ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

RECEIVED
2017 FEB 23 AM 10:34
OFFICE OF THE MAYOR

COUNTY OF MAUI

DEPARTMENT OF PLANNING

February 23, 2017

RECEIVED
2017 FEB 23 PM 2:38
OFFICE OF THE
COUNTY CLERK

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Mike White, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL
Mayor 2/23/17
Date

Dear Chair White and Members:

SUBJECT: TO OBTAIN A CONDITIONAL PERMIT IN ORDER TO CONDUCT SPECIAL EVENTS, INCLUDING WEDDINGS, CORPORATE AND NON-PROFIT RECEPTIONS, WORKSHOPS, ART SHOWS, PHOTOGRAPHY SESSIONS, FILMING, AND SIMILAR EVENTS, AS WELL AS HAWAIIAN CULTURAL PRACTICES IN THE COUNTY AGRICULTURAL DISTRICT ON APPROXIMATELY 5.75 ACRES OF LAND, LOCATED AT 588 KULAIWI DRIVE, WAILUKU, MAUI; TMK: (2) 3-5-002:010 (CP 2015/0003)

The Department of Planning (Department) is transmitting for your review and action the Conditional Permit (CP) application filed by Leona Rocha Wilson, Manager of Lona Ridge LLC.

APPLICATION SUMMARY	
Application	The CP will permit special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices.
Applicant	Leona Rocha Wilson, manager of Lona Ridge LLC
Owner	Lona Ridge LLC
Tax Map Key	(2) 3-5-002:010
Address	588 Kulaiwi, Wailuku, Island of Maui, Hawaii

COUNTY COMMUNICATION NO. 17-128

APPLICATION SUMMARY	
Area	Approximately 5.75 acres of land
Land Use Designations	State Agricultural District Wailuku-Kahului Community Plan: Agriculture Title 19, Zoning: Agriculture Other: NOT located within the Special Management Area (SMA)
Brief Description	The Applicant is requesting a CP in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices.
Public Hearing	Held by the Maui Planning Commission (Commission) on August 23 and October 25, 2016. A Petition to Intervene was filed on behalf of Mr. Harold Davis. The Commission denied the petition.
Testimony	At the August 23, 2016 meeting, there were twenty-one (21) testifiers in protest and fourteen (14) testifiers in support. On October 25, 2016, there were ten (10) testifiers in protest and one (1) in support.
Recommendation	The Commission voted to recommend approval of the CP subject to a total of twenty-nine (29) conditions.

As Council approval is required for the CP, the Department respectfully transmits the subject application to the Council for consideration. Accordingly, attached for your review are the following documents:

1. Proposed bill entitled, "A BILL FOR AN ORDINANCE GRANTING LEONA ROCHA WILSON, MANAGER OF LONA RIDGE, LLC, A CONDITIONAL PERMIT TO CONDUCT SPECIAL EVENTS, INCLUDING WEDDINGS, CORPORATE AND NON-PROFIT RECEPTIONS, WORKSHOPS, ART SHOWS, PHOTOGRAPHY SESSIONS, FILMING, AND SIMILAR EVENTS, AS WELL AS HAWAIIAN CULTURAL PRACTICES, WITHIN THE COUNTY AGRICULTURAL DISTRICT, FOR PROPERTY SITUATED AT 588 KULAIWI DRIVE AND IDENTIFIED AS TAX MAP KEY NUMBER (2) 3-5-002:010, WAILUKU, MAUI, HAWAII";

2. Letter from William Spence, Planning Director, to Leona Rocha Wilson, dated January 9, 2017, with the Commission's recommendation for Council approval of the CP with twenty-nine (29) conditions and Commission's approval of the State Land Use Commission SUP with the same 29 conditions;

3. Department's Recommendation to the Commission, dated August 23, 2016;

4. Department's Report and Agency Comments to the Commission, dated August 23, 2016;

5. Testimony received after the Staff Report was distributed;

6. Adopted Minutes of the June August 23, 2016 and October 25, 2016 Commission meetings; and

7. A copy of the PowerPoint presentation given by the Department at the October 25, 2016 Commission meeting.

Should you have any questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,

WILLIAM SPENCE
Planning Director

Attachments
xc: Clayton I. Yoshida, Planning Program Administrator (PDF)
Gina M. Flammer, Staff Planner (PDF)
Maui Planning Commission Members (PDF)

WRS:GMF:ela

Project file
General file

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ORDINANCE NO. _____

BILL NO. _____ (2017)

A BILL FOR AN ORDINANCE GRANTING LEONA ROCHA WILSON, MANAGER OF LONA RIDGE, LLC, A CONDITIONAL PERMIT TO CONDUCT SPECIAL EVENTS, INCLUDING WEDDINGS, CORPORATE AND NON-PROFIT RECEPTIONS, WORKSHOPS, ART SHOWS, PHOTOGRAPHY SESSIONS, FILMING, AND SIMILAR EVENTS, AS WELL AS HAWAIIAN CULTURAL PRACTICES, WITHIN THE COUNTY AGRICULTURAL DISTRICT, FOR PROPERTY SITUATED AT 588 KULAIWI DRIVE AND IDENTIFIED AS TAX MAP KEY NUMBER (2) 3-5-002:010, WAILUKU, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapter 19.40, Maui County Code, and subject to the conditions imposed in Section 2 of this ordinance, a Conditional Permit is hereby granted to Leona Rocha Wilson, manager of Lona Ridge, LLC, to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices, within the County Agricultural District. The site is identified for real property tax purposes as tax map key (2) 3-5-002:010, comprising approximately 5.75 acres of land situated at Wailuku, Maui, Hawaii.

SECTION 2. The granting of the Conditional Permit is subject to the following conditions:

1. That full compliance with all applicable governmental requirements shall be rendered in a timely manner.

2. That the Conditional Permit shall be valid for a period of one year from the effective date of this ordinance; provided, that an extension of the Conditional Permit beyond this one-year period may be granted pursuant to Section 19.40.090, Maui County Code.

3. That the Conditional Permit shall be held by Leona Rocha Wilson, manager of Lona Ridge, LLC, whose only member shall remain as Leona Rocha Wilson.

4. That the Conditional Permit shall be nontransferable unless the Maui County Council approves a transfer by ordinance.

5. That Leona Rocha Wilson and Lona Ridge, LLC shall exercise reasonable due care as to third parties with respect to all areas affected by the Conditional Permit and shall procure at its own cost and expense, and shall maintain during the entire period of the Conditional Permit, a policy or policies of comprehensive liability insurance in the minimum amount of $1,000,000 naming the County of Maui as an additional insured, insuring and defending Leona Rocha Wilson, Lona Ridge, LLC, and the County of Maui against any and all claims or demands for property damage, personal injury, and/or death arising out of the Conditional Permit, including, but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by Leona Rocha Wilson of said rights; and (2) all actions, suits, damages, and claims by whomsoever brought or made by reason of the nonobservance or nonperformance of any of the terms and conditions of the Conditional Permit. A copy of the certificate of insurance naming the County of Maui as an additional insured shall be submitted to the Department of Planning within 90 calendar days from the effective date of this ordinance or prior to starting operations, whichever occurs first. The proof of insurance and all subsequent certifications of insurance coverage shall be submitted directly by the insurance carrier to the Department of Planning and shall include the applicable tax map key and permit numbers.

6. That a compliance report shall be submitted to the Department of Planning and approved prior to starting operations addressing all permit conditions. The report shall address compliance with the conditions established with the Conditional Permit. The compliance report shall be reviewed and approved by the Department of Planning prior to any renewal of the Conditional Permit. The report shall be in a format where the condition is listed followed by a response from Leona Rocha Wilson. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

7. That evidence of compliance of any condition of the Conditional Permit shall be submitted to the Department of

Planning within 10 business days of a request by the Department of Planning. Failure to provide such evidence of compliance may result in revocation of the Conditional Permit.

8. That with the submittal of any renewal request, Leona Rocha Wilson shall submit a compliance report to the Department of Planning. The compliance report shall be reviewed and approved by the Department of Planning prior to any renewal of the Conditional Permit. The report shall be in a format where the condition is listed followed by a response from Leona Rocha Wilson. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

9. That Leona Rocha Wilson shall develop and use the property in substantial compliance with the representations made to the Maui Planning Commission and the Maui County Council in obtaining the Conditional Permit. Failure to so develop and use the property as represented may result in the revocation of the Conditional Permit pursuant to Section 19.40.080, Maui County Code.

10. That all parking shall be on-site. Street parking is prohibited.

11. That a parking plan shall be submitted to the Zoning and Enforcement Division of the Department of Planning upon the effective date of this ordinance and approved prior to the start of operations.

12. That no parking or event set-up shall be conducted on Kulaiwi Drive or any other Wailuku Heights subdivision roadways or parks.

13. That buffering landscaping shall be planted along the periphery of the property to mitigate noise impacts to surrounding properties.

14. That only beer and wine shall be allowed at events. No other beverages containing alcohol shall be allowed.

15. That all alcohol at events shall be served by County of Maui-licensed bartenders and shall only be provided in a manner that complies with the County of Maui Department of Liquor Control regulations.

16. That for events where alcohol is provided for or consumed by guests, a shuttle service for all guests shall be required.

17. That events shall be limited to 15 paid events per calendar year.

18. That events shall be limited to up to 65 guests or participants.

19. That event times shall be limited to the hours between 8:00 a.m. and 8:00 p.m., including all event clean-up. All event participants and staff shall be off the property by 8:00 p.m.

20. That there shall be no amplified music at any event.

21. That a minimum of two representatives from Lona Ridge, LLC shall be present at any event, in addition to a responsible and designated representative from the booking party.

22. That all exterior lighting shall be downward shielded.

23. That all guest names shall be provided on a guest list.

24. That the event contract shall state that any guest found to be using illegal drugs, which includes the illegal use of prescription drugs, shall be immediately removed from the property and the representatives from Lona Ridge, LLC shall immediately call the Maui Police Department to report such illegal activity.

25. That prior to starting operations, Leona Rocha Wilson shall provide all owners of record within 500 feet of the property with a copy of the Conditional Permit approval, and with a contact name and telephone number for Leona Rocha Wilson where she can be reached during events if needed. Evidence of compliance with this condition shall be submitted to the Department of Planning prior to starting operations.

26. That a sign shall be placed at the entrance of the property with the "Lona Ridge" name and contact telephone number.

27. That use of pyrotechnics, floating lanterns, and open flame, other than candles and tiki torches, shall be prohibited.

28. That a review and approval shall be required by the Department of Fire and Public Safety Fire Prevention Bureau for all events open to the public when 50 or more people are

to attend and/or when temporary tents or canopies in excess of 700 square feet in size are utilized. Compliance shall be determined by the Department of Fire and Public Safety Fire Prevention Bureau.

29. That drones and helicopter flyovers or landings shall be prohibited and these prohibitions shall be stated in the event contract.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

JENNIFER OANA
Deputy Corporation Counsel
County of Maui
2017-0054

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI

DEPARTMENT OF PLANNING

January 9, 2017

Mrs. Leona Rocha Wilson
588 Kulaiwi Drive
Wailuku, Hawaii 96793

Dear Mrs. Wilson:

SUBJECT: APPROVAL OF STATE LAND USE COMMISSION SPECIAL USE PERMIT (SUP) BY THE MAUI PLANNING COMMISSION (COMMISSION) AND RECOMMENDATION OF APPROVAL TO MAUI COUNTY COUNCIL BY THE COMMISSION FOR A CONDITIONAL PERMIT (CP) IN ORDER TO CONDUCT SPECIAL EVENTS, INCLUDING WEDDINGS, CORPORATE AND NON-PROFIT RECEPTIONS, WORKSHOPS, ART SHOWS, PHOTOGRAPHY SESSIONS, FILMING, AND SIMILAR EVENTS, AS WELL AS HAWAIIAN CULTURAL PRACTICES IN THE STATE AND COUNTY AGRICULTURAL DISTRICTS ON APPROXIMATELY 5.75 ACRES OF LAND LOCATED AT 588 KULAIWI DRIVE, WAILUKU, ISLAND OF MAUI, HAWAII, TMK: 3-5-002: 010, (SUP2 2015/0007) (CP 2015/0003)

At its regular meeting on August 23, 2016 the Commission held a public hearing on the above-cited permit requests and then due to time constraints deferred the item until a later meeting date. On October 25, 2016, the Commission again took public testimony and then reviewed the above requests and, after due deliberation, the Commission voted to approve the State Land Use Commission SUP and to recommend approval of the CP to the Maui County Council (Council) subject to the conditions listed below. The Council has the final review and approval authority for the CP.

STATE LAND USE COMMISSION SPECIAL USE PERMIT

1. That the State Land Use Commission SUP shall be valid for one (1) year from the date of approval or the date of approval of the CP, whichever is later, subject to further extension by the Maui Planning Director (Director) upon a timely request for extension filed within ninety (90) days prior to its expiration date. The Director may forward the time extension request to the Commission for review and approval and may require a public hearing on the time extension by the Commission.

2. That the permit shall be held by Leona Rocha Wilson, Manager of the Lona Ridge LLC, whose only member shall remain as Leona Rocha Wilson.

3. That as represented by the Applicant, the subject State Land Use Commission SUP shall not be transferred.

4. That the Applicant, its successors, and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject State Land Use Commission SUP and shall procure at its own cost and expense, and shall maintain during the entire period of this State Land Use Commission SUP, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (1,000,000.00) naming the County of Maui as an additional named insured, insuring and defending the Applicant and County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming County of Maui as an additional named insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order.

5. That a compliance report shall be submitted to the Department and shall be approved prior to starting operations addressing all permit conditions. The report shall address compliance with the conditions established with the subject CP. The compliance report shall be reviewed and approved by the Department of Planning (Department) prior to renewal of the CP. The report shall be in the format where the condition is listed followed by a response from the Applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

6. That evidence of compliance of any condition of this permit shall be submitted to the Department within 10 business days of a request by the Department. Failure to provide such plan may result in revocation of the permit.

7. That with the submittal of a renewal request, the Applicant shall submit to the Department a compliance report. The compliance report shall be

reviewed and approved by the Department prior to renewal of the SUP. The report shall be in the format where the condition is listed followed by a response from the Applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

8. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the State Land Use Commission SUP. Failure to so develop the property may result in the revocation of the permit.

9. That full compliance with all applicable governmental requirements shall be rendered in a timely mode.

10. That all parking shall be on-site; no street parking allowed.

11. That a parking plan shall be submitted to the Zoning and Enforcement Division (ZAED) upon the approval of the CP and approved prior to the start of operations.

12. That no parking or event set-up shall be conducted on Kulaiwi Drive or any other Wailuku Heights subdivision roadways or parks.

13. That buffering landscaping shall be planted along the periphery of the property to mitigate noise impacts to surrounding properties.

14. That only beer and wine shall be allowed at events. No other beverages with alcohol shall be allowed.

15. That all alcohol at events shall be served by County of Maui licensed bartenders and be provided in a manner that complies with the County of Maui Department of Liquor Control regulations.

16. That for events where alcohol is provided for guests, shuttle service for all guests shall be required.

17. That events shall be limited to fifteen (15) events per calendar year.

18. That events shall be limited to up to sixty-five (65) guests or participants.

19. That as represented by the Applicant, event times shall be limited to the hours between 8:00 a.m. and 8:00 p.m., including all event clean-up. All event participants and staff shall be off the property by 8:00 p.m.

20. That as represented by the Applicant, there shall be no amplified music at events.

21. That as represented by the Applicant, a minimum of two (2) Lona Ridge representatives shall be present at each event, in addition to a responsible representative from the booking party.

22. That all exterior lighting shall be downward shielded.

23. That all guest names shall be provided on a guest list.

24. That the event contract shall state that any guest found to be using illegal drugs shall be removed from the property.

25. That prior to starting operations the Applicant shall provide all owners of record within 500 feet with a copy of the SUP2 and CP approvals, and with a contact name and telephone number for the Applicant where she can be reached during events if needed. Evidence of compliance with this condition shall be submitted to the Department prior to starting operations.

26. That a sign shall be placed at the entrance of the property with the Lona Ridge name and a contact phone number.

27. That no open flame other than candles and tiki torches shall be allowed and pyrotechnics and floating lanterns shall be prohibited.

28. That a review and approval is required by the Fire Prevention Bureau for events open to the public, when fifty (50) or more people are to attend, and/or when temporary tents or canopies in excess of 700 square feet (sq. ft.) in size are utilized. (Compliance shall be determined by the Fire Prevention Bureau.)

29. That drones and helicopter flyovers or landings are not allowed and these prohibitions shall be stated in the event contract.

CONDITIONAL PERMIT CONDITIONS

1. That the conditional permit shall be valid until one (1) year from the effective date of the ordinance; provided that an extension of this permit beyond this period may be granted pursuant to Section 19.40.090, Maui County Code.

2. That the permit shall be held by Leona Rocha Wilson, Manager of the Lona Ridge LLC, whose only member shall remain as Leona Rocha Wilson.

3. That as represented by the Applicant, the subject CP shall not be transferred.

4. That Leona Rocha Wilson and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject State Land Use Commission SUP and shall procure at its own cost and expense, and shall maintain during the entire period of this State Land Use Commission SUP, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (1,000,000.00) naming the County of Maui as an additional named insured, insuring and defending the Applicant and County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the Applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming County of Maui as an additional named insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order.

5. That a compliance report shall be submitted to the Department and shall be approved prior to starting operations addressing all permit conditions. The report shall address compliance with the conditions established with the subject State Land Use Commission SUP. The compliance report shall be reviewed and approved by the Department prior to renewal of the SUP. The report shall be in the format where the condition is listed followed by a response from the Applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

6. That evidence of compliance of any condition of this permit shall be submitted to the Department within ten (10) business days of a request by the Department. Failure to provide such plan may result in revocation of the permit.

7. That with the submittal of a renewal request, the Applicant shall submit to the Department a compliance report. The compliance report shall be reviewed and approved by the Department prior to renewal of the SUP.

The report shall be in the format where the condition is listed followed by a response from the Applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

8. That the Applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the State Land Use Commission SUP. Failure to so develop the property may result in the revocation of the permit.

9. That full compliance with all applicable governmental requirements shall be rendered in a timely mode.

10. That all parking shall be on-site; no street parking allowed.

11. That a parking plan shall be submitted to ZAED upon the approval of the CP and approved prior to the start of operations.

12. That no parking or event set-up shall be conducted on Kulaiwi Drive or any other Wailuku Heights subdivision roadways or parks.

13. That buffering landscaping shall be planted along the periphery of the property to mitigate noise impacts to surrounding properties.

14. That only beer and wine shall be allowed at events. No other beverages with alcohol shall be allowed.

15. That all alcohol at events shall be served by County of Maui licensed bartenders and be provided in a manner that complies with the County of Maui Department of Liquor Control regulations.

16. That for events where alcohol is provided for guests, shuttle service for all guests shall be required.

17. That events shall be limited to fifteen (15) events per calendar year.

18. That events shall be limited to up to sixty five (65) guests or participants.

19. That as represented by the Applicant, event times shall be limited to the hours between 8:00 a.m. and 8:00 p.m., including all event clean-up. All event participants and staff shall be off the property by 8:00 p.m.

20. That as represented by the Applicant, there shall be no amplified music at events.

21. That as represented by the Applicant, a minimum of two (2) Lona Ridge representatives shall be present at each event, in addition to a responsible representative from the booking party.

22. That all exterior lighting shall be downward shielded.

23. That all guest names shall be provided on a guest list.

24. That the event contract shall state that any guest found to be using illegal drugs shall be removed from the property.

25. That prior to starting operations, the Applicant shall provide all owners of record within 500 feet with a copy of the SUP2 and CP approvals, and with a contact name and telephone number for the Applicant where she can be reached during events if needed. Evidence of compliance with this condition shall be submitted to the Department prior to starting operations.

26. That a sign shall be placed at the entrance of the property with the Lona Ridge name and a contact phone number.

27. That no open flame other than candles and tiki torches shall be allowed and pyrotechnics and floating lanterns shall be prohibited.

28. That a review and approval is required by the Fire Prevention Bureau for events open to the public, when 50 or more people are to attend, and/or when temporary tents or canopies in excess of 700 square feet in size are utilized. (Compliance shall be determined by the Fire Prevention Bureau.)

29. That drones and helicopter flyovers or landings are not allowed and these prohibitions shall be stated in the event contract.

A record of proceedings, including the Staff Report, minutes, and testimony will be forwarded to the County of Maui Corporation Counsel for the drafting of an ordinance for the CP, and upon receipt of that ordinance by the Department, a copy of the record of proceedings will be forwarded to the Maui County Council for deliberation at a future date. You shall be contacted regarding the time and place for such deliberations.

Thank you for your cooperation and understanding. If you have any questions, please contact Staff Planner Gina Flammer by email at gina.flammer@mauicounty.gov or by telephone at (808) 270-5780.

Sincerely,

WILLIAM SPENCE
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Gina M. Flammer, Staff Planner (PDF)
State Land Use Commission
Project File
General File

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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Applications of MS. LEONA ROCHA WILSON, MANAGER LONA RIDGE LLC To obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK: 3-5-002: 010, Wailuku, Island of Maui. (SUP2 2015/0007) (CP 2015/0003)	DOCKET NOs. SUP2 2015/0007 CP 2015/0003 Ms. Leona Rocha Wilson, Manager Lona Ridge LLC (G. Flammer)

MAUI PLANNING DEPARTMENT'S RECOMMENDATION
TO THE MAUI PLANNING COMMISSION
AUGUST 23, 2016 MEETING

DEPARTMENT OF PLANNING
COUNTY OF MAUI
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HI. 96793

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Applications of MS. LEONA ROCHA WILSON, MANAGER LONA RIDGE LLC To obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK: 3-5-002: 010, Wailuku, Island of Maui. (SUP2 2015/0007) (CP 2015/0003)	DOCKET NOs. SUP2 2015/0007 CP 2015/0003 Ms. Leona Rocha Wilson, Manager Lona Ridge LLC (G. Flammer)

CONCLUSIONS OF LAW

Based on the analysis provided in the Department's Report provided for the August 23, 2016 Maui Planning Commission meeting, the applications comply with the applicable standards as follows:

STATE LAND USE COMMISSION SPECIAL PERMIT

(1) The use is not contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.
(2) The desired use will not adversely affect surrounding property;
(3) The use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;
(4) Unusual conditions and needs have arisen since the district boundaries and rules were established;
(5) The land upon which the proposed uses are planned contains low soil ratings and is not suited for agriculture.

CONDITIONAL PERMIT

The Planning Department finds that the project meets the criteria for the issuance of a conditional permit. With the adoption of the proposed conditions recommended by the Department, the use is

anticipated to be in harmony with the area in which it is located and will not be significantly detrimental to the public interest, convenience and welfare. The application complies with the applicable standards for a conditional permit.

A conditional permit is reviewed pursuant to Title 19, Zoning, Chapter 19.40 Conditional Permits; Maui County Code, 1980, as amended. The intent of the conditional permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location.

Upon finding that reasons justifying granting of a conditional permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; issuance of a conditional permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.

Should the Maui Planning Commission determine that the permit requested is for a use which is substantially different from those uses permitted in the use zone, the Commission shall recommend denial of the request and may instruct the Applicant to seek a change in zoning should the facts warrant such an application.

Every conditional permit shall be conditioned upon the proposed development fully complying with all requirements of Title 19 and other applicable governmental requirements.

RECOMMENDATION

The Maui Planning Department recommends approval of the **State Land Use Commission Special Permit** application, subject to the following conditions:

STANDARD CONDITIONS

1. That the State Land Use Commission Special Permit shall be valid for one (1) year from the date of approval or the date of approval of the conditional permit, whichever is later, subject to further extension by the Maui Planning Director upon a timely request for extension filed within ninety (90) days prior to its expiration. The Director may forward the time extension request to the Commission for review and approval and may require a public hearing on the time extension by the Commission.

2. That the permit shall be held by Leona Rocha Wilson, Manager of the Lona Ridge LLC whose only member shall remain as Leona Rocha Wilson.

3. That as represented by the applicant, the subject the State Land Use Commission Special Permit shall not be transferred.

4. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject land use commission special use permit and shall procure at its own cost and expense, and shall maintain during the entire period of this land use commission special use permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (1,000,000.00) naming the County of Maui as an additional named insured, insuring and defending the applicant and County of Maui against any and all claims or demands for

property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming County of Maui as an additional named insured shall be submitted to the Department within ninety (90) calendar days from the date of transmittal of the decision and order.

5. That a compliance report addressing compliance with all permit conditions shall be submitted to the Department and shall be approved prior to starting operations. The report shall address compliance with the conditions established with the subject land use commission special use permit. The compliance report shall be reviewed and approved by the Department of Planning prior to renewal of the special use permit. The report shall be in the format where the condition is listed followed by a response from the applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

6. That evidence of compliance of any condition of this permit shall be submitted to the Department within 10 business days of a request by the Department. Failure to provide such plan may result in revocation of the permit.

7. That with the submittal of a renewal request, the applicant shall submit to the Department of Planning a compliance report addressing all permit conditions. The compliance report shall be reviewed and approved by the Department of Planning prior to renewal of the special use permit. The report shall be in the format where the condition is listed followed by a response from the applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

8. That the applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the land use commission special use permit. Failure to so develop the property may result in the revocation of the permit.

9. That full compliance with all applicable governmental requirements shall be rendered in a timely mode.

10. That all parking shall be on-site; no street parking allowed.

11. That a parking plan shall be submitted to the Zoning and Enforcement Division upon the approval of the conditional permit and approved prior to the start of operations.

12. That for events requiring more than 36 parking stalls; shuttle service will be provided for guests. Evidence of compliance shall be submitted to the Department upon submittal of a renewal request or with in 10 business days of a request by the Department. Failure to provide such plan may result in revocation of the permit.

13. That no parking or event set-up shall be conducted on Kulaiwi Drive or any other Wailuku Heights subdivision roadway or park.

14. That as represented by the applicant, events shall be limited to four events per calendar month.

15. That as represented by the applicant, event times shall be limited to the hours between 8:00

a.m. and 8:00 p.m., including all event clean-up. All event participants and staff shall be off the property by 8:00 p.m.

16. That events shall be limited to up to 60 guests or participants.

17. That there shall be no amplified music at events.

18. That as represented by the applicant, a minimum of two Lona Ridge representatives shall be present at each event, in addition to a responsible representative from the booking party.

19. That all exterior lighting shall be downward shielded.

20. That within 30 days of approval of the conditional permit, the applicant shall provide all owners of record within 500 feet with a copy of the SUP2 and CP approvals, and with a contact name and telephone number for the owners to use if they have any questions or concerns about the use of the subject property. Evidence of compliance with this condition shall be submitted to the Department within 45 days of approval of the conditional permit.

21. That a sign shall be placed at the entrance of the property with the Lona Ridge name and a contact phone number. Evidence of compliance with this condition shall be submitted to the Department prior to starting operations.

22. That review and approval is required by the Fire Prevention Bureau for events open to the public, when 50 or more people are to attend, and/or when temporary tents or canopies in excess of 700 square feet in size are utilized, or when open-flame or pyrotechnics are proposed. (Compliance shall be determined by the Fire Prevention Bureau.)

Further, the Department of Planning recommends that the Maui Planning Commission recommend approval of the **Conditional Permit**, subject to the following conditions:

1. That the conditional permit shall be valid until one (1) year from the effective date of the ordinance; provided that an extension of this permit beyond this period may be granted pursuant to Section 19.40.090, Maui County Code.

2. That the permit shall be held by Leona Rocha Wilson, Manager of the Lona Ridge LLC whose only member shall remain as Leona Rocha Wilson.

3. That as represented by the applicant, the subject conditional permit shall not be transferred.

4. That Leona Rocha Wilson and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject land use commission special use permit and shall procure at its own cost and expense, and shall maintain during the entire period of this land use commission special use permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (1,000,000.00) naming the County of Maui as an additional named insured, insuring and defending the applicant and County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of this permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use in the exercise by the applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this permit. Proof of a policy naming County of Maui as an additional named insured shall be submitted to the Department within ninety (90) calendar days from the date of

transmittal of the decision and order.

5. That a compliance report shall be submitted to the Department and shall be approved prior to starting operations addressing all permit conditions. The report shall address compliance with the conditions established with the subject land use commission special use permit. The compliance report shall be reviewed and approved by the Department of Planning prior to renewal of the special use permit. The report shall be in the format where the condition is listed followed by a response from the applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

6. That evidence of compliance of any condition of this permit shall be submitted to the Department within 10 business days of a request by the Department. Failure to provide such plan may result in revocation of the permit.

7. That with the submittal of a renewal request, the applicant shall submit to the Department of Planning a compliance report. The compliance report shall be reviewed and approved by the Department of Planning prior to renewal of the special use permit. The report shall be in the format where the condition is listed followed by a response from the applicant. A copy of the original approval shall also be submitted with this report. A current copy of the certificate of insurance shall also be included with the compliance report.

8. That the applicant shall develop the property in substantial compliance with the representations made to the Commission in obtaining the land use commission special use permit. Failure to so develop the property may result in the revocation of the permit.

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10. That all parking shall be on-site; no street parking allowed.

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13. That no parking or event set-up shall be conducted on Kulaiwi Drive or any other Wailuku Heights subdivision roadways or parks.

14. That as represented by the applicant, events shall be limited to four events per calendar month.

15. That as represented by the applicant, event times shall be limited to the hours between 8:00 a.m. and 8:00 p.m., including all event clean-up. All event participants and staff shall be off the property by 8:00 p.m.

16. That events shall be limited to up to 60 guests or participants.

17. That there shall be no amplified music at events.

18. That as represented by the applicant, a minimum of two Lona Ridge representatives shall be present at each event, in addition to a responsible representative from the booking party.

19. That all exterior lighting shall be downward shielded.

20. That prior to starting operations the applicant shall provide all owners of record within 500 feet with a copy of the SUP2 and CP approvals, and with a contact name and telephone number for the applicant where she can be reached during events if needed. Evidence of compliance with this condition shall be submitted to the Department prior to staring operations.

21. That a sign shall be placed at the entrance of the property with the Lona Ridge name and a contact phone number. Evidence of compliance with this condition shall be submitted to the Department within 30 days of approval of the conditional permit.

22. That a review and approval is required by the Fire Prevention Bureau for events open to the public, when 50 or more people are to attend, and/or when temporary tents or canopies in excess of 700 square feet in size are utilized, or when open-flame or pyrotechnics are proposed. (Compliance shall be determined by the Fire Prevention Bureau.

Further, the conditional permit conditions will be enforced pursuant to the provisions of Chapter 19.530, §19.530.030 of the Maui County Code, as amended, 1980; and the *Rules for Administrative Procedures and Civil Fines for Violations of Titles 12, 14, 16, 19, and 20 of the Maui County Code*.

In consideration of the foregoing, the Planning Department recommends that the Maui Planning Commission adopt the Planning Department's Report and Recommendation Report prepared for the August 23, 2016 meeting as its Findings of Fact, Conclusions of Law, Decision and Order and authorize the Director of Planning to transmit said recommendation to the Maui Planning Commission.

APPROVED:

WILLIAM SPENCE
Planning Director

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Applications of MS. LEONA ROCHA WILSON, MANAGER LONA RIDGE LLC To obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK: 3-5-002: 010, Wailuku, Island of Maui. (SUP2 2015/0007) (CP 2015/0003)	DOCKET NOs. SUP2 2015/0007 CP 2015/0003 Ms. Leona Rocha Wilson, Manager Lona Ridge LLC (G. Flammer)

MAUI COUNTY PLANNING DEPARTMENT'S REPORT
TO THE MAUI PLANNING COMMISSION
AUGUST 23, 2016 MEETING

DEPARTMENT OF PLANNING
COUNTY OF MAUI
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HI. 96793

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Applications of MS. LEONA ROCHA WILSON, MANAGER LONA RIDGE LLC To obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK: 3-5-002: 010, Wailuku, Island of Maui. (SUP2 2015/0007) (CP 2015/0003)	DOCKET NOs. SUP2 2015/0007 CP 2015/0003 Ms. Leona Rocha Wilson, Manager Lona Ridge LLC (G. Flammer)

DESCRIPTION OF THE PROJECT

This matter arises from applications for a State Land Use Commission Special Permit (SUP2) and a County Conditional Permit (CP) filed on May 20, 2015 by Ms. Leona Rocha Wilson, the "Applicant". The property is located at 588 Kulaiwi Drive, on a 5.75 acre property located at the top of the subdivision commonly known as Wailuku Heights. The property has a five bedroom, 8,032 square foot dwelling and a swimming pool built in 2008. The Applicant is requesting permits in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming and similar events and allow Hawaiian practices and ceremonies. Maps and satellite images are provided in **Exhibits 1-6,** property and house photos, site, floor and parking plans, are included **as Exhibits 7-11.** Information about the type of events and the Applicant's background included with the permit application is attached as **Exhibit 12.**

Description of Proposed Events

The proposed special events include: weddings and wedding receptions, corporate and non-profit receptions, workshops, art shows, commercial photo shoots, commercial filming, and other similar events. Hawaiian groups may also practice their meles, chants and hula. The Applicant is requesting permits to allow these types of events on the property as follows:

- Four (4) special events per calendar month
- Event times: 8:00 – 8:00 p.m., including event clean-up
- Up to 100 guests per event
- No amplified music at events

The Applicant states in her application that a minimum of two Lona Ridge representatives will be present at each event, in addition to a responsible representative from the booking party.

Parking

All parking is proposed to be provided on the property. A parking plan, included as **Exhibit 9,** provides for parking for 36 stalls. The 36 stalls is based upon a use of one stall per 2.5 guests. The applicant has stated that she will encourage carpooling to the events. A second parking plan (**Exhibit 10**) that utilizes a valet can provide up to 40 parking stalls. The Applicant has also stated that any events that require additional parking will have shuttle buses provided from the University of Hawaii Maui Community College campus.

Existing Permitted Activities: Farm Tours

Farm Tours are an outright allowed use on the property. (Refer to **Exhibits 13a - f**). The Applicant currently offers farm tours and honey tasting tours. The Applicant states that she has had members of the public up for tours about 4-5 times in the past year, school and other community groups of about 30 people come to the property about once a month for tours, and in the two-three months prior to the Merrie Monarch Festival about four different hula halaus (groups of about 40) come up to practice on the property. According to the Applicant, the groups carpool and there has been ample parking on the property to accommodate the vehicles. The proposed event limits would not pertain to these existing allowed tours.

Agriculture

4.25 acres of the property are planted with approximately 300 endemic Koai'a trees, 100 traditional Koa trees, and approximately 100 indigenous Ohia Lehua trees. The Koai'a trees were planted in 2011 and take approximately 18 years to reach maturity when they can then be harvested for their highly valued wood. The 100 traditional Koa trees were recently planted as part of a research project for the Hawaii Agriculture Research Center study. The recent trees were planted in hopes of creating a variety of Koa tree seeds that are resistant to the pathogen Koa wilt. The seeds will be used as a seed source for Koa forestry and restoration. The Applicant has also been asked to contribute her Koai'a seeds to the "Restoration Project at Kahoolawe". It usually takes about seven years for a tree to mature enough to bear seeds. The Applicant intends to provide the tree seeds from the original 300 Koai'a trees to the project in about two years when they begin to produce their seeds.

Other rare and native plants on the property include: A'ali, Alahe, Awapuhi, Hapu'u, Ho'awa, Iliahi, Kalo, Mai, Mamaki, Ma'o, Ha', Olena, Palapalai, Pili grass, Uala, and Uki Uki. There are also fruits trees such as avocados, lemons, oranges, grapefruit, guava, star fruit, mangoes, bananas, and papaya which are grown for household consumption and to share with friends. The Applicant also states in the application that "poinsettia plants that would normally be thrown in the landfill are

rescued from Maui Memorial Cemetery and from the Grand Wailea Hotel and are planted where ever there is space on the property." The applicant is also provided with lilies from her Church in an effort to keep them out of the landfill. (Refer to **Exhibits 12 and Exhibits 14a- h)**

The property has an implemented farm plan (FRMP 2006/0120). The Applicant stated in the application that her goal of doing special events is to create enough income to run the tree farm. It will take about 18 years for the trees reach maturity when they can be harvested to generate income.

DESCRIPTION OF THE PROPERTY

1. The property is 5.75 acres of land is located at 588 Kulaiwi Drive, Haiku, Maui. TMK: (2) 3-5-002: 010. The property has an 8,032 square foot dwelling with five bedrooms and a pool that was built in 2008. (Refer to **Exhibits 1-6).**

2. Land Use Designations:

a. State Land Use District --	Agriculture and a .25 acre portion at the bottom of the lot that is Urban
b. Maui Island Plan --	Sensitive Land and outside growth boundaries
c. Wailuku-Kahului Community Plan --	Agriculture and a portion is single family residential
d. County Zoning --	Agriculture
e. Other --	None

3. Surrounding Uses: The property is surrounded on three sides by a 50.783 forest reserve parcel. Refer to Exhibits 3-6.

North:	50.783 forest reserve agricultural parcel
South:	50.783 forest reserve agricultural parcel
East:	Kulaiwi Drive with a .0452 adjacent parcel and a 10,180 square foot residential lot with a single family dwelling.
West:	50.783 forest reserve agricultural parcel

4. The project site is located within Zone X, an area of minimal flooding. The parcel is not in a flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, or estuary.

APPLICABLE REGULATIONS

State Land Use Special Use Permit

Pursuant to Section 205-6 Special permit, Hawaii Revised Statutes, the county planning commission may permit certain unusual and reasonable uses within agricultural and rural districts other than those for which the district is classified. Special permits for land the area of which is greater than fifteen acres shall be subject to approval by the land use commission.

Standards for reviewing a Land Use Commission Special Use Permit are found under Title 15 Department of Business, Economic Development, and Tourism; Subtitle 3 State Land Use Commission, Chapter 15 Land Use Commission Rules, Subchapter 12 Special Permits, § 15-15-95 of the Hawaii Administrative Rules.

Certain "unusual and reasonable" uses within agricultural and rural districts other than those for which the district is classified may be permitted. The following guidelines are established in determining an "unusual and reasonable use":

(1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.

(2) The desired use would not adversely affect surrounding property;

(3) The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;

(4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;

(5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

The county planning commission may impose such protective conditions as it deems necessary in the issuance of a special use permit. The county planning commission shall establish, among other conditions, a reasonable time limit suited to establishing the particular use, and if appropriate, a time limit for the duration of the particular use, which shall be a condition of the special permit. If the permitted use is not substantially established to the satisfaction of the county planning commission within the specified time, it may revoke the permit. The county planning commission, with the concurrence of the commission, may extend the time limit if it deems that circumstances warrant the granting of the extension.

Pursuant to HRS Section 205-6 (C), the Commission must also find that the use would promote the objectives and effectiveness of Chapter 205 HRS.

Conditional Permit
Conditional permits are reviewed pursuant to Title 19, Zoning, Chapter 19.40 Conditional Permits; Maui County Code, 1980, as amended. Below are listed relevant sections of the code.

Maui County Code Chapter 19.40 - CONDITIONAL PERMITS

19.40.010 - Intent. The intent of the conditional permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location.

19.40.020 - General. The commission shall hear and review an application for a conditional permit and provide a recommendation to the council.

19.40.070 - Establishment.

A. Upon finding by the appropriate planning commission that reasons justifying granting of a conditional permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; Issuance of a conditional permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.

B. Should the commission determine that the permit requested is for a use which is substantially different from those uses permitted in the use zone, the commission shall recommend denial of the request and may instruct the applicant to seek a change of zoning should the facts warrant such an application.

C. Every conditional permit shall be conditioned upon the proposed development fully complying with all requirements of this title and other applicable governmental requirements.

D. Approval of a conditional permit application shall be through enactment of an ordinance by the council, in accordance with the provisions of the charter.

19.40.080 - Conditions, amendments, modifications.

A. Conditional permits may be issued subject to such terms and conditions deemed reasonable and necessary to fulfill the intent and purposes of this title. All changes in the use or appearance of land or buildings allowed by the permit shall be in accordance with the specified conditions and the proposal as approved. Such permit shall be issued subject to compliance with and/or fulfillment of such terms and conditions and shall so state.

B. Any person who has been issued a conditional permit may request the commission to review a request to amend or delete any terms and conditions imposed upon such permit.

C. The commission on request or on its own initiative may recommend action to revoke any conditional permit or amend or delete any terms, conditions, and time stipulations of such conditional permit if such action is deemed necessary to effectuate the purpose and intent of this chapter. The commission shall provide due notice in writing to the applicant/permittee and an opportunity for a hearing.

D. The planning director may approve amendments to the conditional permit if the amendments are not substantive and do not result in significant impacts above what would result from the approved conditional permit. Before approving any such amendments, the planning director shall notify the respective planning commission of the proposed non-substantive amendments. The commission may review the proposed non-substantive amendments and take action or waive review.

19.40.090 – Extensions.

A. Conditional permits shall not be extended unless the terms of the initial issuance explicitly provide for same. In any case, extensions must be applied for no later than ninety days prior to expiration; however, the director may waive this requirement if the director finds that unusual circumstances prevented an applicant from filing a timely extension request.

B. An applicant for a time extension shall provide by certified mail a notice of application for time extension to the owners and lessees of record located within five-hundred feet of the parcel on which the conditional permit use is located. The notice of application for time extension shall:

1. Describe the uses permitted by the conditional permit and include a map showing the subject parcel and all other lots within a five-hundred foot distance; and

2. State that owners and lessees of record may file a written protest against the proposed extension with the planning director within forty-five days of the mailing of the notice of application for time extension.

C. The planning director may approve the application for time extension provided the following criteria are met:

1. The permit holder is in compliance with the conditions of approval;

2. The permitted use has not been substantially changed and new uses have not been added that may result in significant impacts above what would result from the approved conditional permit;

3. Agencies have not identified new matters of concern that require mitigation; and

4. No protests have been received from the owners and lessees of record located within five hundred feet of the parcel on which the conditional permit use is located after the notice requirements of subsection B have been met.

D. If the application for time extension does not qualify for review and approval by the planning director, the application for time extension shall be processed in the same manner as the original application.

PROCEDURAL MATTERS

1. On June 13, 2016, 71 days prior to the hearing, the Maui County Planning Department mailed a notice to the applicant and appropriate state and county agencies notifying them of the scheduled public hearing.

2. On July 15, 2016, 39 days prior to the hearing, the applicant mailed a letter of notification and location map to all owners and recorded lessees within 500 ft. of the subject property describing the conditional permit application and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt (return receipt requested for land use amendments). Copies of the letter, location map, list of owners and recorded lessees, certified and registered mail receipts are on file in the Planning Department.

3. On July 15, 2016, 39 days prior to the hearing, the applicant mailed a letter of notification and location map to all owners and recorded lessees adjacent to the subject property describing the State Land Use Special Use Permit application and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt. Copies of the letter, location map, list of owners and recorded lessees, certified and registered mail receipts are on file in the Planning Department.

4. On July 22, 2016 a notice of hearing on the applications was published in the Maui News by the Maui Planning Department.

5. The Maui Planning Commission conducted a site visit inspection of the property on August 9, 2016.

6. The subject applications do not involve an action that triggers compliance to Chapter 343, Hawaii Revised Statutes, relating to Environmental Impact Statements.

REVIEWING AGENCIES

County Agencies:	Comment	Exhibit Number
Department of Environmental Management	Yes	15
Department of Finance Real Property Tax Division	No	
Department of Fire and Public Safety	Yes	16
Department of Public Works	Yes	17
Applicant Response		17a
Department of Water Supply	Yes	18
Applicant Response		18a
Maui County Police Department	No	19

State Agencies:	Comment	Exhibit Number
Department of Agriculture	Yes	20
Department of Health, Honolulu Office	No	
Department of Health Maui District Office	Yes	21
Applicant Response		21a
State Land Use Commission	No	
State Office of Planning	Yes	22
Applicant Response	Yes	22a

ANALYSIS

LAND USE

1. The proposed use of the property for special event use is in conformance with the goals, objectives and policies of the **Hawaii State Plan**. It will provide additional opportunities for employment and economic growth.

2. The subject property is in the **State Agriculture District**. The proposed uses would be consistent with the Agricultural District designation of the property with the issuance of a State Land Use Special Use Permit.

3. The **Countywide Policy Plan**. As stated in the Maui County Charter, as amended in 2002:

"The General Plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development."

