additional disturbance, and Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD), Maui Section, shall be contacted immediately at (808) 243-1285. Work shall not continue until cleared by DLNR-SHPD.
7. That full compliance with all other applicable governmental requirements shall be rendered.

ENVIRONMENTAL ASSESSMENT EXEMPTION

The project was reviewed in accordance with Chapter 343, HRS. The Department finds that the project triggers compliance with environmental review because it involves the “*Use within the shoreline area.*” However, the project qualifies for the following exemption in accordance with HAR Chapter 11-200.1-15(c):

- (1) *Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing;*

Accordingly, you are hereby granted an Environmental Assessment Exemption (EAE2025-00015).

Mr. Aaron Hollingbery
April 30, 2025
Page 4

In summary, the Department grants a SMA Exemption (SM52025-000054), Shoreline Setback Approval (SSAD2025-00010) and Environmental Assessment Exemption (EAE2025-00015) for the work described in your SMA Assessment Application (SMX2025-00076). PLEASE NOTE THAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED.

Thank you for your cooperation. If additional clarification is required, please contact Planner Brailey Gonsalves at Brailey.K.Gonsalves@mauicounty.gov or at (808)270-6297.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. A. Dias', with a large loop at the end.

DANNY A. DIAS
Planning Program Administrator

for KATE L. K. BLYSTONE
Director

Attachments: Approved Plans

cc: Carolyn Cortez, Interim Planning Program Administrator (PDF)
Kurt Wollenhaupt, Land Use Planning Supervisor (PDF)
Brailey Gonsalves, Planner (PDF)
Aaron Hollingbery, Applicant (PDF)

DAD:BKG:hk

K:\WP_DOCS\Planning\SMX\2025\00076_SOMRetainingWallRepair\SM5_SSAD_EAE.pdf

Attachment 2

November 23, 2025

Councilmember Tom Cook

Via Email: Thomas.cook@mauicounty.us

RE: The Shores of Maui/Bill 9

Dear Councilmember Cook,

To introduce myself I am a 91 year old retired lawyer from Southern Alberta in Canada. Although I have no say in this matter feel that I might have something to add regarding the Minatoya matter.

Our family first visited Maui in about 1973 when we stayed at the Lahaina Roads Appts in Lahaina, which I am pleased to hear has been repaired after the fires and is now about ready for occupancy, and returned there for 3 more years. In December of 1975 we first went to Kihei and looked at a new complex being built across from Cove Park. We closed the purchase at the Shore of Maui in April 1976 and owned a unit in that complex for over 10 years when we decided to sell as we thought there might be somewhere better where we could spend our winter vacations. After trying Arizona and Florida for a couple of years decided there was nothing better and we have been returning to Maui annually ever since even during the Covid years. We have been renting the same unit at the Shores of Maui, not in the unit we had sold, for the past 22 years staying for over 5 months each year and consider Maui as our 2nd home.

For the first number of years after we purchased at the Shores of Maui it was run by the Board of Directors and was operated like a hotel with a manager and office where all guests checked in and were given their keys and arranged payment. I was on the Board for a number of years and after I left the board the property transitioned into having a resident manager and every owner either renting out their own units, renting through a rental agent or a few of them residing there full time, which is currently the case as we understand it.

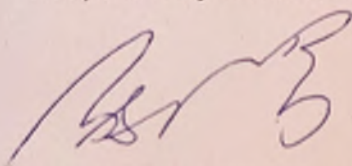
From our prospective as a former owner and long time tenant, and having been regularly kept advised by other owners and full time residents, believe that to try to convert these units that have always been used on vacation rentals to long term rentals will create nothing but problems even if the units lose enough value to be affordable new local owners would not be able to afford the maintenance fees, insurance and taxes and the properties

would soon become derelict properties. Our understanding of the municipal tax rules would also cause a large loss of revenue for the County. We cannot envision residents willing to commute to the Lahaina side daily.

My considered opinion is that the County should not make any drastic changes to the zoning of the Shores of Maui property. Bill 9 will disrupt the use of owners and guests such as me and will not result in the desired housing. County efforts such as the current conversion of the Haggai Institute in Kihei are more likely to effectively provide affordable housing.

To conclude my wife and I are not sure how many more years we will physically be able to return to Maui but we very much love Maui and hopefully Maui Pono and others will enable Maui to become more self sufficient and its people not be so dependent upon tourism but until that time tourism is very important and too many tourists will stay away if all that is available for accommodation are hotels.

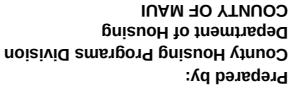
Respectively submitted,

A handwritten signature in dark ink, appearing to read 'R. G. Roddie', written in a cursive style.

ROBERT G. RODDIE K.C.