The County of Maui 2030 General Plan Countywide Policy Plan, adopted by the Maui County Council on March 19, 2010, is the first component of the decennial General Plan update. The Countywide Policy Plan replaces the General Plan as adopted in 1990 and amended in 2002. The Countywide Policy Plan acts as an over-arching values statement and umbrella policy document for the Maui Island Plan and the nine Community Plans that provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future. The plan includes:

1. *A vision statement and core values for the County to the year 2030*
2. *An explanation of the plan-making process*
3. *A description and background information regarding Maui County today*
4. *Identification of guiding principles*
5. *A list of countywide goals, objectives, policies, and implementing actions related to the following core themes:*
    - *A. Protect the Natural Environment*
    - *B. Preserve Local Cultures and Traditions*
    - *C. Improve Education*
    - *D. Strengthen Social and Healthcare Services*
    - *E. Expand Housing Opportunities for Residents*
    - *F. Strengthen the Local Economy*
    - *G. Improve Parks and Public Facilities*
    - *H. Diversify Transportation Options*
    - *I. Improve Physical Infrastructure*
    - *J. Promote Sustainable Land Use and Growth Management*
    - *K. Strive for Good Governance*

The proposed project is in keeping with the following Countywide Policy Plan goals, objectives and policies:

F. Strengthen the Local Economy

GOAL:		*Maui County's economy will be diverse, sustainable, and supportive of community values.*
Objective	*1.*	*Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.*
Policy:	*b.*	*Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.*

4. **The Maui Island Plan** (MIP) was adopted by the County Council on December 28, 2012. The Plan provides direction for future growth, the economy, and social and environmental decisions through the year 2030. The Plan looks comprehensively at many factors that influence the physical, social and economic development of the island. In addition to establishing a directed growth strategy to identify areas appropriate for future urbanization and revitalization, the Plan also identifies and addresses key environmental, housing, and economic development issues relevant to Maui's current and future generations. The Plan is intended by the County Council, Planning Department, and Maui Planning Commission as a policy foundation for day to day decisions and is specifically intended to be used to assist in reviewing discretionary permits.

   The subject parcel is not located with-in any MIP Growth Boundary: Urban, Rural or Small Town. The proposed project is in keeping with the following MIP goals, objective, and policies:

Economic Development		
GOAL	*4.1*	*Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.*
Objective:	*4.1.1*	*A more diversified economy*
Policy:	*4.1.2.b:*	*Encourage and support local businesses.*
	4.1.3.d	*Encourage, nurture, and reward entrepreneurship and innovation.*
GOAL:	*4.5*	*Small businesses will play a key role in Maui's economy.*
Objective:	*4.5.1*	*Increase the number of and revenue generated by small businesses and decrease the percentage of small business failures.*
Policy:	*4.5.1.c*	*Reduce barriers to small business development.*

5. The subject property is located within the **Wailuku-Kahului Community Plan** Region. The Community Plan was adopted in 2002. According to the Wailuku-Kahului Community Plan the

property is identified as Agricultural and is consistent with the land use map of the Community Plan.

The proposed action is in keeping with the following Community plan recommendations:

PART III: POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE WAILUKU-KAHULUI REGION

Economic Activity

Goal: A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.

Objectives and Policies
5. Recognize the importance of small businesses to the region's economy.

Government

Goal : Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management.

Objectives and Policies
3. Streamline the land use, building permit and subdivision approval processes

Implementing Actions
1. Streamline the land use, building permit and subdivision processes through means such as consolidated public hearings and concurrent processing of applications.

Land Use

Goal: An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the social and economic well-being of residents and the preservation and enhancement of the region's environmental resources and traditional towns and villages.

Objectives and Policies
10. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Land Use Map, and be consistent with the Community Plan policies.

Cultural Resources

Goal: Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that: 1. Provide a sense of history and define a sense of place for the Wailuku-Kahului region; and 2. Preserve and protect native Hawaiian rights and practices customarily and traditionally exercised for subsistence, cultural and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 HAW. 425 (1995).

Planning Standards

Goal: The following planning standards are guides for development and design. These standards are essential in clarifying the intent of the land use and town design objectives and policies and the Land Use Map.

1. Land Use a. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Map, and be consistent with the Community Plan policies.

6. **Maui County Zoning**. The project area is located in the County Agricultural District. The proposed actions are not an outright permitted use in the Ag District, however they would be allowed with the issuance of a conditional permit. The intent of a conditional permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The requirements for a conditional permit are as follows: reasons justifying granting of a Conditional Permit must exist; the proposed use can not be significantly detrimental to the public interest, convenience and welfare; and the proposed use must be in harmony with the area in which it is to be located.

The issuance of a Conditional Permit is subject to such terms and conditions and for such period of time as the facts may warrant. The terms and conditions of the permit are designed to mitigate any potential impacts so that the proposed use In harmony with the local neighborhood and is not detrimental to the public interest, convenience and welfare.

The Applicant currently conducts agricultural tours on her property as permitted by state and county code. The special events would be a similar use of the property. A conditional permit for a limited period of time would allow for the continued evaluation of the effects of the use on the surrounding neighborhood. A change in zoning would be a permanent land use entitlement and could allow uses other than those being requested.

The Applicant states that the reasons justifying her request are the considerable length in time that the trees take to reach a maturity to where they can become a commercial crop. The special events are proposed as a way to provide income in which to maintain the farm until the trees mature. The income would also be used to offset the community farm tours that she gives, including those given free of charge to school children, Veteran, cultural and religious groups. The Applicant also cites the lack of special events facilities in the Central Maui location as justification for her request.

The Hawaii Department of Agriculture expressed concerns about the deferred income crop as a

justification for granting the permit. Also, in a letter from neighbor Carrie Grubbs, she cites five current special event venues located in Central Maui: Kahili Golf Course, The Dunes Golf Course, Maui Tropical Plantation, King Kamehameha Golf Course and the Bailey House. **(Exhibit 32g)**. The Applicant states that her farm goals include preserving native trees by providing seeds for reforestation and developing Koa trees resistant to the Koa wilt pathogen. According to the Applicant, the farm also provided a cultural aspect by reminding farm tour guests, often school children, of the importance of the native trees and plants on the property. While these activities due not provide an income for the farm, they are legitimate agricultural activities. The deferred income from the harvesting of the trees is just one aspect of the farm's purpose. **(Exhibit 12)**

The Applicant responded that "there are more than five venues for celebrating a special event. Every restaurant on Maui. Every country club and community center can provide a space for celebration. None, however, is quite like Lona Ridge. We are not open to the public. We provide a quiet environment to celebrate the sacrament of matrimony with a private venue for celebrating....or having a corporate meeting or retreat in the privacy and security of the venue. The gate is secured and only names on the guest list will be permitted." **(Exhibit 396)**

Neighbors and the Homeowner's Association state that special events are considered commercial activities prohibited by the neighborhood CC&Rs **(Exhibits 363-369, 373-375, 377, 379-385, 387, 389-392, 394)**. The Applicant has stated that her lot is not subject to the CC&Rs. The Homeowner's Association disputes this and includes documentation of the applicability of the CC&Rs in its testimony **(Exhibit 394)**. The Applicant responded in **Exhibit 395** that the lot originally subject to the CC&Rs has been consolidated with the larger agricultural lot which was not subject to the Association. She does voluntarily continue to be a member of the Association and pays Association dues, as advised by her attorney (under protest) and has attended all annual Association meetings. She states that her reason for paying dues under protest is so that the Association does not place a lien against her property **(Exhibit 395)**.

The Department however, deems CC&R private covenants and does not enforce them as such. Some neighbors have also stated that the CC&Rs speak to the character of the neighborhood as a quiet residential subdivision with no commercial activity **(Exhibits 363-369, 373-375, 377, 379-385, 387, 389-392)**. In these neighbor letters of protest, it is stated that large special events generating lots of traffic and noise are out of character with the neighborhood and thus not harmonious. In its protest letter the homeowners' association also states that already just the request for special events has created "an enormous amount of friction and dissension within the community" **(Exhibit 394)**.

The Department is recommending limited frequency of events (four a month), limited hours of operation and a limit on the amount of guests (up to 60), as well as requirements that all parking be off-street and when over 36 cars are used to attend the events that a shuttle service be used, and a prohibition of amplified music to mitigate negative impacts to the public interest, convenience and welfare.

The Department is also recommending an initial permit period of one year. Pursuant to 19.40.090 all owners and lessees of properties located with in 500 feet are notified when a renewal request is made and if one protest is received with in 45 days of that notification, then the permit renewal is reviewed by the Maui Planning Commission and County Council who must

reaffirm that the use has not become detrimental to the public interest, convenience and welfare

STATE LAND USE COMMISSION SPECIAL USE PERMIT

Chapter 205-6, HRS allows for the establishment of "unusual and reasonable" uses in the State Agricultural District through the approval of an SUP2. The following guidelines are established in determining an "unusual and reasonable use" and the response to these guidelines is indicated as such:

A. The use shall not be contrary to the objectives sought to be accomplished by Chapter 205, HRS, and the rules of the Land Use Commission.

RESPONSE: The proposed use is not considered contrary to the objectives of Chapter 205, HRS, and rules of the Land Use Commission, because the opportunity to operate "unusual and reasonable" uses is provided for by the issuance of Special Use Permits. In addition, the existing agricultural uses of the property support the objective of maintaining agricultural activities in the Agricultural District. The subject parcel currently operates under the existence of an approved and implemented Farm Plan demonstrating that a majority of the property is used for agriculture. The applicant proposes to continue the agricultural use of the property.

The Hawaii Department of Agriculture (HDOA) commented that it "recognizes that were it not for this particular applicant, any level of agricultural production probably would not have existed on the subject property, given the steep terrain, poor soil quality for most agricultural activities, and location near a residential development.

The HDOA also commented that it "has significant reservations that the proposed special events on the subject property will become the primary, rather than accessory or secondary use of the land instead of agricultural production." The HDOA also expressed concern that "the number and variety of activities being sought under the special use permit for a deferred-income generating agricultural activity could set a low bar for special use permits that may be requested elsewhere in Maui." **(Exhibit 20)**.

The State of Hawaii Office of Planning commented that it "questions the reasonableness of this use within the State Agricultural District. The Special permit guidelines in Hawaii Administrative Rules (HAR) Chapter 15-15-95 provide that the proposed use shall not be contrary to the objectives of HRS Chapter 205. A major objective of HRS Chapter 205 is to protect agricultural lands and ensure their continued availability for agricultural use. The proposed special events venue constitutes a commercial visitor-oriented use that could result in increasing agricultural land values to the detriment of farmers seeking to acquire agricultural lands and pursue agricultural activities." **(Exhibit 22)**

The Applicant stated in her permit application that in addition to providing future income, the farm serves to provide tree seeds for reforestation and to preserve native for the future. The native trees also provide a cultural benefit. **(Exhibit 12)** It is these farm goals that align with HRS 205 objectives and goals of promoting agriculture.

The Applicant responded to SOP that when she purchased the land no farmer had wanted to purchase it. By purchasing the land, the Applicant (born and raised on Maui), created a "safe

haven for endemic, indigenous, canoe plants" and states that though the farm's main crop is Koai'a trees for its fine wood and commercial value, she also added Ohia Lehua trees for their cultural value as dancers often ask for the red Ohia Lehua blossoms for their hula performances.

The Applicant also responded that when she purchased the land it was unusable due to its poor soil, steep terrain, and windy conditions. The land was previously covered in invasive Christmas berry trees, cane grass and weeds. She has invested considerable time and money into the property to turn it into a tree farm. **(Exhibit 22a)**

B. The desired use will not adversely affect surrounding property;

RESPONSE: The Police Department had no comments on the applications. **(Exhibit 19)**

The State Office of Planning expressed concern about "related adverse impacts caused by the proposed use in terms of increased traffic in the area, increased noise levels in the area, and the establishment of other non-agricultural, visitor-serving uses such as bed and breakfast, short-term vacation rental rentals, restaurants, and retail shops in the Agricultural District. **(Exhibit 22)**

Neighbor protest letters have expressed concern about traffic, roadway and pedestrian safety with alcohol being served at events, and noise **(Exhibits 362-393 and 394 1.1-1.26)**.

The homeowner's association has expressed concerns about the effect of the special events on the neighborhood, including noise and traffic. Specifically, the homeowner's association states that there is no evidence that traffic from the proposed use will be mitigated, even with only 30 cars used for events **(Exhibit 394)**. A traffic impact analysis has not been prepared for this application. Another neighbor attending the August 9, 2016 Planning Commission site visit questioned the parking availability on the property and the problems that may occur on the single lane steep curving driveway when one car is leaving the property encounters a car driving up the property **(Exhibit 391)**.

The Department is recommending conditions which would limit the frequency and hours of events, the number of guests, require onsite parking, and prohibit amplified music in an effort to mitigate impacts so that the proposed use will not adversely affect surrounding property.

C. The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;

RESPONSE: There is no indication that the proposed use would place a demand on public agencies to provide excessive additional services. The special use and conditional use of the land will not unreasonably burden public agencies to provide any additional public services or facilities.

The Department of Public Works did not comment on the roadways and the Department of Fire and Public Safety had no objections to the proposed uses. **(Exhibits 16-17)** The Police Department did not have any comments on the project **(Exhibit 19)**.

D. Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;

RESPONSE: The district boundaries and regulations were established in the 1960's when agriculture was still the most important industry and the foundation of Hawaii's economy. In recent years, the state's the tourism industry has grown, while large scale agriculture has declined as evidenced by the pending closure of HC&S sugar operations and the closures of Pa'ia Sugar Mill, the Pioneer Mill, and the shutdown of Maui Land & Pineapple Company's pineapple production. Agri-tourism, transient vacation rentals and special events on agricultural lands have become more popular in recent years.

E. The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

RESPONSE: 4.25 acres of the property is planted in active agriculture. The remaining area has an 8,032 square foot home, paved terraces, a pool, and a lawn area. With the exception of the lawn area, the areas not in agriculture are covered with a house, terrace or pool.

It is not anticipated that the use of the property for special events will conflict with the existing agricultural uses. The Applicant states that the income derived from the special events will be used to maintain the farm.

AGRICULTURE

1. The Property is classified with a overall productivity ratings of E. Detailed Land Classification – Island of Maui, Land Study Bureau, University of Hawaii, Hawaii, May 1967. The classification indicates productivity ratings of land with "A" representing the highest rating and "E" the lowest.
2. The property is classified as Prime agricultural lands by the Agricultural Lands of Importance to the State of Hawaii (ALISH) system.
3. The property has an implemented farm plan approved by the Department (FRMP 2006 /0120). **(Exhibit 14c)**. The farm plan has been confirmed as implemented by the Department.
4. The farm plan consists of native plants and trees and fruit trees.

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

1. **Water** – The project area is served by the Central Maui water system. The main sources of water for the Central system are the Iao aquifer, the Iao tunnel and the Iao-Waikapu Ditch in the designated Na Wai Eha. The property is served by a 1-inch meter which is pumped from the county road to a 19,000 water tank via a series of pumps to the 1,250 elevation. The water is then fed to the home and farm by gravity. An 8-inch waterline runs along Kulawi Drive, east of the lot. There is a fire hydrant less than 75' from the property. The property has a backflow preventer.

   The Department of Water Supply stated that water usage on the property has an average

daily consumption of approximate 16,000 gallons per day and could potentially increase by allowing agricultural tourism on the farm.

2. **Sewers** -- The property is serviced by the County sewer system. It is not anticipated that conducting special events four times a month will significantly impact the County sewer system.

3. **Drainage** -- The property is located in Zone X as indicated by the Flood Insurance Rate Map. Zone X is an area of minimal flooding and no flood permits are required.

   The use of the property for special events has no construction associated with it. Adverse impacts to properties at lower elevations are not anticipated from the proposed special events use of the property.

4. **Roadways, Curbs, Gutters and Sidewalks** – Access to the property is provided by Kulaiwi Drive, a paved two lane road with gutters and sidewalks. Access to Kulaiwi is provided via Kuikahi Drive, a paved two lane road with gutters and sidewalks. Both roads are county roads built to urban standards and have street lights. According to the Applicant, there are seven street lights along Kulaiwi Drive, seven street lights along Alu Road, and fifteen lights along Kuhikahi Drive.

   It is not anticipated that limited special events will require the County to provide additional service to the roadways or require additional roadways.

5. **Electrical and Telephone** -- Electrical power and telephone service are provided to the property area by Maui Electric Company, Ltd. (MECO) and Hawaiian Telcom.

   No impacts to electrical and telephone are anticipated as a result of the proposed actions.

6 **Solid Waste** – The County landfill site is Central Maui Sanitary Landfill in Puunene. The Department of Environmental Management did not have any comments on the proposed actions. **(Exhibit 15)**

   Adverse impacts to the County landfill are not anticipated.

6. **Public Services** – Police, Fire and Medical

   Police protection is provided by the Maui Police Department located in Wailuku. The Police Department had no comments on the applications. **(Exhibit 19)**.

   The Wailuku Fire Station is located on Wells Street approximately 10 miles from the project site. The Department of Fire and Public Safety did not have any objections to the proposed uses provided prior approval is obtained for certain events. **(Exhibit 17)** The Applicant states in the application that the entire 5.765 acre property has irrigation and the home has an overhead sprinkler system. The fire alarms in the home are monitored by Security Tech. The Applicant states that the events on the property will be no smoking. There is also a large pool 25 ' x 50' that can provide water for fire control if needed. Two fire bibs have also been installed on the property. The Applicant also states that she maintains a 15' shrub and tree clearing on each side of the property in accordance with the fire code. Dead and

unwanted volunteer plants such as guava, Christmas berry, iron wood trees are removed for fire control.

Maui Memorial Medical Center located in Wailuku provides acute, general, and emergency care services from its 231 bed facility.

No adverse impacts on police, fire protection services and medical services are anticipated with the proposed uses.

SOCIO-ECONOMIC IMPACTS

As with other special event venues, positive employment opportunities are anticipated for service providers needed to prepare and carry out events as follows in no particular order:

- Invitations& place card calligraphers
- Catering
- Wedding and special event bakeries
- Specialty beverage services
- Florists
- Entertainment – musicians, dancers, etc.
- Tent, table, chairs and linens rentals
- Photographers and videographer
- Transportation – Shuttles, limousine and valet services
- Officiates
- Decorations& Gift Bags
- Hair & Makeup
- Wedding Coordinators, Designers & Planners

OTHER GOVERNMENTAL APPROVALS

Fire Prevention approval is required for individual events that are open to the public, 50 or more persons and/or when tents or canopies in excess of 400 square feet are used.

Building permits will need to be obtained when tents are erected for more than one day.

Any additional uses of the property that are not permitted or accessory uses and that are not approved by the subject State Land Use Special Permit and Conditional require an amendment to the subject permits.

COMPLAINTS OR VIOLATIONS

As of August 5, 2016 there have five (5) requests for service filed by four different individuals regarding commercial activities at the subject property. Two requests have resulted in Notices of Warning (NOW) dated May 2, 2014 and August 3, 2016 for a website offering uses of the property that are not allowed uses for the agricultural zoning (**Exhibits 23 and 24**). The Applicant came into compliance by the May 2, 2014 NOW compliance date of May 16, 2014. The Applicant was informed by letter dated June 3, 2015 that permits are required for special events. (**Exhibit 25**) For the second NOW issued on August 3rd, the Applicant came into compliance on August 8, 2016

by removing the advertising for special events on her Lona Ridge website.

APPLICANT INVITATIONS TO NEIGHBORS TO ATTEND MEETINGS AT HOUSE ABOUT PERMITS

The Applicant has invited neighbors to the property to tour the farm and house and answer questions about the proposed special events. (**Exhibits 26-27**) She also provided an information sheet about the proposed events in the public hearing mail out. The information sheet is included as **Exhibit 28**.

At the March 2013 meeting about ten neighbors showed up. Ms. Wilson took the group on a farm tour and described the special events. One neighbor expressed concern about the tree farm and asked why children would want to come to the properties, while others expressed support. Some of these neighbors have submitted support letters.

At a more recent evening meeting in March 2016 where the Wailuku Heights II Board attended, the Applicant held the meeting inside her home. She described the special events and answered questions. Different ideas of compromise were discussed.

Other neighbors have come up at other times for the past few years for many private meetings. During those meetings the Applicant addressed specific concerns.

TESTIMONY

As of August 10, 2016 the Planning Department has received the following:

- 18 neighbor support letters (**Exhibits 29-46**)
- 307 community support letters (**Exhibits 47-354**)
- 4 petitions of community support (**Exhibits 355 -358**)
- 1 submittal of the applicants website showing advertising for special events (**Exhibit 359**)
- 1 letter of concern about neighbor behavior and suggestions for a compromise (**Exhibit 360**)
- 1 letter of concern if there is amplified music (**Exhibit 361**)
- 32 neighbor protest letters submitted directly to the Department (**Exhibits 362-393**).
- A letter of protest from the homeowners' association: Wailuku Heights Extension Unit II, including 27 letters of protest from Association members. (**Exhibit 394**)
- Applicant response to HOA letter and two neighbor protest letters (**Exhibits 395-397**)
- An intervention filed by neighbor Harold Davis (taken up as a separate agenda item)

STATE LAND USE SPECIAL USE PERMIT ALTERNATIVES

1. Deferral. The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberation on the request.

2. Approve With No Conditions. The Commission may take action to approve the permit request without imposing any conditions.

3. Approve With Conditions. The Commission may take action to approve the permit request with conditions.

4. Denial. The Commission may take action to deny the permit requests

CONDITIONAL PERMIT ALTERNATIVES

1. Deferral. The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberations on the request.

2. Recommend Approval with no Conditions. The Commission may take action to recommend to the Maui County Council approval of the Conditional Permit without imposing any conditions.

3. Recommend Approval with Conditions. The Commission may take action to recommend to the Maui County Council approval of the Conditional Permit with conditions.

4. Denial. The Commission may take action to recommend to the Maui County Council denial of the Conditional Permit.

APPROVED:

WILLIAM SPENCE
Planning Director

Regional Map



EXHIBIT
1

Local Map

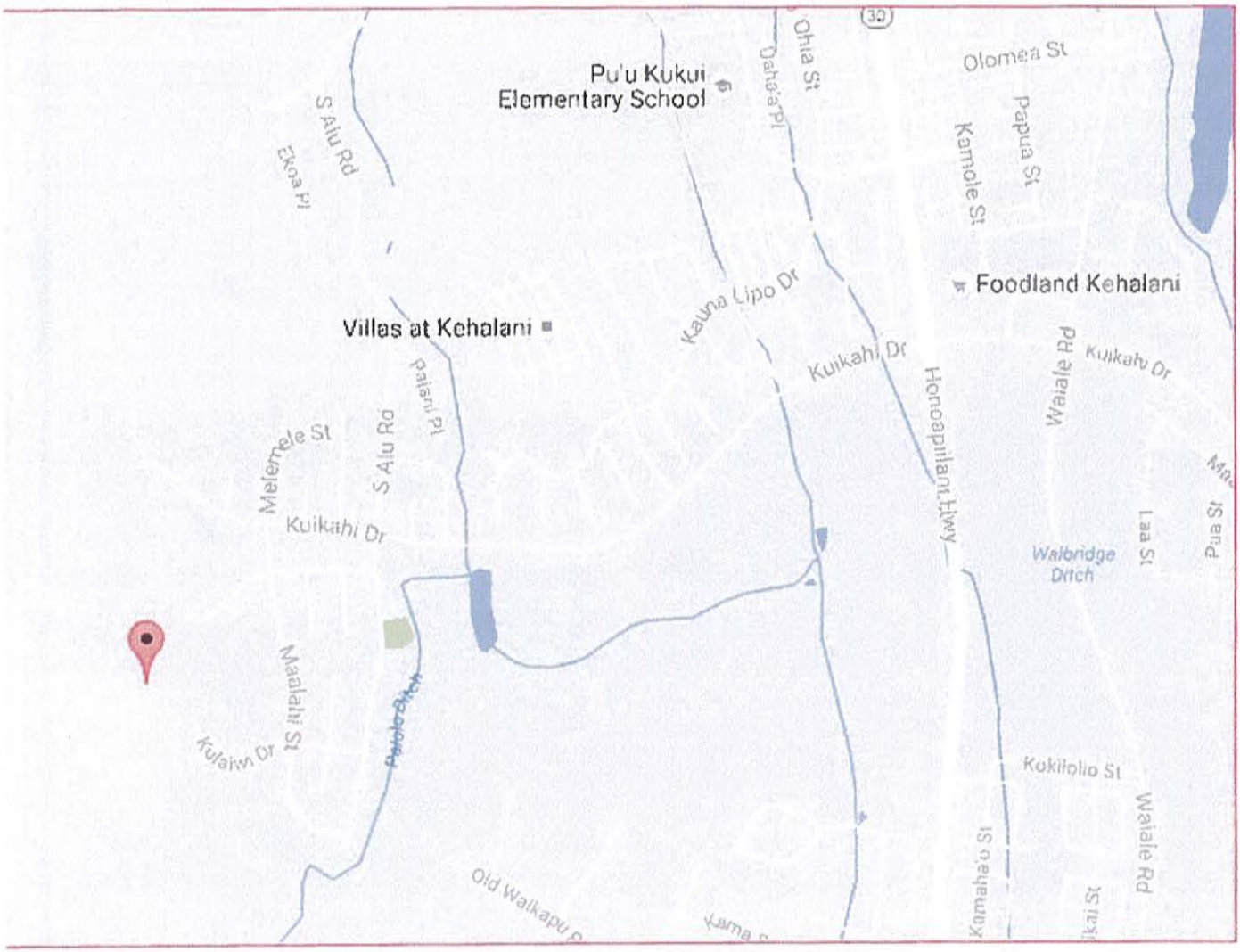


EXHIBIT 2

TMK Parcel Map



EXHIBIT
3

Subject property
Kaalahi St
Kulalwa Dr
Kaalahi Pl
Kaalahi St
Kulalwa Dr
Nowao Pl
Anela Pl
Kaalahi St
Poluhanui Dr
Poluhanui Dr

EXHIBIT
4

EXHIBIT
5



EXHIBIT
6

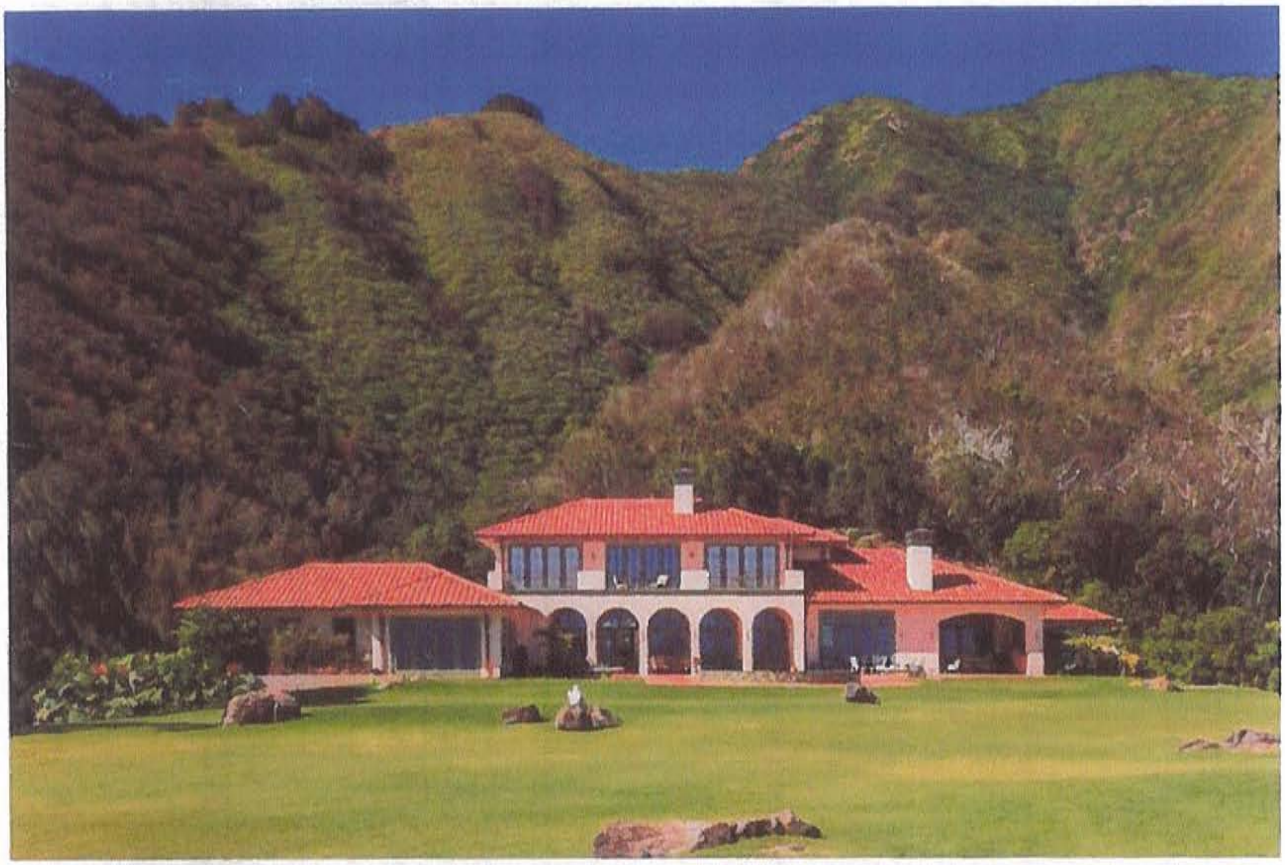
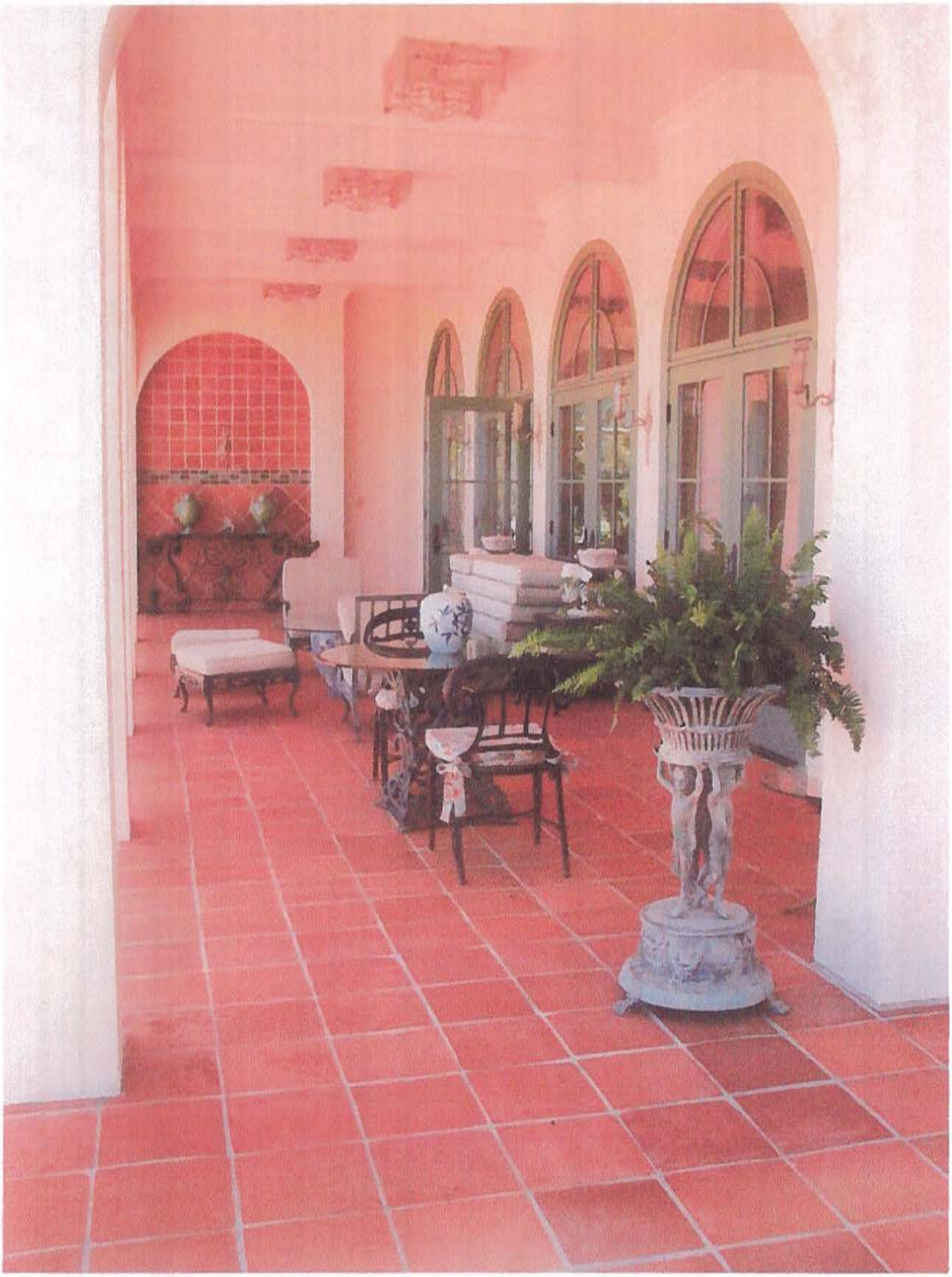




EXHIBIT
7





























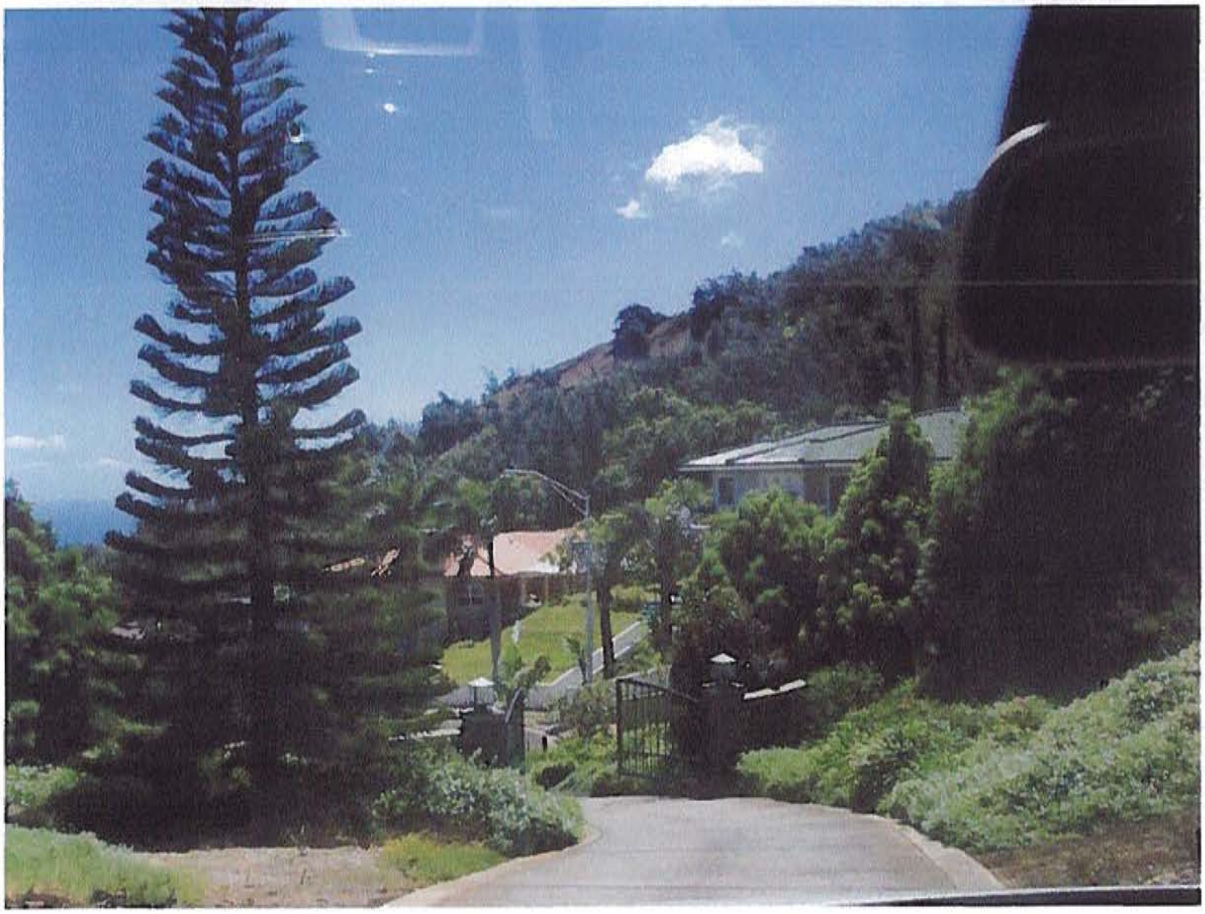






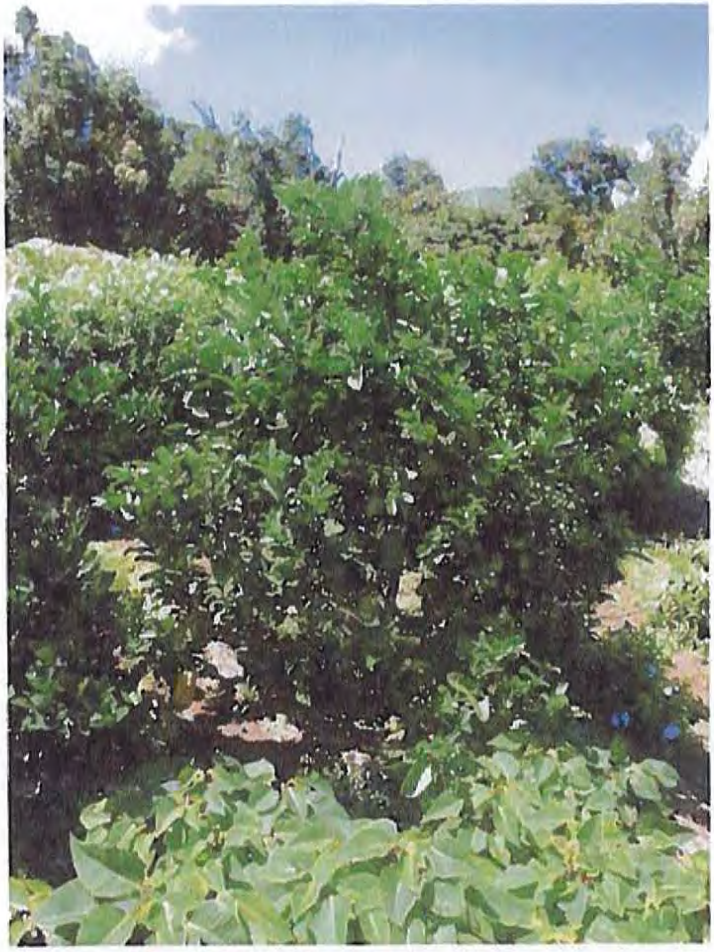












MATURE
BUDDAH"S
HAND



NEWLY
PLANTED
BUDDAH"S
HAND



YOUNG

FRUIT

TREES



JABONG

TANGARINE



MISC. FRUIT

TREES



ORANGE

TREE



BUDDAH

HAND



READY

TO

PICK





GRAPEFRUIT



LIME



TAHITIAN

LIME



LIME



PONDEROSA

LEMOn



AVACADO



LILIKOI



LILIKOI

ORCHARD





TANGERINES





GUAVA



NEWLY

PLANTED

GUAVA



LILIKOI



NEWLY

PLANTED

WHITE

GUAVA



STARFRUIT





PUAKINIKI





BANANA

TREES





KOAI'A

TREES



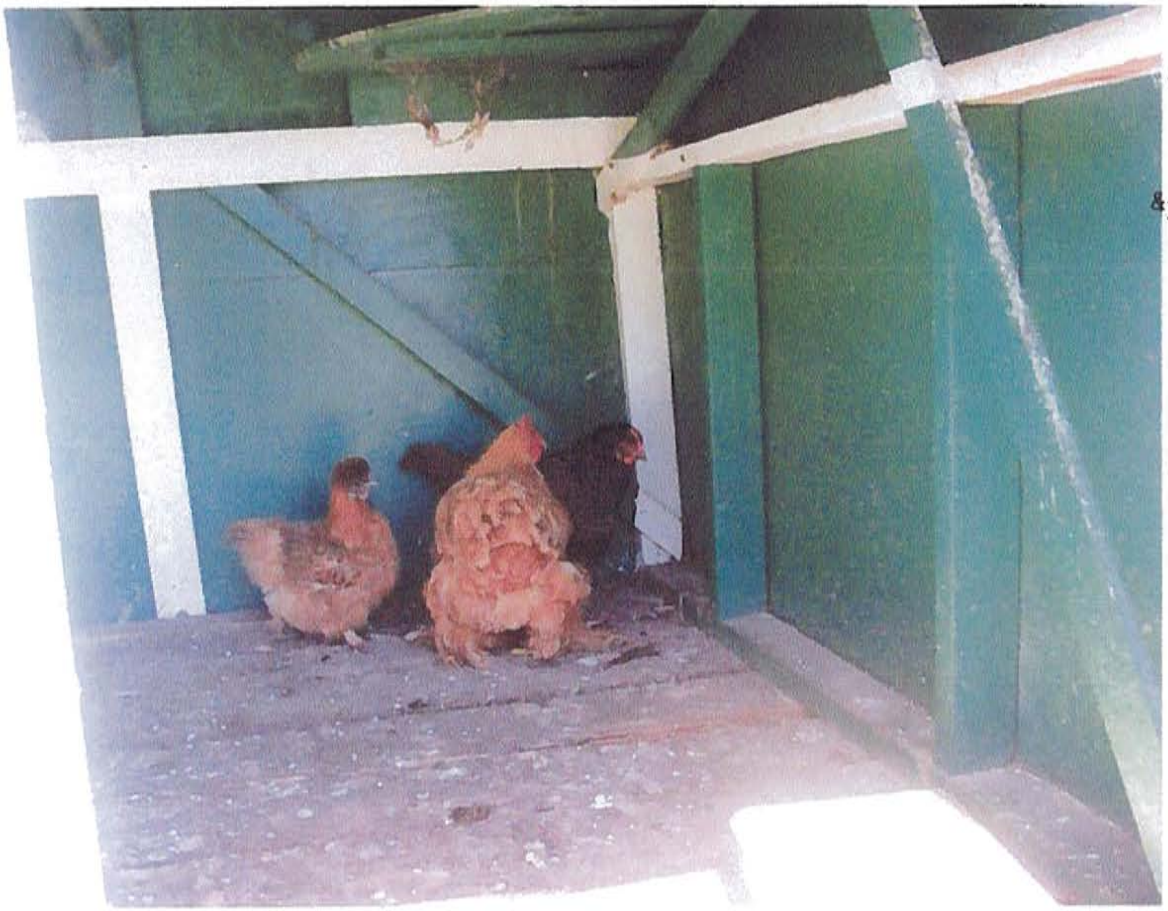
MANGOE



RESCUED

CHICKENS

&PHEASANTS





RESCUED

CHICKENS

PHEASANTS





BOUNTY

OF



FRUITS

FROM

THE

FARM





BEE BOXES

FOR LONA RIDGE

HONEY



YOUNG

KOAI'A

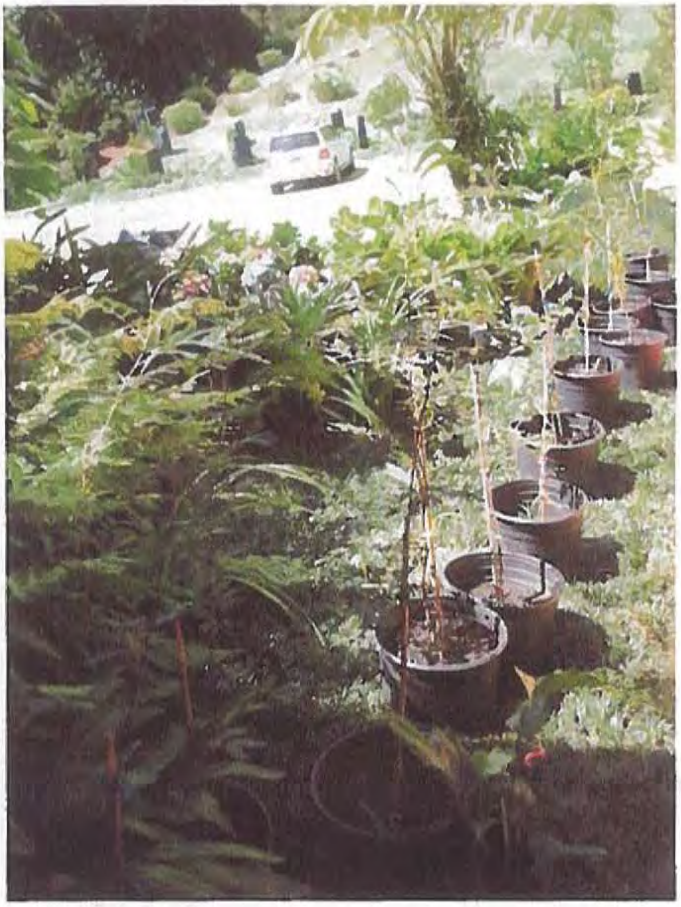
OHIA LEHUA

TREES

TO BE



PLANTED



YOUNG

KOAI'A

TREES



3 YEAR

KOAI'A



LOOKING TOWARDS MOUNTAIN AND LILIKOI PATCH



BANANA



NATIVE

HIBISCUS



MAO

NATIVE

COTTON



SMALL SANDWOOD TREE IN BACK-GROUND TO THE LEFT



SIX YEAR KOAI'A



KOAI'A

TREES



KOAI'A

AND

OHIA -

LEHUA



SIX YEAR

OLD

KOAI'A



LOOKING

SOUTH

KOAI'A



YOUNG

OHIA-LEHUA



FIVE YEAR

OLD

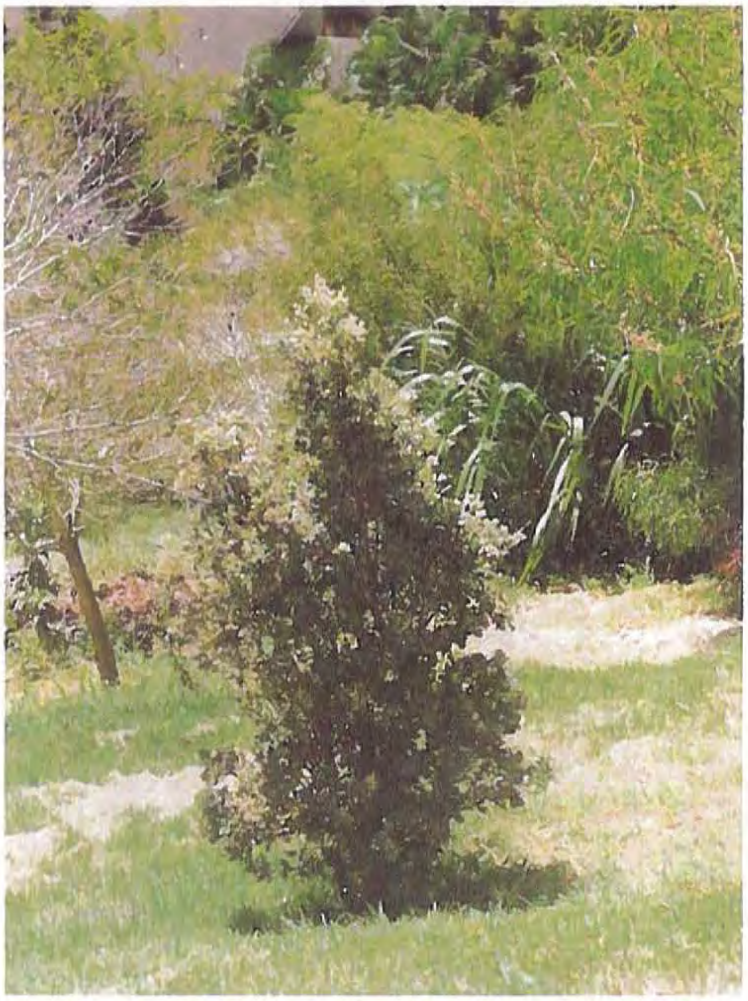
OHIA-LEHUA



OHIA-LEHUA



OHIA-LEHUA



OHIA-LEHUA

PLANTED

AMONGST

KOAI'A



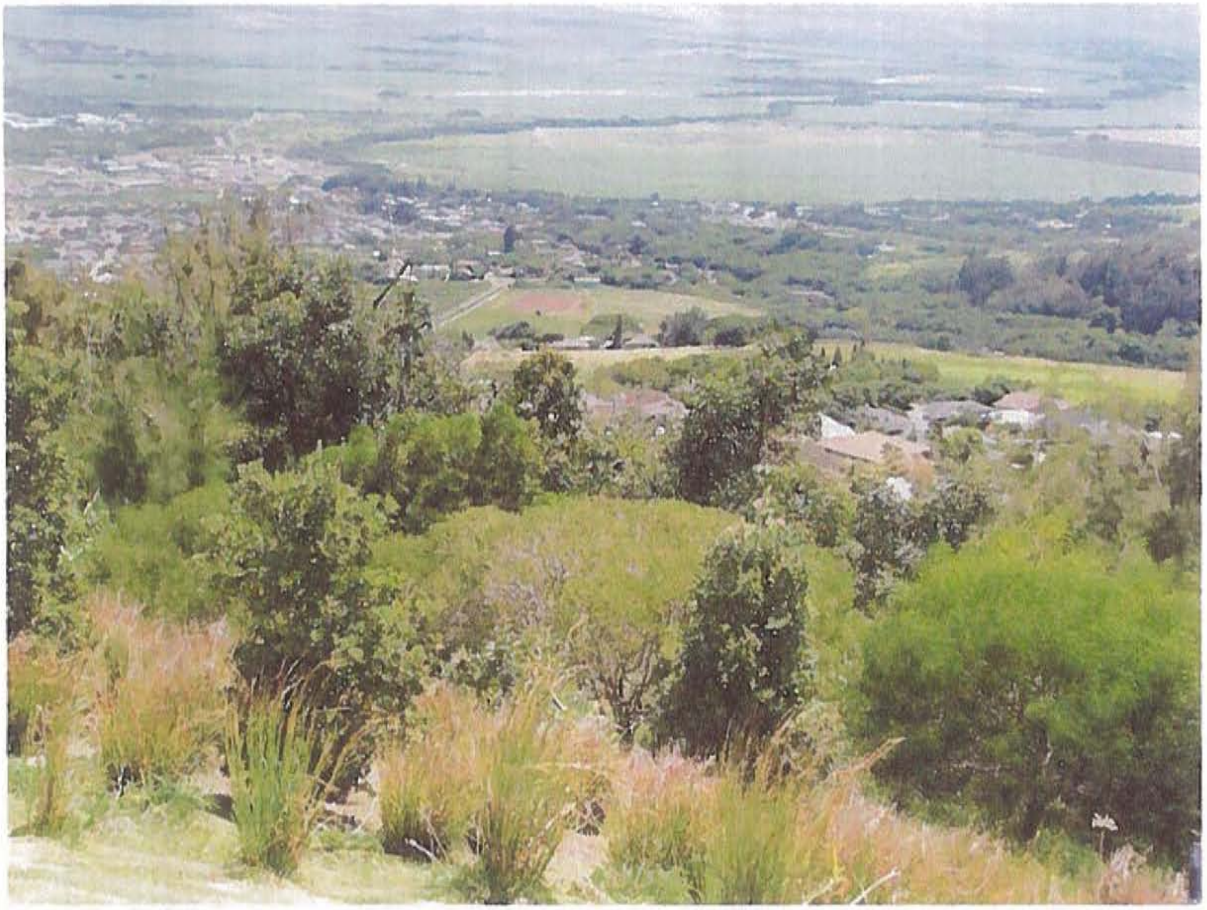


KOAI'A

&

OHIA LEHU





FORE FRON

NATIVE

PILI

GRASS





KOAI'I

&

OHIA

LEHUA



LOOKING

CENTRAL



PILI GRAS

3 YEAR

OLD



ONE YEAR

OLD PILI

GRASS



MATURE

PILI

GRASS



CENTRAL

MAUI



NATIVE

PILI GRASS



OHIA LEHUA



PILI GRAS

OHIA

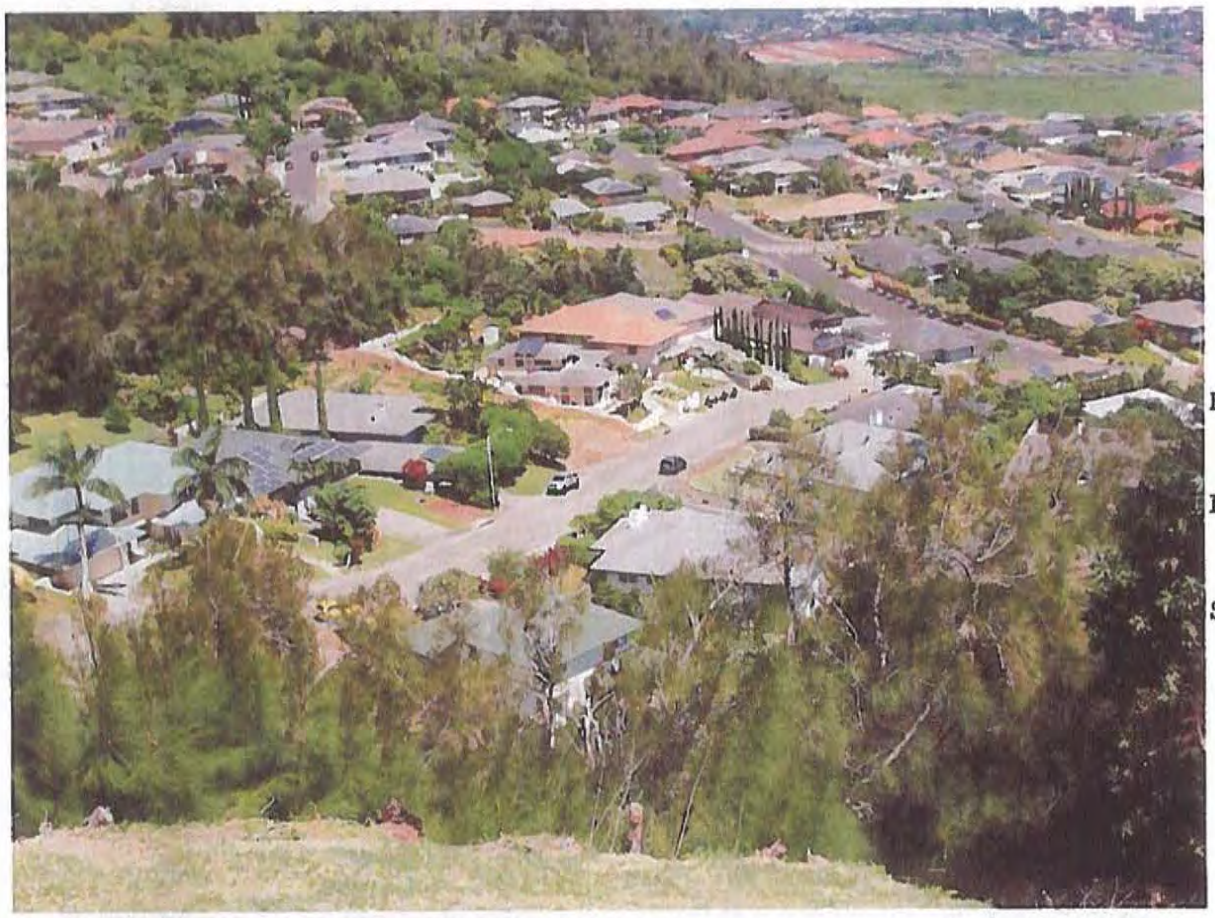
LEHUA



EAST-

CENTRAL

MAUI



HOMES

POLULANI

STREET



HOMES

BELOW

LONA

RIDGE

POLULANI



SLOPE FACING WAILUKU AND TOWARDS POLULANI STREET



NEWLY PLANTED KOAI'a TREES ON SLOPE FACING POLULANI STREET



FACING

WAILUKU



LOOKING

AT WEST

MAUI

MOUNTAIN

AND NATIV

HOAWA TRE

Site plan

EXHIBIT 8

EXHIBIT 9

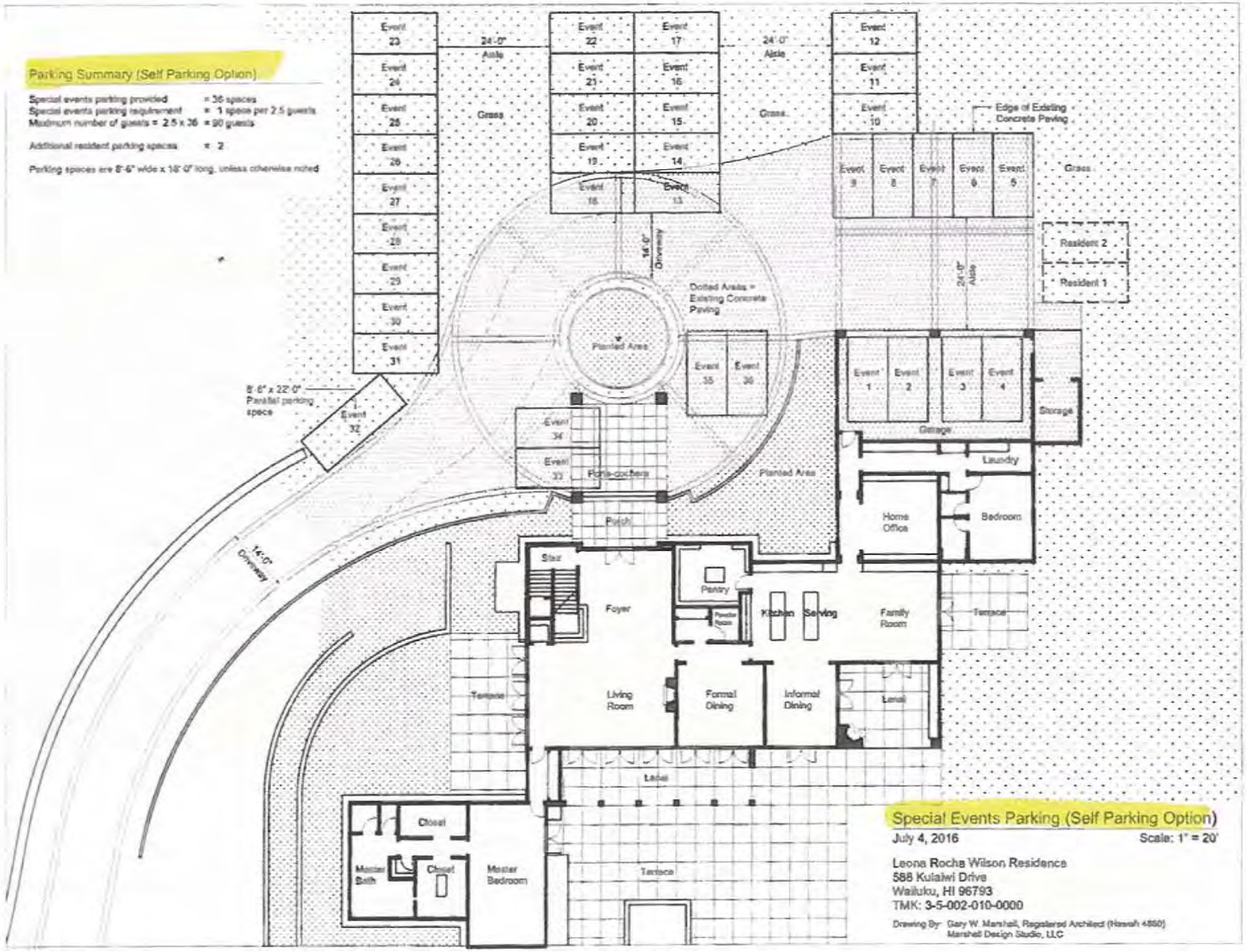
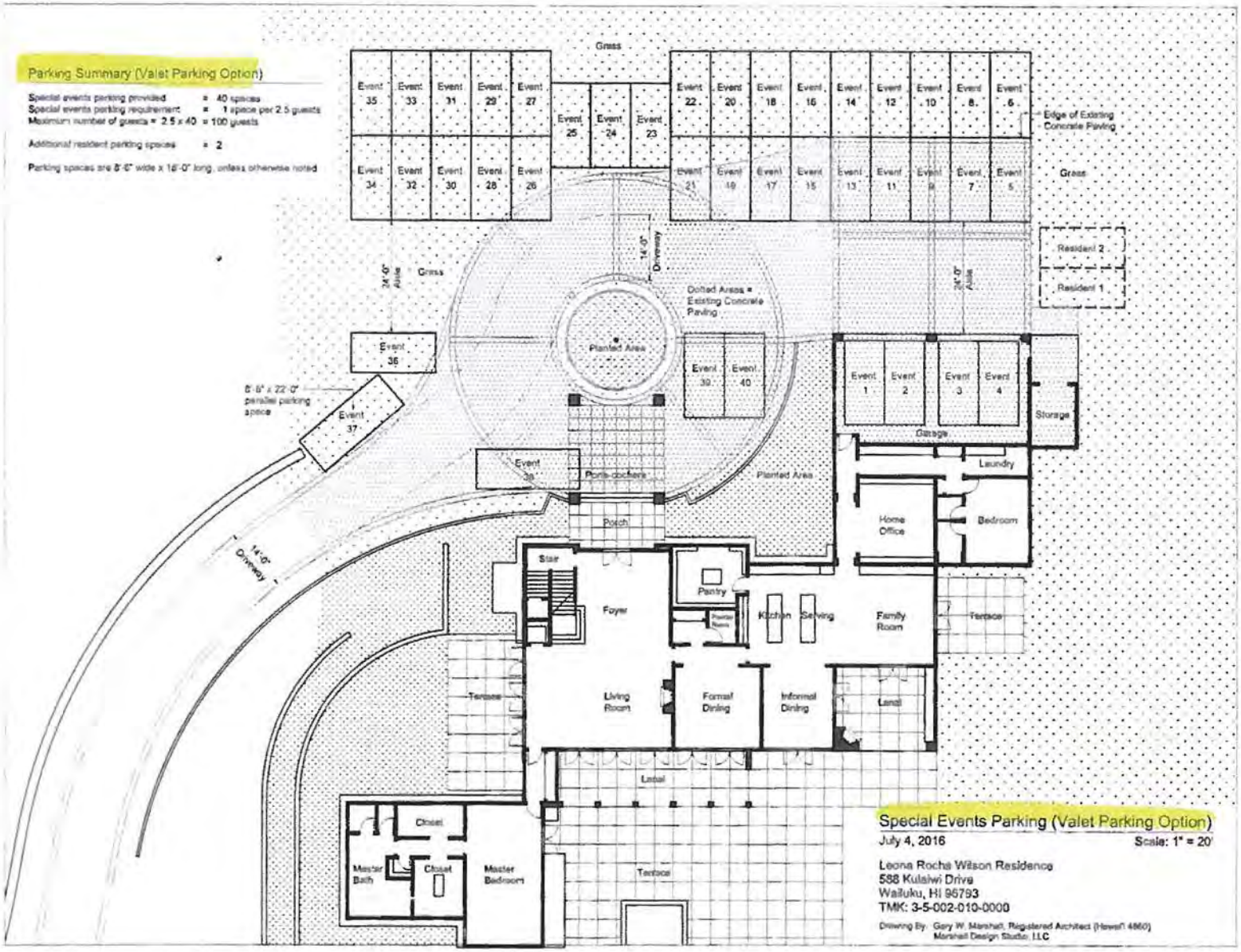

Parking Summary (Self Parking Option)
Special events parking provided = 36 spaces
Special events parking requirement = 1 space per 2.5 guests
Maximum number of guests = 2.5 x 36 = 90 guests
Additional resident parking spaces = 2
Parking spaces are 8'-6" wide x 18'-0" long, unless otherwise noted
Event 23
Event 24
Event 25
Event 26
Event 27
Event 28
Event 29
Event 30
Event 31
Event 32
Event 22
Event 21
Event 20
Event 19
Event 18
Event 17
Event 16
Event 15
Event 14
Event 13
Event 12
Event 11
Event 10
Event 9
Event 8
Event 7
Event 6
Event 5
Event 1
Event 2
Event 3
Event 4
Event 35
Event 36
Event 34
Event 33
24'-0" Aisle
Grass
Edge of Existing Concrete Paving
Resident 2
Resident 1
14'-0" Driveway
Dotted Areas = Existing Concrete Paving
Planted Area
8'-6" x 22'-0" Parallel parking space
Porte-cochere
Porch
Garage
Storage
Laundry
Home Office
Bedroom
Stair
Foyer
Pantry
Powder Room
Kitchen
Serving
Family Room
Terrace
Living Room
Formal Dining
Informal Dining
Lanai
Closet
Master Bath
Master Bedroom
Special Events Parking (Self Parking Option)
July 4, 2016
Scale: 1" = 20'
Leona Rocha Wilson Residence
588 Kulaiwi Drive
Wailuku, HI 96793
TMK: 3-5-002-010-0000
Drawing By: Gary W. Marshall, Registered Architect (Hawaii 4850)
Marshall Design Studio, LLC

EXHIBIT 10


Parking Summary (Valet Parking Option)
Special events parking provided = 40 spaces
Special events parking requirement = 1 space per 2.5 guests
Maximum number of guests = 2.5 x 40 = 100 guests
Additional resident parking spaces = 2
Parking spaces are 8'-6" wide x 18'-0" long, unless otherwise noted
Grass
Event 35
Event 33
Event 31
Event 29
Event 27
Event 25
Event 24
Event 23
Event 22
Event 20
Event 18
Event 16
Event 14
Event 12
Event 10
Event 8
Event 6
Event 34
Event 32
Event 30
Event 28
Event 26
Event 21
Event 19
Event 17
Event 15
Event 13
Event 11
Event 9
Event 7
Event 5
Edge of Existing Concrete Paving
Grass
Resident 2
Resident 1
24'-0" Aisle
Grass
14'-0" Driveway
Dotted Areas = Existing Concrete Paving
24'-0" Aisle
Event 36
Planted Area
Event 39
Event 40
Event 1
Event 2
Event 3
Event 4
Storage
8'-6" x 22'-0" parallel parking space
Event 37
Garage
Laundry
Event 38
Porte-cochere
Planted Area
Porch
Home Office
Bedroom
14'-0" Driveway
Stair
Foyer
Pantry
Powder Room
Kitchen
Serving
Family Room
Terrace
Terrace
Living Room
Formal Dining
Informal Dining
Lanai
Lanai
Closet
Master Bath
Closet
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Leona Rocha Wilson Residence
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Marshall Design Studio, LLC

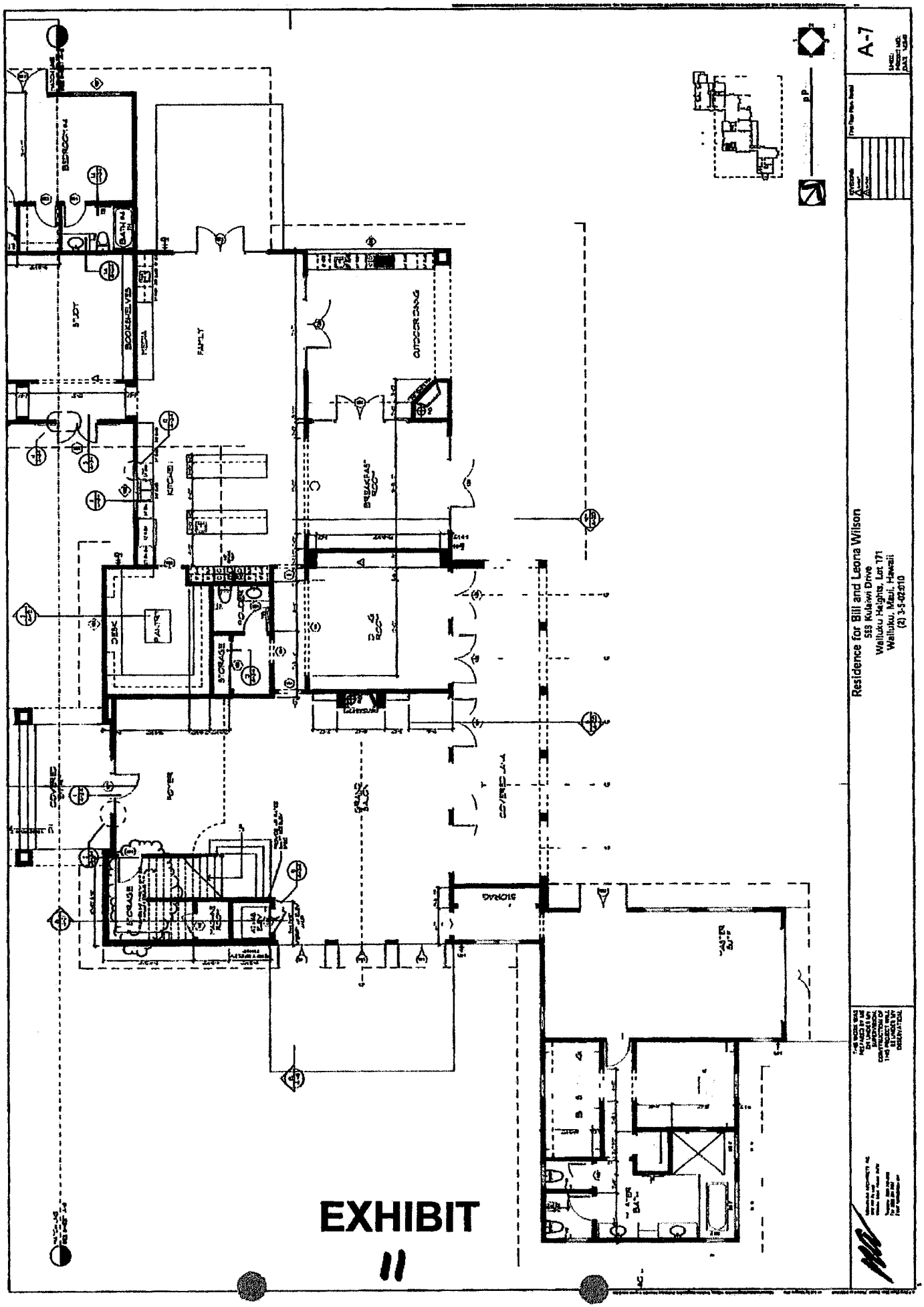

A-7
Residence for Bill and Leona Wilson
553 Kulaiwi Drive
Wailuku Heights, Lot 171
Wailuku, Maui, Hawaii
(2) 3-5-02:010
BEDROOM #4
BATH #4
STUDY
BOOKSHELVES
MEDIA
FAMILY
OUTDOOR LANAI
KITCHEN
BREAKFAST
DINING
PANTRY
DESK
STORAGE
LANAI
COVERED LANAI
STORAGE
EXHIBIT
11

Exhibit 12

Background Information

Provided in Application

Exhibit 12

Background Information

Provided in the original application

and updated by the applicant in August, 2016

EXHIBIT

12

PROJECT INFORMATION

INTRODUCTION

A state Land Use Commission Special Use Permit application and a Maui County Conditional Use Permit application are being filed by Lona Ridge LLC in the State Agricultural District for the existing agricultural related uses. Lona Ridge Koai'a Farm is the largest privately owned native tree farm on Maui and only one of three in the state. We are probably the only culturally sensitive farm on Maui with over 300 native Koai'a trees currently on the property and more are being added as the plants become available. Many endemic, indigenous and Polynesian introduced plants are also on the property with more being added to the farm. Currently, we are privileged to have two endangered plants, O'lulu and Makaloa Grass growing successfully on Lana Ridge. We meet the definition of a "farming operation" pursuant to Hawaii Revised Statutes (HRS) I65-2.

PURPOSE OF THE REQUEST

Lana Ridge LLC a 5.75 acre culturally sensitive tree farm wishes to obtain the special use and conditional use permits to conduct agricultural related activities at the farm and conducting special events on the site including, honey tasting tours, weddings, art shows featuring local talent, tea parties, day retreats, workshops, photography and filming, and last but not leas4 Hawaiian groups that wish to practice their mele's, chants and hula. Of the 5.75 acres, one and a half acres will be used to conduct the above activities. This 1.5 acres is located at the highest part of the property where the home is located. The remaining acres will continue to be used for growing native trees and other native plants.

It is our wish to join the other farms on Maui that have obtained conditional use permits to conduct special events such as those mentioned above. Since there are very few venues in central Maui, Lana Ridge would provide the opportunity for those families wishing to celebrate their special events locally instead of having to go to Wailea, Makena, Kihei or Lahaina asking most of their guests to travel that additional distance.

EXHIBIT
12

Of the 5.75 acres, one and a half acres will be used to conduct the above activities. This one and a half acres are located at the highest part of the property where the home is located. The remaining 4.25 acres will continue to be used for growing native trees and other native plants.

Lona Ridge will continue to be a working tree farm and because of its "unusual and special situation" will not disturb nor detract from its surrounding neighbors. We feel confident that Lona Ridge will be a contributing venue to attract and educate children, residents, and visitors alike.

Because the project site is less than 15 acres in size, the authority to grant the above referenced permits rests with the Maui County Planning Commission. The Maui County Conditional Use Permit also requires approval from the Maui County Council.

PROPOSED ACTION:

The special events requested to be held are as below:

.....Cultural events and ceremonies

.....Corporate meetings

.....Weddings

.....Anniversary parties

.....Non-profit functions

.....Day retreats

.....Film and photography

.....Art exhibits by local artists

.....Honey tasting and sales

Note: .....All events proposed will have no more than 90 people

Frequency of special events:

.....no more than 4 a month

Duration of special events

.....To begin no earlier than 8:00a.m. And end by 8:00p.m.

The following rules will be followed for all events:

.....All parking related to the events shall be on-site...no on street parking.

.....Ride sharing and limo/small bus transportation will be encouraged.
(buses larger than 25 people are not permitted on property)

.....No loud music at any time.

.....Member of household will be in attendance at all events.

.....Lona Ridge will maintain its 14 Million dollar liability insurance.

DESCRIPTION OF PROPOSED ACTION

INTRODUCTION:

It has been a difficult 5 years since Mr. Wilson's passing. His family challenged his will and trust, even though Mr. & Mrs. Wilson were married for 23 years. The Mr. Wilson's daughters challenged his mental capacity in creating the will even though several doctors established that Mr. Wilson was of sound mind. Mrs. Wilson prevailed in the suit and has full possession of Lana Ridge. She gave up a great deal to become owner of Lona Ridge and now looks to make it a venue that provides a service to the community and a place that tourist want to visit and a venue for special events. Since the Koai'a trees do not produce an income and will not for the next 18 years, it is necessary to have the venue produce an income from special events, tours, retreats, weddings , teas parties, honey tasting and sale of honey, etc. to provide and income to cover expenses.

DESCRIPTION OF THE PROPERTY:

Lona Ridge is approximately 5.75 acres in size and is located at 588 Kulaiwi Drive, Wailuku, Maui, Hi. 96793 Tax Map Key 3-5-002-010-0000.It is located in the Waikapu District. The property is located at the 1200 foot elevation with only one structure (home). Over 300 endemic Koai'a and 100 indigenous Ohia Lehua trees make up the agricultural portion of the property. Lona Ridge was issued a Farm plan in 2006.

In addition to the Koai'a trees and Ohia trees, Lona Ridge is preserving and planting as many native trees as they become available. Currently the following rare and native trees can be found thriving on the property: A'ali, Alahe, Awapuhi, Hapu'u, Ho'awa, Iliahi , Kalo, Mai, Maile, Mamaki, Ma'o, Ha', Olena, Palapalai, Pili Grass, Uala, Uki'Uki to name a few.

Fruits such as: Avocados, different varieties of lemons, oranges, grapefruit, guava, star fruit, mangoes, bananas and papayas are grown for household consumption and to share with friends.

Poinsettia plants that would normally be thrown in the land fill are rescued from Maui Memorial Cemetery, and from the Grand Wailea Hotel and are planted where ever there is space on the farm. We have been rescuing these plants for the last four years. A couple of thousand plants now grow at Lona Ridge instead of filling the landfill. In addition, the pots are recycled by Kalima O' Maui, a non-for -profit organization, who uses the pots to replant for training and for sale.

LAND STUDY BUREAU'S DETAILED LAND CLASSIFICATION:

Rating E

LAND USE DESIGNATIONS:

State Land Use District: Urban/Ag

County Zoning: Ag

Wailuku/Kahului Community

Property is not in the SMA or Flood Hazard Zone. The property is outside of the growth boundary. In addition, part of the property is within a "sensitive area and other portion is "outside" protected areas.

SURROUNDING USES:

Agriculture

Forest Reserve

Residential

WATER:

County Water is supplied by a 1 inch pipe which is pumped from the county road to a 19,000 gallon water tank via a series of pumps to the 1,250 foot elevation. The water is then fed to the home and farm by gravity.

SEWER:

County

ELECTRICITY:

Maui Electric

TELEPHONE

Hawaiian Tel

SOLID WASTE:

Other than household waste, there is no other waste material.

PUBLIC SERVICES:

County of Maui Fire Department servicing Wailuku is located on Wells Street and is approximately 10 minutes away from Lana Ridge. The entire 5.765 acres has irrigation and the 10,000 square foot home has over head sprinkler system. The entire home has fire alarms and is monitored by Security Tech. We are a NO SMOKING VENUE. Also, we have a pool measuring 25x50 feet which water can be used for fire control. Two fire bibs have also been installed.

In accordance to the fire code, we maintain 15 feet of shrub and tree clearing on each side of the property. Dead and unwanted volunteer plants such as guava, Christmas berry, iron wood trees etc. are removed for fire control.

Maui County Police Department. Security system installed and monitored by Security Tech.

ROADWAYS, CURBS, GUTTERS AND SIDEWALKS:

County road to property. The distance from the county road to our private cement driveway of approximately 200 yards and is approximately 14' 7" wide to the home.

PARKING ON PROPERTY:

There is ample parking for approximately 36 vehicles using both cement and grass parking on the property. The parking is located at the top most part of the property; 200 yards away from the nearest neighbor.

HISTORY OF LONA RIDGE AND ITS OWNERS

FARM BACKGROUND : In 2006 Mrs Leona Rocha Wilson read an ad in the Maui News listing a 5.75 acre piece of land for sale in Wailuku Heights . The first week she read it , she thought it was a miss-print. She read it again the following week. The ad peaked her interest since she and her husband were looking to relocate to Maui. She called the listed real estate broker and made an appointment to see the property. What the ad did not say was the property was a forest of ironwood trees, ficus trees, cane grass and most of all, it was a ridge, more like a mountain, with a peak elevation of 1200 feet. There was no driveway to get to the top to view the entire piece of property. The only way was to walk through heavy brush and trees where a small path had been made by the listing seller allowing a person to view the property.

Because of Mr. Wilson's age and bad knees he was unable to climb up the mountain. Mrs. Wilson, a bit younger, went by herself. She walked to the edge of the ridge and there a view of Maui like no other view unfolded. As she recalls, she immediately fell in love with the property. She walked down to where her husband waited and asked him to purchase the land. He did! In future conversations when asked about the purchase Mr. Wilson would say "I said yes to Leona one time too many".

The sellers were Dr. Rhoades and Mr. Niehaus. They purchased a 56 acre piece of property from Amfac and carved out 5.75 acres for one of them. When it appeared that the cost of the excavation and building was beyond their budget, they chose to sell.

Upon receiving all the necessary permits, excavation began in 2007. It took 2 years to create the building lot of I Y2 acres and 3700 truckloads of soil were removed. Construction of the home took another 2 years.

The Wilson's desire was to protect the look of the area and to preserve native plants, even though the land was extremely steep with an "E" land classification.

Mr. Rezents, an expert on native Hawaiian plants was contacted to assist them in finding a suitable native crop that would grow under these adverse conditions. Mr. Rezents suggested planting Koai'a an endemic tree. This plant is a smaller variety of the traditional Koa. He informed us that Koai'a may grow at 1200 feet and that the tree needs to be protected because it was becoming rare. The down side was, the tree takes 20 years for it to mature. With our hearts in the right place, we located a tree nursery that had just began growing native plants, Native Hawaiian Nursery in Kula. It became, and still is, our source for these trees and other rare Hawaiian plants when it became available.

We have been very successful in raising Koai'a trees and have experienced a low loss ratio. Whenever a trees dies, we cut it and save the wood. Replacing it with another tree.

In 2010, in the middle of construction, Mr. Wilson passed away. There was a year delay in construction .In 2013, when construction was completed, Mrs. Wilson moved to the property and continues to live there .Lona Ridge is her permanent residence.

Mr. Wilson: Mr. Wilson was born in California. He started as a salesman for the "Butterick Company" one of the oldest companies in America. With only a high school education he worked his way up to become President and utimately purchasing the company from American Can Company. After successfully running the company he eventually sold the Butterick Company to American Express and etired to Maui in 2006.

Mrs. Wilson was born on Maui in Hamakuapoko Camp. After graduating from Baldwin High she enlisted in the U.S. Army and later used the G.I. Bill to attend college. She graduated from the Fashion institute of Technology, a N.Y.State University, with honors after 8 years of night school. She has several U.S. Patents and owned Fashionetics Inc. manufacturer of sewing supplies. She was the first woman president of the American Homesewing Association, a national organization comprised of manufacturers and retailers in the homesewing industry.

RELATIONSHIP OF LAND USE PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural" and "Conservation" The subject property encompasses lands classified a Urban/Agriculture (Maui County Classification is "Agriculture). The proposed usage of the land for the farm to host special events are permitted within the State Agricultural District with a State Land Use Commission Special Use Permit and a Maui County Conditional Use Permit. Pursuant to State Land Use Commission Rules Section 15-15-95 (b) certain unusual and reasonable" uses within agricultural and rural districts other than those for which the district is classified may be permitted. The following guidelines are established in determining an "unusual and reasonable use":

1. The use shall not be contrary to the objectives sought to be accomplished by Chapters 205 and 205A, HRS, and the rules of the State Land Use Commission.

RESPONSE: The proposed expanded event requests for Lona Ridge will take place primarily in the area of the main dwelling. This area is entirely planted with Shoisha Grass. Due to solid blue rock, occasional high winds and to preserve the view, grass was selected as the crop of choice. The expanded events will not have any adverse effect on the current farming activities which takes place on the remaining 4 acres. Expanding the activities will allow Lona Ridge to continue their endemic tree farming operation which is the ONLY PRIVATELY owned Koai'a Farm on Maui and only one of 3 in the State. Since Koai'a requires 1 8 - 20 years to mature (which was the only feasible crop to grow considering the extreme slope of the land and the "E" classification), it is necessary to supplement the high cost of maintenance. Also, the additional income would allow Mrs. Wilson to continue to serve the community by hosting schools at NO CHARGE, and allowing her to GREATLY reduce the cost of visiting seniors and veterans

2. The desired use should not adversely affect surrounding property.

RESPONSE: Recognizing the need to be a good neighbor, Mrs. Wilson has limited the amount of guests per special event to no more than 90 people and no more than 4 Special events per month; events to start no earlier than 8:00 end no later than 8:00p.m. In an effort to minimize traffic for the neighborhood, car pooling and small buses that carry no more than 25 people is required. (no large buses will

be permitted) All vehicles will be parked near the home which is 600 feet away from the nearest neighbors. The events will take place at 1200' elevation. The nearest home is approximately at 1000' elevation and approximately 4 acres away. Therefore the long driveway and high elevation, activities on property will have limited affect, if any, on the neighborhood.

3. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and the police and fire protection.

RESPONSE: The roads, water, sewer are county maintained. The special use and conditional use of the land will not unreasonably burden public agencies to provide any additional public services or facilities. Kulaiwi Drive is a county road and paved mostly with cement. Kulaiwi Drive is a dead end road which goes directly into our cement driveway. Our driveway is wide enough for two cars to pass. Both Police and Fire are located in Wailuku with easy access to Lona Ridge.

3. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.

RESPONSE: When the district boundaries and regulations were established (the State Land Use Law was enacted and implemented in 1961: the State Plan was adopted as law in 1978) agriculture was still the most important industry and the foundation of the economy on Maui. With tourism's growth and agriculture declining the economic climate on Maui is undergoing drastic changes. Large scale agriculture companies struggled as evidenced by the closures of Wailuku, Paia and Pioneer Mills. Another significant agricultural company, Maui Land and Pineapple also closed. HC&S will also be closing at the end of 2016.

Farmers are being faced with increasingly high expenses; electricity, water, labor, taxes, insurance have more than tripled since 70's. Farmers have come to the conclusion that in order for them to keep their agri-businesses viable they must look for ways to increase their income by diversifying as much as possible. The classification of Lona Ridge's property is "E" rated because of its steep terrain consequently besides planting Koai'a trees which takes 20 years to mature, other forms of revenue had to be explored.

Because of the location, being in central Maui, Lona Ridge recognized that our greatest potential for increasing our income was through special events. The increase in our PERMANENT population, along with a greater disposal income as well as residents looking for local venues (there is a short supply of venues for special events in central Maui) Lona Ridge has had many requests from locals for events such as small weddings anniversaries, small family celebrations, photography, retreats, etc. Examples: The manager of Polynesian Tours asked to use Lona Ridge for their daughter's wedding.... A Maui Community College professor for his daughter's wedding .... a family gathering from a small business owner.... A husband wanted a

special birthday for his wife ....an after wedding photography shoot....a retreat for a small group. All requests were denied due to a lack of a permit which was unfortunate for all parties and the loss of possible revenue for Lona Ridge.

As agricultural-tourism became more and more popular, tour agents looking for a new venue for their clients, asked if they could have small destination weddings and or other events here at Lona Ridge. That prompted us to look at the possibility community by nurturing children, providing jobs, taking care of the environment and preserving the land for future generations.

The following are also goals, objectives and policies that are applicable to the proposed project:

F. STRENGTHEN THE LOCAL ECONOMY

Goal: Maui County's economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Objective:

1. Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Policies:

a. Support economic decisions that create long-term benefits.

b. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.

c. Encourage businesses that promote the health and well-being of the residents, produce value-added products and support community values.

d. Support and encourage traditional host-culture businesses and indigenous agricultural practices.

e. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.

OBJECTIVES :

2. Diversify and expand sustainable forms of agriculture and aquacuJture. Policies:

a. Support programs that position Maui County" agricultural products as premium export products.

b. Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.

1. Preserve agricultural lands as a major element of the open space setting that which borders the various communities within the planning region. The close relationship between open space and developed areas is an important characteristic of community form.

RESPONSE: In 2006 when Mr. & Mrs. Wilson purchased the land, now known as Lona Ridge, the original owners suggested that the property could be divided into nine lots. The Wilson's rewrote the deed to reflect that the land would NOT BE SUBDIVIDED assuring that there would continue to be open space.

CULTURAL RESOURCES:

Goal: Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that:

1. Provide a sense of history and define a sense of place for the Wailuku-Kahului region: and

2. Preserve and protect native Hawaiian rights and practices customarily and traditionally exercised for subsistence, cultural and religious purposes in accordance with Article XII Section 7, of the Hawaii State Constitution and the Hawaii Supreme Court's PASH opinion 79 HAW.425 (1995)

RESPONSE: Lana Ridge LLC is a culturally sensitive farm. That being said ,we not only grow and add endemic, indigenous, and Polynesian introduced plants to the farm but we also study their history, their uses for everyday consumption as well as medicinal purposes. We share this information with guests to the farm. We speak about the importance of each plant regarding Hawaiian Culture and the need to protect them for future generations. Lona Ridge stewardship of these plants is evident by listening to Mrs. Wilson give a tour of the farm. Thousands of dollars are spent each year adding and caring for these native plants which are so important to Maui's past and future.

When ever asked to contribute Koai'a seeds for reforestation, or supply native plants for Hawaiian offerings or ceremonial purpo ses, Mrs. Wilson is happy to provide whatever is requested.

conditional use of the land will financially assist in farming this long-term crop for future cultural uses.

Lona Ridge supports the following small and large businesses within the community: Hawaii Grower Products, Native Hawaiian Nursery, Irrigation System, 2 part-time workers, Kawaski Mule, Sears, Home Depot, Lowes, Ace, Costco, Office Max, Wal-Mart, Del's. Other small businesses such as Cabinet maker David Fitch, Bill Irwin Nursery, Herb Andrews Landscaping , Dave Powell maintenance, Water Controls Mark Berry, Lau Hee Electric, Linn Nishikawa P.R.agency....to name a few. We have supported these local businesses since the inception of the farm.

Lona Ridge is also diversifying and utilizing the land for sustainability. Recognizing that our crop supports numerous bees, a beekeeper was called to install bee hives Currently we have 2 active boxes and several pounds ofhoney has been harvested. Healthy bees help in the pollination of plants and vegetables for both the home gardener and the commercial farmer thereby assisting in sustainability of our community.

In addition to supporting the local businesses, and since Maui's economy is heavily dependent upon the visitor industry, allowing Lona Ridge to expand its activities by issuing a special use and conditional permit can only support the tourist industry and local businesses. Since our agricultural crop takes 20 years it would help Lona Ridge to maintain a steady income stream throughout the years of growth.

ENVIRONMENT :

Goal: A clean and attractive physical and natural environment in which man-made developments or alterations to the natural environment relate to sound environmental and ecological practices, and important scenic and open space resources are maintained for public use and enjoyment.