Box 1755
Nanton, Alberta
T0L 1R0

Attachment 3



June 1, 2026

2026
AFFORDABLE SALES PRICE GUIDELINES

Prevaling Int. Rate	No. of Bedroom	Percent of Median Income																																																																																																																																																																																																																																																																																																																																																																																													
		Very Low	Low Income	Below Moderate	Moderate	Above Moderate	Gap Income																																																																																																																																																																																																																																																																																																																																																																																								
50% & Below	50% & Below	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%																																																																																																																																																																																																																																																																																																																																																																																			
1	\$163,100	\$195,650	\$228,340	\$260,960	\$293,510	\$326,130	\$358,820	\$391,370	\$423,990	\$456,610	\$489,230	\$521,850																																																																																																																																																																																																																																																																																																																																																																																			
2	\$198,050	\$237,775	\$277,270	\$336,880	\$396,610	\$475,235	\$514,845	\$554,455	\$594,065	\$633,675	\$673,285	\$714,900																																																																																																																																																																																																																																																																																																																																																																																			
3	\$233,000	\$279,500	\$321,900	\$367,900	\$413,900	\$459,900	\$505,900	\$551,900	\$597,900	\$643,900	\$689,900	\$735,900																																																																																																																																																																																																																																																																																																																																																																																			
4	\$267,950	\$321,425	\$375,130	\$428,720	\$482,195	\$535,785	\$589,490	\$642,965	\$696,555	\$750,145	\$803,735	\$857,325																																																																																																																																																																																																																																																																																																																																																																																			
1	\$161,000	\$193,130	\$225,330	\$257,530	\$289,730	\$321,930	\$354,130	\$386,330	\$418,530	\$450,730	\$482,930	\$515,060																																																																																																																																																																																																																																																																																																																																																																																			
2	\$195,500	\$234,515	\$273,615	\$312,715	\$351,815	\$390,915	\$430,015	\$469,115	\$508,215	\$547,315	\$586,415	\$625,430																																																																																																																																																																																																																																																																																																																																																																																			
3	\$230,000	\$275,900	\$321,900	\$367,900	\$413,900	\$459,900	\$505,900	\$551,900	\$597,900	\$643,900	\$689,900	\$735,900																																																																																																																																																																																																																																																																																																																																																																																			
4	\$264,500	\$317,285	\$370,185	\$423,085	\$475,985	\$528,885	\$581,785	\$634,685	\$687,585	\$740,485	\$793,385	\$846,170																																																																																																																																																																																																																																																																																																																																																																																			
1	\$158,900	\$190,610	\$222,460	\$254,240	\$286,020	\$317,800	\$349,580	\$381,360	\$413,070	\$444,920	\$476,630	\$508,480																																																																																																																																																																																																																																																																																																																																																																																			
2	\$192,950	\$231,455	\$270,130	\$308,720	\$347,310	\$385,900	\$424,490	\$463,080	\$501,585	\$540,260	\$578,765	\$617,440																																																																																																																																																																																																																																																																																																																																																																																			
3	\$227,000	\$272,300	\$317,800	\$363,200	\$408,600	\$454,000	\$499,400	\$544,800	\$590,200	\$635,600	\$680,900	\$726,460																																																																																																																																																																																																																																																																																																																																																																																			
4	\$261,050	\$313,145	\$365,470	\$417,680	\$469,890	\$522,100	\$574,310	\$626,520	\$678,615	\$730,940	\$783,035	\$835,360																																																																																																																																																																																																																																																																																																																																																																																			
1	\$156,870	\$188,230	\$219,590	\$251,020	\$282,380	\$313,740	\$345,100	\$376,460	\$407,890	\$439,250	\$470,610	\$501,970																																																																																																																																																																																																																																																																																																																																																																																			
2	\$190,485	\$228,565	\$266,645	\$304,810	\$342,890	\$380,970	\$419,050	\$457,130	\$495,295	\$533,375	\$571,455	\$609,535																																																																																																																																																																																																																																																																																																																																																																																			
3	\$224,710	\$268,900	\$313,700	\$358,600	\$403,400	\$448,200	\$493,000	\$537,800	\$582,700	\$627,500	\$672,300	\$717,100																																																																																																																																																																																																																																																																																																																																																																																			
4	\$257,715	\$309,235	\$360,755	\$412,390	\$463,910	\$515,430	\$566,950	\$618,470	\$670,105	\$721,625	\$773,145	\$824,665																																																																																																																																																																																																																																																																																																																																																																																			
1	\$154,840	\$185,850	\$216,860	\$247,800	\$278,810	\$309,750	\$340,690	\$371,700	\$402,710	\$433,650	\$464,660	\$495,530																																																																																																																																																																																																																																																																																																																																																																																			
2	\$188,020	\$225,675	\$263,330	\$300,900	\$338,555	\$376,125	\$413,695	\$451,350	\$489,005	\$526,575	\$564,230	\$601,715																																																																																																																																																																																																																																																																																																																																																																																			
3	\$221,200	\$265,500	\$309,800	\$354,000	\$398,300	\$442,500	\$486,700	\$531,000	\$575,300	\$619,500	\$663,800	\$707,900																																																																																																																																																																																																																																																																																																																																																																																			
4	\$254,380	\$305,325	\$356,270	\$407,100	\$458,045	\$508,875	\$559,705	\$610,650	\$661,595	\$712,425	\$763,370	\$814,085																																																																																																																																																																																																																																																																																																																																																																																			
1	\$152,880	\$183,540	\$214,060	\$244,720	\$275,240	\$305,900	\$336,420	\$367,010	\$397,600	\$428,190	\$458,780	\$489,300																																																																																																																																																																																																																																																																																																																																																																																			
2	\$185,640	\$222,870	\$259,930	\$297,160	\$334,220	\$371,450	\$408,510	\$445,655	\$482,800	\$519,945	\$557,090	\$594,150																																																																																																																																																																																																																																																																																																																																																																																			
3	\$218,400	\$262,200	\$305,800	\$349,600	\$393,200	\$437,000	\$480,600	\$524,300	\$568,000	\$611,700	\$655,400	\$699,000																																																																																																																																																																																																																																																																																																																																																																																			
4	\$251,160	\$301,530	\$351,670	\$402,040	\$452,550	\$503,060	\$553,570	\$604,080	\$654,595	\$705,110	\$755,625	\$803,850																																																																																																																																																																																																																																																																																																																																																																																			
1	\$150,990	\$181,160	\$211,400	\$241,640	\$271,880	\$302,050	\$332,220	\$362,460	\$392,630	\$422,870	\$453,210	\$483,210																																																																																																																																																																																																																																																																																																																																																																																			
2	\$183,345	\$219,980	\$256,700	\$293,420	\$330,140	\$366,775	\$403,410	\$440,130	\$476,765	\$513,485	\$550,120	\$586,755																																																																																																																																																																																																																																																																																																																																																																																			
3	\$215,700	\$258,800	\$302,000	\$345,200	\$388,400	\$431,500	\$474,600	\$517,800	\$560,900	\$604,100	\$647,200	\$690,300																																																																																																																																																																																																																																																																																																																																																																																			
4	\$248,055	\$297,620	\$347,300	\$396,980	\$446,660	\$496,225	\$545,790	\$595,475	\$645,035	\$694,715	\$744,280	\$793,845																																																																																																																																																																																																																																																																																																																																																																																			
1	\$149,100	\$178,990	\$208,810	\$238,630	\$268,450	\$298,340	\$328,090	\$357,980	\$387,980	\$417,550	\$447,440	\$477,260																																																																																																																																																																																																																																																																																																																																																																																			
2	\$181,050	\$217,345	\$253,555	\$289,765	\$325,975	\$362,270	\$398,395	\$434,690	\$470,900	\$507,025	\$543,320	\$579,530																																																																																																																																																																																																																																																																																																																																																																																			
3	\$213,000	\$255,700	\$298,300	\$340,900	\$383,500	\$426,200	\$468,700	\$511,400	\$554,000	\$596,500	\$639,200	\$681,800																																																																																																																																																																																																																																																																																																																																																																																			
4	\$244,950	\$294,055	\$343,045	\$392,035	\$441,025	\$490,130	\$539,005	\$588,110	\$637,100	\$685,975	\$735,080	\$784,070																																																																																																																																																																																																																																																																																																																																																																																			
1	\$147,280	\$176,750	\$206,220	\$235,690	\$265,160	\$294,560	\$324,100	\$353,735	\$382,970	\$412,440	\$441,910	\$471,380																																																																																																																																																																																																																																																																																																																																																																																			
2	\$178,840	\$214,625	\$250,410	\$286,195	\$321,980	\$357,680	\$393,550	\$429,335	\$465,035	\$500,820	\$536,605	\$572,390																																																																																																																																																																																																																																																																																																																																																																																			
3	\$210,400	\$252,500	\$294,600	\$336,700	\$378,800	\$420,800	\$463,000	\$505,100	\$547,100	\$589,200	\$631,300	\$673,400																																																																																																																																																																																																																																																																																																																																																																																			
4	\$241,960	\$290,375	\$338,790	\$387,205	\$435,620	\$483,920	\$532,450	\$580,865	\$629,165	\$677,580	\$725,995	\$774,410																																																																																																																																																																																																																																																																																																																																																																																			
1	\$145,530	\$174,650	\$203,700	\$232,820	\$261,870	\$290,990	\$320,110	\$349,230	\$378,350	\$407,400	\$436,520	\$465,640																																																																																																																																																																																																																																																																																																																																																																																			
2	\$176,715	\$212,075	\$247,350	\$282,710	\$317,985	\$353,345	\$388,705	\$424,065	\$459,425	\$494,700	\$530,060	\$565,420																																																																																																																																																																																																																																																																																																																																																																																			
3	\$207,900	\$249,500	\$291,000	\$332,600	\$374,100	\$415,700	\$457,300	\$498,900	\$540,500	\$582,000	\$623,600	\$665,200																																																																																																																																																																																																																																																																																																																																																																																			
4	\$239,085	\$286,925	\$334,650	\$382,490	\$430,215	\$478,055	\$525,895	\$573,735	\$621,575	\$669,300	\$717,140	\$764,980																																																																																																																																																																																																																																																																																																																																																																																			
1	\$143,780	\$172,480	\$201,250	\$230,020	\$258,720	\$287,490	\$316,260	\$344,960	\$373,730	\$402,500	\$431,270	\$459,970																																																																																																																																																																																																																																																																																																																																																																																			
2	\$174,590	\$209,440	\$244,375	\$279,310	\$314,160	\$349,095	\$384,030	\$418,880	\$453,815	\$488,750	\$523,685	\$558,535																																																																																																																																																																																																																																																																																																																																																																																			
3	\$205,400	\$246,400	\$287,500	\$328,600	\$369,600	\$410,700	\$451,800	\$492,800	\$533,900	\$575,000	\$616,100	\$657,100																																																																																																																																																																																																																																																																																																																																																																																			
4	\$236,210	\$283,360	\$330,625	\$377,890	\$425,040	\$472,305	\$519,570	\$566,720	\$613,985	\$661,250	\$708,515	\$755,665																																																																																																																																																																																																																																																																																																																																																																																			
7.625%		1	\$147,280	\$176,750	\$206,220	\$235,690	\$265,160	\$294,560	\$324,100	\$353,735	\$382,970	\$412,440	\$441,910	\$471,380	\$500,820	\$536,605	\$572,390	\$608,175	\$643,960	\$679,745	\$715,530	\$751,315	\$787,100	\$822,885	\$858,670	\$894,455	\$930,240	\$966,025	\$1,001,810	\$1,037,595	\$1,073,380	\$1,109,165	\$1,144,950	\$1,180,735	\$1,216,520	\$1,252,305	\$1,288,090	\$1,323,875	\$1,359,660	\$1,395,445	\$1,431,230	\$1,467,015	\$1,502,800	\$1,538,585	\$1,574,370	\$1,610,155	\$1,645,940	\$1,681,725	\$1,717,510	\$1,753,295	\$1,789,080	\$1,824,865	\$1,860,650	\$1,896,435	\$1,932,220	\$1,968,005	\$2,003,790	\$2,039,575	\$2,075,360	\$2,111,145	\$2,146,930	\$2,182,715	\$2,218,500	\$2,254,285	\$2,290,070	\$2,325,855	\$2,361,640	\$2,397,425	\$2,433,210	\$2,468,995	\$2,504,780	\$2,540,565	\$2,576,350	\$2,612,135	\$2,647,920	\$2,683,705	\$2,719,490	\$2,755,275	\$2,791,060	\$2,826,845	\$2,862,630	\$2,898,415	\$2,934,200	\$2,969,985	\$3,005,770	\$3,041,555	\$3,077,340	\$3,113,125	\$3,148,910	\$3,184,695	\$3,220,480	\$3,256,265	\$3,292,050	\$3,327,835	\$3,363,620	\$3,399,405	\$3,435,190	\$3,470,975	\$3,506,760	\$3,542,545	\$3,578,330	\$3,614,115	\$3,649,900	\$3,685,685	\$3,721,470	\$3,757,255	\$3,793,040	\$3,828,825	\$3,864,610	\$3,900,395	\$3,936,180	\$3,971,965	\$4,007,750	\$4,043,535	\$4,079,320	\$4,115,105	\$4,150,890	\$4,186,675	\$4,222,460	\$4,258,245	\$4,294,030	\$4,329,815	\$4,365,600	\$4,401,385	\$4,437,170	\$4,472,955	\$4,508,740	\$4,544,525	\$4,580,310	\$4,616,095	\$4,651,880	\$4,687,665	\$4,723,450	\$4,759,235	\$4,795,020	\$4,830,805	\$4,866,590	\$4,902,375	\$4,938,160	\$4,973,945	\$5,009,730	\$5,045,515	\$5,081,300	\$5,117,085	\$5,152,870	\$5,188,655	\$5,224,440	\$5,260,225	\$5,296,010	\$5,331,795	\$5,367,580	\$5,403,365	\$5,439,150	\$5,474,935	\$5,510,720	\$5,546,505	\$5,582,290	\$5,618,075	\$5,653,860	\$5,689,645	\$5,725,430	\$5,761,215	\$5,796,999	\$5,832,784	\$5,868,569	\$5,904,354	\$5,940,139	\$5,975,924	\$6,011,709	\$6,047,494	\$6,083,279	\$6,119,064	\$6,154,849	\$6,190,634	\$6,226,419	\$6,262,204	\$6,297,989	\$6,333,774	\$6,369,559	\$6,405,344	\$6,441,129	\$6,476,914	\$6,512,699	\$6,548,484	\$6,584,269	\$6,620,054	\$6,655,839	\$6,691,624	\$6,727,409	\$6,763,194	\$6,798,979	\$6,834,764	\$6,870,549	\$6,906,334	\$6,942,119	\$6,977,904	\$7,013,689	\$7,049,474	\$7,085,259	\$7,121,044	\$7,156,829	\$7,192,614	\$7,228,399	\$7,264,184	\$7,300,969	\$7,336,754	\$7,372,539	\$7,408,324	\$7,444,109	\$7,479,894	\$7,515,679	\$7,551,464	\$7,587,249	\$7,623,034	\$7,658,819	\$7,694,604	\$7,730,389	\$7,766,174	\$7,801,959	\$7,837,744	\$7,873,529	\$7,909,314	\$7,945,099	\$7,980,884	\$8,016,669	\$8,052,454	\$8,088,239	\$8,124,024	\$8,159,809	\$8,195,594	\$8,231,379	\$8,267,164	\$8,302,949	\$8,338,734	\$8,374,519	\$8,410,304	\$8,446,089	\$8,481,874	\$8,517,659	\$8,553,444	\$8,589,229	\$8,625,014	\$8,660,799	\$8,696,584	\$8,732,369	\$8,768,154	\$8,803,939	\$8,839,724	\$8,875,509	\$8,911,294	\$8,947,079	\$8,982,864	\$9,018,649	\$9,054,434	\$9,090,219	\$9,126,004	\$9,161,789	\$9,197,574	\$9,233,359	\$9,269,144	\$9,304,929	\$9,340,714	\$9,376,499	\$9,412,284	\$9,448,069	\$9,483,854	\$9,519,639	\$9,555,424	\$9,591,209	\$9,626,994	\$9,662,779	\$9,698,564	\$9,734,349	\$9,770,134	\$9,805,919	\$9,841,704	\$9,877,489	\$9,913,274	\$9,949,059	\$9,984,844	\$10,020,629	\$10,056,414	\$10,092,199	\$10,127,984	\$10,163,769	\$10,199,554	\$10,235,339	\$10,271,124	\$10,306,909	\$10,342,694	\$10,378,479	\$10,414,264	\$10,450,049	\$10,485,834	\$10,521,619	\$10,557,404	\$10,593,189	\$10,628,974	\$10,664,759	\$10,700,544	\$10,736,329	\$10,772,114	\$10,807,899	\$10,843,684	\$10,879,469	\$10,915,254	\$10,951,039	\$10,986,824	\$11,022,609	\$11,058,394	\$11,094,179	\$11,129,964	\$11,165,749	\$11,201,534	\$11,237,319	\$11,273,104	\$11,308,889	\$11,344,674	\$11,380,459	\$11,416,244	\$11,452,029	\$11,487,814	\$11,523,599	\$11,559,384	\$11,595,169	\$11,630,954	\$11,666,739	\$11,702,524	\$11,738,309	\$11,774,094	\$11,809,879	\$11,845,664	\$11,881,449	\$11,917,234	\$11,953,019	\$11,988,804	\$12,024,589	\$12,060,374	\$12,096,159	\$12,131,944	\$12,167,729	\$12,203,514	\$12,239,299	\$12,275,084	\$12,310,869	\$12,346,654	\$12,382,439	\$12,418,224	\$12,454,009	\$12,489,794	\$12,525,579	\$12,561,364	\$12,597,149	\$12,632,934	\$12,668,719	\$12,704,504	\$12,740,289	\$12,776,074	\$12,811,859	\$12,847,644	\$12,883,429	\$12,919,214	\$12,954,999	\$12,990,784	\$13,026,569	\$13,062,354	\$13,098,139	\$13,133,924	\$13,169,709	\$13,205,494	\$13,241,279	\$13,277,064	\$13,312,849	\$13,348,634	\$13,384,419	\$13,420,204	\$13,455,989	\$13,491,774	\$13,527,559	\$13,563,344	\$13,599,129	\$13,634,914	\$13,670,6

Attachment 4

SOLD MAR 31, 2026



Video

Street View

Redesign



50 photos

SOLD ON MAR 2026

\$599,999

1 bd • 1 ba • 751 sq ft

2075 S Kihei Rd #214, Kihei, HI 96753



Is this your home?

Track this home's value and nearby sales activity

I own 2075 S Kihei Rd #214

Estimated sale price

\$667,000 – \$807,000

Reach more buyers when you sell with Redfin. Plus, you'll save **\$7,012** in fees. ⚙️

Schedule a selling consultation

About this home

This stunning 1-bedroom, 1-bath condo at Shores of Maui offers one of the best views on the island! Watch surfers catch waves all day, with a direct view of the cove from the extra-large, private lanai. Beautifully remodeled throughout. Gorgeous travertine tile, and a spacious attic for extra storage. Currently vacation rentable, Shores of Maui also features a pool and tennis/pickleball courts, making this truly a special place to call home.

Condo
Property Type

1975
Year Built

1.75 acres
Lot Size

\$799
Price/Sq.Ft.

\$1,153/mo
HOA Dues

Listed by Tom Tezak • Hawaii Life (W)

Contact: Cell: 808-280-2055

Bought with Gary Mooers • Coldwell Banker Island Prop(S)

Redfin checked: a minute ago • Source: RAM MLS #406019

Redfin Estimate

\$701,242

▲ **\$101K** since sold in March 2026

▲ **\$22K** since May

Recently sold homes

Estimate history

Homes for sale

This home's estimate is **32.2%** higher than the average sale price (\$531K) of 6 comparable homes.



SOLD JAN 22, 2026

\$610,000

A

1 bed 1 bath 626 sq ft
2075 S Kihei Rd #207, Kihei, ...



SOLD JUN 19, 2026

\$179,500

B

1 bed 1 bath 588 sq ft
7 Kaiiau Pl #4, Kihei, HI 96753

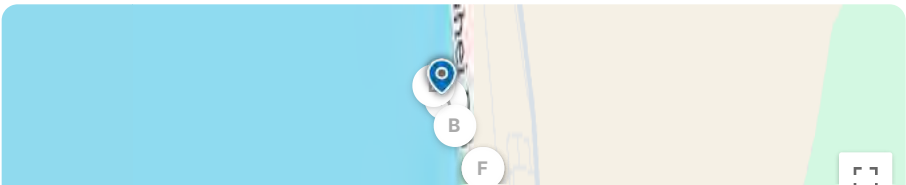


SOLD JUN 8, 2026

\$640,000

C

1 bed 1 bath 700 sq ft
2387 S Kihei Rd Unit B303,...



https://www.redfin.com/HI/Kihei/2075-S-Kihei-Rd-96753/unit-214/home/71711719

2/9

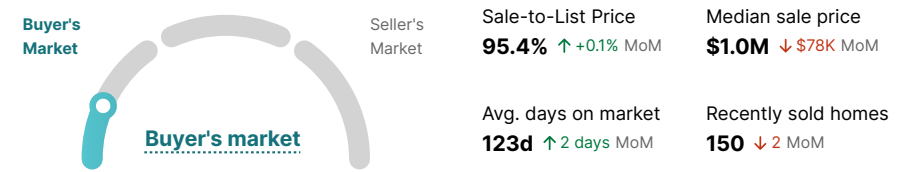


Claim this home to receive a free report every month with insights on the changing estimate.