OBJECTIVES AND POLICIES:

D. WAILUKU-KAHULUI COMMUNITY PLAN

Nine community plan regions have been established in Maui County. Each regions' growth and development is guided by a community plan, which contains objectives and policies in accordance with the Maui County General Plan. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property is located within the Wailuku-Kahului Community Plan region. 588 Kulaiwi Drive. The following Wailuku-Kahului Plan goals, objectives, and policies are applicable to the proposed action.

ECONOMIC ACTIVITY:

Goal: A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.

OBJECTIVES AND POLICIES:

1. Support agricultural production so agriculture can continue to provide employment and contribute to the region's economic well-being.

2. Recognize the importance of small businesses to the region's economy.

3. Support the establishment of agricultural parks for truck farming, piggery operations, bee keeping and other diversified agricultural operations within the larger unsubdivided agricultural parcels and in locations that are compatible with residential use.

RESPONSE: In 2006 the owners of Lona Ridge took 5.75 acres of wild trees, cane grass, weeds and an almost unreachable piece of wasted agricultural land and turned it into a working culturally sensitive farm WITH over 300 rare Koai'a trees . In 20 years the trees will mature and be available for local artisans to practice their cultural arts such as carving poi bowls, making o'o', as well as canoe paddles; Items which require native woods. The requested special and

community by nurturing children, providing jobs, taking care of the environment and preserving the land for future generations.

The following are also goals, objectives and policies that are applicable to the proposed project:

F. STRENGTHEN THE LOCAL ECONOMY

Goal: Maui County's economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Objective:

1. Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Policies:

a. Support economic decisions that create long-term benefits.

b. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.

c. Encourage businesses that promote the health and well-being of the residents, produce value-added products and support community values.

d. Support and encourage traditional host-culture businesses and indigenous agricultural practices.

e. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.

OBJECTIVES :

2. Diversify and expand sustainable forms of agriculture and aquacuJture. Policies:

a. Support programs that position Maui County" agricultural products as premium export products.

b. Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.

of another source of revenue while providing the tourist industry with a place to conduct their outings.

5. The land upon which the proposed use is sought is unsuited for the uses permitted within the District.

RESPONSE: With a classification of"D" the land is not suitable for any other short term crop. When expert Mr. Ernie Rezents was hired by us to assist in finding a crop that would possibly grow on the 5.75 acre property. His first reaction was, I don't think there is any crop that would grow under these conditions. When asked to identify a possibility, he suggested the rare and endemic Koai'a tree. He thought it would be a risk but worth the try. We proceeded to plant over 300 trees and is continuing to add more whenever possible. We have had our challenges with growing the Koai'a trees but continue to farm these magnificent trees for future cultural uses.

B. MAUI COUNTY ZONING

The proposed improvements are situated within the County of Maui's "AG" Agricultural District. Pursuant to Maui County Code Chapter 19.30A050 include the promotion of agricultural development, the preservation and protect agricultural resources and support of the agricultural character and components of the County's economy and lifestyle.

Furthermore, the intent of Maui County Code Section 19.30A.050 is to reduce the land use conflicts arising from encroachment of non-agricultural uses into agricultural areas, mitigate rising property values of farm lands to make agricultural use more economically feasible, discourage development or subdividing lands for residential uses and to ensure that the rezoning of land from the agricultural district shall be open for public debate and in the overall public interest.

Lana Ridge LLC operates a Koai'a Tree Farm. The majority of the land is in agriculture. Conducting special events does not comply with the standards established by 19.30A050 "Permitted Uses" in Chapter 19.30A "Agricultural District". Maui County Code (MCC). As such, Lana Ridge is required to obtain a State Land Use Commission Special Permit pursuant to 19.30A.060. MCC. Since

the project are encompasses less than fifteen (15) acres, the State Land Use Commission Special Permit fulfills the requirements of the County Special Use Permit pursuant to the latter MCC subsection.

GENERAL PLAN OF THE COUNTY

The county of Maui Countywide Policy Plan was adopted by Ordinance No. 3732 (2010) and took effect on March 24, 2010. The plan sets forth the fundamental goals objectives, and policies of the County in regard to realizing the vision and key strategies countywide. The following are the vision of the county.

1. Maui County will be an innovative model of sustainable island living and a place where every individual can grow to reach his or her potential.
2. The needs of each individual, the needs of the whole community and
3. The needs of our natural and cultural assets will be brought into balance to reflect the high value we place on both our natural environment and our people.
4. The education and health of our people will be fostered to ensure that the residents of these islands can, if they choose, spend their whole lives here ....raising children, owning homes, enjoying rewarding jobs, taking advantage of opportunities to contribute to this community and to be good stewards of our local treasures and resources.
5. Maui County will be a leader in the creation of responsible, self sufficient communities and environmentally sound economic development and land stewardship.
6. That which makes Maui County unique in the world will be preserved, celebrated and protected for generations to come.

RESPONSE: Mrs. Leona Rocha Wilson, having been born and raised on Maui, having attended local schools, and an Army veteran, is an example of every vision of Maui Countywide policy encompasses. Her life was spent being the best person she could be, the best American she could be and now she wants to complete the Maui County vision by returning home and giving back to the

2. Encourage traditional Hawaiian agriculture, such as taro cultivation within the agricultural district, in areas which have been historically associated with the cultural practice.

RESPONSE: As evidence by the deed that Mrs. & Mrs Wilson signed stating that 5.75 acre will NOT BE SUBDIVIDED at any time and is to remain as agricultural lands for now and in perpetuity. The intent from the very beginning was to utilize the land the most effective and efficient way possible. The Wilson's felt strongly that despite the "D" classification of the land and the steep contour (almost not walkable) that they could find a crop that would grow and be productive , while creating an environment suitable to the community in which they live .

The vista of the last remaining sugar plantation in Hawaii can be appreciated with its 36,000 acres.

From the very early stages of clearing the land Mr. & Mrs Wilson felt strongly about preserving as many of the large trees that had been growing on the land for many many years. Being respectful of the land, its history and location, they only removed invasive iron and christmas berry trees and wild cane grass to make room for the Koai'a and later Ohia Lehua trees. Further, when working with their landscape architect , they requested that in the planning of the landscape design to incorporate as many native plants as possible. Kalo, Ululu, Palapalai, uki uki, Ohia Lehua, and Hapu'u can be found in the plantings near the front of the home.

FINDINGS AND CONCLUSIONS:

Lona Ridge LLC, is a culturally sensitive Koai'a farm, which is situated within the State Agricultural District and is County zoned and stated in the Wailuku/Kahului community planned as agriculture. The requested uses of hosting special events does not in anyway interfere with the principal agricultural use of the property. The requested special and conditional use permits are not anticipated to result in any negative impact to surrounding properties, natural resources, and/or archaeological and historic resources, or the immediate area. Public infrastructure and services including roadways, water systems, medical facilities, police and fire protection, parks, and schools are adequate to the site and are not anticipated to be significantly impacted by the special and conditional use
permits. These uses are not anticipated to impact public view corridors and are not

Lona Ridge welcomed the Fourth Grade children from Pomaikai School in Kahului who wanted to practice their mele before a competition at the MACC. Since they were singing a song about Waikapu and the valley, their teacher thought that the song would have more meaning if they practiced while overlooking the valley.

Waldorf School 6th graders came with their ukulele's and hula dancers to practice. They had been practicing indoors and the principal thought that they would enjoy the experience of performing outside.

3. Support programs for the protection and preservation of historic and archaeological resources and foster an awareness of the diversity and importance of the regions ethnic, cultural, historic and archaeological resources.

RESPONSE: Prominently displayed in the Wilson's Living room are three KauKau tins. One is her Father's (who retired in 1964 after 45 years with HC&S), and two are Mr. Ansai's (donated to Lona Ridge by the Ansai family).

Every guest of Lona Ridge , no matter what the age, gets a lesson about the Kau Kau Tins and the role they played in expanding the culinary taste and the diversity of foods during the early years of crop cultivation here on Maui. Since Mrs. Wilson is a product of the sugar camps, she recounts her and her families experiences of camp life and the diversity of its people and how they Jived together in harmony .

H. LANDUSE:

Goal: An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the social and economic well-being of residents and the preservation and enhancement of the regions environmental resources and traditional towns and villages.

OBJECTIVES AND POLICIES:

1.Ensure that adequate lands are available to support the regions present and future agricultural activities.

anticipated to produce significant adverse impact upon the visual character of the site and its immediate surroundings. Because the project site is less than 15 acres, the authority to grant the above referenced permits rests with the Maui Planning Commission. Therefore, we respectfully request the support of this Special Use Permit and Conditional Use Permit Application by the Maui County Department and Planning Commission be approved.

Exhibit 13

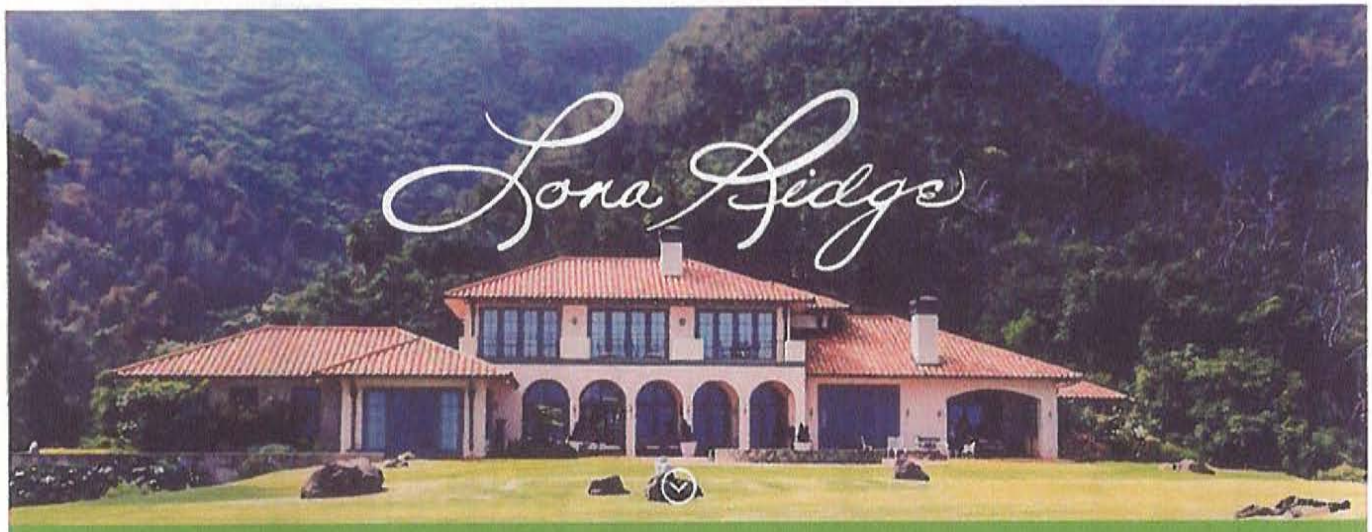
Information on Existing Farm Tours

Allowed Use with-out a Permit

Exhibit 13a:	Applicant website information on existing farm tours
Exhibit 13b:	Farm Tours Guide Brochure
Exhibit 13c:	Photos of school and cultural groups that have done farm tours
Exhibit 13d:	3/19/2012 Applicant letter requesting Department determination on farm tours
Exhibit 13e:	5/1/2012 Department letter regarding farm tours
Exhibit 13f:	9/21/2012 Applicant letter requesting a Department determination on providing lunch with farm tours
Exhibit 13g:	10/16/2012 Department letter granting lunch with farm tour with certain conditions.

Information about Existing Farm Tours

www.lonaridge.com



Lona Ridge. A little bit of heaven in paradise.

Nestled on six stunning acres atop Wailuku Heights, Lona Ridge offers a truly breathtaking and sweeping view of Central Maui — from northern coast to southern coast. The magnificient vantage point of this beautiful estate, 1200-feet above sea level, will almost certainly wow you!

Complementing the majestic bi-coastal views, the inviting grounds of Lona Ridge are an added delight. The estate is a unique- and privately-owned "farm" that features indigenous native flora and some of the rarest trees (such as Koa'a, Sandalwood, Oiulu, Ohia Lehua, Mamaki, and Hapu). A tour of the grounds is both fun and enlightening — full of information about the plants, sights, and architecture, and with anecdotal insight into the culture and history that envelopes both the estate and Maui itself!

Lona Ridge is a visit worth experiencing!

- Named after the estate's owner, Leona Wilson, Lona Ridge is a Maui lovers delight!
- Discover indigenous native flora and fauna.
- Learn about our island's cultural treasures.
- Hear Hawaiian legends and enlightening facts about Maui Island.
- View a spectacular estate inspired by Hawaii's renowned architect C.W. Dickey and designed by Maui's own Nishikawa Architects.
- Soak up uninterrupted views at the top of Wailuku Heights.

EXHIBIT
139



ABOUT LEONA

Leona Rocha Wilson believes that a good education makes anything obtainable, which is why she frequently hosts groups of Maui schoolchildren at her palatial home at the top of Wailuku Heights. "I want to expose our *keiki* to the possibilities." At one such gathering, a fifth-grade girl walked up to Leona and asked, in awe, "Are you royalty?" To which Leona replied, "No, honey, I'm Portagee."

The youngest of six children, Leona grew up in the Hamakuapoko sugar-plantation camp (nicknamed H-Poko) on Maui's north shore. There was no money for college, so her mother encouraged her to enlist in the service to qualify for the G.I. Bill. Leona was one of the first women accepted into the Army's dental technician program at Fort Sam Houston, Texas.

She met and married her first husband while they were both in the military. When she became pregnant, she decided to make her own maternity clothes. "I took a sewing class at the YWCA, and discovered I loved creating and constructing clothing."

Leona spent the next eight years working as a secretary by day and attending the Fashion Institute of Technology at night — financed by the G.I. Bill. She graduated with honors and a degree in apparel design. By then, Leona had a business called Fashionetics, which manufactured sewing supplies like color wheels, tracing tools, and pincushions. She also invented the Fashion Ruler, still sold today, which lets home seamstresses alter dress patterns to suit their own figures. "The Fashion Ruler revolutionized pattern alteration," Leona says. "I just wanted to make sewing easier."

She became the national spokeswoman for Simplicity Pattern Company. A few years later, Vogue/Butterick wooed her away — in every sense of the word. "I married the company's owner, Bill Wilson," Leona says.

Now "retired," Leona spends her time working on the property Bill dubbed "Lona Ridge" ("Lona" is her nickname), and entertaining family and friends. Every Monday, she hosts a farm lunch. "Everyone is welcome, but you must contribute," she says. "You can either bring a dish to share, or work for an hour and a half pulling weeds." The rules apply to everyone, even a recent guest: Maui County Mayor Alan Arakawa.





Estate & Garden Tour

Nestled on six stunning acres atop Walluku Heights, Lona Ridge offers a truly breathtaking and sweeping view of Central Maui. Complementing the majestic bi-coastal views, the inviting grounds of Lona Ridge are an added delight. The estate is a unique- and privately-owned "farm" that features indigenous native flora and some of the rarest trees (such as Koa'a, Sandalwood, Olulu, Ohia Lehua, Mamaki, and Hapu).

A tour of the grounds is both fun and enlightening — full of information about the plants, sights, and architecture, and with anecdotal insight into the culture and history that envelopes both the estate and Maui itself!

- Personal guided tour by none other than the Estate's Owner, Leona Wilson
- Learn about the indigenous native flora & fauna
- Discover cultural treasures of Maui from the Plantation era
- Learn how a kid from H-Poko (plantation camps) stitched work ethics learned on the plantation into a lucrative fashion career
- Learn how this mansion offers youngsters a pattern of success

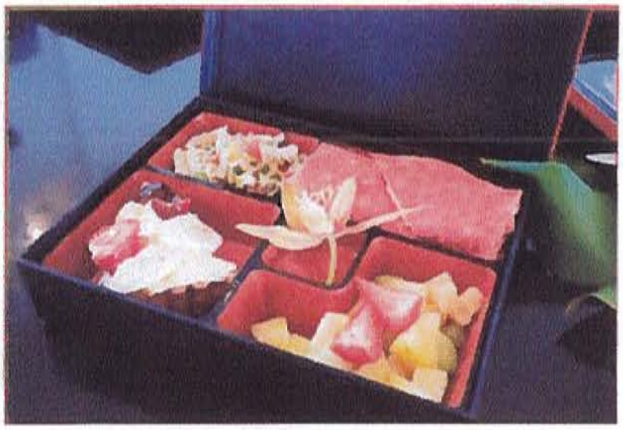


Maui's Exclusive Honey Tasting Tour

Take a journey with our very own Apiarist as she shares her knowledge of how these busy bees make honey.

- Sample a variety of honeys, compare to the unique flavor of our very own Estate Honey
- Find out about the Queen bee and her workers as they tirelessly work the "comb"
- Explore our relationship with bees through stories of folklore and mythology
- Learn about the history of beekeeping in Hawaii, as well as the global impact of pollinators.

Purchase honey



American Style Bento Box Lunch

Enjoy your Picnic Lunch prepared for you from the Students at one of our finest Culinary Schools in the State. UH Maui Culinary Academy. The presentation is all about the Plantation days meets the Modern Students. Includes Lona Ridge's signature Plantation Ice Tea



3. **KALO**—Taro(Polynesian intduced)

Both heart shaped leaf and the corm are edible. This plant is a staple in the Hawaiian culture. The leaf is like spinach high in nutrients and the corm, a carbohydrate.

Interesting Fact : Only men were allowed to plant Kalo.



4. **HAPU'U FERN** (Endemic)

During the time of famine ancient Hawaiians cooked the substance found inside the hard layer of the fern. Pulu "hair", of Hapu'u was used for embalming. Only Royalty were embalmed as it was necessary to preserve the body for 10 days so all could come and pay their respects. Other uses were to start fires, stuffing mattresses and the roots were used for packing. Today, it is commonly used as orchid medium..



Garden Tour Guide



5. **MAMAKI** (Endemic)

The ancient Hawaiians used Mamaki as a tea to relieve sore throats and coughing. This tea continues to be sold and used today; however, it is generally brewed with lemon grass to add a more pleasant flavor.



6. **A'A'LI'I** (Indigenous) –

Unique in that the blossoms are either male or female. A red-yellow kapa dye was produced from the blossoms. The tough, hard wood was used for house poles, spears and 'o'o (digging sticks)



EX 139

7. **MA'O** – Hawaiian Cotton (Endemic)

In 1838, Ma'o was grown in Kailua, Hawaii for commercial purposes, however, since it never became an important trade item, the growing ceased. Immigrants to Hawaii would grow the plant to be used for stuffing pillows, Japanese mats, etc.



8. **'ILIAHI** – sandalwood (Endemic)

Sandalwood was used as taxation. The wood was traded for iron with traders on their way to China. The Chinese valued the fragrant wood. Sandalwood, in Hawaii, represented the beginnings of commercial activity with the outside world. Sandalwood has a unique characteristic…the tree requires companion plants for food. Special structures in their roots extract nourishment from neighboring plants.



9. **KOAI'A** – Acacia family, pea (Endemic)

The Koai'a tree grows to approximately 20 feet. Its wood is harder than the traditional Koa and more expensive per board foot. Because of its density, Koai'a wood was used by the Native Hawaiians for spears, canoe paddles, O'O' (digging sticks), musical instruments, house timber, fish hooks, etc.



10. **OHIA LEHUA** (Endemic)

Ohia Lehua wood is extremely hard. The early Hawaiians used it for home construction, furniture, carvings, ukuleles, spears, mallets, to name a few. The flowers, buds and leaves are still used in Lei making as it was in the 1500's.
One of the medicinal uses are, a mixture of Ohia flowers, the inner bark of the Hau plant and a little water were given to women in labor when childbirth pangs became intense



11. **PILI GRASS** Twisted bear grass

Native Hawaiian used Pili grass to thatch their roofs....lasting 5 years. The plant only reproduced by seed. The seed has a unique behavior: when touched by water, the seed will twist and turn in search of soil in an effort to reproduce.

Endemic - Native to or confined to a certain region.

Indigenous – Born in a country, native, occurring naturally in other places as well.

Polynesian – introduced; canoe plants. Brought in by native Hawaiians.



For more information:

www.LonaRidge.com

PH: 808-242-0818

Cell: 808-344-6020

Email:

lonaridge@lonaridge.com



Garden Tour Guide



1. **'OLULU– "Alula"** (Endangered)

Of the Brighamia Insignis family, commonly known as Olulu or Alula in Hawaiian . "a cabbage on a stick". Endemic to Hawaii. Only one remain on windswept sea cliffs of Kaua'i and most likely extinct on Ni'ihau.



2. **'UKI'UKI** (Indigenous)

Of the lily family In ancient Hawaii, the purplish-blue berries were used to dye Kapa cloth. The young leaves were used for decorative purposes. The dried leaves were braided (three ply) into cordage and used for lashiing in construction. Also used to tie bundles of Pili Grass for thatching roofs.




To Leona & Lona Ridge
Mahalo Nui!
Hālau o Ka Hanu Lehua



A hui nou

Donna Howard
From my iPhone

Iola Boehars
Keiki group.
She wanted
the children to
see Lona Ridge
'experience
performing before
a group!

EXHIBIT
136



Waldorf School 1/14/15 Mrs Kraft - Teacher 6th grade







Unlike · Comment

County of Maui
A group photo Mayor Alan & Ann Arakawa with Lona Ridge
Wilson with the students of the Robert's Hawaii Huaka'i Pr
Ridge (3.14.2015) — with Alan Arakawa, Leona Rocha-Wil

Unlike · Comment · Share · 3 hrs

Shane Canada likes Amity Mason's photo

Lynn Araki-Regan was tagged in Keith Regan's photo

Keith Regan added 3 new photos Getting ready for THE game! — with Lynn Araki-Regan at TD Garden

Shane Canada	Mobile
Breanna Omellas	Mobile
Keith Regan	Mobile
Lynn Araki-Regan	Mobile
Britania Masten	Web
Gladys C Baise	Mobile
Lisa Shozuya	Web
Joe Souki	Web
Joseph Blackburn	Web
Isaac Bancaco	Mobile
Joan Higashi	Web
Monica Gouveia-...	Web
Koa Johnson	59m
John Omellas	
John Henry	19m
Rochell Clark	19m
Germaine Baconi	



12/1542-FC

Lona Ridge LLC
588 Kulaiwi Drive
Wailuku, Hawaii 96793

12 MAR 20 A10:30

DEPT OF PLANNING
COUNTY

March 19, 2012

Department of Planning
Zoning Administration and
Enforcement Division
Attention: Mr. Aaron Shinmoto
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Shinmoto:

SUBJECT: Request for Determination and Establishment of Use
Lona Ridge Farm LLC, TMK (2) 3-5-002:010
Wailuku, Maui, Hawaii

Thank you for meeting with me and Gwen Ohashi Hiraga on March 12, 2012, regarding my request to have private, guided tours as part of my farm operations. I appreciated having Francis Cerizo and Paul Cricthlow also in attendance at the meeting.

As I discussed with you, I am interested in providing private, guided walking tours, at my farm where I have approximately 3.5 acres of *Koai'a* trees planted. I have submitted and received approval of my farm plan from the Department of Planning. Attached is the approved farm plan.

The private, guided tours will showcase the planted acreage as well provide historical information on Hawaii as part of the tour. I will soon be attending a "certified guide" class at the University of Hawaii Maui College, and will be conducting the tours myself. I have retained the services of MC&A to assist me with the bookings of the tours. In addition, I would like to open the tours to the schools on Maui and am working with Richard Higashi, a former school principal, to make contact with the schools. I feel that the tours could greatly benefit our students and in providing a learning tool on agriculture and Hawaiian and cultural history.

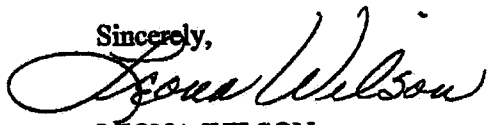
To facilitate your review of my request, I am enclosing a site plan, showing the planted areas as well as parking areas. There is room for approximately 21 vehicles to park. I understand that your division may need to do a site visit, and I will be happy to meet with you at my home at any time. In addition, enclosed are photos for your review.

EXHIBIT
13d

I further understand that in submitting this request, and if you determine the established use that would permit the private, guided tours, there will not be a requirement for any special use permitting.

I appreciate your meeting with me and look forward to hearing from you at your earliest convenience. Should you have any questions or require additional information, please do not hesitate to contact me at 344-6020. I can also be reached by email at Lonarw1937@aol.com

Sincerely,



LEONA WILSON
Lona Ridge LLC

Enclosures

06 SEP -8 A11:55

COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 South High Street, Wailuku, Hawaii 96793

DEPT OF PLANNING
COUNTY OF [illegible]

FARM PLAN PERMIT **DATE:** 8-30-06

TAX MAP KEY NO.: (2) 3-5-02: 010 **CPR/HPR.NO.** _____ **LOT SIZE:** 5.75 acres

PROPERTY ADDRESS: 588 Kulaiwi Drive Wailuku, Maui, Hawaii 96793

OWNER(PRINT): LONA RIDGE, LLC **PHONE:(B)** _____ **(H)** _____

ADDRESS: 192 Halau Place, Kihei, Maui, Hawaii 96753

CITY: _____ **STATE:** _____ **ZIP:** _____

OWNER SIGNATURE: Jeanne R. Wilson

Please check appropriate box and print name:
☐ OWNER:
☑ AGENT/CONTACT: Morgan Gerdel

ADDRESS: 1549 Wili Pa Loop

CITY: Wailuku **STATE:** HI **ZIP:** 96793

PHONE:(B) 242-6900 **(H)** 357-5701 **FAX:** 244-7487

APPLICANT/AGENT SIGNATURE: Morgan Gerdel

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: URBAN / AG

COMMUNITY PLAN DESIGNATION: _____ **COUNTY ZONING:** R-3 / AG

SUBDIVISION FILE NO(S): _____

BUILDING PERMIT NO(S) & DESCRIPTION: _____

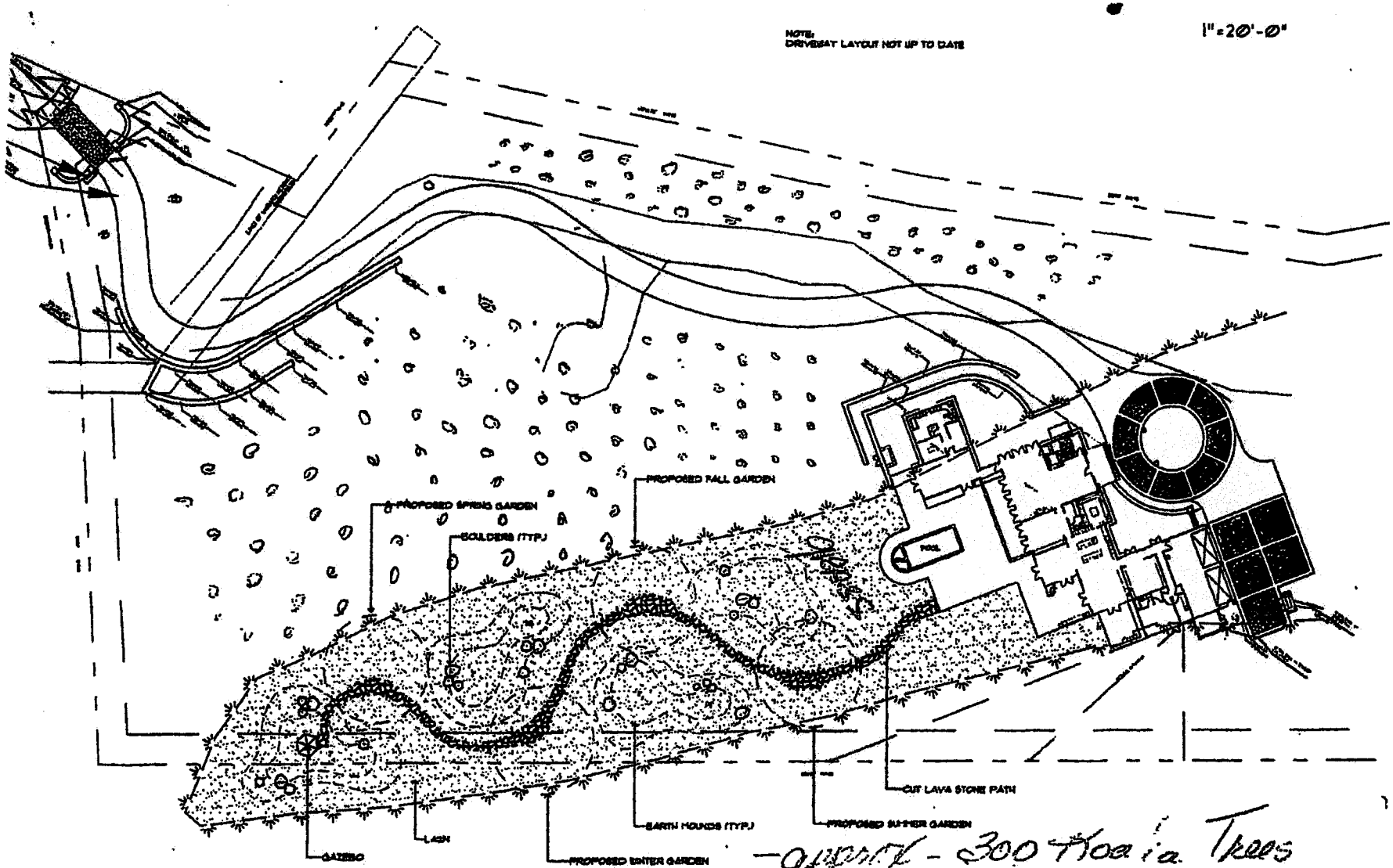
FOR COUNTY USE ONLY

Farm Plan Permit No. 2006/0120 Farm Plan Approval for _____

Approved by M. G. Foley Date 9-22-06

MICHAEL W. FOLEY,
PLANNING DIRECTOR

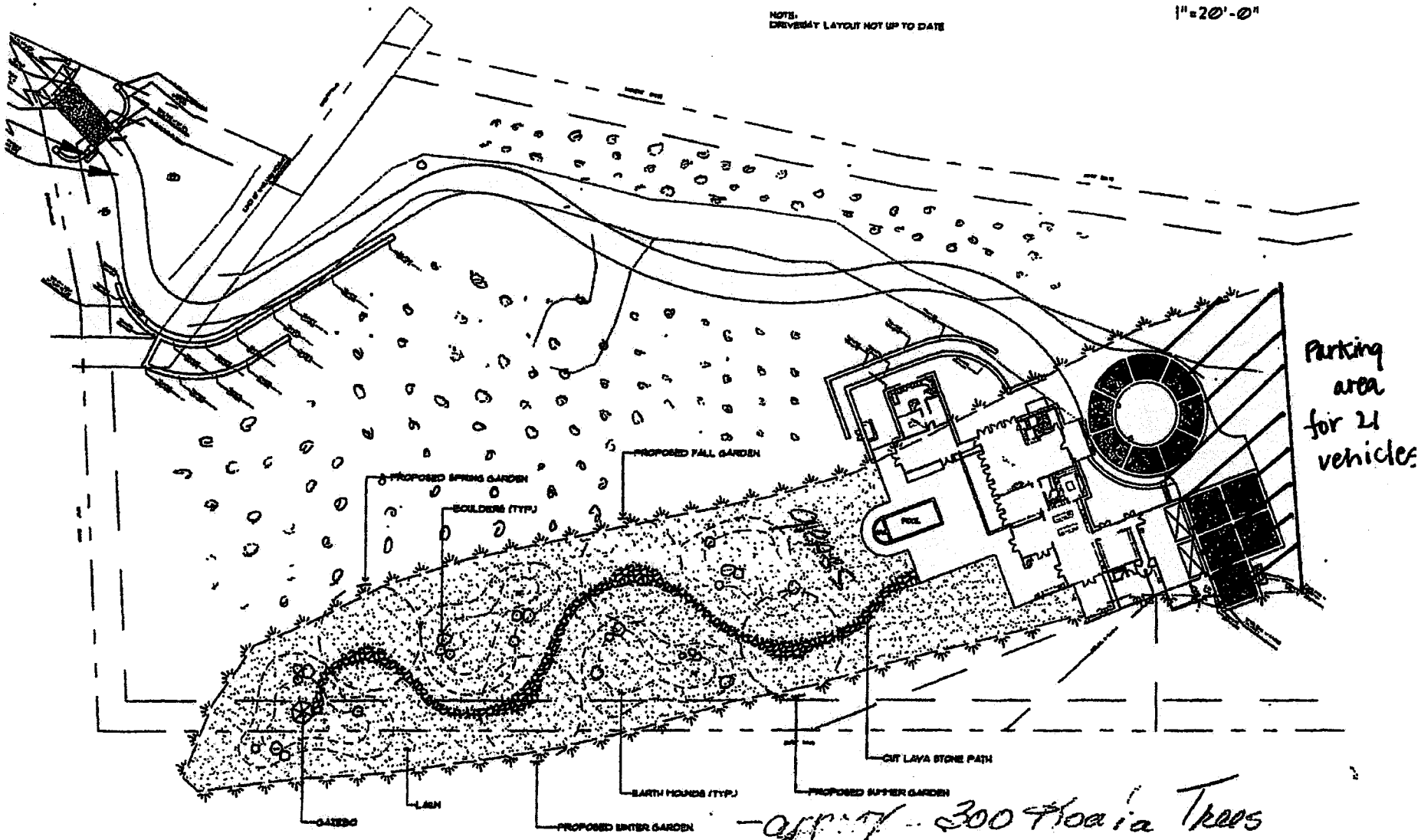
LONA RIDGE LLC.....588 Kulaiwi Dr., Wailuku, Maui, Hi. 96793.....phone 344.6020



o indicates Koaia TREES

- approx - 300 Koaia Trees
- drip irrigation - each tree
- with pop-up sprinklers

LONA RIDGE LLC.....588 Kulaiwi Dr., Wailuku, Maui, Hi. 96793.....phone 344.6020



ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 1, 2012

Mrs. Leona Wilson
588 Kulaiwi Drive
Wailuku, Hawaii 96793

Dear Mrs. Wilson:

SUBJECT: GUIDED FARM TOUR, LOCATED AT 588 KULAIWI DRIVE, WAILUKU, HAWAII, TMK: (2) 3-5-002:010

Thank you for your letter dated March 19, 2012, and for providing us with a sample tour of your proposed tour of the Koai'a trees and the other native and non-native plants on your property. The following general representations were made regarding the property and guided tour.

1. Approximately 3.5 acres are planted with approximately 300 Koai'a trees.

2. The tour will be guided and participants will learn about the Koai'a trees, other native and non-native plants planted on the property, their historical uses, some of the current uses, and more.

Based on the above mentioned representations and the extensive plantings seen on your property, we find that your proposed tour is in compliance with Chapter 205, Hawaii Revised Statutes and Chapter19.30A of the Maui County Code, and the proposed guided tour will be a permitted accessory use with no land use permits required. However, the following conditions shall apply:

1. All other Federal, State and County rules and regulations shall be met.

2. The tour shall be guided and be a tour of the existing principal permitted uses on the land.

3. Unless a County Special Use Permit is obtained, buildings built specifically for the guided tour are not allowed.

4. A total of six (6) parking stalls shall be provided. Five (5) of the stalls may be graveled and one (1) stall shall be paved with asphalt, a concrete surface, or equivalent.

EXHIBIT
13e

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735; FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205; LONG RANGE DIVISION (808) 270-7214; ZONING DIVISION (808) 270-7253

Should you have any questions or concerns, you may contact Paul Critchlow, Staff Planner at paul.critchlow@mauicounty.gov or 270-5795.

Sincerely,

WILLIAM SPENCE
Planning Director

xc: Development Services Administration
ZAED Planners and Inspectors (via e-mail)
TMK (2) 3-5-002:010 (KIVA Related Documents; Project File)
12/General File
WRS:AHS:FAC:PBC:ckk
K:\WP_DOCS\PLANNING\LTR\2012\1542_GuidedTour_Koa-Trees\Response.doc

12/5331-cc

12 SEP 21 A8:27

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

William Spence, Director
Department of Planning
Attention: Carolyn Cortez
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Spence:

SUBJECT: Guided Farm Tour Located at 588 Kulaiwi Drive, Wailuku, Hawaii
TMK (2) 3-5-002:010

On May 1, 2012, the Department of Planning determined that the guided tour I had proposed for visitation of the Koai'a trees and other native and non-native plants for my property located at 588 Kulaiwi Drive in Wailuku will be a permitted accessory use, with conditions, and with no land use permits required. See Exhibit "A". This determination was made after an inspection by the Department on April 11th, 2012.

As part of the guided tour, I am interested in including lunch to the tour participants. The tour package would consist of a guided tour of the premises and lunch which the tour participants would be invited to consume on my farm. The lunches will be prepared off-site and will be brought to the premises upon arrival of the tour group. There will be no retail sales of the lunches or food preparation on site.

May I request your and determination for the provision of lunch as part of the guided tour.

Thank you for your consideration. Should you have any questions or require additional information, please do not hesitate to contact me at (808) 344-6020.

Sincerely,

Leona Wilson

LEONA WILSON

EXHIBIT
13f

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 16, 2012

Leona Wilson
588 Kulaiwi Drive
Wailuku, Hawaii 96793

Dear Mrs. Wilson:

SUBJECT: GUIDED FARM TOUR LOCATED AT 588 KULAIWI DRIVE, WAILUKU, MAUI, HI; TMK (2) 3-5-002:010

Thank you for your letter received on September 21, 2012.

A previous review of your guided tour was found acceptable per our letter dated May 1, 2012. Under review is your request for a guided farm tour package which would consist of a guided farm tour and lunch. We are granting your request with the following provisions.

1. No third party-caterer or catering company shall deliver the food on-site. The lunch and tour are a package. Therefore, the lunch shall be brought with the tour group.

2. No retail sales shall be permitted.

3. No on-site food preparation shall be allowed.

4. The conditions as stipulated in the May 1, 2012 letter for the guided farm tour shall be complied with.

If additional clarification is required, please contact Carolyn Cortez, Staff Planner, by email at carolyn.cortez@co.maui.hi.us or by phone at (808) 270-7813.

Sincerely,

WILLIAM SPENCE
Planning Director

xc: Jay Arakawa, Supervising Zoning Inspector (via email)
Clayton Yoshida, Current Planning Program Administrator (via email)
Carolyn Cortez; Staff Planner (via email)
TMK (2) 3-5-002:010 (KIVA Related Documents)
12/General File
WRS:AHS:CEC:ckk
K:\WP_DOCS\PLANNING\LTR\2012\5331_588KulaiwiDr\Response.doc

EXHIBIT
139

Exhibit 14

Agricultural Information

Exhibit 14a:	Farm description from the application
Exhibit 14b:	2015 Agricultural Plan (new koai'a trees not included)
Exhibit 14c:	Farm Plan approval
Exhibit 14d:	12/23/2007 letter from Ernest Rezents recommending Koai'a trees for the property
Exhibit 14e:	Information on the Applicant's participation in the Hawaii Agricultural Research Center study on Koa trees and the pathogen Koa wilt.
Exhibit 14f:	Site plan showing addition of approximately 100 Koai'a trees planted as part of the study.
Exhibit 14g:	Photo of newly planted Koai'a trees
Exhibit 14h:	Photos of Christy Gusman doing bee keeping on property

Description of the Farm from the Application

Lona Ridge is a culturally sensitive farm. Its main crop is approximately 300 native Koai'a trees. Our goal is to also add endemic, indigenous and Polynesian introduced plants whenever we locate these plants and place them on the farm amongst the Koai'a trees. For an example, the Ohia Lehua is very happy being placed next to the Koai'a trees. These trees will have commercial value in 20 years but for now , the value-added in both plants are used for cultural performances. Ohia blossoms are used to embellish the lovely hula maidens for their performances. Hula dancers have asked for branches of Koai'a and Ohia Lehua as offerings in their cultural practices, which we willing gave them. As seeds from the Koai'a trees become available they will be given for reforestation on various islands .

These native trees allow us to speak to and educate the many children, adults and tourist who have visited Lona Ridge about the importance of taking care of the aina. Another added-value.

We took what appeared to be an un-useable 5.75 acre piece of property and created a haven for the native tree Koai'a and many other native plants some of which are endangered .

We chose NOT to subdivide the 5.75 acre property into 9 home lots, instead choosing to maintain as much of the natural beauty that the land allowed us to do.

With the flowering trees and wild flowers we naturally had numerous bees. This prompted us to join forces with bee keeper, Christy Guzman, who currently has two bee hives producing honey which she sells as a way to earn extra money for her and her family. She is thinking about expanding the number of boxes on the property due to the excellent honey being produced by the Koai'a and Ohia Lehua blossoms. Bee keeping not only provides an income for Christy it is also helping the environment. NOTE: One third of what we eat requires pollination. Bees are essential to that end ....Lona Ridge is sensitive to the environment.

EXHIBIT
14a

In 2006 the owners of Lona Ridge took 5.75 acres of wild trees, cane grass, weeds and an almost unreachable piece of wasted agricultural land and turned it into a working culturally sensitive farm WITH over 300 rare Koai'a trees . In 20 years the trees will mature and be available for local artisans to practice their cultural arts such as carving poi bowls , making o'o', as well as canoe paddles; Items which require native woods. The requested special and conditional use of the land will financially assist in farming this long-term crop for future cultural uses.

Lona Ridge supports the following small and large businesses within the community: Hawaii Grower Products, Native Hawaiian Nursery, Irrigation System, 2 part-time workers, Kawaski Mule, Sears, Home Depot, Lowes, Ace, Costco, Office Max, Wal-Mart, Del's. Other small businesses such as Cabinet maker David Fitch, Bill Irwin Nursery, Herb Andrews Landscaping , Dave Powell maintenance, Water Controls Mark Berry, Lau Hee Electric, Linn Nishikawa P.R.agency....to name a few. We have supported these local businesses since the inception of the farm.

Lona Ridge is also diversifying and utilizing the land for sustainability. Recognizing that our crop supports numerous bees, a beekeeper was called to install bee hives Currently we have 2 active boxes and several pounds of honey has been harvested. Healthy bees help in the pollination of plants and vegetables for both the home gardener and the commercial farmer thereby assisting in sustainability of our community.

In addition to supporting the local businesses, and since Maui's economy is heavily dependent upon the visitor industry, allowing Lona Ridge to expand its activities by issuing a special use and conditional permit can only support the tourist industry and local businesses. Since our agricultural crop takes 20 years it would help Lona Ridge to maintain a steady income stream throughout the years of growth.

LONA RIDGE AGRICULTURAL PLAN 2015

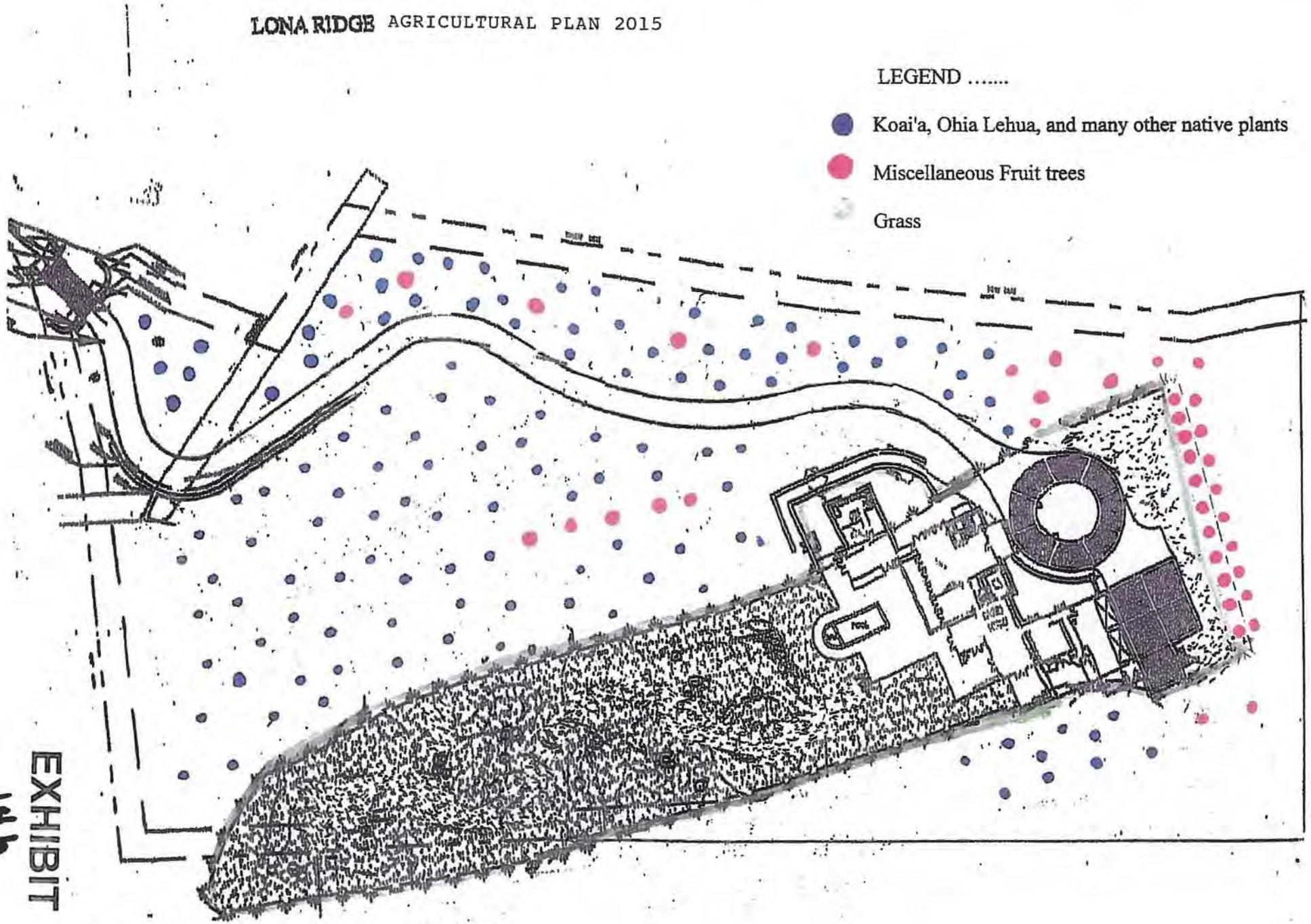


EXHIBIT 4b

'06 SEP -8 A11:55

COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 South High Street, Wailuku, Hawaii 96793

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

FARM PLAN PERMIT **DATE:** 8-30-06

TAX MAP KEY NO.: (2) 3-5-02: 010 **CPR/HPR.NO.** _____ **LOT SIZE:** 5.75 acres

PROPERTY ADDRESS: 588 Kulaiwi Drive Wailuku, Maui, Hawaii 96793

OWNER(PRINT): LONA RIDGE, LLC **PHONE:(B)** _____ **(H)** _____

ADDRESS: 192 Halau Place, Wailea, Maui, Hawaii 96753

CITY: _____ **STATE:** _____ **ZIP:** _____

OWNER SIGNATURE: Jeana R. Wilson

Please check appropriate box and print name:

☐ **OWNER:**
☑ **AGENT/CONTACT:** Morgan Gerdel

ADDRESS: 1849 Wili Pa Loop

CITY: Wailuku **STATE:** HI **ZIP:** 96793

PHONE:(B) 242-6900 **(H)** 357-5701 **FAX:** 244-7487

APPLICANT/AGENT SIGNATURE: Morgan Gerdel

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: URBAN / AG

COMMUNITY PLAN DESIGNATION: _____ **COUNTY ZONING:** R-3 / AG

SUBDIVISION FILE NO(S): _____

BUILDING PERMIT NO(S) & DESCRIPTION: _____

_____

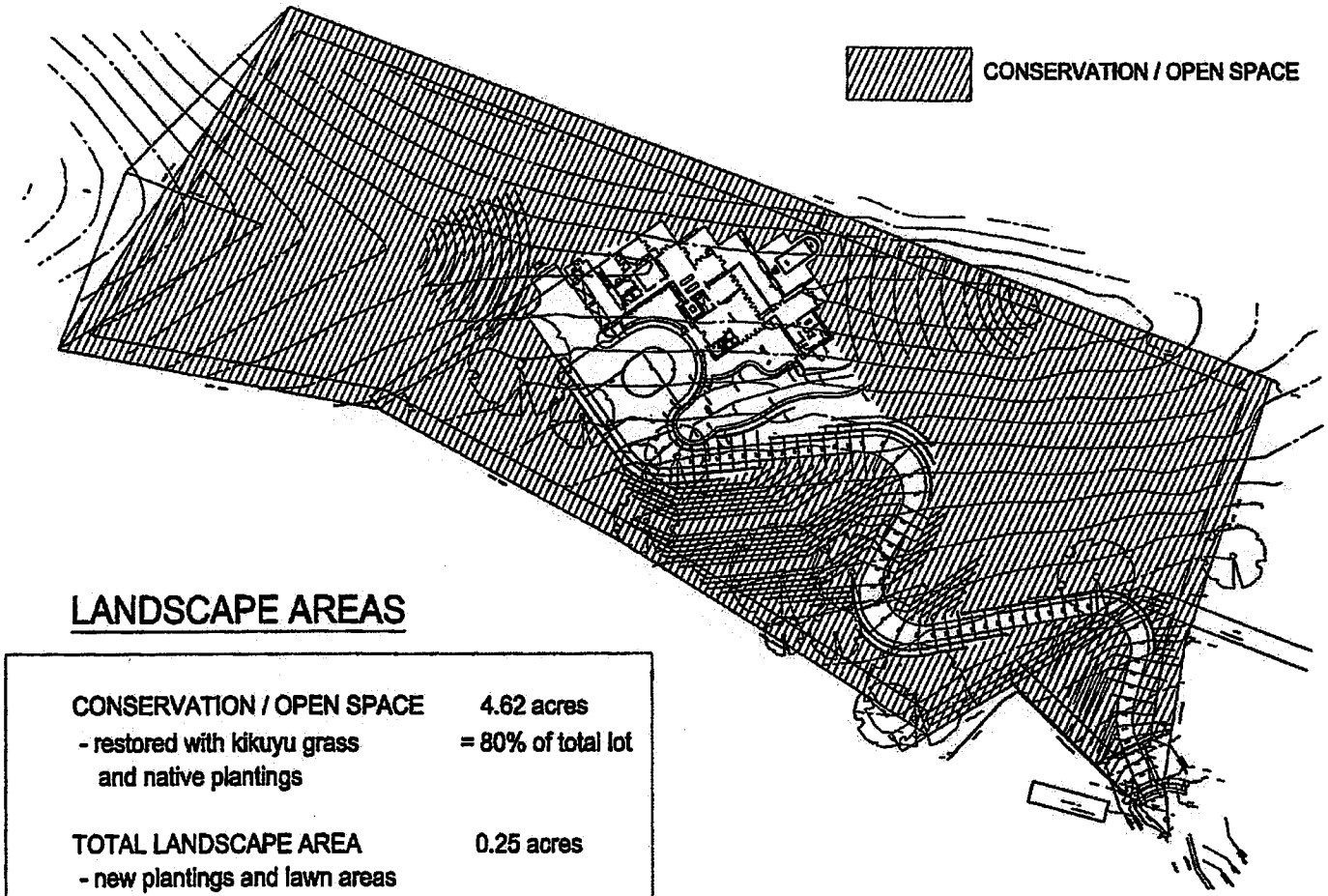
FOR COUNTY USE ONLY

Farm Plan Permit No. 2006/0120 Farm Plan Approval for _____

Approved by _____ Date _____

MICHAEL W. FOLEY,
PLANNING DIRECTOR

EXHIBIT
14c



LANDSCAPE AREAS

CONSERVATION / OPEN SPACE - restored with kikuyu grass and native plantings	4.62 acres = 80% of total lot
TOTAL LANDSCAPE AREA - new plantings and lawn areas	0.25 acres
TOTAL LOT AREA	5.75 acres

FARM PLAN
scale: 1"=80'-0"

CHRIS HART

WILSON RESIDENCE
WAILUKU, MAUI, HAWAII

EXHIBIT

Tree & Landscape Decisions LLC
808 Makawao Ave.
Makawao, HI 96768-8936

December 23, 2007

Mr. & Mrs. Bill Wilson
192 Halau Place
Wailea, Maui, HI
96753

Dear Mr. & Mrs. Wilson

I was at your Wailuku Heights property, 588 Kula Iwi Drive, on December 17, 2007. You showed me the property and asked me to research and recommend a forestry crop to be grown on approximately 2.00 acres of your land. The site faces east and sits below the house on a slope of approximately 30 degrees.



1. House site.
2. Additional tree planting site.
3. Tree planting site below house.

Parameters:

You told me you want to plant native trees that will grow at your elevation of 1200 feet, be as free of disease and insect problems as possible, tolerate dry soil conditions, not grow too tall, and be marketable to derive an income within 20 years. In addition, planting stock in quantity needs to be available and a ground cover is necessary to prevent soil erosion. You expressed an interest in the native koa tree.

EXHIBIT
14d

Research and Discussion:

Tree Research:

1. Native koa, *Acacia koa*, is a tree that grows best at elevations higher than 3000 feet. It grows very tall and suffers from the coffee twig borer and a deadly wilt caused by *Fusarium oxysporum*. Few trees grown below 3,000 feet elevation live longer than 20 years.
2. Milo, *Thespesia populnea*, is another excellent native tree that has valuable wood for bowls and other Hawaiian wood products. This tree has a flat but round dry fruit consisting of five parts, each with a seed. These seeds would not roll down the hill. The tree prefers to grow near the coast in very dry conditions. A verification of whether it grows at the Wailuku Heights elevation needs to be made.
3. Kamani, *Calophyllum inophyllum*, is another native tree with useable wood. It prefers low elevations with a salty environment. Its round seeds would be a hazard if they rolled down the hill.
4. Native kou, *Cordia subcordata*, is a native tree with valuable wood. It has two drawbacks: It is frequently defoliated by the kou moth caterpillar and has round seeds that may roll down hill. The caterpillar problem is serious and at times causes tree death.
5. Koai'a, *Acacia koaia*, is similar to the native koa but is a smaller tree (about 15-20 feet tall with a 15 foot wide canopy). It is drought tolerant, grows in low dry elevations (1200 feet is all right), and develops a thick trunk that is used for bowls. Its wood is very hard, fine grained, and dark in color. I was told that it is darker than koa wood. It is so hard that it was used to make tools by the Hawaiians. Because of its short stature, it is not grown for planks as is koa. Unfortunately it suffers from the same problems as does the native koa, but fortunately the tree is more tolerant to the insects and diseases. Its seed source, is important. Seeds from healthy trees growing in the Wailuku Heights area would be ideal. However, I am not aware of any koai'a growing in your neighborhood. Seedlings are available at the Maui Native Nursery (www.mauinativenursery.com) on Naalae road off the lower Kula highway. Ethan Romanchak (281-8494) and Jonathan Keyser (250-3341) are the owners. This nursery is growing seedlings to replant the Polipoli forest because of the devastating forest fire about a year ago.

People Contacted:

1. I spoke with Mr. Nick Dudley (Hawaii Agriculture Research Center on Oahu) about koai'a's horticultural requirements. He said that both koa and koai'a have similar insect and disease problems. However where koa would have a75% mortality from koa wilt, only about 20% of koai'a would die from the same disease. He said that koai'a would grow at 1200 feet elevation and would need at least 24" of deep soil with good drainage. He recommended that seeds be obtained from multiple sources and from healthy trees growing in conditions similar to your site.

He suggested that the trees be planted 600 per acre at an 8 foot by 8 foot spacing and thinned later to harvest about 200 per acre. He suggested that I speak with Dr. J. B. Friday on the Big Island because he has published on koai'a.

2. I spoke with Dr. J. B. Friday (981-8266) on December 21st. He said planting 600 trees per acre is a solid stand of trees that would need to be thinned out to 200 per acre. Thinning is done by disease or manually. Koai'a is sun loving therefore should not be inter-planted with other trees. If large trees died from disease their spaces should be left empty because young replanted ones would be shaded and not do well. The finish tree should have one half of its height with canopy and the lower half of its height of trunk for making bowls.

   Koa and Koai'a are both sensitive to the herbicide Roundup. They are experimenting with the herbicide **Habitat** to control Kikuyu grass and it seems that the trees are not being affected – so far. (I checked with the three chemical suppliers on Maui and none heard of this herbicide. This needs to be followed up with Dr. Friday.) It is not recommended that any herbicide be applied to tree trunks. Trees could be planted into a weed mat or a 3" layer of mulch applied around the tree to limit weeds.

   Tree trunk bark is very thin and easily damaged by mowers and string trimmers. Because trunk injuries become sites for disease entry, it is important to keep machines away from trees.

   He said that an 8' x 8' planting is roughly 600 trees per acre. A 10' x 10' spacing is roughly 400 trees per acre. (Calculation: 10 x 10 = 100 sq. feet. Divide 100 sq. ft. per tree into 43,560 sq. ft. per acre and you get 430 trees. Rounding off to 400 trees per acre may include space for a road.) He said there is no koai'a plantation in Hawaii and therefore the wood is rare. He said that a 15 year old tree trunk could be made into small bowls.

3. I spoke with Ethan Romanchak of the Maui Native Plant Nursery in Kula and he said his koai'a seeds were originally from the Big Island. Seedlings from that source were planted in Makawao (about 1700 feet in elevation). Seedlings from the Makawao trees were planted at his nursery and these second generation trees are now providing the seeds to be grown on Maui. He said they do select seeds from healthy trees and his trees are from the dry area of lower Kula on Naalae road, site of his nursery.

4. I spoke with Lance DeSilva at the Department of Land and Natural Resources in Kahului. He gave me a list of trees DLNR grows for sale to the public. They have young koa and ohia trees growing in dibble tubes, but do not grow koai'a.

Tree Discussion:

It seems that a "finished" tree density of 200 trees per acre is ideal. If you plant at a spacing of 12 feet between trees and 12 feet between rows, this is 302 trees per acre. If a loss of 20% occurred (60 trees) this leaves 242 trees per acre. This provides a leeway to remove weak trees or unforeseen additional losses and still have 200 trees per acre which equates to a 15' x 15' spacing. The trees will develop a canopy of at least 15 feet in diameter. If for some reason a high mortality occurs in a concentrated area early on, empty spaces can be replanted. This decision needs to be made at that time and in consideration of available sun light.

Planting Design and Tree Care:
Plant the trees in a triangular pattern because this will increase the distance between trees of neighboring rows.

X X X X X

X X X X X

X X X X X

Trees should be planted at the depth they are growing at in the dibble tube or pot. Planting sites maybe should be unbanked; a drip system will deliver water slowly. Avoid cutting into the uphill bank to plant not to have soil fall in and cover or bury the young tree too deeply.

Each planting site should have soil collected from the base of a koa tree mixed with the soil within the planting hole to inoculate the seedling's roots with Rhizobium bacteria. This bacteria enables the koai'a's roots to fix nitrogen. No nitrogen fertilizer will then be necessary throughout the tree's life. I suggest that you first check with Bruce Martin (579-9988) at the Biological Applications Nursery in Paia to see if he still has cultures of the appropriate Rhizobium inoculum for koa trees.

Even though the trees will not need to be fertilized with nitrogen they will need phosphorous and whatever else a soil analysis reveals. I recommended that the soil be analyzed prior to planting and the appropriate nutrients be broadcast to the area. Because the trees will be planted for a solid stand their roots will cover the entire site. The planting hole should not have nitrogen fertilizer because this discourages seedling roots to establish an association with the Rhizobium bacteria.

Newly planted trees will grow very quickly the first two years than slow down. It is important to keep as many leaves on the trees to provide the necessary food for healthy tree growth. Trees should be trained to have a single trunk. Lower branches should be kept on but removed when they reach half inch in diameter or less because small injuries will "heal" over quickly. Removing large branches causes trunk injuries where fungi and borers can enter. But on the

you do not want to remove the young branches too soon because they make for trunk expansion. On site decisions will be needed.

The Native Plant Nursery in Kula seems to be the best source for a quantity of koai'a trees. The seed source is from trees at a single location, but is from young healthy trees from an elevation fairly close to yours.

Ground Cover Research:

1. Jonathan Keyser, from the Maui Native Nursery in Kula, recommended pili grass. It is a bunching native grass that was used to thatch Hawaiian huts. It requires cutting to the ground twice a year and using the tops as mulch in the area. The plant turns brown between cuttings and unfortunately may be flammable. I do not think this is a good ground cover.
2. Dr. J. B. Friday mentioned kikuyu grass. Kikuyu seed is available from HGP. From my experience this is a good grass but it has a problem with the yellow sugar cane aphid, especially during summer droughts and if it is not mowed. The aphid kills the grass by injecting toxins at the time of feeding. Mowing and spraying limits the aphid, two chores to be avoided considering the site and grove.
3. Buffle grass, *Cenchrus ciliaris*, and Bermuda grass, *Cynodon dactylon*, were suggested as a possibility by forester Bob Hobdy. They both can be planted from seed obtained from HGP (877-6636) and will be shaded out, or grow very weakly, under tree canopies. They can be left to grow without mowing but should be kept out of tree wells, especially when the trees are young.

    a. Buffle grass is one of the best grasses to control soil erosion because it has a massive root system. It is a clumping grass that survives droughts. It also burns very hot in a fire but comes back. This is good and bad. If it can be irrigated during times of drought to keep green, then it may be the groundcover of choice. In a forest situation, irrigation is not available. The grass grows where it can. You may have buffle grass under the trees on your property already. If sprinklers water this grass during droughts as a fire protection, the water should be directed away from tree trunks. Keeping tree trunks wet, or impacted by a forceful stream, may cause damage. This grass also spreads easily by seeds it produces.
    b. Bermuda grass is used in lawns, is a creeping grass with underground rhizomes, and it tolerates droughts. It can be left unmowed and has no serious pests. Its one problem is its aggressive nature.

Ground Cover Discussion:

Grass should be kept away from the trees by a 2 foot radius (4 foot diameter) circle. This should be expanded to 8 feet diameter circles as the trees grow larger. Shade will provide some grass dieback. A three inch thick coarse tree chip mulch will limit weed seed germination and make pulling weeds, if they do germinate, easier. Furthermore the mulch will break down and enrich the soil. It will also retain soil moisture and decrease soil compaction by falling rain.

The reason for keeping grass out of tree wells, especially when the trees are newly planted, is because grass roots compete with tree roots. Without grass to compete, tree roots are about 10X more abundant. Using the herbicide Roundup is not good because tree roots are close to, or on the, soil's surface. Roots can take in the herbicide resulting in a sick or dead tree. Having a three inch thick layer of coarse organic mulch around the trees will decrease chemical damage to tree roots. However, aerial drift to tree trunks and leaves may still be a factor.

Irrigation Research and Discussion:

J B Friday told me that about 25" of rainfall would be all right for growing Koai'a. (I am not able to determine the average rainfall for Wailuku Heights at this time but a geologist friend of mine said that this sounds about right.) Dr. Friday said that the young trees should be watered once a week until 6 months of age. After 6 months they should be watered once a month. After a year old the irrigation should be turned off. If there is a drought, water should be applied, but not excessively. Growing the trees on the dry side helps limit tree infection with the deadly koa wilt disease, a soil borne fungal disease.

You will need to monitor the soil moisture. You can use inspection and then turn on the irrigation system manually or use an electric controller. I recommend using the new electric controllers called evapotranspiration controllers along with a soil moisture probe. Irrigation Systems in Kahului (871-5459), and I suppose other local companies as well, have these "smart" controllers. The equipment has been on the market for a while. On Maui the evapotranspiration (ET) data is being obtained from HC&S because they determine the ET rate for their fields. The soil moisture probe on your property will measure soil moisture and interact with the ET information to activate your irrigation controller. The amount of water applied and its frequency is determined automatically. This system costs more than an inexpensive controller but gives you better control of water usage.

Use a drip system for irrigation. Initially the water can be applied to a 3 or 4 foot diameter circle surrounding the tree. Enlarge this circle to an 8 foot diameter circle when the trees are bigger. Drip tubes have inline emitters of 1 or 2 gallons per hour (GPH). I leave the specifics to the irrigation technician, but I would lay the irrigation tubing on top of the mulch for monitoring

and making repairs. Tree roots grow downhill more easily than uphill but water should be applied all around the tree to encourage uphill roots.

An additional benefit to using coarse organic mulch to the base of trees is its soil moisture retention. See **"Watering Trees" in the Appendix.**

Income Research and Discussion:

I talked to a wood worker in Haiku about the cost of raw koa wood. He told me that he has worked with koa but not koai'a. He said that a piece of raw wood is worth much less than a plank or block of wood that was stored to dry, then finished and made ready for use.

In the late 1990s and early 2000s a koa forest owner was paid $2500 - $3000/ MBF (per thousand board feet). Finished koa lumber retailed from $4.50 per board foot for regular koa wood to $65.00 and up per board foot if the wood was finally figured, curly, dark red wood. I have a call to the Hawaii Forestry Industry Association (808- 933-9411, web site: http://hawaii-forest.org) to see if a price specifically to Koai'a is available. I suspect this price will be similar to the higher koa price shown here. Any price today will be higher 15years from now because Koa trees will be even scarcer than they are today. Koai'a is even rarer. The number and size of bowls made from each tree will depend on the diameter and length of the trunk.

As Dr. Friday said, a 15 year old tree will make small bowls. I suggest that you divide the area into three sections. All the trees in section A be harvested after 15 years and replanted immediately. All the trees in section B be harvested after 20 years and be replanted immediately. All the trees in section C be harvested after 25 years and be replanted immediately. This way you derive an income after 15 years, 20 years, and 25 years. The next cycle should be determined later because continuing this schedule will have all future trees harvested after only 15 years. Twenty and 25 years will make for larger bowls. It is not recommended that you harvest only the large trees at one time in the whole area because these are sun loving trees and replanting with a small tree in amongst larger trees is not recommended.

Conclusion:

Of the trees researched koai'a seems like the tree of choice. It meets all of the requirements you gave me. It is a tree that can be grown and harvested in your area. Its wood is very much desired for making wooden bowls and other Hawaiian wooden products. You must accept the fact that you may not have a solid tree stand because of disease. In a forest, empty spaces are accepted. Of course you need to monitor the growing conditions to promote good tree health to achieve a healthy and full stand of trees.

Recommendations:

1. Have your soil tested for all essential plant nutrients. Broadcast the recommended fertilizer to the area.
2. Plant the native tree koai'a for bowl making. Obtain your trees from the Native Tree Nursery in Kula.
3. Use a spacing of 12 feet between trees and 12 feet between rows. Plant trees in a triangular pattern.
4. Plant the trees to the depth they are growing in the dibble tubes or pots.
5. Obtain some soil from the base of a koa tree, or the appropriate Rhizobium innoculum, and Incorporate some in each planting hole. The Rhizobium bacteria will enable the tree to fix its own nitrogen for improved tree growth.
6. Use an all purpose fertilizer (excluding nitrogen if Rhizobium has been incorporated) at the planting site per the soil test analysis.
7. Use a 3 inch thick organic mulch around trees to control weeds and conserve water. Keep the mulch away from tree trunks by 6 inches.
8. Irrigate the trees with a drip system controlled by an ET controller with a soil probe.
9. Harvest one third of your trees in 15 years, another third in 20 years, and the final third in 25 years. Replant after each harvesting.
10. Monitor trees for coffee twig borer and other insects. Determine whether chemical sprays are necessary.
11. Remove trees that succumb to disease. Determine whether they are marketable.
12. Use a Bermuda or Buffle grass ground cover. Keep grass away from trees by 4 foot diameter circles at first and 8 foot diameter circles as the trees get larger. Eventually shading will provide control.
13. Grass and tree roots will provide soil erosion control.

I suggest that you download koa and koai'a species information from the web site www.traditionaltree.org. I am including pages 23-29 in the appendix that are specific to koai'a. Pages 1-22 pertain to koa. Growing koa and koai'a are similar. Their insect and disease problems are similar. This information will be very informative.

I am also including Dr. J.B. Friday's email to me in the Appendix because it has web sites pertaining to growing native trees. You can download these at your leisure.

This ends my report.

Sincerely,

Ernest H Rezents

Ernest H Rezents
ASCA, Registered Consulting Arborist # 380
ISA, Certified Arborist WE 2135 A

Appendix:

1. **Arborist's Disclaimer**.....2 pages.
2. **Watering Trees**.....2 pages.
3. ***Acacia koaia* (koai'a)**.....7 pages.
4. **Email from Dr. J. B. Friday dated 12/21/07 with web sites**.....1 page.

Assumptions and Limiting Conditions:

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable code, ordinances, statutes, or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in a fee schedule and contract of engagement.

5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person (s) to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant--particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.

7. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of said information.

9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

10. Loss or alteration of any part of this report invalidates the entire report.

14021

Acacia koaia (koai'a)

Koai'a (*Acacia koaia*) is a close relative of koa that is native to the islands of Kaua'i, Moloka'i, Lāna'i, Maui, and Hawai'i. Koai'a and koa are so closely related that there is controversy among taxonomists as to whether they are different species. For the purposes of this discussion they are treated as distinct species. Koai'a is much more compact in size than koa, often having a bushy, gnarled, or even horizontal growth habit. Koai'a grows well in harsher conditions than koa: dry, windy, and open. The tree's size and tolerance for harsher conditions make it more suitable for most urban environments than koa.

Characteristics

Koai'a is a small tree, rarely taller than 5 m (16 ft), with a domed canopy that is usually about as wide as the tree is tall when grown in the open. The phyllodes (mature "leaves") are generally narrower, shorter, and straighter than those of koa, although there is tremendous variation. The inflorescence is similar to koa, but the seedpods are narrower with seeds longitudinally arranged instead of transversely as in koa. Seeds are similar in appearance to koa seeds, although they are considerably smaller than seeds produced by most koa trees. The wood is harder, denser, and more finely grained than koa wood.

Propagation

Koai'a is propagated from seed, using methods identical to those used for koa.

URBAN AND COMMUNITY FORESTRY

Koai'a makes a wonderful addition to urban and public landscapes, and should be used instead of koa where a compact tree is needed, or in harsher, drier environments than are recommended for koa.

Size in an urban environment

In a landscape koai'a generally grows to 5 m (16 ft) tall. In the open, the canopy is often wide and domed, often with a diameter as wide or wider than the tree is tall. Some trees have a tendency to spread laterally, with a squat form and horizontal branches.

Rate of growth in a landscape

In an optimal environment koai'a can grow rapidly for the first few years. Growth in height of 1–1.5 m (3.3–5 ft) per year for the first 2 years is common. After this, growth in







Top: Remnant koai'a trees growing in open, dry area, North Kohala, Hawai'i. Middle: Koai'a leaves and flowers. Bottom: Koa seeds are arranged transversely in the seedpod (above), while koai'a seeds are arranged longitudinally (below). This is one of the identifying traits of koai'a. PHOTOS: C. ELEVITCH

Acacia koaia (koai'a)

height slows down, the canopy broadens, and the stem(s) increase in diameter. Cautions for proper care of koai'a in the landscape are the same as for koa.

Root system

As with koa, koai'a has a strong lateral root system, which is often partially exposed on the surface, especially in rocky soils. Any kind of traffic can injure the roots and stress the plant. It is best to plant the tree in areas with limited or no traffic. Herbicide use under the tree should be avoided, as it could make direct contact with exposed roots and be taken up by the tree. Instead, mulching or a living ground cover of herbaceous plants are ideal for use under koai'a trees.

Products commonly used in a Pacific island household

The wood is much harder than koa and was used by Hawaiians for tools, fishhooks, spears, and canoe parts. When the trees were readily available, they were used for durable fence posts. Today, the rare wood is used for gun stocks, knife handles, bowls, and artwork.

Light requirements

Full sun is best for rapid growth and plant vigor. However, trees that receive light shade during part of the day can grow well.

Water/soil requirements

As with koa, koai'a requires freely draining soils. Standing water, waterlogging, and over-watering are also detrimental.

Expected life span in a homegarden

In optimal conditions, koai'a trees can be expected to grow many decades. Although koai'a is more tolerant of harsh conditions than koa, there have been reports of trees dying at an age of 10–12 years from unknown causes, and at 4 years due to koa wilt.

Varieties favored for use in homegardens

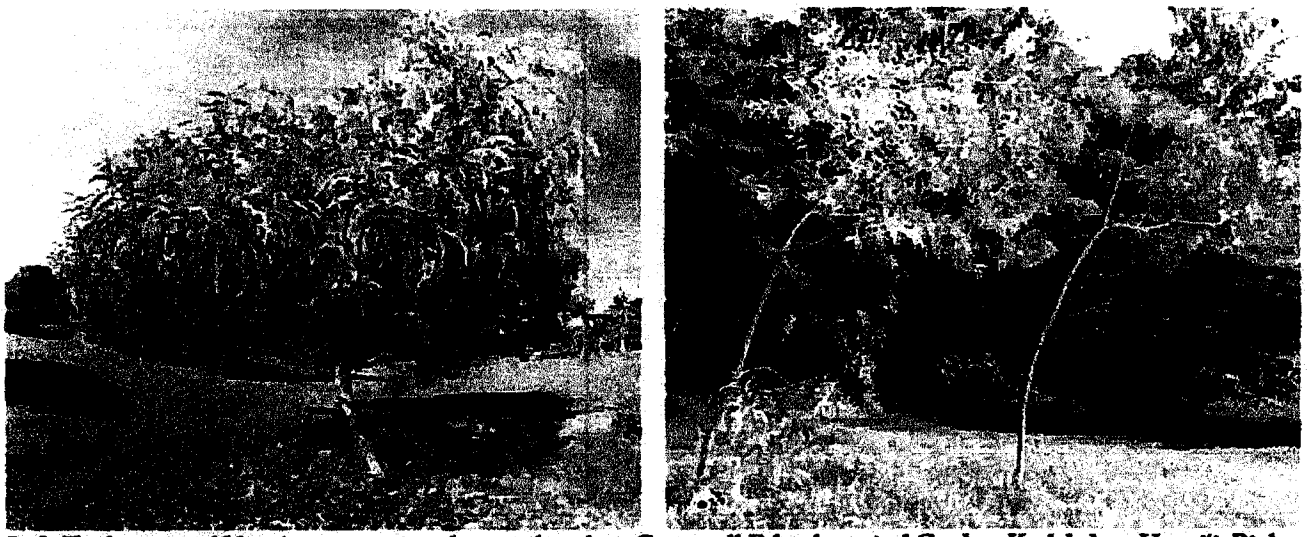
There are no varieties described. For native plants such as koai'a, it is best to use seeds that were collected from the nearest natural population. This means that residents of Moloka'i, Lāna'i, Maui, and Hawai'i should use seeds originating from natural stands on their islands.

Seasonality of leaf flush, flowering, fruiting

The tree grows continually except during dry periods. Koai'a flowers year-round in many areas, with a peak in the fall. However, seed set is sporadic. In wetter climates, seed quality is often very poor, whereas in drier climates the seed quality can be very high.

Exceptional ornamental values

Koai'a foliage is somewhat more gray-silver than koa, and



Left: Twelve-year-old koai'a tree growing along path at Amy Greenwell Ethnobotanical Garden, Kealakekua, Hawai'i. Right: When grown in a lawn, koai'a and koa become spindly and stressed. PHOTOS: C. ELEVITCH

16 of 21

Acacia koaia (koai'a)

very attractive in the landscape. Because the tree is short, the yellow flowers are more visible that koa's and can be modestly showy. As with koa, the tree trunk is often covered with an attractive and harmless orange lichen. As the tree ages, a gnarled trunk and network of branches often becomes exposed through gaps in the canopy.

Use as living fence, hedge or visual/ noise barrier

With its short size and domed canopy, koai'a can be used as a hedge tree. However, there are two caveats. First, koai'a trees are highly variable in size, shape, leaf size, and color shade, etc., so a uniform hedge cannot be expected. Second, pruning is not recommended due to the risk of increasing the plant's susceptibility to insect or disease attack. This means that a koai'a hedge should not be trimmed to a uniform shape.

Birds/wildlife

Koai'a flowers provide pollen and nectar for various insects, including bees.

Maintenance requirements

Maintenance requirements are the same as for koa.

Special considerations regarding leaf, branch, and fruit drop

None.

Hazards and nuisance issues

None.

Common pest problems

The pests that affect koai'a are the same as those for koa. It is said that koai'a is less susceptible to Chinese rose beetle than koa, although it may be more prone to scale insects and mealybugs.





Top: Gnarled framework of old koai'a tree, Pu'u o kali, Maui. PHOTO: FOREST AND KIM STARR **Bottom: Hedge of koai'a along property boundary, Kailua-Kona, Hawai'i.** PHOTO: C. ELEVITCH

Other comments about this species in urban environments

Koai'a is often a better choice than koa in landscaping due to its smaller size and tolerance for harsher, drier conditions. However, as with koa, the tree is susceptible to diseases, including koa wilt, which may shorten its life considerably. Even so, it is well worth planting this rare tree in Hawaiian landscapes.

To: Gina Flammer
From: Leona R. Wilson

Dear Gina,

Attached please find a copy of the Hawaii Agriculture Research Center study on Koa and the pathogen Koa wilt. Mr. Nicklos Dudley, the co author and lead scientist in this research program came to Lona Ridge to ask if I could assist in their research.

He first took the time to explain the importance of this program. Explaining that we are loosing our Koa tree population due to the pathogen Koa Wilt. He gave me an example of a recent planting....800 Koa seedlings were planted with only 200 surviving due to the pathogen. He went further to say that these trees were not only important for their beautiful wood, but for the continuance of the use of these trees in our culture.

He went on to explain the research process of inoculating the seedlings with the pathogen to see what trees would be immune to the disease. Those seedlings that survived needed a place to be planted and cared for.

I asked Mr. Dudley, after he walked my farm, if he would consider allowing me to plant a few of these test trees to participate in preserving these majestic trees for future generations. He agreed. I asked for 50 . Wanting to be sure of the success of these trees , I contracted plant expert Mr. Luke McKlean, who is one of the contractors for HARC to do the installation of the plants. It has been several months since they have been planted. The Koa seedlings appear to be flourishing at Lona Ridge 1200 foot elevation .

Experiencing good results from the initial plantings, I called Mr. Dudley to report this. In our conversation I asked if he had more test Koa seedlings. He said "yes" to which I said I would be happy to take 50 more and plant them in another location on my 5.75 acre tree farm. He agreed . He is gathering the seedlings to be shipped to me for installation at Lona Ridge.

For the privilege of growing these trees , Mr. Dudley asked that I share the seeds with others to guarantee that Koa trees survive for future generations.

EXHIBIT
14e

HAWAII AGRICULTURE RESEARCH CENTER
Formerly Hawaiian Sugar Planters' Association
PO BOX 100, KUNIA, HAWAII 96759
TELEPHONE: (808) 621-1350 FAX: (808) 621-1359

Koa Program
Nick Dudley and Tyler Jones

In Hawaii, the area under native koa forests declined significantly due to mass deforestation for agriculture and ranching during the 19th century and early 20th century. Koa wilt disease, caused by *Fusarium oxysporum* f. sp. *koae*, caused further decline of koa forests in recent years.

There is increasing desire within the forest community of Hawaii to prevent koa forests from further decline and to restore koa's native range. Renewed reforestation efforts with native koa are designed to rid habitats of invasive plants and feral animals. There is also strong interest in planting koa as a commercial plantation species on abandoned sugarcane and pineapple lands. Koa wilt disease is a major impediment to reforestation as it can cause mortality rates of over 75% in many areas of the state.

Research efforts to evaluate koa's potential were initiated at HARC's Maunawili Experiment Station in collaboration with Dr. James Brewbaker from the University of Hawaii at Manoa. In 1994, the first of a series of koa progeny (seed source) trials were established to evaluate growth performance and survival of low-elevation koa families that might be well suited for abandon sugarcane and pineapple lands. These trials suffered from high mortality from koa wilt disease, and were the impetus for HARC's current program to develop wilt resistant koa populations. Since 2004, HARC has partnered with the USDA Forest Service and the State of Hawaii Department of Land and Natural Resources to identify wilt resistant koa families, and establish wilt resistant seed orchards in priority ecoregions across the state.

In 2014, after 20 years of care and management, several surviving koa trees from the 1994 HARC koa planting had reached harvestable size and were evaluated for wood quality (photos 1-3). This work was done in cooperation with Taylor Guitar Company and Pacific-Rim Tonewoods. One of the trees produced instrument grade wood quality, with exceptional wood color, figure and density. The project shows that wilt resistant koa populations provide the opportunity to grow high quality trees in condensed rotations, improving the economics of koa timber production and reducing project risks. Future work is planned to harvest additional koa trees at Maunawili and other locations in the state to further investigate these promising results.

Photo 1: Select koa trees from 1994 Maunawili koa planting

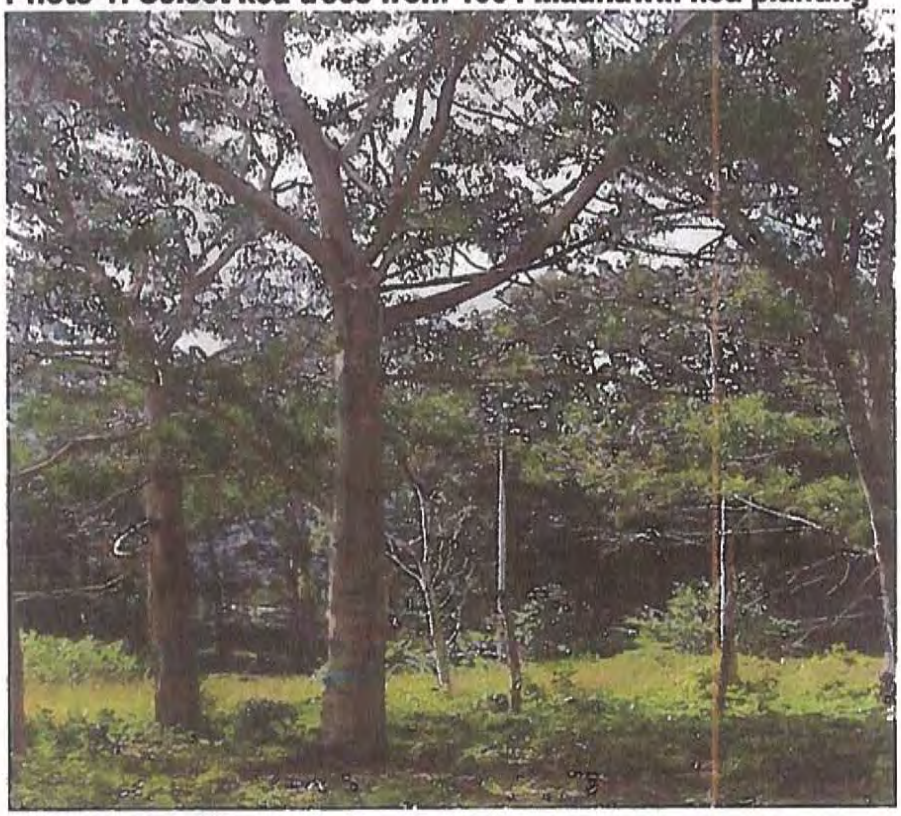


Photo 2. Milled koa boards from twenty-year old tree grown at HARC Maunawili, milled at Pacific-Rim Tone Wood in Concrete, Washington

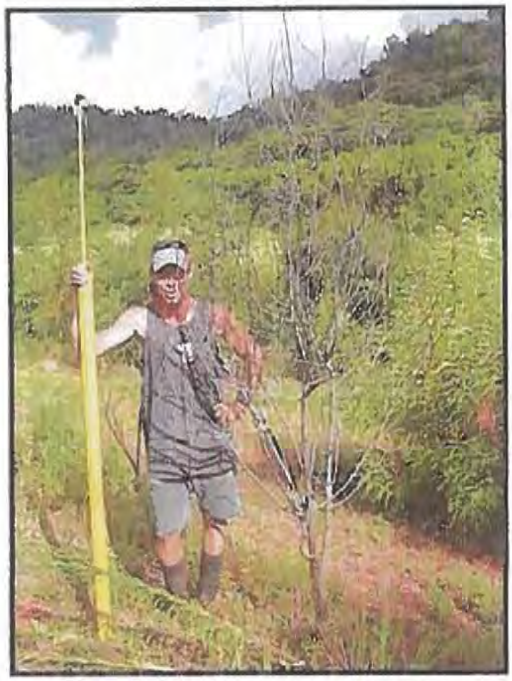


Photo 3. Koa guitar produced by Taylor Guitar Company from a twenty-year old koa tree grown at HARC Maunawili



Forest Health Alert: Koa Wilt Fact Sheet

Introduction: Koa wilt is a fungal disease infecting native koa trees and is caused by the pathogen *Fusarium oxysporum f. sp. koae*, which was first described in 1980. Infection by this pathogen causes a vascular wilt disease that can be lethal to koa seedlings and trees. High mortality rates in koa plantations have been attributed to this disease, and the pathogen has also killed adult trees in native forests. The occurrence of koa wilt has been verified at several locations on each of the four major islands of Hawaii. It is unknown whether the disease evolved here in Hawaii or was brought in with non-native acacia species (the disease also infects Formosan koa). Although it is seed-borne, it is unknown how it spreads in the environment. The potential economic and environmental impacts of this disease on plantation and natural forests could be quite significant.



Dead koa from Koa Wilt disease



Crown dieback on koa sapling

Symptoms: Koa wilt enters the trees or seedlings through the roots and attacks the vascular system causing chlorosis, stunting, wilting of the foliage of the crown, crown dieback, and in some cases death. In addition, stem lesions occur with pronounced bleeding of sap on saplings and older trees. This tree sap often becomes discolored and has a strong, yeasty smell.

Current Research: An on-going survey is identifying the geographic distribution of koa wilt across the state. Knowing where it occurs will help us understand which environmental factors such as rainfall, temperature, and soil conditions are likely to contribute to susceptibility to the disease. Scientists are also investigating the interaction with other pathogens found on koa trees.

Future Management: Field trials using different koa families indicate that genetic resistance to this disease occurs in nature. By inoculating healthy koa seedlings with the disease, we hope to accelerate the development of disease-resistant planting stock for koa. Effective koa wilt management will also include cultural practices that enhance sanitation in forest seedling nurseries, seed collection, and field planting. These methods for controlling koa wilt are still being investigated.



Shoot dieback of infected tree



Wilted koa seedling



Ruptured stem with fermented sap

How landowners and natural resource managers can help:

- Report seedlings or trees that have koa wilt symptoms (see contacts below).
- Do not collect seed from unhealthy trees because they are likely to harbor the koa wilt pathogen.
- Safe seed collecting and handling protocols are still being developed. However the current best recommendation is to plant stock from local seed collected from healthy trees from the same areas where plantings are to be located.

An informational website will soon be available.