I own 2075 S Kihei Rd #214

Market trends in 96753, HI

Last updated May 2026



New listings for sale

NEW 3 HRS AGO

\$1,095,000

3 beds 1 bath 864 sq ft
1937 Peke Pl, Kihei, HI 96753

NEW 8 HRS AGO

\$898,000

2 beds 2 baths 1,158 sq ft
217 Awa Pl, Kihei, HI 96753

NEW 8 HRS AGO

\$799,000

1 bed 2 baths 1,039 sq ft
2777 S Kihei Rd Unit D103, Kihei, ...

Homeowner tools

- View owner dashboard

Track your estimate and nearby sale activity

>
- Edit home facts

Review property details and add renovations

>
- Manage photos

Update home photos or make them private

>
- Rental estimate

Est. \$2,562 per month, based on comparable rentals

>

Sale and tax history for 2075 S Kihei Rd #214

Sale History

Tax History

Date	Event	Price
RAM MLS #406019		
Mar 31, 2026	Sold	\$599,999

\$799/sq ft

Feb 18, 2026	Contingent	—
Aug 18, 2025	Price Changed	\$699,000 \$931/sq ft
May 19, 2025	Listed	\$799,000 \$1,064/sq ft
RAM MLS #404550		
Mar 10, 2025	Listing Removed	—

Show more ▾

Public record

Public record	Zoning		
Beds	1	Style	Condo/Co-op
Baths	1	County	Maui County
Stories	1	APN	390170030039
Lot width	—	Parking Spaces	—
Lot depth	—	Basement	—
Lot size	—	Accessible	—
Year renovated	—	HOA Dues	—
Sq. Ft.	751	Garage	—
Year built	1975	Features	—

Last updated by owner on May 26, 2026.

Property details

Interior

Virtual Tour Information

- Virtual Tour (Branded)
- Virtual Tour (Unbranded)

Bathroom Information

- # of Bathrooms (Total Integer): 1

Exterior

Building Information

- Building Name: Shores of Maui
- Construction Materials: Hollow Tile

Interior Features

- Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
- Flooring: Stone/Concrete
- Interior Features: Kitchen Ware, Linens, TV Cable

Property Information

- Property Type: Residential
- Property Attached: Yes

Exterior Features

- Roof: Aluminum/Steel
- Exterior Features: Tennis Court(s)
- Property Sub Type: Condominium
- Structure Type: Low-Rise 1-3 Stories
- Year Built: 1975
- Living Area: 751

Show all property details ▾

About this building



Photo via 2075 S Kihei Rd #125

2 for sale
2075 S Kihei Rd, Kihei, HI 96753

See photos & sale trends

Units for sale

Unit ▲	Price	Beds	Baths	Sq Ft
114	\$611,000	1 bed	1 bath	626 sq ft
208	\$659,000	1 bed	1 bath	626 sq ft

Around this home

75/100 Very Walkable 59/100 Bikeable

Schools Places Transit

- Kamalii Elementary School

Public PreK-5 • Assigned • 0.8mi

7/10 >
- Lokelani Intermediate School

Public 6-8 • Assigned • 1.2mi

3/10 >
- Kulanihakoi High School

Public 9-11 • Assigned • 2.4mi

>

Show nearby schools ▾

Provided by GreatSchools ⓘ

Climate risks



10/10 Flood Factor

Estimated 80%+ chance of a flood reaching the building in the next 30 years



Fire Factor

We're working on getting current and accurate fire risk information for this home.



Heat Factor

We're working on getting current and accurate heat risk information for this home.



Wind Factor

We're working on getting current and accurate wind risk information for this home.



1/10 Air Factor

Minimal risk of unhealthy air over next 30 years



[View full report](#)

Provided by First Street

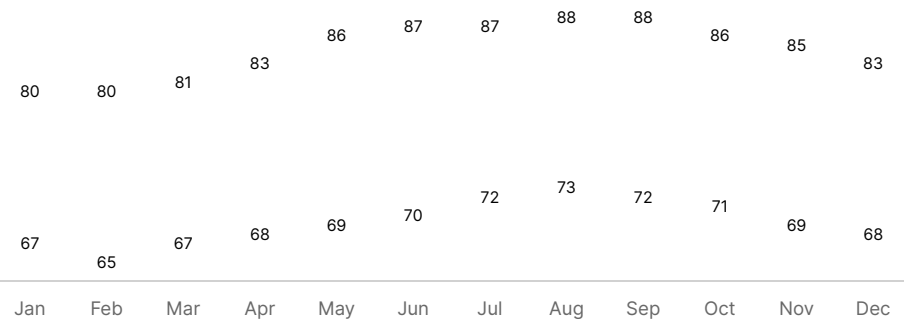
Historical weather



Kihei, HI • 96753

- Temperature
- Precipitation
- Snowfall
- UV index
- Humidity

Average low and high temperatures (°F)



Sun exposure

In this area, properties receive around 8.9 hours in June and 6.4 hours in December, placing it above the U.S. average for solar exposure.

8.9 hrs

6.4 hrs

June

December

[View sun simulation](#)

Provided by Shadowmap

Recommended for you

Based on homes you've looked at.

\$750,000

1 bed 2 baths 818 sq ft
2695 S Kihei Rd #9306, Kihei, HI 96753

\$569,000

2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit B403, Kihei, HI 96753

\$559,000

1 bed 1 bath 640 sq ft
1299 Uluniu Rd Unit 103A, Kihei, HI 96753

\$650,000

2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit A204, Kihei, HI 96753

3D WALKTHROUGH

\$949,000

2 beds 2 baths 1,052 sq ft
2777 S Kihei Rd Unit D208, Kihei, HI 96753

\$939,000

2 beds 2 baths 921 sq ft
1993 S Kihei Rd #600, Kihei, HI 96753

View 4 more homes in your Feed

Nearby similar homes

NEW 32 HRS AGO

3D WALKTHROUGH

\$1,790,000

2 beds 2 baths 1,831 sq ft
2491 Hihimanu St #114, Kihei, HI 96753

\$639,000

1 bed 2 baths 817 sq ft
2881 S Kihei Rd #107, Kihei, HI 96753

\$599,900

1 bed 2 baths 818 sq ft
2695 S Kihei Rd Unit 7-108, Kihei, HI 96753

\$565,000

VIDEO TOUR

\$750,000

\$930,000

New listings for sale in 96753

NEW 3 HRS AGO

\$1,095,000

3 beds1 bath864 sq ft
1937 Peke Pl, Kihei, HI 96753

NEW 8 HRS AGO

\$898,000

2 beds2 baths1,158 sq ft
217 Awa Pl, Kihei, HI 96753

NEW 8 HRS AGO

\$799,000

1 bed2 baths1,039 sq ft
2777 S Kihei Rd Unit D103, Kihei, HI 96753

NEW 8 HRS AGO

\$1,030,000

3 beds2 baths1,432 sq ft
2860 Ohina St, Kihei, HI 96753

NEW 9 HRS AGO

\$3,600,000

5 beds4 baths3,064 sq ft
3435 Hookipa Pl Unit A, Kihei, HI 96753

NEW 25 HRS AGO

\$420,000

2 beds1 bath781 sq ft
2065 Kanoe St Unit A, Kihei, HI 96753

LISTED BY REDFIN 29 HRS AGO

\$1,195,000

3 beds2 baths1,344 sq ft
23 Kuapapa Pl, Kihei, HI 96753

NEW 32 HRS AGO

\$1,790,000

2 beds2 baths1,831 sq ft
2491 Hihimanu St #114, Kihei, HI 96753

\$1,495,000

5 beds4 baths1,876 sq ft
2735 Panepoo St, Kihei, HI 96753

Home values near 2075 S Kihei Rd #214

Data from public records.	
Address	Redfin Estimate
2075 South Kihei Rd Apartment 204, Kihei, HI 2 Beds 2 Baths 976 Sq. Ft.	\$717,615
2075 South Kihei Rd Apartment 216, Kihei, HI	\$558,346

Address	Redfin Estimate
1 Beds 1 Baths 626 Sq. Ft.	
Address	Redfin Estimate
2075 South Kihei Rd Apartment 202, Kihei, HI	\$1,067,508
2 Beds 2 Baths 1048 Sq. Ft.	
2075 South Kihei Rd Apartment 111, Kihei, HI	\$547,346
1 Beds 1 Baths 626 Sq. Ft.	
Address	Redfin Estimate
2075 South Kihei Rd Apartment 206, Kihei, HI	\$986,156
3 Beds 2 Baths 1334 Sq. Ft.	
2075 South Kihei Rd Apartment 222, Kihei, HI	\$548,067
1 Beds 1 Baths 626 Sq. Ft.	

Property information provided by RAM MLS when last listed in 2025. This data may not match public records. [Learn more.](#)

More real estate resources

Redfin > Hawaii > Kihei > 2075 S Kihei Rd #214, Kihei, HI 96753

Neighborhoods

Zip Codes

Cities

Popular Searches

Maui Island homes for sale

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Get referrals

Careers

Find homes faster



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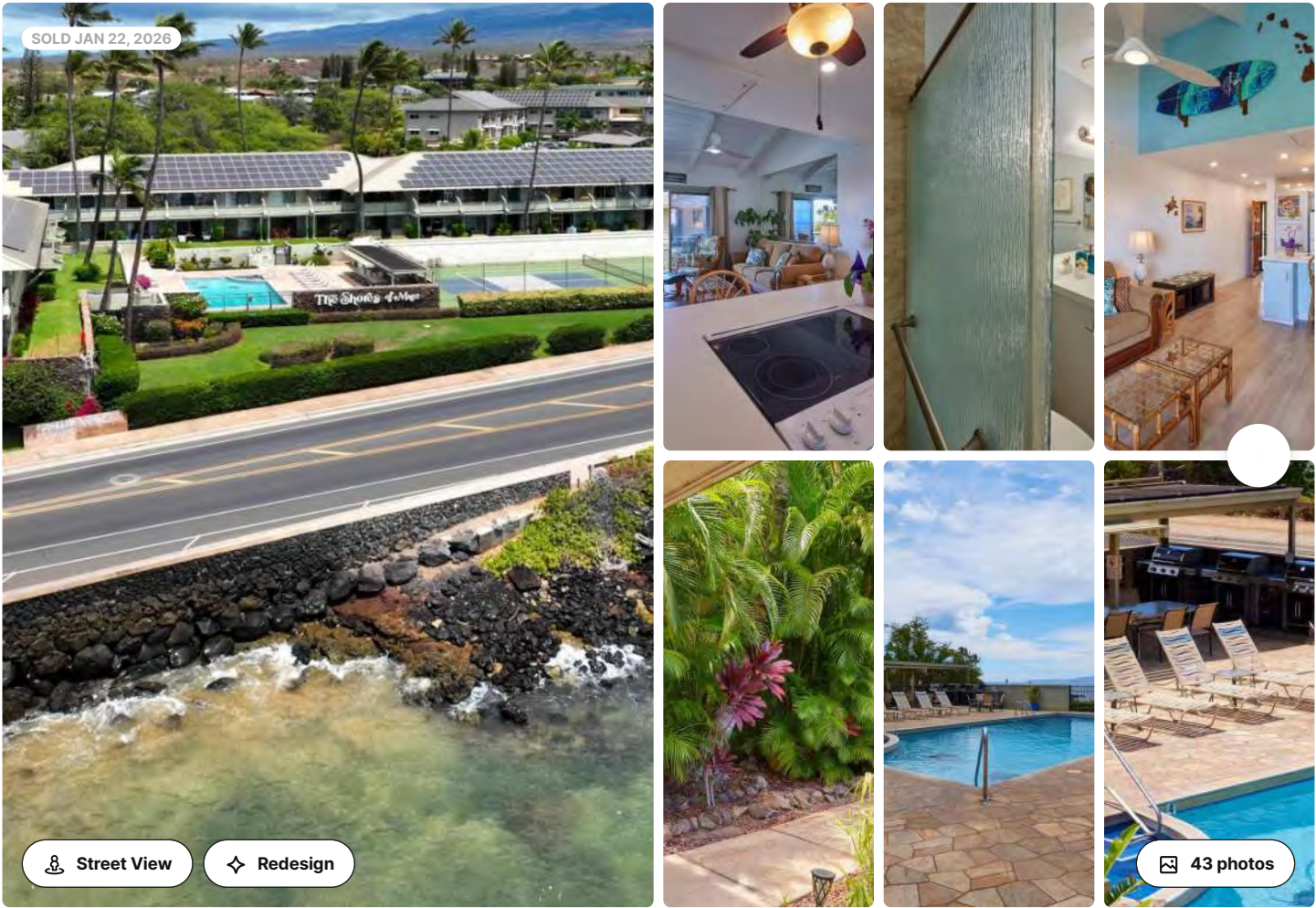
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GreatSchools Ratings provided by [GreatSchools.org](#).



SOLD ON JAN 2026

\$610,000

1 bd • 1 ba • 626 sq ft

2075 S Kihei Rd #207, Kihei, HI 96753



Is this your home?

Track this home's value and nearby sales activity

I own 2075 S Kihei Rd #207

Estimated sale price

\$587,000 – \$710,000

Reach more buyers when you sell with Redfin. Plus, you'll save **\$6,174** in fees. ⚙

Schedule a selling consultation

About this home

WHALE WATCHERS PARADISE: This 1-bed, 1-bath vacation condo offers a private lanai with an unobstructed ocean view of Charley Young Beach, Kihei Cove, and Molokini. Situated just across the street from the ocean, it is a favorite of vacationers and owners. Luxury vinyl plank flooring throughout. Fully furnished and ready to move in; just bring your clothes. Additional storage in the attic. Amenities include a tennis/pickleball court,

Show more ▾

 Condo

Property Type

 1975

Year Built

 1.75 acres

Lot Size

 \$974

Price/Sq.Ft.

 \$1,163/mo

HOA Dues

 1 space

Parking

Listed by Judy Gray • Wailea Point Realty, Inc.

Contact: realty@waileapoint.com

Bought with Tim Hunter • Hawaii Life (W)

Redfin checked: 3 minutes ago • Source: RAM MLS #407035

Redfin Estimate

\$617,376

▲ \$7,376 since sold in January 2026 ▼ \$14K since May

Recently sold homes

Estimate history

Homes for sale

This home's estimate is **32.2%** higher than the average sale price (\$467K) of 6 comparable homes.

SOLD JUN 19, 2026



\$179,500

A

1 bed 1 bath 588 sq ft

7 Kaiau Pl #4, Kihei, HI 96753

SOLD MAR 4, 2026



\$615,000

B

1 bed 1 bath 602 sq ft

1993 S Kihei Rd #503, Kihei, ...

SOLD MAR 31, 2026



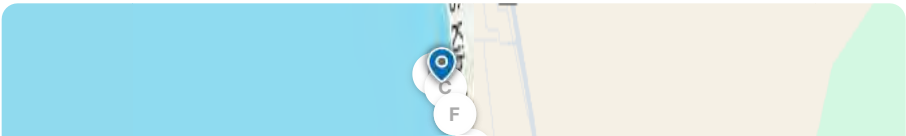
\$599,999

C

1 bed 1 bath 751 sq ft

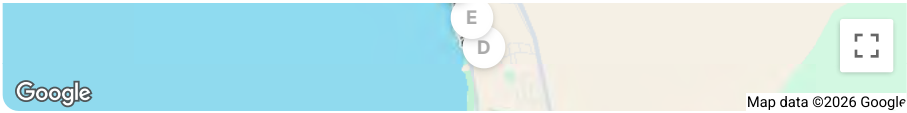
2075 S Kihei Rd #214, Kihei, ...

F



https://www.redfin.com/HI/Kihei/2075-S-Kihei-Rd-96753/unit-207/home/71730868

2/9

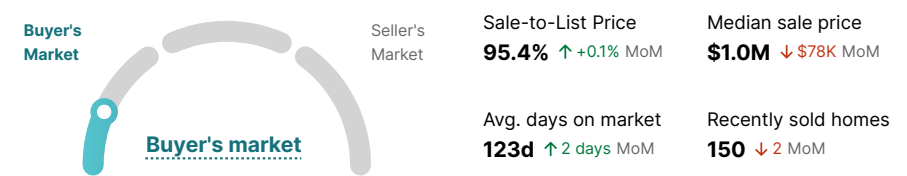


Claim this home to receive a free report every month with insights on the changing estimate.

I own 2075 S Kihei Rd #207

Market trends in 96753, HI

Last updated May 2026



New listings for sale

NEW 3 HRS AGO

\$1,095,000

3 beds 1 bath 864 sq ft
1937 Peke Pl, Kihei, HI 96753

NEW 8 HRS AGO

\$898,000

2 beds 2 baths 1,158 sq ft
217 Awa Pl, Kihei, HI 96753

NEW 9 HRS AGO

\$799,000

1 bed 2 baths 1,039 sq ft
2777 S Kihei Rd Unit D103, Kihei, ...

Homeowner tools

- View owner dashboard

Track your estimate and nearby sale activity

>
- Edit home facts

Review property details and add renovations

>
- Manage photos

Update home photos or make them private

>
- Rental estimate

Est. \$2,466 per month, based on comparable rentals

>

Sale and tax history for 2075 S Kihei Rd #207

Sale History

Tax History

Date	Event	Price
RAM MLS #407035		

Jan 22, 2026	Sold	\$610,000 \$974/sq ft
Oct 20, 2025	Contingent	—
Sep 4, 2025	Listed	\$659,000 \$1,053/sq ft

RAM MLS #360287

Apr 10, 2014	Sold	\$308,000 \$492/sq ft
Feb 25, 2014	Listed	\$308,000

Show more ▾

Public record

Public record	Zoning		
Beds	1	Style	Condo/Co-op
Baths	1	County	Maui County
Stories	1	APN	390170030032
Lot width	—	Parking Spaces	—
Lot depth	—	Basement	—
Lot size	—	Accessible	—
Year renovated	—	HOA Dues	—
Sq. Ft.	626	Garage	—
Year built	1975	Features	—

Last updated by owner on May 22, 2026.

Property details

Parking

Parking Information

- Has Open Parking: Yes
- Open Parking Spaces: 1

Interior

Bathroom Information

- # of Bathrooms (Total Integer): 1

Interior Features

- Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
- Window Features: Blinds, Drapes
- Flooring: Wood, Tile

- Interior Features: Ceiling Fan(s), Furnished, Kitchen Ware, Linens, TV Cable

Exterior

Building Information

Property Information

Show all property details ▾

About this building



Photo via 2075 S Kihei Rd #125

2 for sale
2075 S Kihei Rd, Kihei, HI 96753
[See photos & sale trends](#)

Units for sale

Unit ^	Price	Beds	Baths	Sq Ft
114	\$611,000	1 bed	1 bath	626 sq ft
208	\$659,000	1 bed	1 bath	626 sq ft

Around this home

75/100 Very Walkable 59/100 Bikeable

Schools

Places

Transit

- Kamalii Elementary School**

Public PreK-5 • Assigned • 0.8mi

7/10 >
- Lokelani Intermediate School**

Public 6-8 • Assigned • 1.2mi

3/10 >
- Kulanihakoi High School**

Public 9-11 • Assigned • 2.4mi

>

Show nearby schools ▾

Provided by GreatSchools ⓘ

Climate risks



10/10 Flood Factor

Estimated 80%+ chance of a flood reaching the building in the next 30 years



Fire Factor

We're working on getting current and accurate fire risk information for this home.



Heat Factor

We're working on getting current and accurate heat risk information for this home.



Wind Factor

We're working on getting current and accurate wind risk information for this home.



1/10 Air Factor

Minimal risk of unhealthy air over next 30 years



[View full report](#)

Provided by First Street

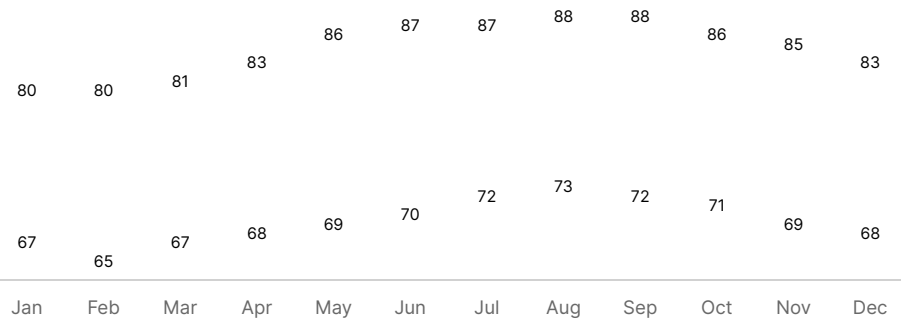
Historical weather



Kihei, HI • 96753

- Temperature
- Precipitation
- Snowfall
- UV index
- Humidity

Average low and high temperatures (°F)



Sun exposure

In this area, properties receive around 8.9 hours in June and 6.4 hours in December, placing it above the U.S. average for solar exposure.

8.9 hrs

6.4 hrs

June

December

[View sun simulation](#)

Provided by Shadowmap

Recommended for you

Based on homes you've looked at.

1 bed 2 baths 818 sq ft
2695 S Kihei Rd #9306, Kihei, HI 96753

1 bed 1 bath 640 sq ft
1299 Uluniu Rd Unit 103A, Kihei, HI 96753

2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit A204, Kihei, HI 96753

2 beds 2 baths 1,052 sq ft
2777 S Kihei Rd Unit D208, Kihei, HI 96753

2 beds 2 baths 921 sq ft
1993 S Kihei Rd #600, Kihei, HI 96753

1 bed 1 bath 588 sq ft
2191 S Kihei Rd #1111, Kihei, HI 96753

View 3 more homes in your Feed

Nearby similar homes

2 beds 2 baths 1,831 sq ft
2491 Hihimanu St #114, Kihei, HI 96753

2 beds 2 baths 1,052 sq ft
2777 S Kihei Rd Unit F209, Kihei, HI 96753

1 bed 2 baths 1,039 sq ft
2777 S Kihei Rd Unit F103, Kihei, HI 96753

\$599,900

New listings for sale in 96753

NEW 3 HRS AGO

\$1,095,000

3 beds 1 bath 864 sq ft
1937 Peke Pl, Kihei, HI 96753

NEW 8 HRS AGO

\$898,000

2 beds 2 baths 1,158 sq ft
217 Awa Pl, Kihei, HI 96753

NEW 9 HRS AGO

\$799,000

1 bed 2 baths 1,039 sq ft
2777 S Kihei Rd Unit D103, Kihei, HI 96753

NEW 9 HRS AGO

\$1,030,000

3 beds 2 baths 1,432 sq ft
2860 Ohina St, Kihei, HI 96753

NEW 9 HRS AGO

\$3,600,000

5 beds 4 baths 3,064 sq ft
3435 Hookipa Pl Unit A, Kihei, HI 96753

NEW 25 HRS AGO

\$420,000

2 beds 1 bath 781 sq ft
2065 Kanoe St Unit A, Kihei, HI 96753

LISTED BY REDFIN 30 HRS AGO

\$1,195,000

3 beds 2 baths 1,344 sq ft
23 Kuapapa Pl, Kihei, HI 96753

NEW 32 HRS AGO

\$1,790,000

2 beds 2 baths 1,831 sq ft
2491 Hihimanu St #114, Kihei, HI 96753

\$1,495,000

5 beds 4 baths 1,876 sq ft
2735 Panepoo St, Kihei, HI 96753

Home values near 2075 S Kihei Rd #207

Data from public records.	
Address	Redfin Estimate
2075 South Kihei Rd Apt 203, Kihei, HI 2 Beds 2 Baths 1136 Sq. Ft.	\$822,226
2075 South Kihei Rd Apt 208, Kihei, HI	—

Address	Redfin Estimate
1 Beds 1 Baths 626 Sq. Ft.	
Address	Redfin Estimate
2075 South Kihei Rd Apt 204, Kihei, HI	\$717,615
2 Beds 2 Baths 976 Sq. Ft.	
2075 South Kihei Rd Apt 103, Kihei, HI	\$760,863
2 Beds 2 Baths 976 Sq. Ft.	
Address	Redfin Estimate
2075 South Kihei Rd Apt 106, Kihei, HI	\$848,032
2 Beds 2 Baths 1168 Sq. Ft.	
2075 South Kihei Rd Apt 206, Kihei, HI	\$986,156
3 Beds 2 Baths 1334 Sq. Ft.	