For further information please contact:

Nick Dudley, Koa Wilt Survey Coordinator, Hawaii Agriculture Research Center
ndudley@harc-hspa.com; Tel. (808) 486-5334
Rob Hauff, Forest Health Coordinator, Division of Forestry and Wildlife,
Robert.D.Hauff@hawaii.gov; Tel. (808) 587-4174

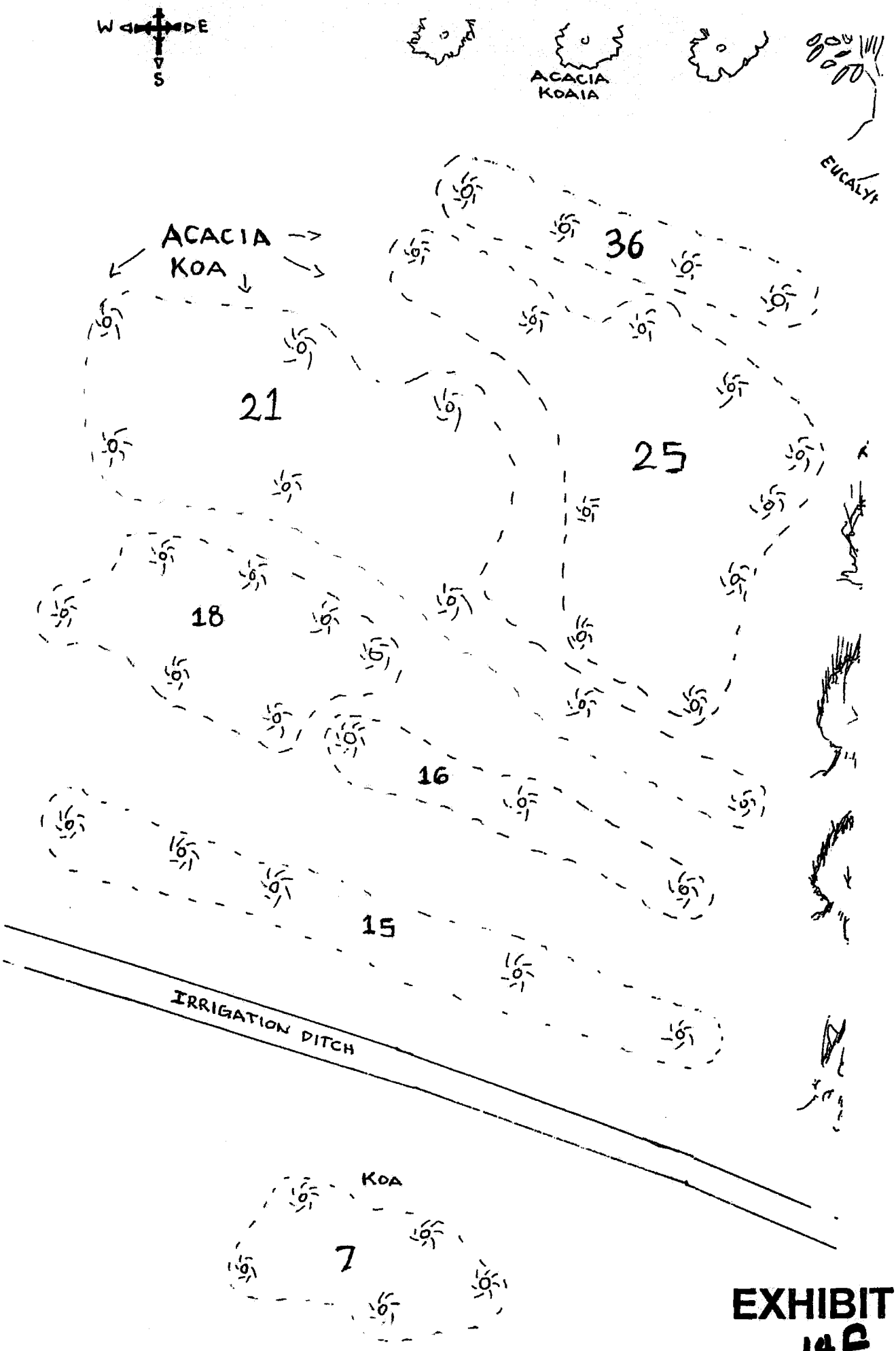
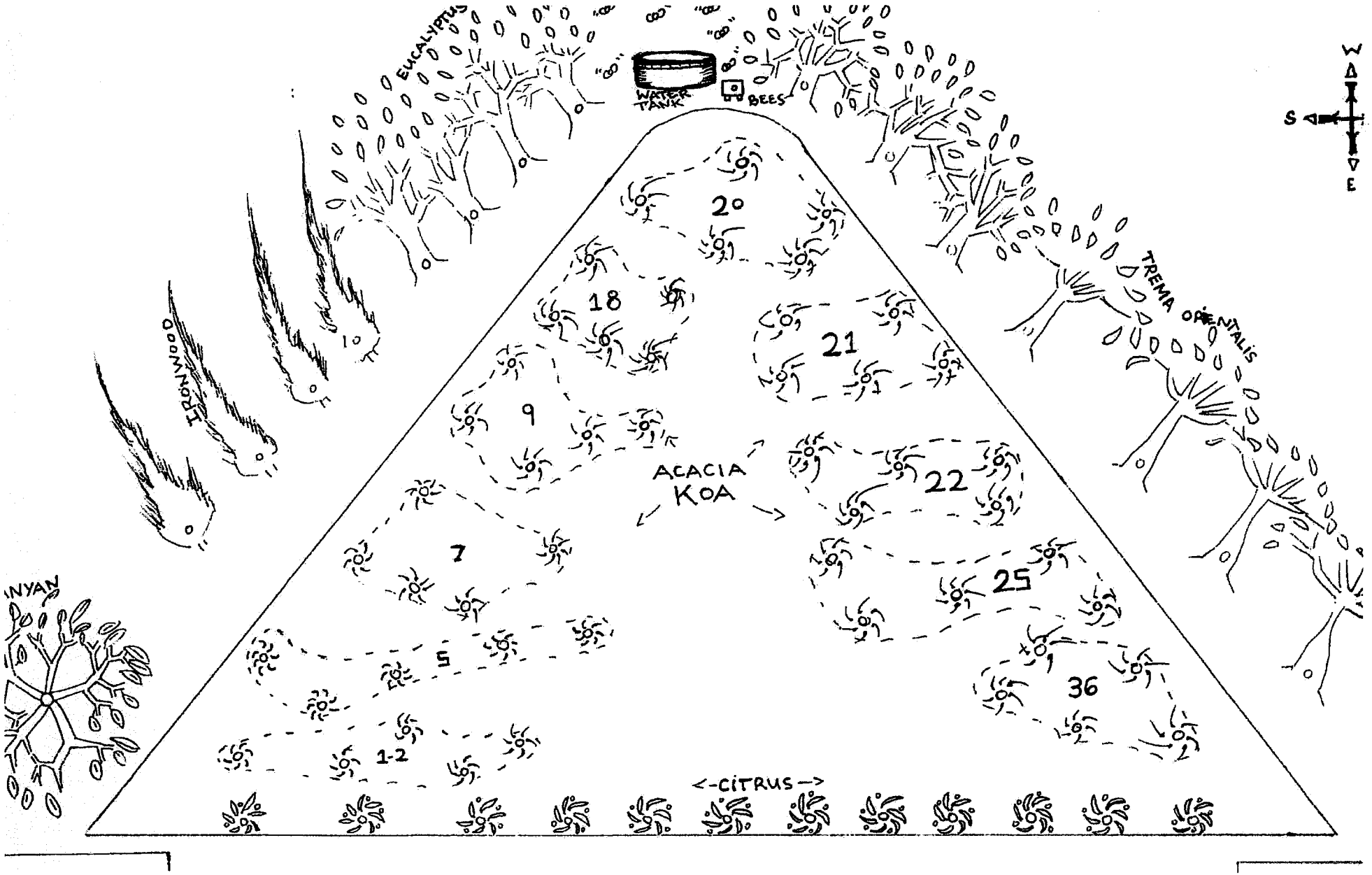

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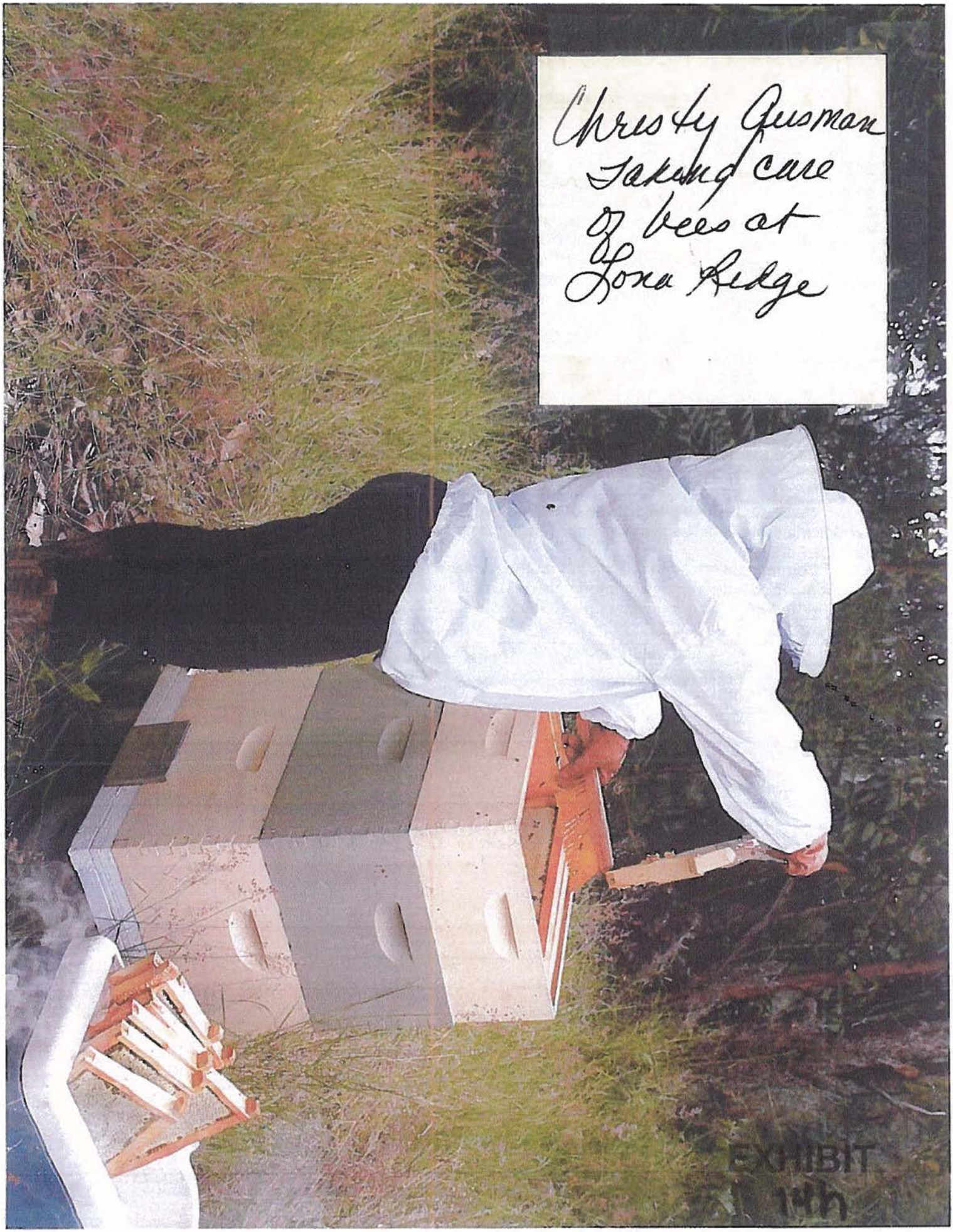
EXHIBIT
14F


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New Koai'a trees planted as part of
Hawaii Agricultural Research Center Project



EXHIBIT
149


Christy Guzman
Taking care
of bees at
Lora Ridge
EXHIBIT
14h

AGENCY TRANSMITTAL RESPONSE e-FORM
FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI
7/31/2015

AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT: APPLICANT: PERMIT NO: TMK: STREET ADDRESS: PROJECT DESCRIPTION: SECURITY CODE:	Lona Ridge Ag Tourism & Special Events Leona Rocha Wilson CP 2015/0003 SUP2 2015/0007 (2) 3-5-002:010 588 Kulaiwi Drive, Wailuku, HI 96793 Ag related classes, workshops, photography, filming, art shows, honey tasting tours, other special events		

☒ COMMENTS/RECOMMENDATIONS ☐ NO COMMENTS

WASTEWATER RECLAMATION DIVISION COMMENTS

a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.

b. Wastewater contribution calculations are required before building permit is issued.

c. Developer shall pay assessment fees for treatment plant expansion costs In accordance with ordinance setting forth such fees. The property Is located in the Wailuku Sewer Service Area.

d. Plans shall show the location of the existing sewer service lateral and property sewer service manhole near the property line. If a property sewer service manhole does not exist, one shall be installed.

e. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.)

f. Non-contact cooling water and condensate should not drain to the wastewater system.

☐ COMMENTS/RECOMMENDATIONS ☒ NO COMMENTS

SOLID WASTE DIVISION COMMENTS

Signed:		
Print Name:	**Michael M. Miyamoto, Deputy Director**	**Date 07/31/15**

EXHIBIT 15

From: Paul Haake
To: Gina Flammer
Date: 7/29/2015 1:28 PM
Subject: Lona Ridge – Ag Tourism & Special Events : CP 2015/0003, SUP2 2015/0007

Hi Gina,

Below are comments from our office in regards to the referenced subject. Please feel free to contact me if there are any questions or comments.

Thanks.

****

July 29, 2015

Department of Planning
Attn: Gina M. Flammer, Staff Planner

Re: Lona Ridge – Ag Tourism & Special Events
588 Kulaiwi Drive, Wailuku, HI
(2) 3-5-002: 010
CP 2015/0003, SUP2 2015/0007

Dear Gina:

Thank you for the opportunity to comment on this subject. At this time, our office provides the following comments:

- There are no objections to the proposed uses.
- Buildings being used for the proposed uses shall be properly permitted.
- Events proposed for this area that are open to the public shall be reviewed by the Fire Prevention Bureau (FPB) for fire and life safety requirements when:

o 50 or more persons are to attend and temporary tents or canopies in excess of 700 square feet in size are utilized.
o Open-flame or pyrotechnic effects are proposed. Note: The use of pyrotechnic effects always requires a review and approval by FPB.

If there are any questions or comments, please feel free to contact me at 876-4693.

Sincerely,

Paul Haake
Captain - Fire Prevention Bureau
Dept. of Fire & Public Safety
County of Maui

313 Manea Place Wailuku, HI 96793
876-4690 office
876-4693 direct line
244-1363 fax

EXHIBIT
16

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

July 29, 2015

MEMO TO: WILLIAM R. SPENCE, PLANNING DIRECTOR

FROM: DAVID C. GOODE, DIRECTOR OF PUBLIC WORKS

SUBJECT: **CONDITIONAL AND LAND USE COMMISSION SPECIAL USE PERMITS FOR LONA RIDGE AG TOURISM & SPECIAL EVENTS; TMK: (2) 3-5-002:010 CP 2015/0003; SUP2 2015/0007**

We reviewed the subject application and have the following comments:

Comments from the Highways Division:

1. One of the photos shows dirt going down the driveway and onto the County sidewalk and street. This needs to be mitigated.

Comments from the Development Services Administration, Building Inspection Section:

2. The Development Services Administration would like to note that any new structures or improvements related to the proposed uses may require a building permit prior to construction.

If you have any questions regarding this memorandum, please call Rowena M. Dagdag-Andaya at 270-7845.

DCG:RMDA:da
xc: Highways Division
Engineering Division
S:\DSA\Engr\CZM\Draft Comments\35002010_lona_ridge_cp2_sup2.wpd

EXHIBIT
17

15|4156

Mr. David C. Goode, Director
County of Maui
Department of Public Works
200 South High Street, Room #434
Wailuku, Maui, Hawaii 96793

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV·RECEIVED
15 AUG 10 P 4:25

Subject: Conditional and Land Use Commission Special Use permits for Lona Ridge Ag Tourism and Special Events.
TMK: (2)3-5-002:010
CP 2015/0003; SUP2 2015/0007

Dear Mr. Goode:

I wish to respond to your valid comment regarding "Photo shows dirt going down the driveway onto the County Sidewalk and street and the need to mitigate this issue". The photographs, submitted with the application, was from early 2013 prior to plantings being installed. My apologies for my not dating the photos.

Recognizing that we had a problem with soil runoff on rainy days primarily.... particularly from one side of the driveway we addressed the issue immediately and resolved it successfully. Methods used to mitigate the issue were as follows:

1.We removed the drip irrigation along that side of the driveway that was contributing to the increase in water running down that side of the driveway.

2. Every so many feet we installed red brick at an angle to redirect and slow down whatever water that was running down to the driveway and street.

3.We dug a small trench the entire length of the driveway and placed river rocks in and around the trench to further slow and redirect the water.

4. We planted poinsettias and lantana plants to further control and direct runoff.

Continued on page two....

EXHIBIT
17a

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV-RECEIVED

15 AUG 10 P4:25







I sincerely hope that this response adequately addresses this issue. In the meantime, I have inclosed current photos, taken yesterday, which visually shows the current state of the area in question.

Sincerely,

Leona R. Wilson

Leona Rocha Wilson
Lona Ridge LLC
588 Kulaiwi Drive
Wailuku, Maui , Hawaii 96793

cc: Ms. Gina Flammer, Planning Department

ALAN M. ARAKAWA
Mayor

DAVID TAYLOR, P.E.
Director

PAUL J. MEYER
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

September 15, 2015

Ms. Gina Flammer, Staff Planner
Department of Planning
County of Maui
250 South High Street
Wailuku HI 96793

Re: I.D.: CP 2015/0003, SUP2 2015/0007
TMK: (2) 3-5-002:010
Project Name: Lona Ridge Ag Tourism and Special Events
LUC Special Use Permit and Conditional Permit Applications

Dear Ms. Flammer:

Thank you for the opportunity to comment on these applications.

Source Availability, System Infrastructure and Consumption
The project area is served by the Central Maui system. The main sources of water for the Central system are the designated Iao aquifer, the Iao tunnel and the Iao-Waikapu Ditch in the designated Na Wai Eha. This property is served by a 1-inch meter, and has an average daily consumption of approximately 16,000 gallons per day. Water use could potentially increase by allowing agricultural tourism on an existing farm.

An 8-inch waterline runs along Kulawi Drive, east of the lot. One fire hydrant is less than 75' from the property. Granting of the conditional and special use permits should be conditioned upon installation of a backflow preventer, if not already installed on site.

Pollution Prevention
The property overlies the Waikapu aquifer. In order to protect groundwater resources, attached are Best Management Practices for Agricultural Businesses.

Printed on recycled paper

EXHIBIT
18

Gina Flammer
Lona Ridge Ag Tourism and Special Events

Should you have any questions, please contact Marti Buckner of the Water Resources and Planning Division at 463-3104 or marti.buckner@mauicounty.gov.

Sincerely,

Dave Taylor, P.E.
Director

mlb
cc: engineering division
attachment: Best Management Practices for Agricultural Businesses.

Mr. Dave Taylor, P.E.
Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793-2155

Dear Mr. Taylor,

Your letter dated September 15th to Ms. Flammer of the Planning Department referencing project Lona Ridge Ag Tourism and Special Events states "Granting of the conditional and special use permits should be conditioned upon installation of a backflow preventer, if not already installed on site".

I have attached an email from Mark L. Berry, President of Water Controls Inc. who installed our water system and continues to service the equipment. You will note that we have 3 Backflow preventers on our property.

It is my hope that Mr. Berry's email satisfies your requirement stated in your letter. However, should you require further information, Mark and I will be happy to provide same.

Sincerely,

Leona D. Wilson

Leona Rocha Wilson
Lona Ridge LLC
588 Kulaiwi Drive
Wailuku, Maui, Hawaii 96793
(c) 344.6020

cc: Ms. Gina Flammer, Planning Department

EXHIBIT
18a
10/14/15

Subj: **PROPERTY BACKFLOW PREVENTERS**
Date: 9/18/2015 8:24:01 A.M. Hawaiian Standard Time
From: mark.berry@watercontrols.com
To: lonarw1937@aol.com

Leona,

You have 3 BACKFLOW preventers on your property.

1. The County water feeds a tank with an Air Gap at the bottom of the property. Your transfer pump takes a suction off this tank.

2. There is another bronze BACKFLOW preventer at the bottom of the property that feeds a small irrigation section.

3. There is a final bronze BACKFLOW preventer outside of the house, after your top storage tank, that feeds irrigation at the house level.

Best Regards,

Mark L Berry
Water Controls Inc
808-264-9614

15/555 1

POLICE DEPARTMENT
COUNTY OF MAUI

ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

DEPT OF PLANNING
CURRENT DIV RECEIVED
15 OCT 15 A11 :28

October 13, 2015

MEMORANDUM

TO : GINA FLAMMER, STAFF PLANNER
DEPARTMENT OF PLANNING

FROM : TIVOLI S. FAAUMU, CHIEF OF POLICE

SUBJECT : PERMIT NO. : (CP 2015/0003) (SUP2 2015/0007)
TMK : (2) 3-5-002:010
Project : Lona Ridge AG Tourism & Special Events
Applicant : Leona Rocha Wilson

__x__ No comments or recommendations to offer at this time.

____ Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.

Assistant Chief Victor K. Ramos
For: TIVOLI S. FAAUMU
Chief of Police

EXHIBIT
19

15-5030

DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lt. Governor

SCOTT E. ENRIGHT
Chairperson, Board of Agriculture

PHYLLIS SHIMABUKURO-GEISER
Deputy to the Chairperson

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone (808) 973-9600 FAX (808) 973-9613

September 23, 2015

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
SEP 29 2015
RECEIVED

Mr. William Spence
Director
Department of Planning
Maui County
2200 Main St., Suite 315
Wailuku, Hawaii 96793

Attention: Ms. Gina Flammer, Planner

Dear Mr. Spence:

Subject: Lona Ridge Ag Tourism & Special Events
Special Use Permit (SUP2 2015/0007)/Conditional Use Permit Application (CP 2015/0003)
588 Kulaiwi Drive, Wailuku
TMK: 3-5-002:010
Acres: 5.75

The Hawaii Department of Agriculture (HDOA) provides comments to the Lona Ridge application for a Special Use Permit and Conditional Use Permit to conduct special events on the subject property.

Background Information:
The Applicant purchased the 5.75 acre subject property located in Wailuku in 2006. The property now contains a 10,000 square foot house with a pool. Approximately 4.25 acres of the subject property is cultivated in 300 Koai'a trees. There is also a bee hive operation on the property to help pollination of plants on the property. The remaining 1.5 acres is comprised of the driveway, house, pool, and lawns surrounding the house. County-supplied water is pumped to a 19,000 gallon water tank located on the mauka edge of the property and gravity-fed to the home and farm.

The majority of the subject property, including the house and tree farm, is in the State Agricultural District. A corner of the makai edge of the property connecting to the county road is in the State Urban District. The subject property is zoned as "Agricultural." Soil quality with respect to agronomic suitability is poor, the land has an overall productivity rating of "E" by the Land Study Bureau. The property is surrounded

EXHIBIT
20

by forest on all sides. Further makai of the property is a residential subdivision (Wailuku Heights).

Proposed Uses:
According to the application, special events are needed to "cover expenses," (Project Information, page 8) because the Koai'a trees will not be mature enough to "produce an income" (Project Information, page 8) for the next 18 years. The special events include cultural events and ceremonies, corporate meetings, weddings, anniversary parties, non-profit functions, day retreats, film and photography, art exhibits, and honey tasting. The Applicant proposes to limit the frequency of special events on the property to no more than 3 per month or 36 per year, with no more than 100 people attending per event.

Comments:
The HDOA recognizes that were it not for this particular applicant, any level of agricultural production probably would not have existed on the subject property, given the steep terrain, poor soil quality for most agricultural activities, and location near a residential development.

The HDOA, however, has significant reservations that the proposed special events on the subject property will become the primary, rather than accessory or secondary, use of the land instead of agricultural production. Based upon the information contained in the application, we find that with the exception of the educational school visits and honey-tasting events, the other proposed special activities do not appear to have a relationship to the agricultural uses on the property. Further, the Applicant states that the tree farm will not provide income for another 18 years and does not specify how the tree farm will generate income. We are concerned that the number and variety of activities being sought under special use permit for a deferred-income generating agricultural activity could set a low bar for special use permits that may be requested elsewhere in Maui.

Should you have any questions, please contact Earl Yamamoto at 973-9466, or email him at earl.j.yamamoto@hawaii.gov.

Sincerely,

Scott E. Enright
Chairperson, Board of Agriculture

c: Office of Planning

15-4163

DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793-3378

August 7, 2015

Mr. William R. Spence
Director
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

15 AUG 11 A8:50
COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV-RECEIVED

Attn: Gina Flammer

Dear Mr. Spence:

Subject:	**Lona Ridge AG Tourism & Special Events**
Applicant:	**Leona Rocha Wilson**
Permit No.:	**(CP 2015/0003) (SUP2 2015/0007)**
TMK:	**(2) 3-5-002:010**
Project Location:	**588 Kulaiwi Drive, Wailuku, Hawaii 96793**
Project Description:	**Ag related classes, workshops, photography, filming, art shows, honey tasting tours, other special events**

Thank you for the opportunity to review this project. We have the following comments to offer:

In order to determine if you must comply with Hawaii Administrative Rules, Chapter 11-50, "Food Safety Code," please submit a detailed description of these events that are going to be taking place.

It is strongly recommended that the Standard Comments found at the Department's website: http://health.hawaii.gov/epo/home/landuse-planning-review-program/ be reviewed and any comments specifically applicable to this project should be adhered to.

EXHIBIT
21

Should you have any questions, please contact me at patricia.kitkowski@doh.hawaii.gov or 808 984-8230.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c EPO

15 5344

October 14, 2015

Ms. Patti Kitkowski
District Environmental Health Program Chief
State of Hawaii
Department of Health
Maui District Health Ofice
54 High Street
Wailuku, Hawaii 996793-3378

COUNTY
DEPT OF PLANNING
CURRENT DIV RECEIVED
15 OCT 14 P3:54

Dear Ms. Kitkowski:

This letter is in response to your letter dated August 7th, 2015 addressed to Mr. William R. Spence to the attention of Gina Flammer of the Planning Department on Maui.

You offered the following comments: In order to determine if you must comply with Hawaii Administrative Rules, Chapter 11-50, "Food Safety Code," please submit a detailed description of these events that are going to be taking place.

RESPONSE: Lona Ridge LLC does not have a certified kitchen, therefore no food will be prepared at this site. As we have done in the past, we intend to continue working with UH Maui College Culinary to provide bento lunches. When UH Maui is unable to provide this service, names of certified caterers/restaurants will be provided to booking party for their use.

We understand the requirements of the Health Department and Lona Ridge LLC will respectfully abide by them.

Sincerely,

Leona D. Wilson

Leona Rocha Wilson
Lona Ridge LLC
588 Kulaiwi Drive
Wailuku, Maui, Hi. 96793
(c) 808.344.6020

cc: Gina Flammer, Planning Department

EXHIBIT
21a

15/4526

OFFICE OF PLANNING
STATE OF HAWAII

NEIL ABERCROMBIE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: http://hawaii.gov/dbedt/op/

RECEIVED
2015 SEP -2 P 4:05
COUNTY OF MAUI
DEPT. OF PLANNING
ADMINISTRATION

Ref. No. P-14885

August 27, 2015

Mr. William Spence, Director
County of Maui Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Attention: Ms. Gina M. Flammer

Dear Mr. Spence:

Subject: Lona Ridge Ag Tourism & Special Events, Special Use Permit and Conditional Permit for Leona Rocha Wilson
(SUP2 2015/0007) (CP 2015/0003)
Wailuku, Maui

The Office of Planning (OP) has reviewed the subject application and offers the following comments.

The applicant requests a Special Use Permit and a Conditional Permit to allow for the establishment of a special event venue for weddings, art shows featuring local talent, day retreats, workshops, photography and filming, honey tasting tours, tea parties, and hosting Hawaiian groups to practice their mele, chants, and hula. These activities will be held primarily on a 1.5 acre portion of the 5.75 acre lot. The application indicates that the remaining 4.25 acre area is used for native trees and other native plants, that the site is a working tree farm with Ohia and Koaia trees on the property, and that the site also supports other native trees and fruit trees.

1. The proposed business would take place primarily in the area of the main existing dwelling, which is within the State Agricultural District. We note that there is a small portion of the site, approximately 0.25 acres, which is designated as State Urban District, on the east side of the lot, however, the proposed activities will take place in the middle area of the lot, within the State Agricultural District.
    a. Proposed are three special events per month with no more than 100 guests per event. Carpooling and small buses will be encouraged to minimize traffic.
    b. Events would be scheduled between the hours of 8:00 am to 8:00 pm.
    c. The nearest neighbors are about 4 acres away.

EXHIBIT
22

d. Honey tasting tours. The application indicates that there are bee hives on site, and that tours will be arranged. This activity appears to qualify as a permitted use within the State Agricultural District.

2. Although soils on the property are classified as E by the Land Study Bureau's Overall Master Productivity Rating System, they are classified as Prime agricultural lands by the Agricultural Lands of Importance to the State of Hawaii (ALISH) system.

3. The application indicates it meets the definition of a "farming operation" pursuant to Hawaii Revised Statutes (HRS) § 165-2, which refers to commercial farming activities. Accordingly, the applicant should provide a site plan of its farming activities and documentation regarding the income and expenditures related to its commercial farming operation.

4. The permitting of this special events venue in the State Land Use Agricultural District through the Special Permit process warrants careful consideration of impacts to agricultural lands. Pursuant to HRS § 205-6, county planning commissions may permit certain "unusual and reasonable" uses not otherwise allowed in the State Land Use Agricultural District. Accordingly, applicants must demonstrate what special circumstances exist to justify approval through the Special Permit process.

5. OP questions the reasonableness of this use within the State Agricultural District. The Special Permit guidelines in Hawaii Administrative Rules (HAR) § 15-15-95 provide that the proposed use shall not be contrary to the objectives of HRS Chapter 205. A major objective of HRS Chapter 205 is to protect agricultural lands and ensure their continued availability for agricultural use. The proposed special events venue constitutes a commercial visitor-oriented use that could result in increasing agricultural land values to the detriment of farmers seeking to acquire agricultural lands and pursue agricultural activities. In addition, OP is concerned about related adverse impacts caused by the proposed use in terms of increased traffic in the area, increased noise levels in the area, and the establishment of other non-agricultural, visitor-serving uses such as bed and breakfasts, short-term vacation rentals, restaurants, and retail shops within the Agricultural District.

If you have any questions, please contact Ms. Lorene Maki of our Land Use Division, at (808) 587-2888.

Sincerely,

for Leo R. Asuncion
Acting Director

c: Land Use Commission

November 11, 2015

Mr. Leo R. Asuncion, Acting Director
Office of Planning State of Hawaii
235 South Beretania Street
Honolulu, Hawaii 96813

Mailing Address;
P. O. Box 2359
Honolulu, Hawaii 96804

Reference : No. P-14885

Subject: Lona Ridge Ag Tourism & Special Events, Special Use Permit and Conditional Permit for Leona Rocha Wilson (SUP2 2015/0007) CP2015/0003) Wailuku, Maui

Dear Mr. Asuncion:

I appreciate your concern about maintaining agricultural lands. Having been born and raised on Maui I have deep respect for the land. It is the very basis for the existence of my farm Lona Ridge.

Perhaps a little History of how we took land that no farmer wanted to purchase and created a safe haven for endemic, indigenous, canoe plants and recently introduced plants here at Lona Ridge. Though our main crop is Koai'a trees for its fine wood....and commercial value, we are also adding Ohia Lehua trees for its commercial value and cultural uses (dancers often ask for the Ohia Lehua Blossoms for their hula performances).

In 2006 when my husband and I purchased this property the land had never been worked and was considered by most to be un-useable land due to the steep slope and high winds. At that time, the only growth on the land was invasive ironwood, christmas berry, cane grass, and tons of weeds. The property was classified as E.

In our effort to work the land and bring it to its useful purpose (agricultural) we hired Mr. Ernest H. Rezents, ASCA, Registered Consulting Arborist #380 ISA, Certified Arborist WE2135A of Tree and Landscape Decision LLC to evaluate the land and recommended a crop that could possibly grow on this"E" designated soil and steep property.

By December 23, 2007 ,after much research , Mr. Rezents reported back to us his CONCLUSION:

"*Of the trees researched Koai'a seems like the tree of choice. It meets all of the requirements you gave me. It is a tree that can be grown and harvested in your area. Its wood is very much desired for making wooden bowls and other Hawaiian wooden products . You must accept the fact that you may not have a solid tree stand because of disease. In a forest, empty spaces are accepted. Of*

EXHIBIT
22a

course you need to monitor the growing conditions to promote good tree health to achieve a healthy and full stand of trees."

Not only did Mr. Rezents' report recommend his choice crop for the property he also recommended we work with Native Nursery in Kula as a source for the seedlings. We immediately started working with them as a source of seedlings and to this day continue to receive Koai'a, and Ohia Lehua and any other native plants that need a safe place to flourish.

In 2007 after Mr. Rezents' recommendation to grow Koai'a , he also providing us with the expertise of planting, and overseeing the installation of these trees. However, before planting we cleared the land to bring it to agricultural readiness and proceeded to call Herb Andrews Landscaping to install a sprinkler system on all 5.75 acres, both drip and overhead.

It was only after seeking the advice of experts that we proceeded to plant the seedlings. At first it was Koai'a and later added Ohia Lehua (I felt that Ohia and Koai'a were compatible). Since then, and when space is available, other native plants are added to the property for preservation and cultural purposes. These plants may not have commercial value, however, it is part of my desire to protect and take care of these plants for future generations. Since 2007, we have been caring for this land and making it a productive agricultural land. Through the years we planted over 300 koai'a trees with approximately 200 surviving and 50 Ohia Lehua all surviving. We will continue to add more Koai'a trees as seedlings become available .

The cost of maintaining these trees is high and the length of time to commercially benefit from the sale is long, (15 to 20 years) . In 2007 we realized that the commercial reward would take time and we were prepared for it. However, a lot has changed since then. My husband passed away and his children sued his estate. I was fortunate to maintain ownership of the farm .

As to how I decided to make application for a special use and conditional permits? Lona Ridge with its many native plants, the home's architectural significance and the view of Maui is like no other. Hence, I received requests from friends wanting to bring friends from all of the world to see the farm. That prompted me to request from the Maui Planning Department to allow me to have agricultural tours to offset the cost of farming. Our request was granted. However, not wanting to disturb my neighbors we decided to open only for small groups and by reservation only. Small tour groups has not yet generated enough income to defray the cost of maintaining the farm. Therefore, I am requesting a special use and conditional use permit.

Lona Ridge is centrally located . It is a short drive from Central Maui and a little longer drive from Wailea and Lahaina. This makes the venue perfect for small daytime weddings (75 to 100 people). We have had many requests from locals

asking if they could have their weddings here at Lona Ridge. Small wedding venues are far and few between particularly in Central Maui.

In addition, if permitted, conducting small events here 3 or 4 times a month would greatly assist in the maintenance of the farm. Allowing me to conduct these special events will permit me to continue serving the community. I have, and will continue , to host children, seniors and veterans groups at no charge. I have had the pleasure of hosting many schools, school clubs, senior groups, veterans and halaus. I have opened my home for children to learn about the importance of native trees and plants; To Halaus to practice their meles for competition; and to seniors to see Maui from a totally different perspective. (I have had two requests from patients under Hospice care asking to see Maui for the last time from our property).

I have devoted my personal time not only working the farm (yes, I spray, pull weeds, and plant), but also educating those who come here about what we grow, how we use it, as well as the history and the many uses of the various native plants. I personally welcome our guests.....I am a certified tour guide having completed the course at UH Maui.

I am currently working with Mr. Nicklos Dudley from Hawaii Agricultural Research Center to assist in a program he is conducting for the State. His project is about Koa and Koai'a wilt. Koa wilt is a major factor in the demise of Koa trees. Currently, when Koa reforestation takes place 600 plants are planted with the hopes that 200 will survive. The loss ratio of these trees is enormous. When seeing my Koai'a trees, Mr. Dudley commented that he was impressed with my low loss ratio....a lot of care has gone into these trees. We at Lona Ridge spend countless hours weeding, fertilizing, watering and spraying.

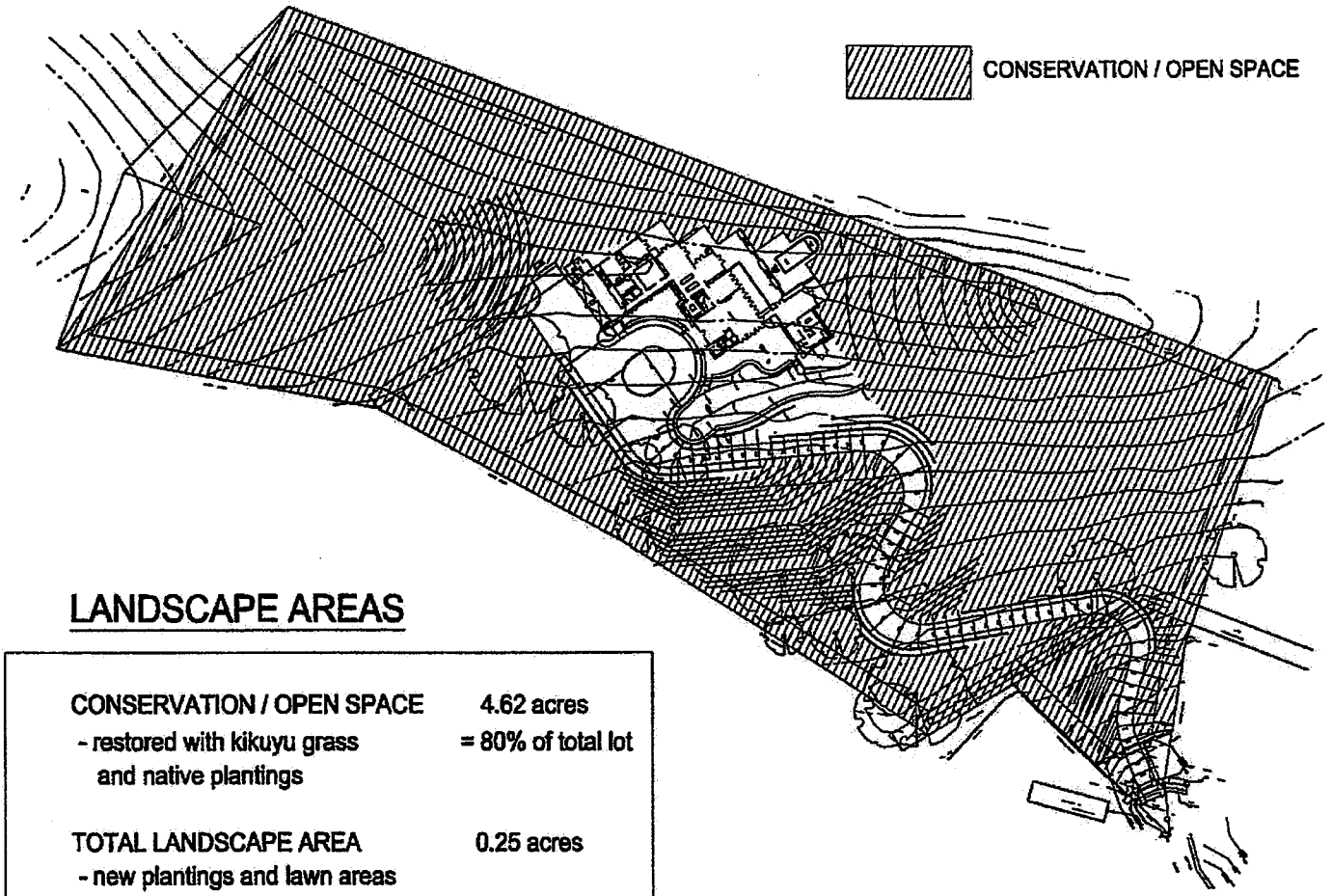
Mr. Dudley has asked if I would consider planting his seedlings, which are Maui seeds that have been inoculated to prevent Koa wilt. This program, which I am delighted to have been asked to participate may be the solution to saving our Koa and Koai'a trees.

As a native of Maui, I take great pride to be back home, farming this beautiful land and giving back to the community and future generations by caring for native and endangered plants. Granting me these special and condition permits will allow me to continue farming and giving back to the community.

Yours Sincerely,

Leona Rocha Wilson
Lona Ridge, LLC
588 Kulaiwi Drive
Wailuku, Maui, Hi 96793

cc: Gina Flammer, Planning Department



LANDSCAPE AREAS

CONSERVATION / OPEN SPACE - restored with kikuyu grass and native plantings	4.62 acres = 80% of total lot
TOTAL LANDSCAPE AREA - new plantings and lawn areas	0.25 acres
TOTAL LOT AREA	5.75 acres

FARM PLAN
scale: 1"=80'-0"

CHRIS HART & PARTNERS

WILSON RESIDENCE
WAILUKU, MAUI, HAWAII

EXHIBIT

'06 SEP -8 A11:55

COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 South High Street, Wailuku, Hawaii 96793

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

FARM PLAN PERMIT | **DATE:** 8-30-06

TAX MAP KEY NO.: (2) 3-5-02: 010 **CPR/HPR NO.** _____ **LOT SIZE:** 5.75 acres

PROPERTY ADDRESS: 588 Kulaimi Drive Wailuku, Maui, Hawaii 96793

OWNER(PRINT): LONA RIDGE, LLC **PHONE:(B)** _____ **(H)** _____

ADDRESS: 192 Hala Place, Wailea, Maui, Hawaii 96753

CITY: _____ **STATE:** _____ **ZIP:** _____

OWNER SIGNATURE: Jessica L. Wilson

Please check appropriate box and print name:

☐ OWNER:
☑ AGENT/CONTACT: Morgan Gerdel

ADDRESS: 1599 Wili Pa Loop

CITY: Wailuku **STATE:** HI **ZIP:** 96793

PHONE:(B) 242-6900 **(H)** 357-5701 **FAX:** 244-7487

APPLICANT/AGENT SIGNATURE: Morgan Gerdel

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: URBAN / AG

COMMUNITY PLAN DESIGNATION: _____ **COUNTY ZONING:** R-3 / AG

SUBDIVISION FILE NO(S): _____

BUILDING PERMIT NO(S) & DESCRIPTION: _____

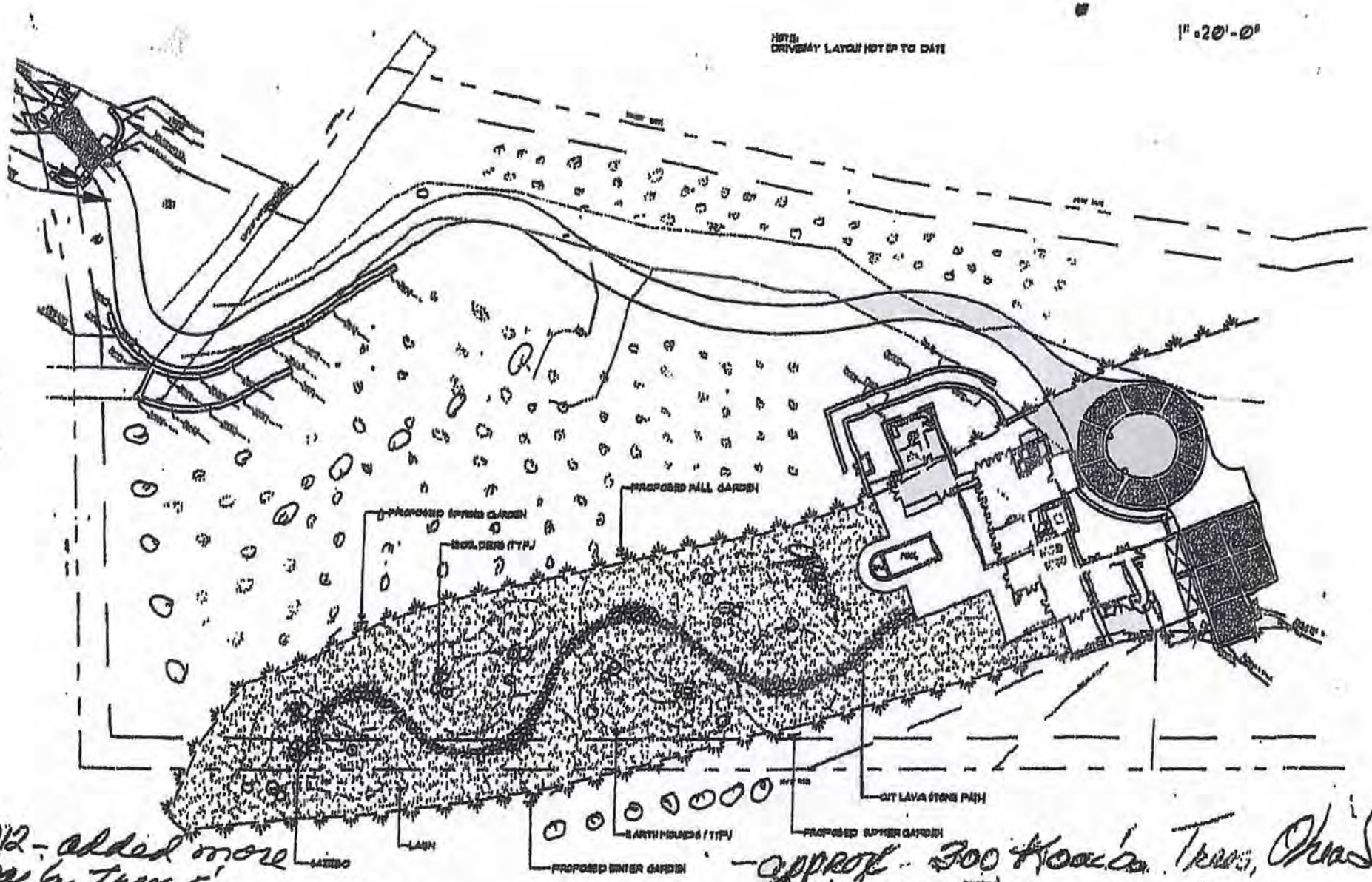
FOR COUNTY USE ONLY

Farm Plan Permit No. 2006/0120 Farm Plan Approval for _____

Approved by M. W. Foley Date 9-22-06

MICHAEL W. FOLEY
PLANNING DIRECTOR

LONA RIDGE LLC.....588 Kulaiwi Dr., Wailuku, Maui, HI. 96793.....phone 344.0040

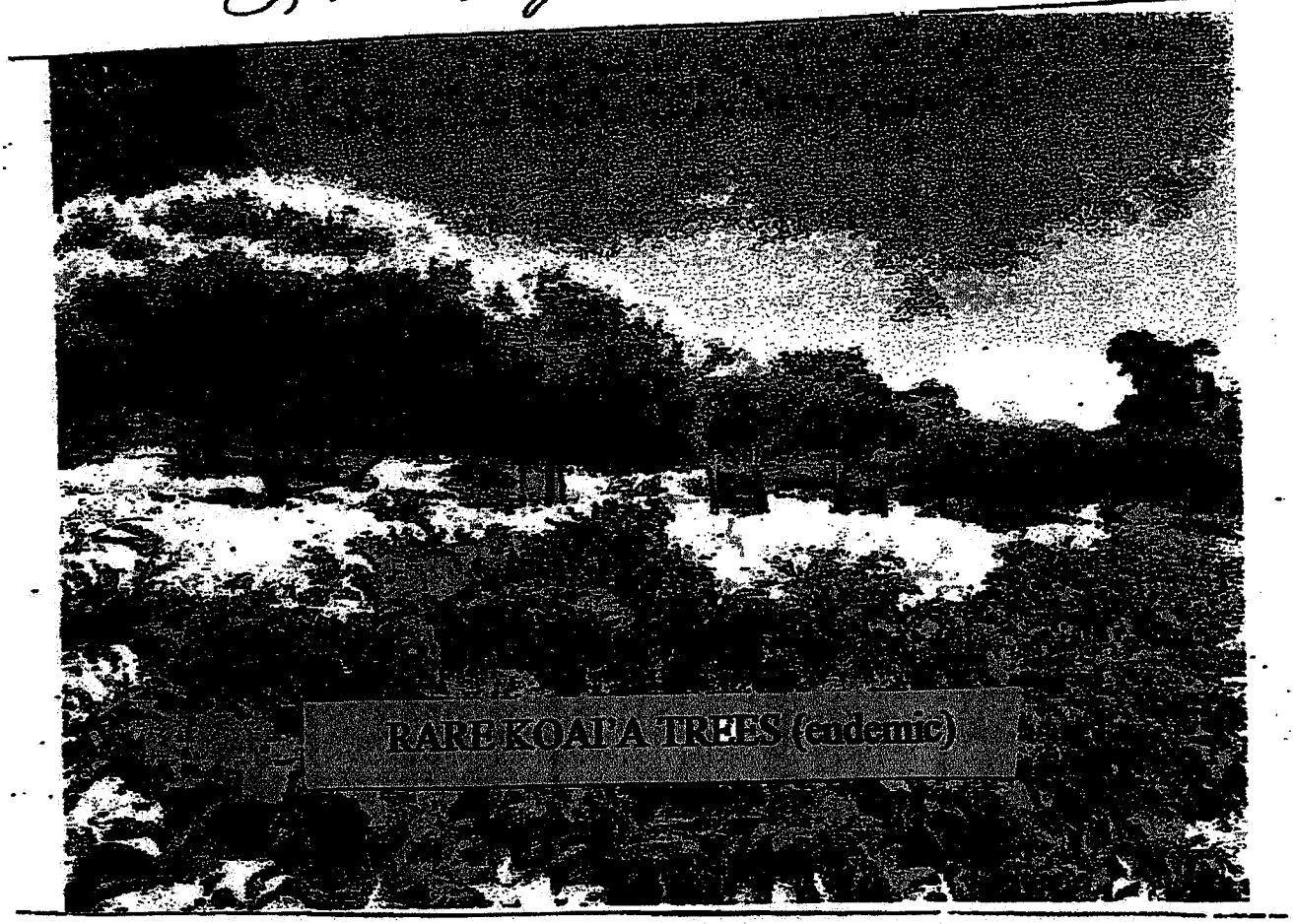


2012 - added more Kou & Trees & Ohia Lehua

- indicate Kou & Trees & Ohia Lehua

- approx. 300 Koa & Trees, Ohia Lehua
- Drip irrigation - each tree with overhead sprinklers

Lono Lodge - Koa'á Tree Farm



COPY

Form **1065**
Department of the Treasury
Internal Revenue Service

U.S. Return of Partnership Income

For calendar year 2014, or tax year beginning 01/01/14, ending 03/31/14.