Property information provided by RAM MLS when last listed in 2025. This data may not match public records. [Learn more.](#)

More real estate resources

Redfin > Hawaii > Kihei > 2075 S Kihei Rd #207, Kihei, HI 96753

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GreatSchools Ratings provided by [GreatSchools.org](#).

https://www.redfin.com/HI/Kihei/2075-S-Kihei-Rd-96753/unit-207/home/71730868

9/9

Attachment 5

← Search

Kihei Searches

- Homes for sale
- Condos for sale
- Land for sale
- Open houses
- Recently sold

Buying Options

- Buy with Redfin
- Redfin Premier
- Redfin Early Access

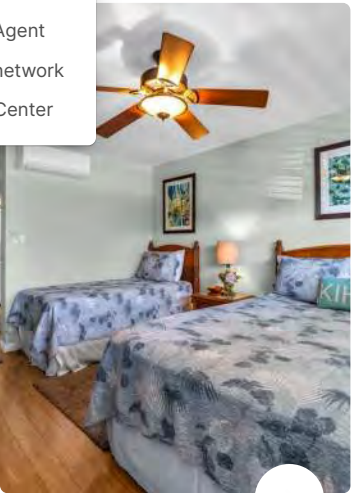
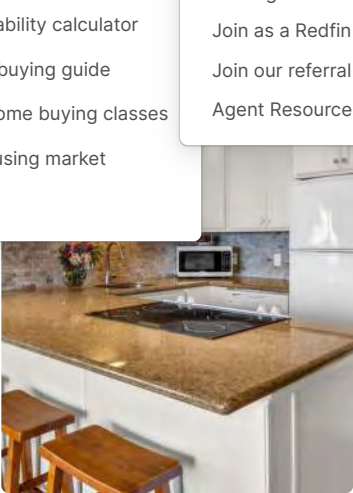
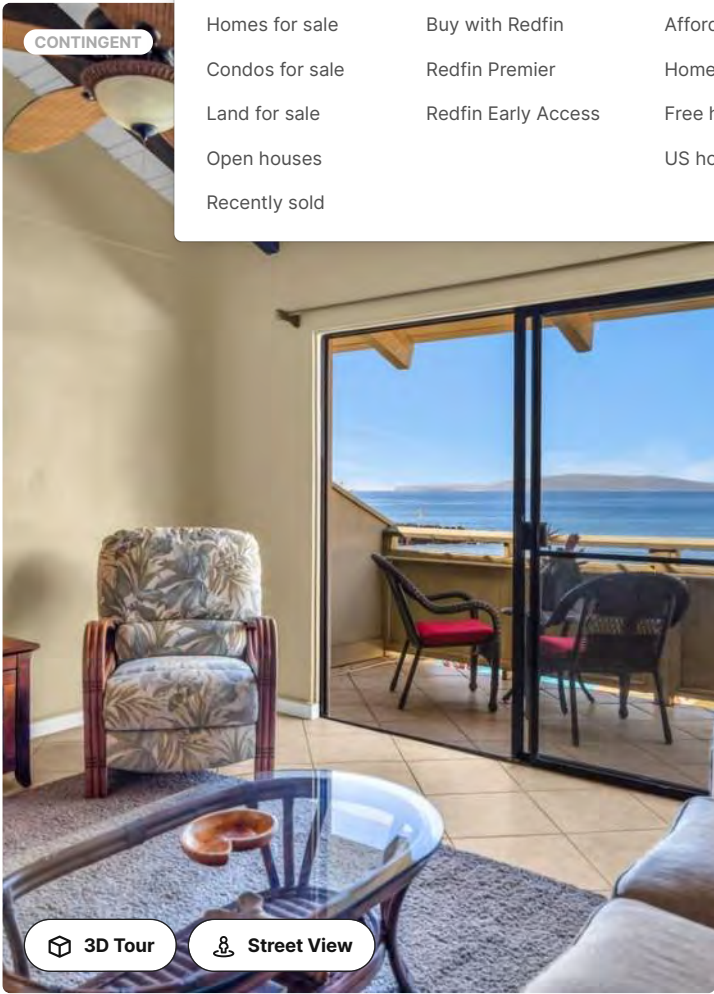
Buying Resources

- Affordability calculator
- Home buying guide
- Free home buying classes
- US housing market

Find an Agent

- Find agents in Kihei
- Join as a Redfin Agent
- Join our referral network
- Agent Resource Center

 Hide  Share



CONTINGENT

\$659,000 Est. \$5,518/mo — [See my rate](#)

1 bd • 1 ba • 626 sq ft

2075 S Kihei Rd #208, Kihei, HI 96753



This home may not be allowing tours right now

The seller has already accepted an offer. You can request a tour anyway or ask an agent about submitting a backup offer.

[Request tour anyway](#)

OR

[Ask a question](#)

[Start an offer](#) | [\(808\) 431-3908](#)

About this home

Welcome to Shores of Maui, a boutique complex of just 50 units located directly across from Cove Park—one of Maui's most popular beginner surf and stand-up paddle spots. From this condo you can relax on your lanai and watch surfers and daily surf lessons with the Pacific as your backdrop. This well-situated condo offers easy island living with an open living area, full kitchen, and a comfortable bedroom retreat. Step outside and enjoy

[Show more](#)



Condo
Property Type



1975
Year Built



1.75 acres
Lot Size



\$1,053
Price/Sq.Ft.



\$1,163/mo
HOA Dues



1 space
Parking

Listed by Sam Utley • Island Sotheby's International Realty(M)
Contact: Cell: 808-205-5088

Listing updated: Jun 2, 2026 at 03:06pm
Redfin checked: [a few seconds ago](#) • Source: RAM MLS #408791

130 days on Redfin • **433 views** • **26 favorites**

Open houses

No upcoming open houses.

Nearby open houses (10)

Payment calculator

\$5,518 per month

[Reset](#)

Principal and interest	\$3,376
Property taxes	\$804
HOA dues	\$1,163
Home insurance	\$176
Utilities	Add

Down payment
20% (\$131,800)

Home price
\$659,000

Loan details
30-yr fixed, 6.63%

Takes about 5 minutes & won't affect your credit

[Get prequalified](#)

Takes about 5 minutes & won't affect your credit

Get prequalified

- Discover your buying power

Find out if this home is within budget
- Down payment assistance

View down payment assistance programs for this home

Around this home

- Schools
- Places
- Transit

- Kamalii Elementary School

Public PreK-5 • Assigned • 0.8mi

7/10
- Lokelani Intermediate School

Public 6-8 • Assigned • 1.2mi

3/10
- Kulanihakoi High School

Public 9-11 • Assigned • 2.4mi

Show nearby schools

Provided by GreatSchools

About Maui Island



Show more

7.5 /10

Very walkable

Most errands can be done on foot

5.9 /10

Bikeable

Some bike infrastructure

9.2 /10

Silent zone

Virtually no nearby noise

0.7 /10

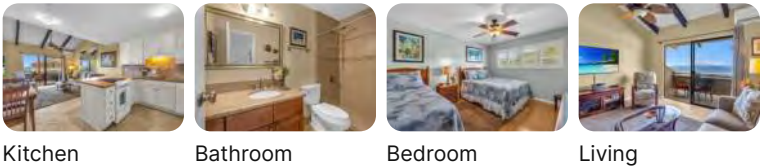
Always calm

Calm at all hours

Provided by Walk Score and Local Logic

Property details

- Interior
- Exterior
- Finance



- 

Interior features

Ceiling fans

Furnished unit

Kitchenware included

TV cable available

Blinds and drapes on windows
- 

Laundry & utility

Washer

Dryer
- 

Bathrooms

1 bathroom
- 

Kitchen

Dishwasher

Disposal

Microwave

Range

Refrigerator
- 

Flooring

Tile flooring

Laminate flooring
- 

Heating & cooling

No central air conditioning

[See all details from MLS](#)

Sale and tax history for 2075 S Kihei Rd #208

Sale History Tax History

Date	Event	Price
RAM MLS #408791		
Jun 2, 2026	Contingent	—
Feb 17, 2026	Listed	\$659,000 \$1,053/sq ft
RAM MLS #347244		
Jun 16, 2011	Sold	\$255,000 \$407/sq ft
Mar 4, 2011	Listed	\$299,000 \$478/sq ft



[Show more](#) ▾

Public record

Public record Zoning

Beds	1	Year built	1975
Baths	1	Style	Condo/Co-op
Stories	1	County	Maui County
Lot width	—	APN	390170030033
Lot depth	—	Parking Spaces	—
Lot size	—	Basement	—
Year renovated	—	Accessible	—
Finished Sq. Ft.	626	HOA Dues	—
Unfinished Sq. Ft.	—	Garage	—
Total Sq. Ft.	626	Features	—

Last updated by owner on Dec 10, 2025.

About this building



Photo via 2075 S Kihei Rd #125

2 for sale
2075 S Kihei Rd, Kihei, HI 96753

[See photos & sale trends](#)

Units for sale

Unit ^	Price	Beds	Baths	Sq Ft
114	\$611,000	1 bed	1 bath	626 sq ft
208	\$659,000	1 bed	1 bath	626 sq ft

Climate risks

 10/10 Flood Factor Estimated 80%+ chance of a flood reaching the building in the next 30 years	>
 Fire Factor We're working on getting current and accurate fire risk information for this home.	



Heat Factor

We're working on getting current and accurate heat risk information for this home.



Wind Factor

We're working on getting current and accurate wind risk information for this home.



1/10 Air Factor

Minimal risk of unhealthy air over next 30 years

>

[View full report](#)

Provided by First Street

Historical weather



Kihei, HI • 96753

Temperature

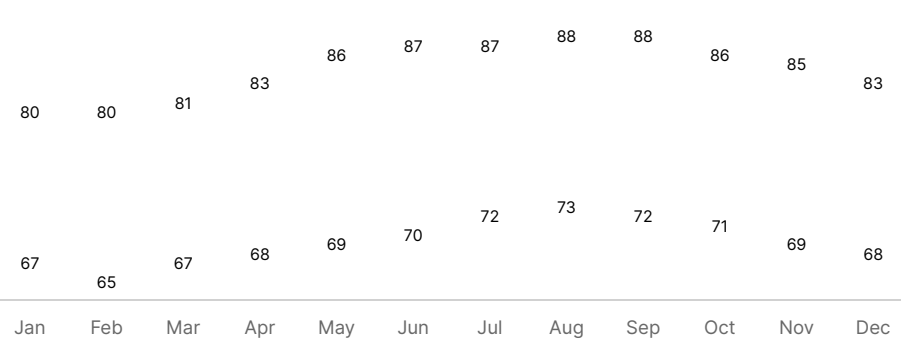
Precipitation

Snowfall

UV index

Humidity

Average low and high temperatures (°F)



Sun exposure



Exceptional sunlight

Sunscore

10.1 hrs

7.8 hrs

There appears to be minimal shading by surrounding buildings, terrain, and vegetation.

June

December

[View 3D sun simulation](#)

Provided by Shadowmap

Offer insights

2075 S Kihei Rd #208 • \$659,000

Not available

We are unable to calculate an offer price at this moment.

Market insights

[See all insights](#)

DAYS ON MARKET

130 days

The average home goes pending in 102 days.

SALE-TO-LIST

95.1%

Most homes are selling 5% below list price.

About offer insights ⓘ

Ask Redfin agent Travis a question



Travis Speck (R) B

Kihei Redfin Agent
Responds in 4 business hours

Write a message...

I'd like more home details.

I'm interested in buying.

Is this home still available?

Ask a question

Text or call (808) 431-3908

Redfin Estimate for 2075 S Kihei Rd #208

We cannot show automated home-value estimates for this home. ⓘ

Nearby homes have recently sold between \$420,000 and \$740,000.

Nearby comparable homes

The Redfin Estimate uses 6 recent nearby sales, priced between \$420K to \$740K.



SOLD JUN 8, 2026

\$640,000 Last sold price

1 bed 1 bath 700 sq ft
2387 S Kihei Rd Unit B303, Kihei, HI 96753

— \$139/sq ft

↑ larger lot

↑ 4 years newer



SOLD APR 14, 2026

\$582,000 Last sold price

2 beds 1.5 baths 750 sq ft
160 Keonekai Rd Unit 8-103, Kihei, HI 96753

— \$277/sq ft

↑ larger lot

↑ 17 years newer

View comparables on map

Recommended for you

Based on homes you've looked at.



\$750,000

1 bed 2 baths 818 sq ft
2695 S Kihei Rd #9306, Kihei, HI 96753



\$569,000

2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit B403, Kihei, HI 96753



\$559,000

1 bed 1 bath 640 sq ft
1299 Uluniu Rd Unit 103A, Kihei, HI 96753



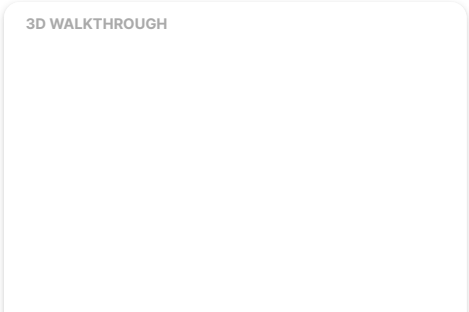
\$585,000

1 bed 2 baths 818 sq ft
2695 S Kihei Rd Unit 8-101, Kihei, HI 96753



\$650,000

2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit A204, Kihei, HI 96753



3D WALKTHROUGH

\$949,000

2 beds 2 baths 1,052 sq ft
2777 S Kihei Rd Unit D208, Kihei, HI 96753

View 5 more homes in your Feed

Nearby similar homes



\$899,000

1 bed 2 baths 1,039 sq ft
2777 S Kihei Rd Unit L105, Kihei, HI 96753



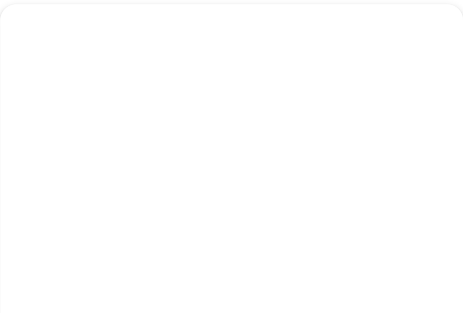
\$1,125,000

2 beds 2 baths 1,052 sq ft
2777 S Kihei Rd Unit C210, Kihei, HI 96753

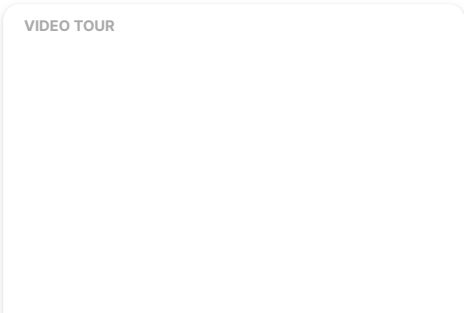


\$345,000

2 beds 1 bath 685 sq ft
35 Walaka St Unit L210, Kihei, HI 96753

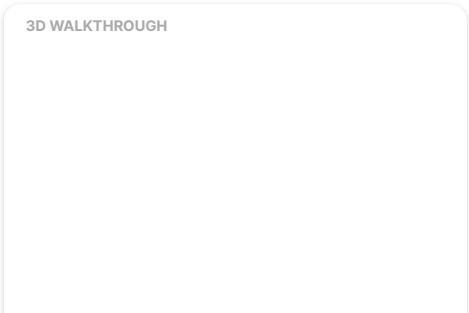


\$650,000



VIDEO TOUR

\$1,250,000



3D WALKTHROUGH

\$850,000

New listings for sale in 96753

NEW 22 HRS AGO

\$499,000

2 beds 2 baths 1,024 sq ft
777 S Kihei Rd Apt 205, Kihei, HI 96753

\$2,400,000

3 beds 2.5 baths 2,450 sq ft
2451 Umeke Cir, Kihei, HI 96753

\$2,400,000

3 beds 2.5 baths 2,450 sq ft
2451 Umeke Cir #67, Kihei, HI 96753

\$1,095,000

3 beds 1 bath 864 sq ft
1937 Peke Pl, Kihei, HI 96753

VIDEO TOUR

\$898,000

2 beds 2 baths 1,158 sq ft
217 Awa Pl, Kihei, HI 96753

\$799,000

1 bed 2 baths 1,039 sq ft
2777 S Kihei Rd Unit D103, Kihei, HI 96753

\$1,030,000

3 beds 2 baths 1,432 sq ft
2860 Ohina St, Kihei, HI 96753

\$3,600,000

5 beds 4 baths 3,064 sq ft
3435 Hookipa Pl Unit A, Kihei, HI 96753

\$420,000

2 beds 1 bath 781 sq ft
2065 Kanoe St Unit A, Kihei, HI 96753

Details provided by RAM MLS and may not match the public record. [Learn more.](#)

More real estate resources

Redfin > Hawaii > Kihei > 2075 S Kihei Rd #208, Kihei, HI 96753

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Get referrals

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Find homes faster



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GreatSchools Ratings provided by [GreatSchools.org](#).



FOR SALE

\$611,000

Est. \$5,394/mo — [See my rate](#)

1 bd • 1 ba • 626 sq ft

2075 S Kihei Rd #114, Kihei, HI 96753



Request showing

Tour for free, no strings attached

Start an offer

Make a winning offer with the help of a local agent

Ask a question

(808) 431-3908

About this home

Welcome to Shores of Maui, located in the heart of sunny Kihei. This unit has a stunning **ocean view** and an **oversized lanai** so you can enjoy your coffee while watching surfers catch waves at the cove. Inside the unit features a functional layout with a **full kitchen**, **in-unit washer and dryer**, **air conditioning**, and **flexible living space** ideal for extended stays or a relaxing Maui retreat. Shores of Maui is a well-maintained community

Show more

Condo

Property Type

1975

Year Built

1.75 acres

Lot Size

\$976

Price/Sq.Ft.

\$1,292/mo

HOA Dues

Listed by Joey Musto • Coldwell Banker Island Prop(Ka)
Contact: Cell: 808-269-5219

Listing updated: Apr 7, 2026 at 12:48pm
Redfin checked: 2 minutes ago • Source: RAM MLS #408286

177 days on Redfin • 523 views • 13 favorites

See this home in person

SAT
27
JUN

SUN
28
JUN

MON
29
JUN

TUE
30
JUN

This home is unavailable to tour on this day.

Next available date: Monday, June 29

Open houses

No upcoming open houses.

Nearby open houses (10)

Payment calculator

\$5,394 per month

Reset

Principal and interest

\$3,130

https://www.redfin.com/HI/Kihei/2075-S-Kihei-Rd-96753/unit-114/home/88600771

2/11

- Property taxes
- HOA dues
- Home insurance
- Utilities
- \$809
- \$1,292
- \$163
- Add

Down payment 20% (\$122,200)	Home price \$611,000	Loan details 30-yr fixed, 6.63%
---------------------------------	-------------------------	------------------------------------

Takes about 5 minutes & won't affect your credit ⓘ

Get prequalified

Discover your buying power

Find out if this home is within budget

>

Down payment assistance

View down payment assistance programs for this home

>

Around this home

- Schools
- Places
- Transit

- Kamalii Elementary School

Public PreK-5 • Assigned • 0.8mi

7/10 >
- Lokelani Intermediate School

Public 6-8 • Assigned • 1.2mi

3/10 >
- Kulanihakoi High School

Public 9-11 • Assigned • 2.4mi

>

Show nearby schools ▾

Provided by GreatSchools ⓘ

✦ About Maui Island ⓘ



Show more ▾

- 7.5 /10

Very walkable

Most errands can be done on foot
- 5.9 /10

Bikeable

Some bike infrastructure
- 9.2 /10

Silent zone

Virtually no nearby noise

0.7 /10

Always calm

Calm at all hours

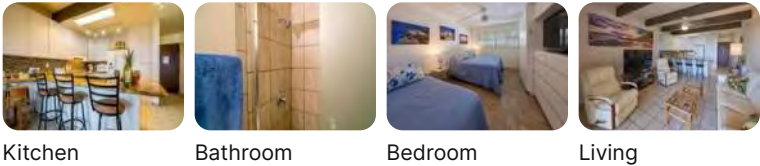
Provided by Walk Score and Local Logic

Property details

Interior

Exterior

Finance



- 

Interior features

Ceiling fan(s)

TV cable

Blinds
- 

Bathrooms

1 bathroom
- 

Kitchen

Range

Microwave

Refrigerator

Dishwasher
- 

Laundry & utility

Washer

Dryer
- 

Flooring

Tile
- 

Heating & cooling

No central A/C

See all details from MLS

Sale and tax history for 2075 S Kihei Rd #114

Sale History

Tax History

Date	Event	Price
RAM MLS #408286		
Apr 7, 2026	Price Changed	\$611,000 \$976/sq ft
Jan 1, 2026	Listed	\$666,000 \$1,064/sq ft
Public Records		
Feb 17, 2000	Sold	\$135,000 \$216/sq ft
RAM MLS #200898		
Sep 28, 1997	Listed	\$150,000

Show more

Public record

Public record		Zoning	
Beds	1	Year built	1975
Baths	1	Style	Condo/Co-op
Stories	1	County	Maui County
Lot width	—	APN	390170030014
Lot depth	—	Parking Spaces	—
Lot size	—	Basement	—
Year renovated	—	Accessible	—
Finished Sq. Ft.	626	HOA Dues	—
Unfinished Sq. Ft.	—	Garage	—
Total Sq. Ft.	626	Features	—

Last updated by owner on May 22, 2026.

About this building



Photo via 2075 S Kihei Rd #125

2 for sale
2075 S Kihei Rd, Kihei, HI 96753
[See photos & sale trends](#)

Units for sale

Unit	Price	Beds	Baths	Sq Ft
114	\$611,000	1 bed	1 bath	626 sq ft
208	\$659,000	1 bed	1 bath	626 sq ft

Climate risks

Climate risks



10/10 Flood Factor

Estimated 80%+ chance of a flood reaching the building in the next 30 years



Fire Factor

We're working on getting current and accurate fire risk information for this home.



Heat Factor

We're working on getting current and accurate heat risk information for this home.



Wind Factor

We're working on getting current and accurate wind risk information for this home.



1/10 Air Factor

Minimal risk of unhealthy air over next 30 years



[View full report](#)

Provided by First Street

Historical weather



Kihei, HI • 96753

Temperature

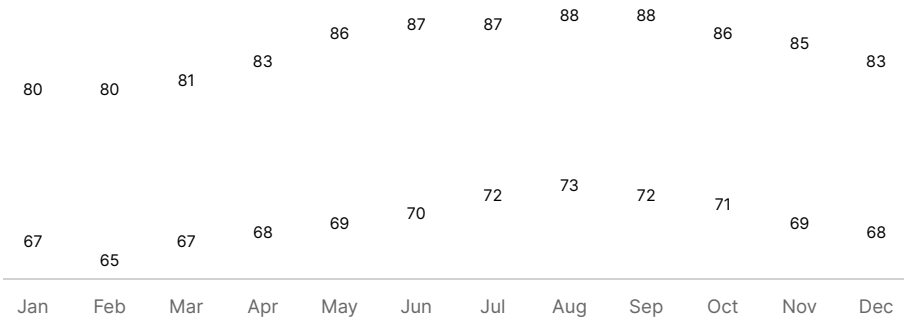
Precipitation

Snowfall

UV index

Humidity

Average low and high temperatures (°F)



Sun exposure



Exceptional sunlight
Sunscore

10.1 hrs

7.8 hrs

There appears to be minimal shading by surrounding buildings, terrain, and vegetation.

June

December

[View 3D sun simulation](#)

Provided by Shadowmap

Offer insights

2075 S Kihei Rd #114 • \$611,000

2075 S KIHEI RD #114 - \$611,000

Strong offer ▼

\$606K and above
75% chance or better to win

Why \$606K+ is a strong offer [See all insights](#)

📅 DAYS ON MARKET

177 days
The average home goes pending in 102 days.

🏠 SALE-TO-LIST

95.1%
Most homes are selling 5% below list price.

About offer insights ⓘ

Ask a local expert

Phone *

() -

Write a message

I'd like more home details

Any recent upgrades?

Is there an HOA?

Submit

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Redfin Estimate for 2075 S Kihei Rd #114

\$592,329

▼ **\$19K** under list price of \$611K

Nearby comparable homes

The Redfin Estimate uses 6 recent nearby sales, priced between \$283K to \$710K.

SOLD JAN 2, 2026



\$460,000 Last sold price

1 bed 1 bath 605 sq ft
2191 S Kihei Rd #2112, Kihei, HI 96753
— \$216/sq ft
↑ larger lot
↑ 5 years newer

SOLD FEB 4, 2026



\$525,000 Last sold price

2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit B312, Kihei, HI 96753
— \$271/sq ft
↑ larger lot
↑ 14 years newer

[View comparables on map](#)

More resources



Rental earnings

Est. \$2,477 per month, based on comparable rentals



Early Access listings

EARLY ACCESS COMPASS COMING SOON

\$5,500,000

3 beds 3.5 baths 2,499 sq ft
5071 Opele St Unit A, Hanalei, HI 96714

EARLY ACCESS COMPASS COMING SOON

\$3,000,000

11 beds 5.5 baths 2,982 sq ft
1775 Lusitana St, Honolulu, HI 96813

EARLY ACCESS COMPASS COMING SOON

\$665,000

3 beds 2.5 baths 1,245 sq ft
68-3935 Ehu Kai Loop #2903, Waikoloa, HI 96738

EARLY ACCESS COMPASS COMING SOON

\$1,689,000

5 beds 3 baths — sq ft
528 Halela St Unit A, Kailua, HI 96734

EARLY ACCESS COMPASS COMING SOON

\$1,150,000

4 beds 3 baths — sq ft
91-904 Opeapea St, Ewa Beach, HI 96706

EARLY ACCESS COMPASS COMING SOON

\$620,000

2 beds 1.5 baths 884 sq ft
47-389 Hui Iwa St #2, Kaneohe, HI 96744

View more homes

Recommended for you

Based on homes you've looked at.