▶ Information about Form 1065 and its separate instructions is at www.irs.gov/form1065.

OMB No. 1545-0123

2014

A Principal business activity	Type or Print	Name of partnership	D Employer identification number
FARMING		LONA RIDGE, LLC	20-8650412
B Principal product or service		Number, street, and room or suite no. If a P.O. box, see the instructions.	**E** Date business started
FARMING		588 KULAIWI DRIVE	06/10/2005
C Business code number		City or town, state or province, country, and ZIP or foreign postal code	**F** Total assets (see the instructions)
111900		WAILUKU HI 96793	$ 0

G Check applicable boxes: (1) ☐ Initial return (2) ☒ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return
(6) ☒ Technical termination - also check (1) or (2)

H Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify) ▶

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ 2

J Check if Schedules C and M-3 are attached ☐

Caution. Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1a	Gross receipts or sales	1a		
	b	Returns and allowances	1b		
	c	Balance. Subtract line 1b from line 1a		1c	
	2	Cost of goods sold (attach Form 1125-A)		2	
	3	Gross profit. Subtract line 2 from line 1c		3	
	4	Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)		4	
	5	Net farm profit (loss) (attach Schedule F (Form 1040))		5	-32,873
	6	Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		6	
	7	Other income (loss) (attach statement)		7	
	8	Total income (loss). Combine lines 3 through 7		8	-32,873
Deductions (see the instructions for limitations)	9	Salaries and wages (other than to partners) (less employment credits)		9	
	10	Guaranteed payments to partners		10	
	11	Repairs and maintenance		11	
	12	Bad debts		12	
	13	Rent		13	
	14	Taxes and licenses		14	
	15	Interest		15	
	16a	Depreciation (if required, attach Form 4562)	16a 15,462		
	b	Less depreciation reported on Form 1125-A and elsewhere on return	16b 15,462	16c	0
	17	Depletion (Do not deduct oil and gas depletion.)		17	
	18	Retirement plans, etc.		18	
	19	Employee benefit programs		19	
	20	Other deductions (attach statement) See Statement 1		20	2,033
	21	Total deductions. Add the amounts shown in the far right column for lines 9 through 20		21	2,033
	22	Ordinary business income (loss). Subtract line 21 from line 8		22	-34,906

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member manager) is based on all information of which preparer has any knowledge.

▶ _____ Signature of general partner or limited liability company member manager ▶ _____ Date

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
	Patrick L. Ing, CPA, Inc.	Patrick L. Ing, CPA, Inc.	05/22/15		P00048343
	Firm's name ▶ Patrick L. Ing, CPA, Inc.			Firm's EIN ▶	99-0326096
	Firm's address ▶ 1721 Wili Pa Loop 103 Wailuku, HI 96793			Phone no.	808-244-0667

For Paperwork Reduction Act Notice, see separate instructions. Form **1065** (2014)

DAA

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 2, 2014

Certified Receipt No. (7013 2630 0001 5133 3332)

Leona Wilson
588 Kulaiwi Drive
Wailuku, Hawaii 96793

Dear Ms. Wilson:

RE: NOTICE OF WARNING AND REQUEST TO CORRECT APPARENT VIOLATION(S)
TMK: (2) 3-5-002:010-0000
RFS No.: 14-0000526
Description: For commercial activities located at 588 Kulaiwi Drive, Wailuku, Hawaii, on the island of Maui

Based on information obtained, we have reason to believe that on your property, on or before April 30, 2014, there were one or more violations. Catered events and commercial photography uses are not permitted within the County's Agricultural District in accordance with Maui County Code including but not limited to Chapters/Sections 19.30A.050.

The information obtained includes: website ads.

You must correct any violations by **May 16, 2014**. We will investigate further, and if we find any of the above-described apparent violations, you will be subject to civil and possible criminal enforcement action.

Civil Fines for the violation will be 1) an initial fine of $1,000; and 2) a daily fine of $1,000 for each day each violation continues.

This request is only for violations of regulations that are enforced by the Department of Planning. There may be additional violations of regulations that are enforced by other County, State, or Federal agencies. If you have any questions about this request, please contact me at Conklin.Wright@co.maui.hi.us or (808) 270-8255; and please refer to **RFS 14-0000526**.

Sincerely,

Conklin Wright
Zoning Inspector

xc: Jay Arakawa, Supervising Zoning Inspector (PDF)
Conklin Wright, Zoning Inspector (PDF)
14-0000526 (KIVA; RFS File)
JSR:JAA:CW:smb S:\ZONING\RFS\2014\0526_wilson_use\NOW\NOW1_use.wpd (rev. 11.13)

EXHIBIT
25

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 3, 2016

Certified Receipt No. (7015 0640 0002 6757 7225)

Leona Wilson
588 Kulaiwi Drive
Wailuku, Hawaii 96793

Dear Ms. Wilson:

RE: NOTICE OF WARNING AND SECOND REQUEST TO CORRECT APPARENT VIOLATION(S)

TMK: (2) 3-5-002:010
RFS No.: 16-0000950
Description: For special events located at 588 Kulaiwi Drive, Wailuku, Hawaii, on the island of Maui

Based on information obtained, we have reason to believe that on your property, on or before August 2, 2016, there were one or more violations. Special events (*ex*: commercial parties and gatherings) is not a use permitted within the County's Agricultural District and is a violation of Maui County Code (MCC), including, but not limited to Chapter/Section 19.30A.050.

The information obtained includes: website.

You must correct any violation(s) by **August 10, 2016**. We will investigate further, and if we find any of the above-described apparent violations, you will be subject to civil and possible criminal enforcement action.

Civil Fines for the violation will be 1) an initial fine of ONE THOUSAND AND NO/100 DOLLARS ($1,000.00); and 2) a daily fine of ONE THOUSAND AND NO/100 DOLLARS ($1,000.00) for each day the violation continues.

This request is only for violations of regulations that are enforced by the Department of Planning. There may be additional violations of regulations that are enforced by other County,

EXHIBIT
24

State, or Federal agencies. If you have any questions about this request, please contact me at Conklin.Wright@co.maui.hi.us or (808) 270-8255; and please refer to **RFS 16-0000950.**

Sincerely,

Conklin Wright
Zoning Inspector

xc: Jay Arakawa, Supervising Zoning Inspector (PDF)
Conklin Wright, Zoning Inspector (PDF)
16-0000950 (KIVA; RFS File)
General File

JSR:JAA:CW:sn
S:\ZONING\RFS\2016\0950_LONARIDGE_USE\NOW1_SPECIALEVENTS.DOCX (rev. 11.13)

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director

COUNTY OF MAUI

DEPARTMENT OF PLANNING

June 3, 2015

Ms. Leona Wilson
588 Kulaiwi Drive,
Wailuku, Hawaii 96793

SUBJECT: **PROPOSED HOME BUSINESS TO BE LOCATED AT 588 KULAIWI DRIVE, WAILUKU, HAWAII TMK: (2) 3-5-002:010**

Dear Ms. Wilson:

The Department of Planning has received your request, date-stamped as received on April 9, 2015, seeking clarification on which zoning-related permits (if any) might be required for a Home Business offering services essentially consisting of filming, photography for magazines, special events, wedding ceremony only with no reception, destination weddings on land that is state designated agriculture and county zoned agriculture. We offer the following response:

1. The proposed uses are not listed under Hawaii Revised Statutes (HRS) 205 as a permitted use; therefore, a State Special Permit is required.

2. In addition to a State Special Permit, the proposed home business will require either a County Special Use Permit or a County Conditional Permit. If it is determined that a County Special Use Permit is not appropriate based on a thorough review of a County Special Use Permit application or if a County Special Use Permit application is pursued and denied, a County Conditional Permit will be required.

3. The above mentioned permit applications are area available at:
   A. State Special Permit: http://www.co.maui.hi.us/index.asp?NID=1283
   B. County Special Use Permit: http://www.co.maui.hi.us/index.aspx?NID=1313
   C. County Conditional Permit: http://www.co.maui.hi.us/index.asp?NID=1250

Should you have any questions, you may contact Paul Critchlow, Planner, at paul.critchlow@mauicounty.gov or 270-5795.

Sincerely,

JOHN S. RAPACZ
Planning Program Administrator

For: WILLIAM SPENCE
Planning Director

xc: Clayton Yoshida, Planning Program Administrator (PDF via email)
Ann Cua, Staff Planner (PDF via email)
ZAED Planners (PDF via email)
15/General File
WRS:JSR:CEC:PBC:GAN
K:\WP_DOCS\PLANNING\UTB\2015\1713_HomeBusiness_Weddings\Response_UseDetermination1.doc

EXHIBIT 25

March 5, 2013

Dear Neighbor.....

I realize that there has been a great deal of controversy about the proposed special events for the AGRICULTURALLY-ZONED portion of my property.

I feel that personal contact with all my neighbors is important. Therefore, I would appreciate it if you would give me the opportunity to share with you the exact proposal presented to the Wailuku Heights Board II .

To this end.....please join me at Lona Ridge any SUNDAY during MARCH at 4:00 p.m. for a talk story session. Please call me at 344-6020 to let me know you are able to attend.

If you are unable to attend and would like to meet with me at any other time, please feel free to contact me via phone 344-6020 or email lonarw1937@aol.com.

Look forward to meeting you in person and showing you our Koai'a tree farm as well as the endemic and indigenous plants that is part of the farm.

Sincerely,

Leona Rocha Wilson
588 Kulaiwi Dr
Wailuku, Maui 96793
344-6020

P.S. Enclosed please find my proposal to the Wailuku Heights Board II which was submitted on March 1st.

EXHIBIT
26

From: Lonarw1937@aol.com
To: liyano@hotmail.com, becca.armato@gmail.com, jvmaui@gmail.com, mkowalski319@aol.com, jmnava@comcast.net
Sent: 3/31/2016 10:36:05 A.M. Hawaiian Standard Time
Subj: a short note....

To members of Wailuku Heights II Board:

A short note to thank you for the latest correspondence which was sent to the Wailuku Heights II community regarding my special use and conditional use permit which included a survey. It was a fair survey.

In an effort to further our communications, I would like to invite all of you to visit Lona Ridge, individually or collectively to see and hear from me directly what and why I am applying for a special use and conditional use permit. I would also like to have the opportunity to address any questions or concerns you may have regarding my application.

Please feel free to contact me either by email or call my cell 344.6020 to arrange a date and time that is convenient for you.

Sincerely,
Leona Rocha Wilson
Lona Ridge LLC
588 Kulaiwi Drive
Wailuku, Maui,

EXHIBIT
27

TO: Neighbors within 500 feet of Lona Ridge Property

REFERENCE: Special Use and Conditional Permits for Lona Ridge LLC

The hearing date for the permits listed above before the Maui Planning Commission regarding Lona Ridge LLC's application is August 23, 2016 at 9:00 a.m. (see attachment)..

Since there has been so much misinformation on the application I thought to clearly state what the application is requesting:

Special Events:	4 a month
Time events to be held:	8:00 a.m. To 8:00 p.m. (includes clean up)
Number of people:	75 to 100
Parking:	All Parking will be on premises
Sound:	No amplified sound equipment will be used
In attendance:	There will be a minimum of 2 Lona Ridge representatives on site plus a responsible representative from booking party at every event.

Information on the subject property:
.....Lona Ridge is zoned agriculture.
.....The former Wailuku Heights lot #144 was consolidated into a new lot #171.
.....Lot #171 is subject to Hawaii Revised Statute #205-4.6.
.....Lona Ridge LLC has agricultural permits from the county to conduct tours and/or tour and lunch. These permits were issued in 2012.

Neighbors Concerns:
.....Are Special Use and Conditional permits transferable?
Answer : No
.....It has been said that this permit will allow me to sell for more money.
Answer: I have no intention of selling. And as stated above permits are not transferable.

Please contact me at 344.6020 or email lonarw1937@aol.com should you have further questions.

Leona Rocha Wilson, Lona Ridge LLC

EXHIBIT
28

Support Letters from Neighbors

Exhibit 29:	Mr. and Mrs. Lester Nakama
Exhibit 30:	Frank Fernandez
Exhibit 31:	Clayton Nishikawa
Exhibit 32, 32a:	Bryan Ashlock
Exhibit 33:	Anne Takabuki
Exhibit 34:	Warren Molina
Exhibit 35:	Lester and Debbie Yokote
Exhibit 36:	Patricia Armato
Exhibit 37, 37a:	Norma Barroga Cronkite
Exhibit 38:	Earnell Cronkite
Exhibit 39, 39a:	Breen family & Jack Breen
Exhibit 40:	Linn Nishikawa
Exhibit 41:	Diane Nakama
Exhibit 42:	Lester Nakama
Exhibit 43:	Tulor Kim
Exhibit 44:	Lucas Alo
Exhibit 45:	Patrick Ornellas
Exhibit 46:	Rose Libres

COPY

April 29, 2015

Dear Maui County Planning Department/Planning Commission,

My husband and I live on 420 Polulani Drive in Wailuku Heights. We are writing to you in support of Mrs. Leona Rocha Wilson's application for a Special Use and Conditional Use permit for Lona Ridge LLC. Her requests for two or three daytime events a month, with no on street parking with limited guests seems a reasonable request.

She has opened her home to many children, seniors, and veterans at no charge. Allowing Mrs. Wilson to have these limited special events will help to defray expenses so she can continue to give back to the community.

We support Mrs. Wilson's efforts and her application.

Sincerely,

Mr. and Mrs. Lester Nakama
420 Polulani Drive
Wailuku, HI 96793

EXHIBIT
29

FRANK E. FERNANDEZ JR.
ABILENE FERNANDEZ
410 POLULANI DRIVE
WAILUKU, HI 96793

April 28, 2015

To Whom It May Concern:

We live on the corner of Polulani Drive and South Alu Road at Wailuku Heights Extension for 25 years. It is our understanding that Mrs. Wilson of Lona Ridge is applying for a Special Use and conditional Use permit to conduct 2 or 3 day time events each month on her 6 acre property. We understand that there will be no on street parking and the numbers of people will be limited.

This email is in support of Mrs. Wilson who has contributed to the community by hosting many of our local children at no charge. Mrs. Wilson, herself having been born and raised on Maui and whose family has been here since 1884 is a valuable asset to our children and grandchildren. We would like her to continue her good work. With the high cost of things today, these events would help with expenses.

Please confirm her application.

Sincerely,

Frank E. Fernandez, Jr.
Abilene Fernandez

EXHIBIT
30

Subj: **Lona Ridge LLC Special Use and Conditional permit application**
Date: 4/21/2015 4:21:34 P.M. Hawaiian Standard Time
From: clayton@adcmaui.com
To: Lonarw1937@aol.com

Dear Leona,

Please allow this email to serve as support for your application.

My name is Clayton Nishikawa. I live in Wailuku Heights, Phase II at 569 Kulaiwi Drive, located just below your property. I support your application for a Special Use and Conditional Permit for Lona Ridge LLC to conduct special events on the property. The property is uniquely beautiful and being so special, it deserves to be shared with others to enjoy for special events. Your warm Aloha and willingness to give back to the community should be allowed to perpetuate to others within the community.

Respectfully submitted,

Clayton Nishikawa
569 Kulaiwi Drive
Wailuku, HI 96793

EXHIBIT
31

Subj: **Ultimate Act of Kindness**
Date: 4/17/2015 12:47:02 P.M. Hawaiian Standard Time
From: bryanaashlock@gmail.com
To: Lonarw1937@aol.com

To whom it may concern, April 17, 2015

My name is Bryan Ashlock and as Mrs. Wilson's neighbor who resides two houses away from her at 576 Kulaiwi Drive, I fully support her effort for her application for Special Use and Conditional Use permit. I have known her to be very kind and generous and extremely helpful in promoting and encouraging our youth. She truly enhances the Aloha Spirit and mentors many of the non-profit organization. Her commendable efforts and Manawa (Respect of Time) is truly admirable. She is well deserving of this application. I personally have no objections as far as the traffic situations are concern. Feel free to contact me should you have further questions. I can be reached at bryanaashlock@gmail.com

Mahalo and Aloha,

Bryan Ashlock

EXHIBIT
32

Subj: **Special Use & Conditional Use Permit for Lona Ridge**
Date: 7/29/2016 7:10:37 A.M. Hawaiian Standard Time
From: bashlock@theplazaclub.com
To: gina.flammer@mauicounty.gov

To Whom it may concern,

Please allow me to introduce myself. My name is Bryan Ashlock, I reside in Wailuku Heights phase two, my address is 576 Kulaiwi Drive, Wailuku Hi. 96793.
I have lived in Wailuku Heights for over 20 years and live less than 500 feet away from my neighbor Leona. Actually only two houses away. I have a son named Pono that apparently has signed the petition not to allow Leona a permit only because he was placed under pressure from Hal Davis & another neighbor down the street that constantly nagged him to sign, speaking with my son I asked him why he allowed them to convince him. He mentioned to me that he was tried of them constantly bothering him and gave into their request not of his own will but to get them off his back. He also resides in my house as well.

By way of this email, I support my neighbors request to allow her to have a permit allowing her to have events, special functions and be free to open her beautiful house up to others to enjoy whatever occasion & to celebrate life for those who choose to pick her property for their venue. I have known Leona for many years and I feel confident that she will be respectful of the neighborhood. Should you have any questions relative to this matter please feel free to contact me. I can be reached on my cell phone @ (808) 344-4376. Whatever happened to that saying from the most powerful source that we all should of learned from as a child.

LOVE THY NEIGHBOR.

Respectfully Yours,

Bryan A. Ashlock =

EXHIBIT
32a

April 16, 2015

SUBJECT: Application of Leona Rocha Wilson for a Special and Conditional Use Permit

Dear Director Spence, Planning Commission Chair and Commissioners:

My name is Anne Takabuki and my daughter and I live at 707 Maalahi Street, within the Wailuku heights subdivision and not far from the applicant's home. I support Leona Rocha Wilson's application for a Special Use and Conditional permit because it would allow her to utilize her property for many functions, both educational and charitable. I know that many schools have taken their classes to Mrs. Wilson's property and that the children have enjoyed the opportunity to take a tour of her extensive garden.

Mrs. Wilson has also generously opened up her home and grounds to host charitable events. In a community as close-knit as ours, we all need to help each other and support the various non-profit organizations. It is heartwarming to see how Mrs. Wilson wants to give back to her community, and by sharing her property and being granted this special and conditional use permit, she can help so many children and adults throughout our island.

I respectfully urge you to approve Mrs. Wilson's application.

Very truly yours,

ANNE M. TAKABUKI

EXHIBIT
32

Date: 8/4/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Warren S Mol

Print: Warren S Molina

Address: 723 Kalalua Rd

EXHIBIT
24

To: Chair Mr. Max Tsai and the Maui County Planning Commission

Subject: Mrs. Leona Wilson's Request for Approval on her Special Use and Condition Use Permits

From: Mr. Lester Yokote, & Mrs. Debbie Yokote, 535 Kulaiwi Dr. Wailuku, Maui

I am presently a a school psychologist working with special education students on Maui . I am also a neighbor of Mrs. Wilson.

My wife and I were delighted when we found out that Mr. William Wilson and his wife Leona were building their permanent home above us. Mr. Wilson, was well known as the owner of the international company called Vogue/Butterick Publishing Company and Mrs. Wilson a local girl from Hamakuapoko. We felt with Mrs. Wilson's background she would be an inspiration for our school children.

Indeed that is Mrs. Wilson's passion. Her story of coming from the plantation camp, graduating from Baldwin, joining the Army, going to college 8 years at night under the GI Bill while raising a family and working during the day. This story should be told to every local child. Learning public speaking to become a national spokesperson for a Washington, D.C. Lobbying firm, Simplicity Patterns and later the spokesperson for Vogue Patterns is indeed a story of a committed person; a characteristic that should be shared with our children.

She is one of the few people I know that has received a U.S. Patent for designing the Fashion Ruler , which is still being sold and used today in the fashion world.

After the death of Mr. Wilson in 2010, we got to know Mrs. Wilson a little better . We attend the same church, St. Anthony in Wailuku. Our conversations and contact with her has given us the

EXHIBIT

Date: July 27, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Patricia Schnepp Armato
Print: Patricia Schnepp Armato
Address: 589 Kulaiwi
Wailuku, HI 96793

EXHIBIT
36

Date: 7-25-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Patricia Armato
Print: Patricia Armato
Address:

EXHIBIT
36a

Norma Barroga Cronkite
528 S. Alu Road
Wailuku, HI 96793
August 1, 2016

TO: Members of the Maui Planning Commission

FROM: Norma Barroga Cronkite Norma Barroga Cronkite

SUBJECT: LEONA ROCHA WILSON'S SPECIAL USE & CONDITIONAL USE PERMIT APPLICATION

My name is Norma Barroga Cronkite, a resident of Wailuku Heights for 17 years, former member of the Maui County Planning Commission (1992-95) and a retired school principal. I would like to inform you that I support Ms. Leona Rocha Wilson's Special Use and Conditional Use Permit Application.

Ms. Wilson is a good role model for all of us. She comes from humble beginnings, she has her roots from the Maui plantation way of life and worked so hard to become a successful individual and lived on the mainland for several years. She decided to come back to Maui and built a beautiful home above Wailuku Heights where students, seniors, and people of all ages may benefit.

Students visit Ms. Wilson's home and learn oral traditional Hawaiian way of life as they hear stories about some of the artifacts in her home. They also learn about some of the indigenous plants on the property. Some of the students who visited Ms. Wilson's home view her as an excellent role model and a motivation for them to be like her in the future. One of the students told Ms. Wilson as she twirled around the staircase that she will built a home like hers someday. This is a tremendous example that Ms. Wilson has set for our children in the community. It gave me goose bumps when I heard this.

Senior citizens and hula halaus visit Ms. Wilson's home to share their talents, experiences in singing, playing ukulele, and dancing. This is a good way to perpetuate the Hawaiian culture in a very nice setting at Lona Ridge.

Every week, friends, guests, and families gather at Lona Ridge for a potluck luncheon. The highlight of the gathering is the discussions on community issues that concern the community. My husband and I have been going to Lona Ridge for the weekly potluck luncheon for more than a year now. We have not seen any individual on Kulaiwi St. outside their home or on the street on our way to Lona Ridge. Lona Ridge is tucked away at the foot of the mountain, secluded, with a long winding driveway. Therefore, it is highly unlikely that anyone in her neighborhood would hear noise emanating from the property. I observed that people walk on Alu Road towards the old section of Wailuku Heights because it's flat and not steep as Kulaiwi St. I have been retired for almost a year now, and I have not seen people outside their homes. People at Wailuku Heights are not visible on the streets or even in their yards.

EXHIBIT
37

I humbly urge the Maui Planning Commission members to focus on the benefits of having a venue like Lona Ridge in our community that benefits many people. Please approve Ms. Wilson's application for a Special Use and Conditional Use Permit. Let us not allow people who have crab mentality to sabotage Ms. Wilson's good intentions and vision to serve our people in the community.

Should you have any questions, please contact me at (808) 385-0856 or email barrogaf001@hawaii.rr.com.

Date: July 24, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Norma de los Santos Cronkite
Print: NORMA DE LOS SANTOS CRONKITE
Address: 528 S. ALU RD.
Wailuku, HI 96793

EXHIBIT
37a

Earnell "Ernie" Cronkite
528 S. Alu Rd.
Wailuku, HI 96793
August 2, 2016

Dear Maui Planning Commission Members.

My name is Earnell Cronkite, a retired business owner, and a resident of Wailuku Heights. I am before you to recommend approval of Ms. Leona Wilson's application for a Special Use and Conditional Use Permit. Having a venue for events like Lona Ridge is a great asset to the community. We all know that there is a shortage of venues for events therefore, we need Lona Ridge.

Lona Ridge is situated at the top of the mountain away from Ms. Wilson's neighbors. Therefore, it cannot be a nuisance or disturbance to her neighbors. Ms. Wilson built the home as it is because she was very considerate of her neighbors. I go to Lona Ridge every Monday, and I know for a fact that people can scream at the top their lungs and people in her neighborhood would not hear it.

I have never observed any children, dogs, or older people walking on Kulaiwi St. I saw people walking on Alu Road by the park towards the old section of Wailuku Heights where it's flat and not hilly as Kulaiwi St.

Lona Ridge has great potential in serving the needs of the students on Maui. There are numerous indigenous Hawaiian plants on the property and artifacts that our youngsters and people of all ages can learn about the history behind those plants and multicultural artifacts that are shared. The school curriculum can also be enriched by what Lona Ridge has to offer in the areas of Hawaiian history, culture, traditions, and agriculture. Lona Ridge is a venue where students can have hands on experience. We all want to perpetuate our Hawaiian heritage and other cultures that make Hawaii a melting pot in the Pacific.

I sincerely want to inform you that I strongly support Ms. Wilson's application for Special Use and Conditional Use Permit. Please approve her above referenced application because this is a great asset to the community. Thank you very much and if you need more information, please call me at (808) 281-2094.

Very truly yours,

Earnell Cronkite

Earnell Cronkite

EXHIBIT
39

The Breen Family
449 Kuikahi Drive, Wailuku, HI 96793
Email: jackbreen@hawaii.rr.com, Phone 808-344-7191

Re: Special Use Permit Application of Mrs. Leona Rocha-Wilson for Lona Ridge

Our family lives in Wailuku Heights where we have owned our home since 1990. We are signing this letter to voice our support, in the strongest manner possible, for this permit to be granted. There are many reasons we support the application.

The most significant impacts of the proposed uses will be positive.
As people who spend a great deal of our time serving young people living on Maui (Maura as a public school teacher, Maureen and Jack as volunteers to educational nonprofits, Maureen with college financing advice and Jack with legal advise and as a member of boards of directors) we are keenly aware of the need for the unique benefits to youth and nonprofits Leona is willing and able to provide. We fully support the idea of her funding her programs by hosting a very limited number (on the order of 2-3 per month) of revenue generating events at her home.

The application reflects adjustments made following community input.
Leona was willing to listen to our concerns and those of other neighbors and has drafted an application that reflects modifications made to accommodate concerns of neighbors. Jack recently was elected to the board of directors of WHECA and as its Vice President, both roles he also served in as a volunteer in the early 90s. He has not polled the membership of WHECA on this particular matter, and is thus not speaking for the organization, but does believe he has a good feel for the attitudes of most neighbors and that "live and let live" is the general sentiment of most neighbors, although there are a few newcomers who appear to have issues with trying to exercise unreasonable control over what others may do on their properties. We have been assured by Leona that all revenue generating events will be in the daytime only, for a limited number of persons, who will arrive in car pools with small transport vehicles, with all of those vehicles being parked on her property, essentially out of sight from the properties below hers (there are no homes at or above her level that would be impacted by vehicle parking), and no vehicles will be parked on any street in Wailuku Heights as a result of those events.

No Adverse Impacts Compared to Uses that Require No Permit
The fact some events will generate revenue is not, in and of itself, an adverse impact. The actual impacts that will be generated are far less than what any homeowner could create as an active social host, for purely personal reasons, without a special use permit. Thus, the application should be approved.

Mahalo for taking our views into consideration.

John J. (Jack) Breen Maureen V. Breen Maura A. Breen

EXHIBIT
39

Subj: **Sharing Lona Ridge**
Date: 3/26/2013 3:38:48 P.M. Hawaiian Standard Time
From: jackbreen@hawaii.rr.com
To: Lonarw1937@aol.com
Aloha Leona

I wanted to drop you this note to again thank you for taking the time to open your home to neighbors who are interested in hearing from you first hand how you plan to share your wonderful property above Wailuku Heights with members of our community and some of those who visit our island and while doing so seek to gain an understanding of past and present life in Hawaii not typically available in mass visitor accommodations.

Maureen and I were concerned with the potential for disturbance of the peace and quiet of the evenings and nights we have enjoyed in Wailuku Heights since acquiring our home here 24 years ago and the potential for significant increases to the volume of traffic past our home on Kuikahi Drive. You were kind enough to share with us that after discussions with other neighbors you have decided to host group visits to your home by school children, their teachers and family members and a limited number of visitors to our island seeking to gain some insight into Maui life past and present, which events will all be finished before the sun goes down, will take place a limited number of times per year, and will involve only a bit of extra traffic through the neighborhood in the form of small vans that will all be parked within your gate during the visits. We certainly have no objection to those plans.

We very much enjoyed visiting with you and having these discussions and getting a tour of the exotic and endangered plants and trees you are cultivating on your property. It was no surprise to me when you told me you are the sister of a lady a remember so fondly who shared your passion for opening her home, on Alu Street, up for visits by school children, scout troops, their families and other visitors when our daughter Maura was a youngster, and for generations before that from what I remember hearing from some of the mothers of those girls who had enjoyed the same experiences in the home of "Eleanor the Christmas Tree Lady" when they were children. Your family certainly has a special tradition of aloha for which you have the right to be very proud. I for one hope you are able to continue in that tradition.

You totally assuaged our concerns when you explained your plans to us and I am now confident that what you plan to do with your home will serve as a benefit to our local community and will promote goodwill for Maui among those who visit our island home and are fortunate enough to enjoy a visit to your beautiful home at Lona Ridge.

Mahalo nui loa and hui ho,

Jack Breen
449 Kuikahi Drive
Wailuku, HI 96793
808-344-7191=

EXHIBIT
39a

April 24, 2015

Letter of support for Special Use and Conditional Permit for Lona Ridge LLC

To all concerned:

I am writing to confirm support of a Special Use and Conditional Permit for Lona Ridge LLC to conduct special events on the property.

The property's owner, Leona Wilson, is a very considerate and responsible neighbor. I highly support her vision for Lona Ridge – to preserve the natural beauty and perpetuate our island's agricultural heritage – and I applaud her desire to share this with others through the conducting of special events on-property.

Leona plans on having no more than three events a month, no more than 100 people and no street parking. She will also recommend car pooling and small transport vehicles.

These conditions are more than fair and we encourage you to support her Special Use and Conditional Permit request.

Sincerely,

Linn Nishikawa
569 Kulaiwi Drive
Wailuku, HI 96793
(808) 281-0810

EXHIBIT
40

NOTE: We " SUPPORT" Leona Rocha Wilson's, Lona Ridge LLC, application for Special Use and Conditional Use Permits. As supporters of this application we "Disagree" with this letter.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owners Name:	Diane Nakama
Address:	420 Polulani Drive
City State Zip:	Wailuku Hi 96793
Email:	

EXHIBIT
41

NOTE: We " SUPPORT" Leona Rocha Wilson's, Lona Ridge LLC, application for Special Use and Conditional Use Permits. As supporters of this application we "Disagree" with this letter.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owners Name:	Lester Nakaya
Address:	420 Poliulani Drive
City State Zip:	Wailuku HI 96793
Email:	

EXHIBIT
42

Date: 8/1/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Tylor Kim
Address: 5158 Polulani Dr. Wailuku

EXHIBIT
43

Date: 8-2-10

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Lucas K. Alo

Print: LUCAS ALO

Address: 518 POLULANI DR. WAILUKU, HI 96793

EXHIBIT

44

Date: 7-25-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Patrick Ornellas
Print: 487 Palani Place
Address: Wailuku Heights, Hi 96793

EXHIBIT
45

Date: 8-3-14

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Rose Libres
Print: Rose Libres
Address: 335 So. Alu Rd
Wailuku, Hi. 96793

EXHIBIT
46

Community Support Letters

Exhibits 47- 354

HAWAII AGRICULTURE RESEARCH CENTER
Formerly Hawaiian Sugar Planters' Association
PO BOX 100, KUNIA, HAWAII 96759
TELEPHONE: (808) 621-1350 FAX: (808) 621-1359
http://www.harc-hspa.com

February 11, 2016

Mr. William Spence, Director
Department of Planning
2200 Main Street
Wailuku, Maui
Hawaii 96790

Dear Mr. Spence:

I am writing in support of Leona Wilson's special events application for Lona Ridge. Recently, at Lona Ridge, a demonstration project koa restoration project was installed.

The significance of this, is that the koa (*Acacia koa*) planted there was screened for disease resistance to koa wilt and is from the West Maui eco-region. Koa wilt is a vascular wilt disease of *Acacia koa* (koa) caused by an infection by the fungal pathogen *Fusarium oxysporum* f. sp. *koae* (FOXY). It causes high rates of mortality in field plantings and threatens native koa forests in Hawaii. Landowners are reluctant to consider koa for reforestation and restoration in many areas due to the threat of FOXY. Thus, identifying and developing koa populations that are genetically resistant to virulent strains of *FOXY* may be the key to successful koa restoration and reforestation in where koa wilt disease occurs.

The Hawaii Agriculture Research Center, in collaboration with a number of public and private partners operates a program to develop koa wilt resistant populations for multiple ecological zones across the State of Hawaii. This network of demonstration sites includes Lona Ridge. This site will serve to monitor the long-term durability of resistance and provide disease resistant seed for future restoration efforts. We anticipate continuing our collaboration with Lona Ridge for some time to come. As the koa project at Lona Ridge will provide educational and outreach opportunities for the local community.

Thank you for your consideration,

Respectfully,

Nicklos Dudley

Nicklos Dudley, Senior Forest Scientist

EXHIBIT

Subj: **support for Lona Ridge from Native Nursery, LLC**
Date: 4/23/2015 12:15:21 P.M. Hawaiian Standard Time
From: eromanch@gmail.com
To: lonarw1937@aol.com

To whom it may concern:

I am writing this in support of special events at Lona Ridge. Leona Wilson has been a long time customer and supporter of our native plant business. Her site is already a treasure of native plants that holds economic, cultural and educational value. Her commitment to the community has been exceptional. Her attention to detail and ability to follow through is exemplary.

contact below if need to

aloha, ethan

Ethan Romanchak

Native Nursery, LLC
1267 Naalae Rd. Kula, HI 96790
www.mauinativenursery.com
cell 808.281.8494s
=

EXHIBIT

Gina Flammer - In support of Mrs. Wilson's application

From: "Keoki Sousa" <keoki@maui.net>
To: <gina.flammer@mauicounty.gov>
Date: 8/2/2016 5:08 PM
Subject: In support of Mrs. Wilson's application

August 2, 2016

Ms. Gina Flammer

Planner

County of Maui

Department of Planning

Aloha,

I support Mrs. Leona Wilson's request for a Special Use and Conditional Use Permit. As a traditional Hawaiian practitioner I have walked the property and see that she has demonstrated her kuleana in preserving endemic and indigenous flora, including koa'ia, ohi'a lehua, pili grass, ukiuki, kalo (taro), ma'o (Hawaiian cotton) and other plants.

Her property is a valuable learning asset to educate students and the public about the plants that were used by the ancient Hawaiians in their daily lives. As a kama'aina growing up on Maui she is also a valuable resource to share her knowledge about the history and legacy of the sugar and pineapple plantations and the many immigrants who came to Maui seeking a better life.

Her home is designed in the architectural style of C.W. Dickey who was an important architect in Hawai'i, and provides an elegant venue to conduct intimate and affordable weddings and other special events for kama'aina and malihini alike.

She is to be commended for sharing her home by providing free tours to school students, and senior and veteran groupsI strongly recommend that you approve Mrs. Wilson's request for a Special Use and Conditional Use Permit.

Me ke aloha pumehana,

Keoki Sousa

(808) 283-8413

EXHIBIT
44

Date: 7/30/16

To the Maui County Planning Commission:

Just a short note in support of Mrs. Wilson.'s Special Use and Conditional Use permits. Our photograph class has had the privilege of being invited by Mrs. Wilson to photograph the many plants and flowers that grow at Lona Ridge.

She has hosted our field trip on two occasions. We are grateful for her kindness and would like for her to continue to provide Lona Ridge as a venue for students of all ages and of all intersts.

Again, please support her application.

Mr. Irvin Yamada's photography Class

SIGN:

PRINT: IRVIN H. YAMADA IM, PHOTOG. CR. PPA, DSP

ADDRESS: 597 AKOLEA ST. WAILUKU, HI 96793

STUDENTS:

STANLEY SAKAMATSU

Floyd Hanke

Marsha Suzuki

Carla Adams

ミネコ ミヤザキ yoshitomi miyazaki (CHIBA, JAPAN)

Irene Ono

EXHIBIT

St. Theresa Roman Catholic Church

25 West Lipoa Street, Kihei, Maui, Hawai'i 96753-8128
Telephone: (808) 879-4844 • Facsimile: (808) 879-0045
Website: www.saint-theresa.com • email: info@saint-theresa.com

Office of the Pastor

Dear Members of the Maui County Planning Commission,

I am writing to you today to request your kind consideration of my Aunt, Leona Rocha Wilson's request for a Special & Conditional Use Permit for her property Lona Ridge at 588 Kulaiwi Drive in Wailuku. I support here request for this permit. She has been generous and kind in allowing me, the Church and many other organizations to use her property for various events and gatherings. Her generosity contributes to the Aloha Spirit that we are called to share as residents of these Islands and to making the community a better place to live due to the sharing of our many gifts.

Over the years, I have witnessed many groups that have been invited to enjoy her home and property. Here is a list of some of the groups who have visited Lona Ridge.

- A Cub Scout Troop
- A couple of hula halaus
- Students from our various public schools
- Veterans of the Korean War
- Seniors from our Kaunoa Center
- Students from UH Maui College
- Many friends and family members

She has also been very generous to the Church as well. The following meetings have taken place at Lona Ridge over the years.

- St. Theresa Parish Pastoral Council Meeting & Strategic Planning
- St. Theresa Parish Catechist Retreat
- FACE/Maui Meetings
- Maui Vicariate Meetings
- St. Theresa Parish Staff and Planning Meetings
- Catholic Charities Advisory Board Meeting

I am very grateful to my Aunt for her generosity to the community and to the Church in allowing us to use her home as a wonderful gathering place for many and varied activities. I hope the Council will see the many benefits of my Aunt's sharing her property with the community and the need that she has to have a Special & Conditional Use Permit so that she

EXHIBIT 51

will be able to continue her generosity to these groups in the community who benefit from the experiences and education they receive from being at her home at Lona Ridge.

Thank you for your time and consideration of her special request. I am most grateful for all your work on behalf of the people of Maui County.

With best wishes, I remain,

Sincerely in Christ,

(Rev. Msgr.) Terrence A. M. Watanabe
Pastor

8/7/2016

Ann Y. Araki
493 Pualani Street
Wailuku, HI 96793
(808) 757-2879

July 26, 2016

Gina Flammer
Department of Planning
County of Maui
VIA EMAIL: gina.flammer@mauicounty.gov

RE: Leona Wilson, Lona Ridge LLC, Special Use and Conditional Use Application

Dear Ms. Flammer:

I am writing in support of Mrs. Leona Wilson's application.

My grandson, along with his fellow Cub Scouts, and I had the opportunity to visit Lona Ridge a few years ago. The Cub Scouts had a most memorable experience learning about rare plants that they've never seen before, as well as the unique architecture of and artwork in Mrs. Wilson's home and priceless stories of life in the plantation camp.

Mrs. Wilson's intent for a special use permit is an admirable one. I commend Mrs. Wilson for wanting to help to enrich the lives of and educate Maui's keiki.

Sincerely yours,

Ann Y. Araki

EXHIBIT

To: Maui Planning Commission

From: Mae Nakahata 8/4/16
Warren Watanabe 8/4/16

Subject: **Wilson Special Use and Conditional Permit**

We respectfully request your **SUPPORT** for Mrs. Wilson's Special Use and Conditional Use Permits.

We have known Leona Rocha Wilson for several years. Over time, we have developed a great appreciation of what she can contribute to Maui's agriculture.

When we first met Leona, her plantings of lowland koa was starting. Over time, we saw some plants thrive while others struggled or even died. At the same time, we were aware of the ongoing work by Dr. Nick Dudley at the Hawaii Agriculture Research Center. Ms. Rocha's koa population seemed to be a great opportunity and arranged for their meeting. Subsequently, plantings have expanded on the property and the potential to develop disease tolerant varieties for upper Wailuku lands is now a reality. There are references to non-native species taking over forested lands. Work going on this property begins the process of having significant koa populations in West Maui.

Ms. Rocha is a product of the plantation, and achieved the dream of immigrants to the islands. The plantation allowed her grandparents and parents to provide the path which she took to create and lead others. The work ethic she saw in her parents were held close and her passion and appreciation for the opportunities from the plantation are shared with the people and especially the keiki of Maui today. The meaning of plantation life will end with closure of HC&S. Those without family or friends associated with plantations will only experience its' meaning at the Sugar Museum. Ms. Rocha brings it to life as she shares stories, using her collection of "kau kau tins". She knew the owners of the tins and brings their stories to life for they are who helped build Maui to what it is today.

Much of agriculture's future is dependent on not just growing the crops or raising livestock but the ability to communicate what it means to be in agriculture. Ms. Rocha has a flair for doing so and thereby provides an important contribution to our agricultural community. A few years ago, she tried to grow giant pumpkins for the County Fair. She struggled with fruitflies and to this day can speak of her personal experiences about the trials to grow the pumpkins. It gave her an appreciation of what commercial farmers face everyday. Our farmers don't have time to tell their stories but Ms. Rocha is willing to devote the time. She seeks information from the University of Hawaii and other resources so she can tell agriculture's story accurately and credibly. Her experience with Koa helps expand her horizons to the importance and role of native plants which she generously shares with everyone.