\$750,000

1 bed 2 baths 818 sq ft
2695 S Kihei Rd #9306, Kihei, HI 96753

\$569,000

2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit B403, Kihei, HI 96753

\$559,000

1 bed 1 bath 640 sq ft
1299 Uluniu Rd Unit 103A, Kihei, HI 96753

\$650,000
2 beds 2 baths 745 sq ft
2219 S Kihei Rd Unit A204, Kihei, HI 96753

3D WALKTHROUGH

\$949,000
2 beds 2 baths 1,052 sq ft
2777 S Kihei Rd Unit D208, Kihei, HI 96753

3D WALKTHROUGH

\$525,000
1 bed 1 bath 588 sq ft
2191 S Kihei Rd #1111, Kihei, HI 96753

View 3 more homes in your Feed

Nearby similar homes

\$420,000
2 beds 1 bath 781 sq ft
2065 Kanoë St Unit A, Kihei, HI 96753

3D WALKTHROUGH

\$850,000
3 beds 2 baths 1,059 sq ft
44 Kanani Rd Unit 3-106, Kihei, HI 96753

VIDEO TOUR

\$3,878,000
3 beds 3 baths 1,742 sq ft
78 Kai Malu Dr #101, Kihei, HI 96753

\$949,000
2 beds 2 baths 774 sq ft
2450 S Kihei Rd #301, Kihei, HI 96753

3D WALKTHROUGH

\$1,840,000
1 bed 2 baths 885 sq ft
3300 Wailea Alanui Dr Unit 38A, Kihei, HI 96753

VIDEO TOUR

\$869,000
1 bed 1.5 baths 693 sq ft
2381 S Kihei Rd Unit B107, Kihei, HI 96753

View more homes

New listings for sale in 96753

NEW 22 HRS AGO

\$499,000

2 beds 2 baths 1,024 sq ft

777 S Kihei Rd Apt 205, Kihei, HI 96753

\$2,400,000

3 beds 2.5 baths 2,450 sq ft

2451 Umeke Cir, Kihei, HI 96753

\$2,400,000

3 beds 2.5 baths 2,450 sq ft

2451 Umeke Cir #67, Kihei, HI 96753

\$1,095,000

3 beds 1 bath 864 sq ft

1937 Peke Pl, Kihei, HI 96753

VIDEO TOUR

\$898,000

2 beds 2 baths 1,158 sq ft

217 Awa Pl, Kihei, HI 96753

VIDEO TOUR

\$799,000

1 bed 2 baths 1,039 sq ft

2777 S Kihei Rd Unit D103, Kihei, HI 96753

\$1,030,000

3 beds 2 baths 1,432 sq ft

2860 Ohina St, Kihei, HI 96753

\$3,600,000

5 beds 4 baths 3,064 sq ft

3435 Hookipa Pl Unit A, Kihei, HI 96753

\$420,000

2 beds 1 bath 781 sq ft

2065 Kanoe St Unit A, Kihei, HI 96753

Details provided by RAM MLS and may not match the public record. [Learn more.](#)

More real estate resources

[Redfin](#) > [Hawaii](#) > [Kihei](#) > 2075 S Kihei Rd #114, Kihei, HI 96753

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96753 homes for sale			
96790 homes for sale			

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GreatSchools Ratings provided by [GreatSchools.org](#).

Attachment 6

Attachment A

The Shores of Maui

Fees for the year 2025-2026

Payment must be received by the first of the month (payable to your Association), or late fees may be incurred according to your Association's bylaws.

Units	CIP%	Maintenance & Reserve	Replacement Reserve	Total Payment
207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224	1.8%	\$1,163.00	\$450.00	\$1,613.00
107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124	2.0%	\$1,292.00	\$500.00	\$1,796.00
201, 202, 203, 204, 205, 206, 225	2.1%	\$1,357.00	\$525.00	\$1,882.00
101, 103, 104, 105, 106, 125	2.4%	\$1,552.00	\$600.00	\$2,151.00
102	2.5%	\$1,616.00	\$625.00	\$2,241.00

Attachment 7

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

April 30, 2025

Mr. Aaron Hollingbery
11510 Quail Lane
Woodway, Washington 98020

Dear Mr. Hollingbery:

SUBJECT: SPECIAL MANAGEMENT AREA (SMA) ASSESSMENT, SHORELINE SETBACK ASSESSMENT (SSAD), AND ENVIRONMENTAL ASSESSMENT EXEMPTION (EAE) FOR REPAIR OF AN EXISTING RETAINING WALL LOCATED AT THE SHORES OF MAUI CONDOMINIUM, 2075 SOUTH KĪHEI ROAD, KĪHEI, MAUI, HAWAII; TMK: (2) 3-9-017:003 (SMX2025-00076) (SM52025-000054) (SSAD2025-00010) (EAE2025-00015)

In response to your application received on April 11, 2025, and in accordance with the SMA Rules for the Maui Planning Commission (Commission), Section 12-202-12, the Department of Planning (Department) has made a determination relative to the above project that:

1. The project is not a development, pursuant to Section 205A-22 and may be issued a SMA Exemption;
2. The project has a valuation not in excess of \$500,000.00;
(Valuation: \$220,000.00)
3. The proposed scope of work consists of the following: Repair and maintain the existing retaining wall that fronts the property facing South Kīhei Road by installing 12 horizontal wall tiebacks to stabilize the wall. The entire parcel is located mauka of South Kīhei Road, but is within the Erosion Hazard Line. No ground disturbance is proposed for this project;

4. The project has no significant adverse environmental or ecological effects, provided Best Management Practices (BMPs) are implemented; and
5. The project is consistent with the objectives, policies, and SMA guidelines set forth in the Hawai'i Revised Statutes (HRS), Chapter 205A, and is consistent with the County General Plan and Zoning.

In consideration of the above determination, you are hereby granted an SMA Exemption (SM52025-000054).

Furthermore, in accordance with the *Shoreline Rules for the Commission*, Sections 12-203-3, 12-203-6, 12-203-10, 12-203-11, and 12-203-12, a determination has been made relative to the above-referenced project that:

1. The site is a shoreline property and is subject to the Commission Shoreline Rules;
2. The proposed action will occur within Flood Zone 'X'; therefore, a Flood Development Permit is not required for the project;
3. The proposed scope of work is allowed by the Shoreline Rules 12-203-12(a)(12) and is considered a permissible activity:

"A structure or activity that has been determined by the director to be a minor structure or minor activity within the shoreline area that does not adversely affect beach processes, does not artificially fix the shoreline, and does not interfere with public access or public views to and along the shoreline and which meets the purpose of this chapter, the building code, flood hazard regulations, and special management area requirements;"

4. The proposed project is located within the 3.2-foot Sea Level Rise Exposure Area (SLRXA) as mapped by the Hawai'i Sea Level Rise Viewer (www.hawaiisealevelriseviewer.org). However, the action has been determined to be exempt pursuant to HRS 205A and the SMA rules of the planning commission. The property owner is aware that the proposed action occurs within the 3.2-foot SLRXA and acknowledges their awareness of the risks of sea level rise and the action's location within the 3.2-foot SLRXA, as described in their SLRXA acknowledgement document submitted to the Department on 4/25/2025.

Accordingly, you are hereby granted a Shoreline Setback Assessment Determination Approval (SSAD2025-00010), subject to the following conditions:

1. That repairs are made according to the plans titled, "The Shores of Maui Retaining Wall Repairs" prepared by JPB Engineering, Inc., dated September 26, 2024.

2. That BMPs shall be implemented to ensure water quality and marine resources are protected. No construction materials shall be stockpiled in the aquatic environment. All construction-related materials shall be free of pollutants and placed or stored in ways to avoid or minimize disturbance. No debris, petroleum products or deleterious materials or wastes shall be allowed to fall, flow, leach, or otherwise enter near shore waters. Any turbidity and siltation generated from activities proposed at the site shall be minimized and contained in the immediate vicinity of construction through the use of effective silt containment devices. Construction during adverse weather conditions shall be curtailed to minimize the potential for adverse water quality impacts. Appropriate measures to minimize dirt and water runoff, noise, and dust must be used.
3. That a building permit shall be obtained, as applicable, from the Department of Public Works, Development Services Administration.
4. That the proposed scope shall be initiated by **May 31, 2027**, and shall be completed within two years of said initiation.
5. That construction hours shall be limited to 8:00 a.m. to 5:00 p.m.
6. That in the event historic resources, including human skeletal remains, structural remains, cultural deposits, or lava tubes are identified during construction activities, all work shall cease in the immediate vicinity of the find, the find shall be protected from additional disturbance, and Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD), Maui Section, shall be contacted immediately at (808) 243-1285. Work shall not continue until cleared by DLNR-SHPD.
7. That full compliance with all other applicable governmental requirements shall be rendered.

ENVIRONMENTAL ASSESSMENT EXEMPTION

The project was reviewed in accordance with Chapter 343, HRS. The Department finds that the project triggers compliance with environmental review because it involves the “*Use within the shoreline area.*” However, the project qualifies for the following exemption in accordance with HAR Chapter 11-200.1-15(c):

- (1) *Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing;*

Accordingly, you are hereby granted an Environmental Assessment Exemption (EAE2025-00015).

Mr. Aaron Hollingbery
April 30, 2025
Page 4

In summary, the Department grants a SMA Exemption (SM52025-000054), Shoreline Setback Approval (SSAD2025-00010) and Environmental Assessment Exemption (EAE2025-00015) for the work described in your SMA Assessment Application (SMX2025-00076). PLEASE NOTE THAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED.

Thank you for your cooperation. If additional clarification is required, please contact Planner Brailey Gonsalves at Brailey.K.Gonsalves@mauicounty.gov or at (808)270-6297.

Sincerely, 1



DANNY A. DIAS
Planning Program Administrator

for KATE L. K. BLYSTONE
Director

Attachments: Approved Plans

cc: Carolyn Cortez, Interim Planning Program Administrator (PDF)
Kurt Wollenhaupt, Land Use Planning Supervisor (PDF)
Brailey Gonsalves, Planner (PDF)
Aaron Hollingbery, Applicant (PDF)

DAD:BKG:hk

K:\WP_DOCS\Planning\SMX\2025\00076_SOMRetainingWallRepair\SM5_SSAD_EAE.pdf

Attachment 8

EXHIBIT "A"

PARCEL FIRST:

All of that certain parcel of land (being a portion of Grant to Akuna Akina and being also a portion of Lot 21, Kamaole Homesteads) situate on the west side of Kanoa Street at Kamaole, Kula, Island and County of Maui, State of Hawaii, being Lot 16 of the "Kaehukai Tract Lots", and being more particularly described as follows:

Being at a pipe at the northerly corner of this Lot, being also the easterly corner of Lot 15, Kaehukai Tract Lots, the coordinates of which referred to Government Survey Triangulation Station "Puu-O-Kali" being 621.00 feet south and 21,631.91 feet west and running by azimuths measured clockwise from true south:

1. 325° 55' 75.00 feet along Kanoa Street to a pipe (found);
2. 55° 55' 150.00 feet along lot 17, Kaehukai Tract Lots to a pipe (found);
3. 145° 55' 75.00 feet along lot 8, Kaehukai Tract Lots to a pipe (found);
4. 235° 55' 150.00 feet along lot 15, Kaehukai Tract Lots to the point of beginning and containing an area of 11,250 square feet.

PARCEL SECOND:

Lot 8

All of that certain parcel of land (being a portion of Lot 21, Grant to Akuna Akina, Kamaole Homesteads, and Grant 8763 to Sommerfeld), being LOT EIGHT (8) of KAEHUKAI TRACT LOTS, situate at Kamaole, District of Kula, Island and County of Maui, State of Hawaii, and more particularly described as follows:

Beginning at an iron pipe on the South corner of this lot, said corner being on the North boundary of the Kihel-Makena Road Unit B, the coordinates of said point of beginning referred to U.S.C. & G.S. Triangulation Station "Puu-O-Kali" are

823.30 feet South
21,704.46 feet West, and running by azimuths measured clockwise from true South:

1. 131° 51' 77.32 feet along the North Boundary of the Kihel-Makena Road Unit B, to an iron pipe;
2. 235° 55' 127.87 feet along Lot 7 of this tract to an iron pipe;
3. 325° 55' 75.00 feet along Lot 16 of this tract to an iron pipe;

4. 55° 55' 109.08 feet along Lot 9 of this tract to the point of beginning and containing an area of 8886 square feet.

Lot 9

All of that certain parcel of land (being a portion of Lot 21, Grant to Akuna Akina, Kamaole Homesteads, and Grant 8763 to Sommerfeld), being LOT NINE (9) of KAEHUKAI TRACT LOTS, situate at Kamaole, District of Kula, Island and County of Maui, State of Hawaii and more particularly described as follows:

Beginning at an Iron pipe on the West corner of this Lot, said corner being on the North boundary of the Kihel-Makena Road Unit B, the coordinates of said point of beginning referred to U.S.C. & G.S. Triangulation Station "Puu-O-Kali" are

828.30 feet South
21,704.46 feet West, and running by azimuths measured clockwise from true South:

1. 235° 55' 109.08 feet along Lot 8 of this tract to an iron pipe;
2. 325° 55' 75.00 feet along Lot 7 of this tract to an iron pipe;
3. 55° 55' 90.29 feet along Lot 10 of this tract to an iron pipe;
4. 131° 51' 77.32 feet along the North boundary of the Kihel-Makena Road Unit B, to the point of beginning and containing an area of 7476 square feet.

Lot 17

All of that certain parcel of land (being a portion of Lot 21, Grant to Akuna Akina, Kamaole Homesteads, and Grant 8763 to Sommerfeld), being LOT SEVENTEEN (17) of KAEHUKAI TRACT LOTS, situate at Kamaole, District of Kula, Island and County of Maui, State of Hawaii, and more particularly described as follows:

Beginning at an Iron pipe on the East corner of this lot, said corner being on the South boundary of the 30 foot Homestead Road, the coordinates of said point of beginning referred to U.S.C. & G.S. Triangulation Station "Puu-O-Kali" are

745.23 feet South
21,447.85 feet West, and running by azimuths measured clockwise from true South:

1. 55° 55' 150.00 feet along Lot 18 of this tract to an iron pipe;
2. 145° 55' 75.00 feet along Lot 9 of this tract to an iron pipe;

3. 235° 55' 150.00 feet along Lot 16 of this tract to an iron pipe;
4. 325° 55' 75.00 feet along the South boundary of the 30 foot Homestead Road to the point of beginning and containing an area of 11,250 square feet.

PARCEL THIRD:

All of those certain parcels of land (being portions of Lot 21, Grant to Akuna Akina, Kamaole Homesteads, and Grant 8763 to Sommerfeld), being LOTS NO. 10, 18 and 19 of the KAEHUKAI TRACT, situate at Kamaole, District of Kula, Island and County of Maui, State of Hawaii, and more particularly described as follows:

Beginning at an Iron pipe on the North corner of Lot 18, said corner being on the South boundary of the 30 foot Homestead Road, the coordinates of said point of beginning referred to U.S.C. & G.S. Triangulation Station "Puu-O-Kali" are

745.23 feet South
21,447.85 feet West, and running by azimuths measured clockwise from true South:

1. 325° 55' 75.00 feet along the South Boundary of the 30 foot Homestead Road to an iron pipe;
2. Along the South boundary of the 30 foot Homestead Road, along the arc of a circular curve to the right, having a central angle of 65° 33', the direct azimuth and distance being
358° 41' 30" 162.38 feet;
3. 92° 09' 150.94 feet along the North boundary of the 80 foot Homestead Road to an iron pipe;
4. 131° 51' 126.10 feet along the North boundary of Kihei-Makena Road Unit B, to an iron pipe;
5. 235° 55' 240.29 feet along Lots 9 and 17 to the point of beginning and containing an area of 37,422 square feet.

SUBJECT, HOWEVER, to a County of Maui thirteen (13) foot wide designated set-back line from Kanoa Road.

HLU Committee

From: John Hertzner <john.p.hertzner@gmail.com>
Sent: Monday, June 29, 2026 4:19 PM
To: HLU Committee
Subject: Resolution 26-111 - please pass

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which spent a significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111, and we ask for all councilmembers to support passage of this resolution as written.

Mahalo,

-john hertzner-

HLU Committee

From: Cathy Love <cathyr1107@yahoo.com>
Sent: Monday, June 29, 2026 2:15 PM
To: HLU Committee
Subject: Testimony regarding Resolution 26-111 - Please Support passage

You don't often get email from cathyr1107@yahoo.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Thank you
Catherine Love
Papakea Unit C204

HLU Committee

From: Brandon Ringstad <ringsb91@gmail.com>
Sent: Monday, June 29, 2026 2:03 PM
To: HLU Committee
Subject: In support of 26-111
Attachments: Testimony_Talking_Points_(LAC_June_29).docx

You don't often get email from ringsb91@gmail.com. [Learn why this is important](#)

Hello my name is Brandon Ringstad. I am an owner at Papakea Resort

Brandon Ringstad
Creator of Nature Meets Paper

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

HLU Committee

From: Bob and Sue Ward <ward_maui@yahoo.com>
Sent: Monday, June 29, 2026 1:45 PM
To: HLU Committee
Subject: Support for passage of Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

We own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written.

Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Thank you,
Susan and Robert Ward
Owners at Papakea
3543 Lower Honoapiilani Rd.
Lahaina, Hi 96761

HLU Committee

From: Brenda Y <brendayouck@gmail.com>
Sent: Monday, June 29, 2026 1:39 PM
To: HLU Committee
Subject: Resolution 26-111 Papakea Resort

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support the passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which has spent a significant amount of time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask that all council members support passage of this resolution as written.

Kind regards,

Brenda Youck- owner

HLU Committee

From: Kristin Ringstad <kristin.ringstad2101@gmail.com>
Sent: Monday, June 29, 2026 1:34 PM
To: HLU Committee
Subject: Resolution 26-111 comment

You don't often get email from kristin.ringstad2101@gmail.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Kristin Ringstad

Pronouns: she/her/hers

HLU Committee

From: Steve and Rachelle J <ssjacobson@msn.com>
Sent: Monday, June 29, 2026 1:24 PM
To: HLU Committee
Subject: Support for Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,

Steve Jacobson

HLU Committee

From: Leslie Ringstad <leslie.ringstad@gmail.com>
Sent: Monday, June 29, 2026 1:20 PM
To: HLU Committee
Subject: Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Harriet Fugier

HLU Committee

From: Leslie Ringstad <plumeriahill@gmail.com>
Sent: Monday, June 29, 2026 1:17 PM
To: HLU Committee
Subject: Passage of Resolution 26.111 as written

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

--

PLUMERIA HILL LLC
Leslie Ringstad
Kristin Ringstad
425 308-7771 Leslie's cell
425 328- 4597 Kristin's cell

HLU Committee

From: N & A VESALA <vesala@shaw.ca>
Sent: Monday, June 29, 2026 1:05 PM
To: HLU Committee
Subject: Fwd: Resolution 26-111

You don't often get email from vesala@shaw.ca. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely

Norman Vesala
Papakea G205

HLU Committee

From: N & A VESALA <vesala@shaw.ca>
Sent: Monday, June 29, 2026 1:04 PM
To: HLU Committee
Subject: Resolution 26-111

You don't often get email from vesala@shaw.ca. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely
Annette Vesala
Papakea G205

HLU Committee

From: Mauicondo <mauicondo.1@gmail.com>
Sent: Monday, June 29, 2026 12:51 PM
To: HLU Committee
Subject: Resolution 26-111 for rezoning to H4

You don't often get email from mauicondo.1@gmail.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,

Rachelle Jacobson

HLU Committee

From: Mauicondo <mauicondo.1@gmail.com>
Sent: Monday, June 29, 2026 12:51 PM
To: HLU Committee
Subject: Resolution 26-111 for rezoning to H4

You don't often get email from mauicondo.1@gmail.com. [Learn why this is important](#)

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,

Rachelle Jacobson

HLU Committee

From: Trisha Yamauchi <sayokoseki@icloud.com>
Sent: Monday, June 29, 2026 12:09 PM
To: HLU Committee
Subject: Resolution 26-11- Owner Written Testimony/Papakea Resort
Attachments: Resolution 26-11- Owner Written TestimonyPapakea Resort.pdf

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

Sent from my iPad

Date: June 29, 2026

Re: Resolution 26-11

To: Housing and Land Use (HLU) Committee

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

My brother and I own a studio condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111; we recognize this has been a long and arduous process for all parties concerned and we appreciate the work that has come to fruition, thus far. We appreciate your time, and we ask for all council members to support passage of this resolution as written.

Sincerely,

Trisha Yamauchi and Ryan Yamauchi

Papakea Owners, B307

HLU Committee

From: kengelgn@gmail.com
Sent: Monday, June 29, 2026 12:09 PM
To: HLU Committee
Subject: SUPPORT: Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

Please support passage of Resolution 26-111 as written to amend the Kihei-Makena Community Plan and West Maui Community Plan and change the zoning for properties operating like hotels in the A-1 and A-2 apartment districts.

Thank you to Member U'u-Hodgins for introducing the Resolution.

Kathryn Engel
Papakea



Virus-free. www.avg.com

HLU Committee

From: Nancy W <nkocommerce@gmail.com>
Sent: Monday, June 29, 2026 12:01 PM
To: HLU Committee
Subject: Resolution 26-111

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

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

Please support and approve Resolution 26-111 as written.

I am an owner at Papakea Oceanfront Resort and strongly support this resolution. Resolution 26-111 recognizes Papakea's long-established operation as a visitor resort and is consistent with the Maui Planning Commission's prior acknowledgment of Papakea's mixed A-2/H-2 status and its recommendation that the Council consider excluding Papakea from Bill 9's short-term rental phase-out.

The resolution also follows the thoughtful recommendations of the Temporary Investigative Group, whose members devoted significant time and effort to evaluating these properties and developing a balanced approach.

Thank you to Council Member U'u-Hodgins for introducing Resolution 26-111, and I respectfully ask all Committee members to recommend its approval without amendment.

Thank you for your consideration.

Nancy White
Sent from my iPhone

HLU Committee

From: Mark Klescewski <mark.klescewski@gmail.com>
Sent: Monday, June 29, 2026 12:01 PM
To: HLU Committee
Subject: Testimony for Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which has spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Sincerely,
Mark Klescewski

HLU Committee

From: codydogvb@yahoo.com
Sent: Monday, June 29, 2026 11:51 AM
To: HLU Committee
Subject: In Favor: Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

B

HLU Committee

From: Craig Franzen <fransen7one@icloud.com>
Sent: Monday, June 29, 2026 11:51 AM
To: HLU Committee
Subject: Testimony in Support of Resolution 26-111

You don't often get email from franzen7one@icloud.com. [Learn why this is important](#)

Dear Chair U‘u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission’s prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9’s short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U‘u-Hodgins for introducing Resolution 26-111 and we ask for all council members to support passage of this resolution as written.

Thank you for the opportunity to submit testimony in person as well as electronic options.

Sincerely,

Susan Fraanzen

The Resort at Papakea

HLU Committee

From: SLM <codydogslm@gmail.com>
Sent: Monday, June 29, 2026 11:50 AM
To: HLU Committee
Subject: In favor Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

B

B

HLU Committee

From: Dennis Manzer <dennis@manzerusa.com>
Sent: Monday, June 29, 2026 11:49 AM
To: HLU Committee
Subject: Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represent an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all council-members to support passage of this resolution as written.

HLU Committee

From: Brian @ Staypapakea.net <rentme@staypapakea.com>
Sent: Monday, June 29, 2026 11:47 AM
To: HLU Committee
Subject: In Favor Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

HLU Committee

From: Morgan and Sarah Anderson <morganandsarah@gmail.com>
Sent: Monday, June 29, 2026 11:45 AM
To: HLU Committee
Subject: Testimony in support of resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which a spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Morgan Anderson

HLU Committee

From: muckboothq@aol.com
Sent: Monday, June 29, 2026 11:37 AM
To: HLU Committee
Subject: Support passage of Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which has spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

James Donohue

HLU Committee

From: Amanda Woods <amandawoodsrn@gmail.com>
Sent: Monday, June 29, 2026 11:39 AM
To: HLU Committee
Subject: Testimony in Support of Resolution 26-111

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

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

I am a Papakea condominium owner and respectfully ask you to support Resolution 26-111 as written.

Papakea has long operated as a visitor accommodation property and was recognized by the Maui Planning Commission as appropriate for A2/H2 zoning. Resolution 26-111 acknowledges that prior determination and the careful work already completed by both the Planning Commission and the Temporary Investigative Group.

Papakea was designed, built, and has operated for decades as a visitor accommodation property. Preserving its intended zoning recognizes the unique nature of the property and is consistent with its long-established use. Papakea is fundamentally different from housing that was built to serve as residential housing, and maintaining its appropriate zoning reflects those important planning distinctions.

I appreciate Councilmember U'u-Hodgins for introducing Resolution 26-111 and respectfully ask the Committee to recommend passage of Resolution 26-111 without amendment.

Thank you for your time and consideration.

Amanda Woods

HLU Committee

From: mdjdhome@aol.com
Sent: Monday, June 29, 2026 11:36 AM
To: HLU Committee
Subject: Support passage of Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which has spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Maureen Donohue

HLU Committee

From: Gary Mariegard <gmariegard@gmail.com>
Sent: Monday, June 29, 2026 11:31 AM
To: HLU Committee
Subject: Resolution 26-111

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

Dear Chair U'u-Hodgins, Vice Chair Batangan, and members of the Housing and Land Use Committee:

I own a condo at Papakea Oceanfront Resort and support passage of Resolution 26-111 as written. Resolution 26-111 represents an important acknowledgement of the Maui County Planning Commission's prior recognition of Papakea as having A2/H2 zoning and its recommendation that Council consider excluding Papakea from the scope of Bill 9's short-term rental phase out. Resolution 26-111 also aligns with the recommendations of the Temporary Investigative Group which spent significant time and effort developing those recommendations.

Thank you to Member U'u-Hodgins for introducing Resolution 26-111 and we ask for all councilmembers to support passage of this resolution as written.

Gary A Mariegard

HLU Committee

From: Michael Kessler <mikekessler.attorney@gmail.com>
Sent: Friday, June 26, 2026 9:56 AM
To: HLU Committee
Subject: Support of Resolution 26-111

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

Dear Members

Aloha,

I write in strong support of Resolution 26-111.

I am the Trustee of the owner of a one bedroom unit in Palms 1 in Wailea, which in addition to the personal use of my family for several months of the year has been utilized as a legal short term rental since it was purchased in 2003 and long before that.

Because my family utilizes it for extended periods, and because the expenses including taxes and HOA fees, as well as other restrictions such as parking and no pets make the unit completely unsuitable for long term rentals. The same is true for almost all of the units in Palms 1.

Moreover, because the Palms 1 taxes, HOA fees, insurance, utilities and other expenses are so high, it does not come close to breaking even and therefore could not possibly lead to any increase in long term housing on Maui.

I therefore respectfully urge the passage of Resolution 26-111 as written.

Mahalo.

--

Mike Kessler
518 428-0444 (cell)

Board Certified in Medical Malpractice
(American Board of Professional Liability Attorneys)
Former Chair, Traumatic Brain Injury Litigation Group
(American Association for Justice)
Former Board of Directors, New York Academy of Trial Lawyers
Selected for Best Lawyers in America 2007-Present
Selected for New York Super Lawyers 2007-Present
Admitted to Practice in New York and Pennsylvania