Ms Rocha's property may not appear to be a typical commercial farm. However, it's role in supporting Maui's agricultural future is important. When you see her property, envision the beginning of native koa forests and a classroom to understand the agriculture that built Maui.

Thank you for your consideration and we respectfully request your support of the Wilson Special Use and Conditional Use Permits.

EXHIBIT
53

TO: Maui Planning Commission

FROM: Mae Nakahata and Warren Watanabe

We respectfully request your support of Leona R. Wilson's application for a special and conditional use permit.

Everyday, we are faced with a decreasing number of people understanding agriculture, romanticizing what it means to grow a crop or raise livestock. The history of what made Maui what we are today is also being lost.

Leona Wilson seeks to bridge that gap. She comes from deep roots embedded in Maui's agriculture and provides an example of what can be achieved with perseverance and passion. She had a dream and pursued it, using innovation to build a career ... What a wonderful story for the youth of Maui ...that even if you come from humble roots, with a dream and hardwork, you can achieve your dreams.

Leona has a wealth of information about the history of Maui. Her family's agricultural roots provide a rich resources of what defines us as Maui. Empathy is a core value that is needed to make societies function. Her family participates in community providing the glue to pull people together. That is an important story to be told while looking at the vista that built Maui.

She is also collecting various plants that help with the story. Lowland koa ... most people associate Koa with high elevations and don't realize there is another koa that thrived in the drylands. Her plantings demonstrate the return of these once abundant trees. Much of ag's story can be shared.

We understand she is willing to address issues of having activities in a residential neighborhood. Frequency and size of events can be dictated in the conditional use permit. We therefore, respectfully request your support of her request. Thank you.

EXHIBIT

Jocelyn Romero Demirbag
PO Box 880082
Pukalani, HI 96788

April 18, 15

To Whom It May Concern:

I would like to express my support and appreciation for Lona Ridge as an educational destination for Maui's children.

Leona Rocha Wilson was kind enough to invite the Haleakala Waldorf School 6th grade to visit Lona Ridge while I was employed there as the Chair of School. With Leona as our guide, the children experienced native plants of Hawai'i, art of many genres, and the process and architecture involved in building a home. Just as importantly, they were able to experience the biography of a woman raised on Maui who was able to make something of herself in this world through education and hard work. And finally, children are able to experience the mana and deep beauty of Maui as a powerful feeling at Lona Ridge.

The children were moved by the field trip and proud to share their oli, ukulele, mele, and hula with Leona out on the point at Lona Ridge, surrounded by the phenomenal beauty of that place. It seemed to be a significant encounter between the children, Leona, and the land surrounding all of them. This is the kind of experience that children need in order to understand where they come from, and who they are as children of Maui.

With gratitude for Lona Ridge,

Jocelyn Romero Demirbag

EXHIBIT
54

DAVID Y. IGE
GOVERNOR

KATHRYN S. MATAYOSHI
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
POMAIKA'I ELEMENTARY SCHOOL
4650 KAMEHAMEHA AVENUE
KAHULUI, MAUI, HAWAII 96732
(808) 873-3410

April 20, 2015

Re: Support for Lona Ridge Application for Conditional and Special Use Permit

To Whom It May Concern:

We understand that Mrs. Leona Rocha-Wilson of Lona Ridge is applying for a Special Use and Conditional Permit to conduct various day-time events. Last year, we were graciously welcomed into her home and our students were given a tour of her *koai'a* tree farm which provided an opportunity to learn more about our aina, our culture, and issues that will continue to shape our futures.

Experiences from our local resources like Lona Ridge are priceless for our students and community! Because Mrs. Rocha-Wilson supports the education and future of our youngsters, we ask that you please grant her permit so that there may be more who learn and benefit from her generosity and *mana'o*.

With sincere aloha,

Bernice Takahata, Principal

Donelle Sakuma, 4th Grade Teacher

EXHIBIT
55

To: Chair Mr. Max Tsai and the Maui County Planning Commission.

Subject: Mrs. Leona Rocha Wilson's application for a Special Use and Conditional Use Permit.

Thank you for allowing me to share my knowledge and experience with you regarding Mrs. Wilson.
I am a retired school administrator with the Hawaii State Department of Education.

While attending Maui High School in 1955 I have gotten to know Leona, a Hamakuapoko plantation student, as a hard working, attractive, committed and personable person.

After graduating from High School, she joined the Army. Being a veteran she was entitled to the G.I. Bill for education. With this benefit in hand she pursued fashion and design at the Fashion Institute of Technology in New York.

She is one of the few Maui public school graduates who became an inventor of the "Fashion Ruler" which is used by millions of people throughout the United States. Mrs. Wilson eventually started her own company call Fashionetics, Inc.

Upon selling her company she was contracted to be the national spokesperson for several national companies. Namely, Simplicity Pattern Co, Vogue Pattern Co. and the Washington D.C. lobbying firm "Crafted with pride, made in U.S.A."

Mrs. Wilson married Mr. William Wilson, President and owner of Butterick/Vogue Patterns, an international company with over 3000 employees. Upon selling the company, and traveling to and from their homes in New York, California and Hawaii, Mr. Wilson and Mrs.

EXHIB

Wilson's dream was to live permanently on Maui. They realized this dream in 2006 when they made their Wailea home their permanent address.

Shortly thereafter they purchased a 5.75 acres above Wailuku Heights,now called "Lona Ridge". It was here that Mr. Wilson set on a mission to build their final home. Though Mr. Wilson was a private man, he was a family man. Building in Wailuku afforded Mr. and Mrs. Wilson to be near family. Clearing of the land started in 2007 which took 2 years to complete. The building of the home started in 2009.

In 2010,while we were halfway in the building of Lona Ridge Mr. Wilson required knee surgery. The surgery was successful, complications set in and Mr. Wilson passed away in March of 2010.

Mr. Wilson's unexpected death presented Mrs. Wilson with many challenges, finishing the home, dealing with finances....all of which Mr. Wilson handled.

Mrs. Wilson took on the challenge of completing the home. This time with a change in vision which included sharing the Lona Ridge with not only family, but friends; most of all, children from the local schools, as well as seniors and veterans.

During this time of change, Mrs. Wilson also ran and was elected to the State Board of Education. She served until the appointed board was put into place.

Mrs. Wilson utilized the property to preserve many endemic, ingenious, and Polynesian introduced plants. Primarily the main farm product is Koai'a. Recently 100 test Low elevation Koa trees were planted in conjunction with the Hawaii Agriculture Research Institute. Other specimen trees have been planted. Ohia Lehua, Uki Uki, pili grass, mamaki, olula ,Kalo,

etc. Fruit trees such as lemon, avocado, guava, mango, bananas, papaya to name a few. These are grown for personal consumption and to share with friends and family.

Bee Keeping has been added to the farm which is producing excellent honey for future sales.

Mrs. Wilson, who is 79 years old wishes to spend the rest of her life at Lona Ridge sharing the plantings, architecture, plantation stories with Maui residents and visitors alike. With the approval of her permits she will be able to complete her life's dream.

Please add my SUPPORT for Mrs. Leona Rocha Wilson's Special Use and Conditional Use Permits.

Sincerely,

Donald Karimoto 5/1/16

Donald Karimoto
Retired Public School Administrator

Donald Karimoto

April 20, 2015

Dear Leona and Richard,

Thank you for the most lovely day I spent with you, Stacey from Women Helping Women, Lena and Jon Biel and all of your culinary assistants and dynamic Hawaiian dancers.

The love of the 'aina is so apparent in all that you do, all that you give, all that you are!

I look forward to seeing you again when school is complete.

My day with you remains in my heart.

Warmest Aloha,

Gloria Del Rivo

The Montessori School of Maui

EXHIBIT

To the Planning Department and Planning Commission: April 20, 2015

My name is Jennifer Suzuki, and I fully support Mrs. Leona Rocha-Wilson's application for a Special Use and Conditional permit. She has opened her home, Lona Ridge, to numerous students, seniors, and community groups. I feel confident that if she is given the opportunity to conduct special events, she will continue to be a contributor to the community.

Our Technology Club at Maui Waena was welcome into Mrs. Rocha-Wilson's home to hold our awards banquet a few years back, and it was an amazing experience for my students and their parents. The venue is lovely and really radiates the Aloha spirit.

Please consider granting the permit so that other groups can enjoy the location.

Sincerely,

Jennifer Suzuki

EXHIBIT

CV

DAVID Y. IGE
GOVERNOR

KATHRYN S. MATAYOS
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
MAUI WAENA INTERMEDIATE SCHOOL
795 ONEHE'E AVENUE
KAHULUI, HAWAII 96732

April 21, 2015

To the Planning Department and Planning Commission:

I understand that Mrs. Leona Rocha-Wilson of Lona Ridge is applying for a Special Use and Conditional Permit to conduct various day-time events. This letter is in support of Mrs. Rocha-Wilson who has contributed to the community, and given these permits she will be able to continue her good work.

Mrs. Rocha-Wilson has supported Maui Waena Intermediate School in the past by inviting our Technology Club to Lona Ridge where we held our awards banquet.

Our students and parents experienced a warm Aloha and the beauty of what Maui offers.

Thank you for your consideration,

Jamie Yap, Principal

EXHIBIT
59



21 April, 2015

Aloha,
I am writing this letter in regards to Lona Ridge property located in Wailuku Heights, Maui.

Central Maui could use another venue for photographing wedding and family portrait groups. Many photographers presently use Iao State park for the photography sessions and Kepaniwai Park is often crowded. Lona Ridge offers a quiet setting with spectacular views. The property is a beautiful showcase of the Valley Isle, which offers views that are unmatched. The central location works well for the weddings in the Kahalui, Wailuku areas. Often times after the church wedding is complete, the couple like to go to an outdoor setting in the central area for additional portraits, and Lona Rigde would be perfect for this client.

Mahalo,

John Henry
John Henry Photography Inc.

EXHIBIT
60

4 Olo Place, Wailuku, HI 96793 * (808) 242-1918 * john@johnhenryphotogr

234 WEST HAWAII STREET • KAHULUI, HI 96732
CKREIMANN1@GMAIL.COM

CAROL K. REIMANN

April 21, 2015

To Whom it May Concern,

My name is Carol Reimann. I am a local Maui girl who cares about my community. In addition to working a demanding, full time job and caring for my family, nearly every weekend I volunteer during my free time to a number of worthy causes. I also serve on several boards and commissions including the Civil Service Commission, Hawaii Adult Education Advisory Board, Boy Scouts' Board and several others.

I write this letter in strong support of Leona Rocha-Wilson's Special Use and Conditional Permit so that she can conduct special events on her "Lona Ridge" property, located at 588 Kulaiwi Drive, Wailuku, HI 96793. I encourage you to approve Leona's permit so that she can host events that both educate and support local endeavors. She is asking for only a handful number of events per month with minimal impact to her neighbors as there will be no on-street parking permitted for her events – the details of which can easily be spelled out in the permit to alleviate any concerns.

One of the primary reasons for Leona's events is to give back to the community. As a community member who admires Leona's amazing achievements in life, I find her altruistic efforts to support and educate the community very honorable. There are not many people of Leona's stature who are willing to open their homes to help others; and I think it is quite remarkable! I also truly believe that local children will have an opportunity to be inspired by "local-girl Leona's" wonderful success story; as they too can achieve!

I respectfully request that you to please approve Leona Rocha-Wilson's Special Use and Conditional Permit.

Mahalo,

Carol Reimann

EXHIBIT
A

Roberts Hawaii

To whom it may concern, *April 30, 2015*

My name is Christal Sato, Roberts Hawaii School Bus Operations Manager. I am writing on behalf of Mrs. Leona Wilson of Lona Ridge in support of her application for a Special Use and Conditional Use permits.

Allowing Mrs. Wilson of Lona Ridge to conduct 2 or 3 daytime events each month with no on street parking with limited numbers of people will afford her the opportunity to continue to host students to her farm at no charge.

Recently, Mrs. Wilson, together with Roberts Hawaii Tours, hosted Maui Students from the Hotel and Hospitality clubs at Lona Ridge for lunch and speeches from various leaders in the industry together with Mayor Arakawa. The participants were thrilled to have the opportunity to visit Lona Ridge and learn about local girl Mrs. Wilson and her creation of the farm.

It is important to continue to give our children opportunities such as the one provided by Mrs. Wilson. Please support her application.

Sincerely,

Christal K. Sato

EXHIBIT

47

Circle L Ranch
11 Waihee Valley Road
Wailuku, Maui, Hawaii 96793
Email: CircleLmaui@gmail.com

May 01, 2015

County Of Maui
Planning Department
Planning Commission
2200 Main Street.
One Main Plaza Bldg.
Wailuku, Hawaii 96793

RE: Letter of Support For Lona Ridge
Application for Conditional and Special Use Permit

Aloha Chair Persons, Commissioners and Members,

We are writing on behalf of Mrs. Leona Rocha Wilson and Lona Ridge. We are in full support of Mrs. Wilsons application for a Conditional Special Use Permit for Lona Ridge for the Following Reasons:

1) Lona Ridge is home to one of only 3 Privately owned Koa'ia Forests in the State of Hawaii, and the only Privately owned in Maui County. This alone makes Lona Ridge a Special place which needs to be supported by "Special Events" which in turn will allow her to continue to perpetuate the marvelous cultural gift that she wishes to share with locals and visitors alike.
2) Mrs. Wilson has graciously partnered with Circle L Ranch in establishing the only known Koa'ia Apiary in the State of Hawaii. Yes Bees! Together we have started the First Plantation Honey Tasting in Maui County and known to be the only Koa'ia Honey on the Market today. This Lona Ridge Special Blend of Honey will definitely put Maui County On the MAP! Lona Ridge is also supporting many agricultural, educational and environmental aspects by allowing school and other groups of people to come and share in the honey tasting and "Lona Ridge Experience"

EXHIBIT
1.2

Circle L Ranch
11 Waihee Valley Road
Wailuku, Maui, Hawaii 96793
Email: CircleLmaui@gmail.com

3) Maui County prides it self in promoting 100% Local – Mrs. Wilson and Lona Ridge Maui is EXACTLY THAT! The culture and history this "Maui Lady from H-Poko" has poured into Lona Ridge, is truly nothing short of elegant but also captures the local "old time" Plantation Culture into every aspect of the venue. Having Lona Ridge as a Venue for Special Events will definitely be a Highlight of Elegance and Local Flare for Maui County.

4) Mrs. Wilson has also opened her home and continues to open her home for many School Children, Senior Groups, Veterans, and Church Youth Groups. She graciously continues to support our community and its organizations such as Women Helping Women, and the Maui Visitors Bureau. Given this opportunity to conduct more special events will definitely give Lona Ridge the edge it needs to continue to give even more back to Maui County and our community.

We sincerely want to thank you and look forward to hearing of the approval of this Conditional Special Use Permit for Lona Ridge Maui and hope to see you all soon at one of our Events! Please feel free to contact or call us should there be any questions.

Mahalo,

Kyle "Kimo Gusman
Owners - Circle L Ranch
Waihee / Hana, Maui Hawaii

Christy Kajiwara Gusman
(808) 870-3219 tel

Fresh Island Grass Fed Beef
Maui Local Pork, Boer Goats
Fresh Island Eggs
Raw Maui Pressed Honey
Natural Soaps, Bees Wax and Honey Products by request.

100% LOCAL MAUI GROWN

May 3, 2015
Kahului

To the Planning Department and Planning Commission:

My name is Said Akaou. I work for the MEO Head Start Preschool Program at Wailuku Elementary School. This year Mrs. Wilson welcomed us to Lona Ridge for a field trip to study the Hawaiian trees and plants on which we were doing a unit. She should be able to support her Koai'a tree farm by special events so she can continue to do good work for our community.

Sincerely,

Said Akaou
Assistant Teacher
MEO Head Start

EXHIBIT
64

May 4th, 2015

Maui Planning Commission
Maui County
Wailuku, Maui

Re: Leona R. Wilson – application for a Special & Conditional Use Permit

Aloha,

I'm writing this letter respectfully urging you for your support of Ms Leona R Wilson's application for a special and conditional use permit.

As a co-founder of Alii Kula Lavender, we have proven the success of integrating Agriculture and Tourism. Agriculture has and will continue to build communities within our State. Ms Wilson's willingness to share her history and her very humble "plantation days" upbringing within our community is an inspiration for all.

Secondly, her enthusiasm to invest in native plants and share their original applications to the lifestyles of old Hawaii is another reason for my support. She continues to landscape her property organically by recycling rejected plants from various resorts and community sites and donates the containers to a non-profit organization for their plants. These innovative actions and ideas will continue to support our community in so many different levels.

Last but not least, within her current community, Ms Wilson is very respectful of her current neighborhood. Once granted, I am confident that she will abide by the parameters set up within the Conditional Use Permit.

Mahalo for your consideration and support.

Marseu Simpson
M.A.R.S. Hawaii – Owner
(Market And Resource Specialist, Hawaii)

EXHIBIT

MAY 4, 2015

TO: COUNTY OF MAUI
200 S HIGH STREET
WAILUKU HI 96793

ATTN: PLANNING DEPARTMENT
PLANNING COMMISSION

SUBJECT: LONA RIDGE
APPLICATION FOR SPECIAL USE & CONDITIONAL PERMIT

GENTLEMEN,

WE UNDERSTAND THAT MRS. LEONA ROCHA-WILSON IS APPLYING FOR A SPECIAL USE PERMIT TO CONDUCT VARIOUS DAY-TIME EVENTS. IN APRIL OF 2014, WE HAD THE PRIVILEGE OF VISITING HER HOME AND FARM. FROM LONA RIDGE WE WERE ABLE TO ENJOY A SIGHT OF OUR BEAUTIFUL MAUI WE WOULD OTHERWISE HAVE NEVER SEEN. IT WAS BREATH TAKING AND GAVE US AN APPRECIATION OF OUR ISLAND. MRS ROCHA-WILSON ALSO GAVE US A TOUR OF HER HOME, EXPLAINING ITEMS FROM THE "PLANTATION DAYS" AND ALSO HER MANY PIECES OF ART.

WE FULLY SUPPORT HER PERMIT REQUEST SO HER CONTRIBUTIONS TO THE COMMUNITY AND GOOD WORK CAN CONTINUE.

THANK YOU FOR YOUR CONSIDERATION,

ALVIN IWAMOTO, PRESIDENT
RETIREES IBEW 1186 MAUI
864 ALUA STREET
WAILUKU HI 96793

Attachment (1)

EXHIBIT
11

Kahu Keoki Sousa
A'ali'i Blessings and Ceremonies
3523 A Malina Place
Kihei, HI 96753

May 15, 2015

County of Maui Planning Department

Aloha,

As a Hawaiian cultural practitioner and ordained wedding minister I strongly recommend Lona Ridge as a special place for learning the fundamental Hawaiian cultural and spiritual values of love of the land (aloha 'āina), and the importance of caring for and nurturing the land (mālama 'āina). It is a sacred place (wahi pana) where visitors can experience the spiritual life force (mana) of the land ('āina).
I have walked most of the property and have been able to identify a large number and variety of endemic and indigenous plants as well as plants introduced by the early Hawaiians. I have seen endemic birds such as the Hawaiian Short Eared Owl (pueo, Asio flammeus sandwicensis) as well as the Kolea (Pacific golden plover, Pluvialis fulva). It is also a sanctuary for endemic plants such as the rare Koai'a (Acacia koaia), pili grass (Heteropogon contortus), and the indigenous 'a'ali'i (Viscosa dodonaea) to name a few. The land upon which Lona Ridge was created feels to me like a pu'uhonua, or place of beauty, peace and safety.

Lona Ridge provides a panoramic view of Maui from the north coast and ridgeline of Hamakua Poko, across the central valley to the summit of Haleakalā, and south to Pu'u Ola'i, Molokini and Kaho'olawe.

The Wilson residence is also a beautiful representation of the work of Charles W. Dickey who was a well-known Hawai'i born architect at the turn of the twentieth century. Among his prolific architectural portfolio, Dickey designed the Harry A. Baldwin mansion, which is now the Hui No'eau, and which became the inspiration for the design of the elegant Wilson residence. The residence is a prime example of exquisite architectural design and craftsmanship in its construction, and an example for students of architecture as well as persons who are interested in classic architecture.

In short, the entire property is maintained to high standards and both the interior and exterior of the residence are highly conducive to providing a valuable cultural experience to its visitors (na malihini).

The driving force behind Lona Ridge is Mrs. Leona Rocha Wilson whose vision is to share her knowledge of the significance of the land to the culture, and who, for example, is sharing this knowledge by hosting local school children at Lona Ridge at no charge.

Her resume is impressive. Her executive skills have manifested her dream of returning home to Maui to share her aloha and generosity. There is no doubt that she has the requisite capability to effectively provide a memorable experience and appreciation of the deep culture of Hawai'i .

Please feel free to contact me if you have questions or comments.

O au nō me ka 'oia 'i'o,

Kahu Keoki Sousa

Kahu Keoki Sousa
(808) 283-8413
keokiomaui@maui.net

EXHIBIT
67

Ann Y. Araki
493 Pualani Street
Wailuku, HI 96793
(808) 757-2879

July 26, 2016

Gina Flammer
Department of Planning
County of Maui
VIA EMAIL: gina.flammer@mauicounty.gov

RE: Leona Wilson, Lona Ridge LLC, Special Use and Conditional Use Application

Dear Ms. Flammer:

I am writing in support of Mrs. Leona Wilson's application.

My grandson, along with his fellow Cub Scouts, and I had the opportunity to visit Lona Ridge a few years ago. The Cub Scouts had a most memorable experience learning about rare plants that they've never seen before, as well as the unique architecture of and artwork in Mrs. Wilson's home and priceless stories of life in the plantation camp.

Mrs. Wilson's intent for a special use permit is an admirable one. I commend Mrs. Wilson for wanting to help to enrich the lives of and educate Maui's keiki.

Sincerely yours,

Ann Y. Araki

EXHIBIT
68

Subj: **Lona Ridge, Wailuku, Maui, Hawaii**
Date: 2/11/2013 11:27:08 A.M. Hawaiian Standard Time
From: sjhall0616@gmail.com
To: lonarw1937@aol.com

It is my understanding that Leona Rocha Wilson is establishing an education project on her ag-zoned property in Wailuku.
I look forward to learning more about this project and support Mrs. Wilson's efforts to expand agricultural awareness and opportunities in our community.
Please feel free to contact me if you have any questions.
Thank you for your consideration.

Stephanie Hall
sjhall0616@gmail.com

EXHIBIT

69

April 12, 2015

Dear Leona,

After spending the day at your beautiful home as one of Rona and Jon Bials guests, I want to thank you again for the experience you offered me and our group of friends, but more importantly the wisdom and message you share, especially to the children and young adults on Maui who must assimilate the message that anything is possible with determination and work.

Mahalo for being such an inspiration to all of us.

Aloha,

Laura Stice

Laura Stice
470 Ulumalu Rd
Haiku, Hi 96708

HONOLULU, HI 96

15 APR 2015 PM 1 L

[redacted]

EXHIBIT

7

Leona Wilson

TURTLE BAY

You Got my support

Bryan Ashlock

BRYAN ASHLOCK
Hotel Manager

B 808.293.8003
C 808.349.2071
F 808.293.1286
[illegible]

57-091 Kamehameha Highway
Kahuku, Oahu, Hawaii 96731
T 808.293.8000
[illegible]

EXHIBIT
71

Date: 8-1-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ann Iguchi
Print: ANN IGUCHI
Address: 232 S. Papa Ave Kahului, HI

EXHIBIT
72

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Thad Shishido
Address: 233 Holua Pl Kahului

EXHIBIT
13

Date: 7/26/11

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Wendy Shishido
Address: 233 Holua Dr. Kahului

EXHIBIT
74

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Kahai Shishido
Address: 233 Holua Dr. Kahului

EXHIBIT
25

Date: 8-2-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Patricia Y. Kim
Address: 143 Hoowaiwai Lp. #2802
Wailuku, HI 96793

EXHIBIT
74

Date: 7/31/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____

Print: _____

Address: _____

EXHIBIT
77

Date:_____

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: [illegible]
Address: 65[illegible] St Pukalani 96768

EXHIBIT
78

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Cynthia Ikeda
Print: Cynthia Ikeda
Address: 73 Aleiki Pl, Paia 96779

EXHIBIT
79

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Arleen Lacaden
Address: 243 South Lehua, Kahului, HI 96732

EXHIBIT
80

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Courtney Lauhee
Address: 95 Kino St., Pukalani, HI 96768

EXHIBIT
81

Date: 7/31/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Kenneth Tanaka
Print: Kenneth Tanaka
Address: 792 Apapane, Pl. Kula

EXHIBIT
82

Date: 7/31/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: JERRY M. VIVACQUA
Address: Wailuku

EXHIBIT
83

Date: 7-31-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Verna Takakura
Print: Verna Takakura
Address: 275 Ikalani Pl Pukalani

EXHIBIT
87

Date: 7/31/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Francis Takakura
Print: Francis Takakura
Address: 225 Ikalani Pl
Pukalani HI.

EXHIBIT
85

Date: 7/3/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Gerald Lam Hee
Print: Gerald Lam Hee
Address: 125 Waiko Rd Wku 96793

EXHIBIT
86

Date: 7-31-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Marshl Lowi
Print: Marshel Lowi
Address: 316 S. Lanai

EXHIBIT
87

Date: 7/31/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Andrew Lau Hee
Address: 852 Paloma St

EXHIBIT
88

Date: 8-7-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Wendy Acosta
Print: Wendy Acosta
Address: 843 Maikai St
Makawao Hi

EXHIBIT
89

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Audrey Rocha Reed
Print: AUDREY ROCHA REED
Address: 111 Kahului Beach Rd. C-313
Kahului, HI 96732

EXHIBIT
90

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Carlos D. Hernandez
Address: 111 Kahului Beach Rd. C313 Kahului HI 96732

EXHIBIT
91

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Miguel Martinez
Print: Miguel A. Martinez
Address: KEA ST. 342. Kahului
HI 96732.

EXHIBIT
92

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: MANUEL J. BRAN.
Print: Manuel Bran.
Address: 521 MANI ST. WAILUKU
HI 96793.

EXHIBIT

93

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Cupa Martinez
Address: 622 - KEA ST. KAHULUI HI 96732

EXHIBIT
94

Date: Aug 1, 16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____

Print: Maria Quintero

Address: 2694 Kauhale St
Kihei, HI 96753

EXHIBIT
95

Date: 8-1-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Norma Del Valle
Print: Norma Del Valle
Address: 111 Hekili Beach Rd C310

EXHIBIT
94

Date: 8-1-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Max Del Valle
Print: Max Del Valle
Address: P O Box 1544 Kah. HI 96733

EXHIBIT
97

Date: 8-2-16.

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Nancy Mena Juarez
Address: 111 Kahului Bch Rd

EXHIBIT
98

Date: 8-5-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____
Print: GREG CONSTANTINO
Address: 540 MOLOKAI HEMA ST.
KAHULUI HI 96732

EXHIBIT
99

Date: 8-5-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____
Print: Paul Lostaunau
Address: 62 Kikei 96768
PoBox

EXHIBIT
10

Date: 8-4-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Lucinda M Symonds
Print: Lucinda Symonds
Address: 67 Hoomoana Lp Kah Hi.

EXHIBIT
101

Date: 8/2/14

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Melvin A. Mendes
Address: 3400 Kaheki'li Hwy
Wailuku, HI 96793

EXHIBIT
102

Date: 9/2/14

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Susan F Mendes
Print: Susan F. Mendes
Address: 3400 Kahekili Hwy
Wailuku, HI 96793

EXHIBIT
103

Date: 8/3/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Brian Jenkins
Print: Brian Jenkins
Address: 5425 L. Honoapiilani Rd
Lahaina, Maui, HI 96761

EXHIBIT
104

Date 08/05/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Gale Miyashiro

PRINT: Gale Miyashiro

ADDRESS: 2172A Kahawai St. Wailuku 96793

EXHIBIT
105

Date 08/05/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Laurie Donato

PRINT: Laurie Donato

ADDRESS: 161 Hookui St.
Kah, 96732

EXHIBIT
106

Date_____

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: _____

PRINT: James S. Kaneshiro

ADDRESS: 511 Pohaki St.
Kahului Hi 96732

EXHIBIT
107

Date 08/05/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Valerie Piano

PRINT: Valerie Piano

ADDRESS: 1019 Akaiki Pl
Kailua 96793

EXHIBIT
10

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Sandy Kaneshiro

PRINT: Sandy Kaneshiro

ADDRESS: 54 Poha St. Kah

EXHIBIT
109

Date 08-05-16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Brad Plesk

PRINT: Bradford Plesk

ADDRESS: 430 ALALANI RD
Pukalani HI 96768

EXHIBIT

10

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Ted M Hori

PRINT: Ted M. Hori

ADDRESS: 290 Uhu St. Kahului

EXHIBIT

14

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Margaret C. Hori

PRINT: Margaret C. Hori

ADDRESS: 290 Uhu St, Kahului

EXHIBIT
112

Date 6/15/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN [signature]

PRINT: Austin Daniels

ADDRESS: 515 Pohai St.

EXHIBIT

113

Date Aug. 5, 2016

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Chris Wong

PRINT: Chris Wong

ADDRESS: P.O Box C192
Kah.

EXHIBIT
114

Date_____

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Yuki Murakawa

PRINT: Yuki Murakawa

ADDRESS: 516 Pohai St, Kah

EXHIBIT

115

Date 08/05/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Ronald Inouye

PRINT: Ronald Inouye

ADDRESS: 2172A Kahawai St Wailuku

EXHIBIT

116

Date 8/7/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Joshua Nobriga

PRINT: Joshua Nobriga

ADDRESS: 43 kuula st
Kahului, HI 96732

EXHIBIT

117

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Florence Tabbal
Print: FLORENCE TABBAL
Address: 485 So. Kam. Ave Kihei 96732

EXHIBIT
113

Date: 8/5/2016

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: [signature]

Print: Darrell Ota

Address: 165 Kuualoha St, Kahului 96732

EXHIBIT
119

Date: 8/5/2016

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Michelle Ota

Print: Michelle Ota

Address: 165 Kuaaloha St, Kahului 96732

EXHIBIT
12

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: [signature]

PRINT: Kaiku Lu. Ho

ADDRESS: 22 C Kapuaa Pl.
Wailuku, HI 96732

EXHIBIT
14

Date 8.5.2016

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Keanu Lau Hee

PRINT: Keanu Lau Hee

ADDRESS: 22 E. Kapueone Pl. Wailuku HI. 96793

EXHIBIT

122

Date 08/05/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Janice M. Lau Hee

PRINT: Janice Lau Hee

ADDRESS: 306 Hiolani St.
Pukalani, Hi. 96768

EXHIBIT
123

Date 8/5/14

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN Neal S. Wakayama

PRINT: Neal S. Wakayama

ADDRESS: 2835 Palalani St.
Pukalani. HI 96768

EXHIBIT
129

Date 8-5-16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: [signature]

PRINT: Norine Miyazono

ADDRESS: 631 S. Oahu St. Kahului Maui 96732

EXHIBIT 125

Date 08/05/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: [signature]

PRINT: Hayes Miyazawa

ADDRESS: 631 S. Oahu St
Kahului, HI. 96732

EXHIBIT
126

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: [signature]

PRINT: [illegible]

ADDRESS: [illegible]
Makawao, HI 96768

EXHIBIT
127

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Faye Okazaki

PRINT: Faye Okazaki

ADDRESS: 817 Paniolo Pl., Makawao, HI 96768

EXHIBIT
128

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: [signature]

PRINT: Paul M. Okubo

ADDRESS: 223 Mokuhau Pl.
Wailuku, HI 96793

EXHIBIT
129

Date 8/5/16

To the Planning Cmmision

We SUPPORT Mrs Wilson's request for her Special Use and Conditional Use Permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass taro, ukiuki to name a few.

.....Educating students and public about the history and legacy of sugar and pineapple industry, its immigrant laborers.

.....Offering "AFFORDABLE" weddings and special events for our Kamaianas.

.....Providing "FREE" tours to our school students, senior and veteran groups .

Mrs. Wilson, a local girl from Hamakuapoko, wishes to give back to the community. Please allow her this permit.

We SUPPORT her application.

SIGN: Adrienne Okubo

PRINT: Adrienne Okubo

ADDRESS: 223 Momi Pl, Wailuku 96793

EXHIBIT

130

Date: 8/5/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Cynthia Ikeda

Print: Cynthia Ikeda

Address: 73 Aleiki Pl, Kea 96779

EXHIBIT

13

Date: 8/4/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Adrienne Asato

Print: Adrienne Asato

Address: 726 Pala Cr., Kahului 96732

EXHIBIT
132

Date: 8/4/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Jill Nemoto

Print: Jill Nemoto

Address: 596 Kea St
Kahului, Hi
96732

EXHIBIT
133

Date: 8/2/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Mary Ann Lundquist

Print: Mary Ann Lundquist

Address: 1648A. Kaulani Ln
Wailuku, HI. 96790

EXHIBIT

139

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: ALOHA F. LWAHOFO
Address: P.O Box 483 MAKAWAO
96768

EXHIBIT
135

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Diane Polo
Print: Diane Polo
Address: P.O. Box 483, Makawao, HI 96768

EXHIBIT
136

Date: 8/3/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: [signature]
Kaveri

Print: D Oyata

Address: 299 Makapu St
Honolulu, HI 96732

EXHIBIT
137

Date: 8/3/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: [signature]

Print: Yvonne M. Endo

Address: 520 Mokai Home St
Kahului, Hi. 96732

EXHIBIT
138

Date: 8/2/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Wendy

Print: Wendy Nolanga

Address: 43 Kuula St, Kahului HI 96732

EXHIBIT
159

Date: 8/2/14

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: [signature]

Print: Christine Sarach

Address: 133A Ikaplace
Makawao HI 96768

EXHIBIT
140

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: ALFRED SOUZA
Address: 200 Hana Hwy
Kahului, HI 96732

EXHIBIT
141

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Christine B Souza
Print: Christine B. Souza
Address: 200 Hina, A-1, Kah 96732

EXHIBIT
142

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ben Archangel
Print: BEN ARCHANGEL
Address: 200 Lona St Kahi, 96732

EXHIBIT
143

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ora Souza Latham
Print: ORA Souza Latham
Address: 200 Hiwa Ave-A & Kahului 96732

EXHIBIT
144

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: HELEN B. CARIÑO
Address: 2006 Omaopio Rd, Kula, HI 96790

EXHIBIT
145

Date: July 25, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Alexander PAUTLER PhD
Address: 12 South Kihei Rd, 96753
Condo D5

I admire and support Ms. Leona Wilson's community work in education and bringing knowhow to students about rare plants, gardening and architecture.

AP

EXHIBIT
146

Date: July 25 '16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Cheri L. Rauckhorst
Print: Cheri L. Rauckhorst
Address: 327 Ululoki Pl.
Honolulu, HI 96825

Inspiring to young and old .... a great meeting place to community dialogue.

EXHIBIT

147

Date: 7-25-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Patricia R. Shishido
Print: PATRICIA R. Shishido
Address: 231 Holua Dr. Kah. Hi. 96732

Please don't deprive the residence of Maui the opportunity to enjoy Lona Ridge - the most beautiful view of central Maui. Must see it to appreciate it.

EXHIBIT
148

Date: 8/1/14

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: JAMIR YAP
Address: 588 Pio Dr. Wailuku

Please Note:
Won't be able to testify. I am full support of Leona Rocha and use of Property to support our students.

Principal
Maui Waena

[signature]
8/1/14

EXHIBIT

149

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Carlson Kukona
Address: PO BOX 3119
KAHULUI, HI 96733

ON BEHALF OF LEONA ROCHA WILSON, SHE HAS BEEN A SPONSOR FOR OUR CULTURAL ORGANIZATION AND CONTINUES TO SUPPORT OUR COMMUNITY.

EXHIBIT
150

Subj: **Fwd: Leona wilson's special use permit**
Date: 8/4/2016 5:16:03 A.M. Hawaiian Standard Time
From: gailmitchell@teleport.com
To: lonarw1937@aol.com

Sent from my iPhone

Begin forwarded message:

From: Gail Mitchell <gailmitchell@teleport.com>
Date: August 4, 2016 at 5:15:10 AM HST
To: gina.flammer@mauicounty.gov
Subject: Leona wilson's special use permit

Sent from my iPhone
Joe n Gail Mitchell, 2758 Panepoo Street in Kihei, Maui are writing you this letter in complete n total support for the special use permit for Leona Wilson's property, Lona Ridge, at 588 Kulaiwi Drive in Wailuku and Mrs. Wilson's commitment in serving our community.

Thank you so much.

EXHIBIT
157

To the Planning Commission:

July 29, 201

It is indeed impressive and appreciated that a private citizen such as Mrs. Leona Wilson would open her home for people to enjoy the plantings, architecture and especially the spectacular view of Maui. We are thankful for her positive gesture. Your support for her application would allow her to continue her good work.

sign [signature]
print Leona Gerard
address P.O. Box 1054
Kula Hi 96753

EXHIBIT
152

To the Planning Commission

Aug 1, 2016

It is indeed impressive and appreciated that a private citizen such as Mrs. Leona Wilson would open her home for people to enjoy the plantings, architecture and especially the spectacular view of Maui. We are thankful for her positive gesture. Your support for her application would allow her to continue her good work.

I have worked with Mrs. Leona wilson as a mechanic repairing her home equipments. She has been very concerned about making sure that her property is well maintained.

I presently work at the Maui Country club for 26 years and got to Know her commitment to preserve the land and plants. That why she is growing all sorts of plant

Henry K Kahiamoe

Henry K Kahiamoe

1031 Piihana Rd Wailuku Maui

96793

EXHIBIT

153

Date: 07/26/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____
Print: Alan Fukuyama
Address: 41 Kuualoha Street Kahului

PS: It really bothers me that individuals are allowed to intervine with ones right to do on their owned properties. What happened to our privacy as citizens. Taxes are being paid, the land is being up kept. ROADS are public domain, so why do we need to answer to the few individuals that are not happy people in our society. Like grandpa used to say " You not happy where you stay, then leave. Don't make the rest of us miserable because you are." He also said don't let the door help you out when you leave.

EXHIBIT
154

Date: 8/2/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Clyde Miyoshi

Print: Clyde Miyoshi

Address: 253 Waiale Rd
Wailuku, Hi. 96793

EXHIBIT
155

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Jennifer Suzuki
Address: 244 Molehulehu St
Kahului, HI 96732

EXHIBIT
156

Date: 8/3/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Don Hazuki
Print: Don Suzuki
Address: 244 Molehuleha St
Kah. 96733

EXHIBIT
17

To the Planning Commission

It is indeed impressive and appreciated that a private citizen such as Mrs. Leona Wilson would open her home for people to enjoy the plantings, architecture and especially the spectacular view of Maui. We are thankful for her positive gesture. Your support for her application would allow her to continue her good work.

Mrs. Amy Yonashiro
MRS AMY YONASHIRO
473 Kea St.
Kahului, Maui Hi 96732

EXHIBIT
158

Date:_____

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Marilyn Arruda

Print: Marilyn Arruda

Address: Wailuku Heights

EXHIBIT
159

To the Planning Commission

Words cannot express our appreciation for having one of our outstanding citizens of Maui continue to share the spectacular vista of Central Maui from her private residence.

We SUPPORT her application for a Special Use and Conditional Use permits.

Glenn Yonashiro
312 Alamaha St.
Kahului, 96732

EXHIBIT
160

Date: 7/27/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: [signature]

Print: Craig Smith

Address: 605 Magnesia Pl

EXHIBIT

161

Date: 8/8/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Liccet Rangel-Avila
Address: 45 KAMA ST WAILUKU

EXHIBIT
162

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Kelly Medeiros
Address: 3400 Kahekili Hwy

EXHIBIT
163

Date: Aug 2 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____

Print: Lillian Kang

Address: 45 Kama St Wailuku

EXHIBIT

164

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Tokie O. Sidney
Address: 6 Waikalani Way, Kihei 96753

EXHIBIT
165

Date: 8/2/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Vicki Perreira
Address: Kahakuloa

EXHIBIT
44

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Stanley Vidinhar
Address: Kahului Maui 96732

EXHIBIT
167

Date: 7/26/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ellen H. Matsui
Print: ELLEN H. MATSUI
Address: 300 W WAKEA AVE H4
KAHULUI, HI 96732

EXHIBIT
"J"

Date: 7-26-10

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Veronica Bejamanoha
Print: Veronica Bejamanoha
Address: Hale mahiolu

EXHIBIT
169

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Hazel Nitta
Print: Hazel Nitta
Address: 300 W. Wakea Ave PH
Kah., HI 96732

EXHIBIT
17

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Wayne Takehara
Print: Wayne Takehara
Address: 300 W Wakea M-6

EXHIBIT
17

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Daniel Drose
Print: Daniel Drose
Address: 519 Kinahana St Paia 96779

EXHIBIT
172

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Teri Kaney
Print: Tekki Kaney
Address: 300 W. Wakea Ave (2
Kahului, HI 96732

EXHIBIT
173

Date: 7/24/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ramona Kima
Print: Ramona Kima
Address: Hale Mahaolu Kai

EXHIBIT
174

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Agrifina T. Cabebe
Print: Agrifina T. Cabebe
Address: 300 W. Wakea Ave. Pmb
Kahului HI 96732

EXHIBIT
115

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Winfred J. Poirier
Print: Winfred J. Poirier
Address: 300 W Waiea Ave Apt U2
Kahului, H. 96732

EXHIBIT
176

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Beatrice M. Bedoya
Print: Beatrice M. BeDoya
Address: 300 West Wakea Ave. J-5

EXHIBIT
11

Date: July 26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Dora Watanabe
Print: D. Watanabe
Address: 300 W. Waka Ave
Apt. G. 3

EXHIBIT
11

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Donna DeRego
Print: Donna DeRego
Address: Hale Mahaolu AKahi

EXHIBIT

179

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Hilda CAMARA
Print: Hilda Camara
Address: Hale Mahaolu AKAHI

EXHIBIT
13

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Jennifer D. Davis
Print: Jennifer D. Davis
Address: 35 Holo Lea St. D-103

EXHIBIT

181

Date: July 26-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Richard J. Camara
Print: RICHARD J CAMARA
Address: 605 Iao St. Kahului

EXHIBIT
182

Date: 7/26/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Violet J. Koishigawa
Print: Violet J. Koishigawa
Address: 11-Mahaolu St. Apt E-106
Kahului, Hi. 96732-3111

EXHIBIT
183

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Patricia Ann Souza
Print: Patricia Ann Souza
Address: 733 Iluna Pl.
Kahului Maui Hi
96732

EXHIBIT
184

Date: 26 July 16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: JO K. DAVIDSON
Address: 300 W. WAKEA AVE T-1
Kahului 96732

EXHIBIT
125

Date: July 24-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Nora C Racoma
Print: Nora C Racoma
Address: 420 Paloma Dr
Kahului HI 96732

EXHIBIT
186

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Arlene Watanabe
Print: Arlene Watanabe
Address: 300 W. Wakea Ave., N-2 Kahului

EXHIBIT
187

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Barbara Jean Ebesley
Print: Barbara Jean Ebesley
Address: 1171 Alaoka St Apt. 6-102

EXHIBIT
17

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Lavina Silva-Rocha
Print: Lavina Silva-Rocha
Address: 230 Waiakoa Rd
Kula Maui HI 96790

EXHIBIT
107

Date: July 25, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: William F. Crockett
Print: William F. Crockett
Address: 900 Lower Kimo Drive
Lanai, Maui
Hawaii

EXHIBIT
19

Date: 7.25.16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Kathleen Adelson
Print: KATHLEEN ADELSON
Address: 1685 Piiholo Rd
Makawao, Maui 96768

EXHIBIT
191

Date: 7/25/14

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Cassie Botelho
Address: P.O. Box 880-184 Paukauau HI 96788

EXHIBIT
162

Date: 7/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Alexander Nakatani
Print: ALEXANDER NAKATANI
Address: KAHULUI, HI 96732

EXHIBIT
193

Date: 7/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Wendee Correa
Print: Wendee Correa
Address: 2449 Kekaulike Ave.
Kula, HI 96790

EXHIBIT
194

Date: 7/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Jane Nakatani
Print: Jane Nakatani
Address: Kahului, Hi 96732

EXHIBIT
195

Date: 2-5-14

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Alvin J. Correa
Print: ALVIN J. CORREA
Address: 2449 KEKAULIKE AVE.
KULA, HI 96790

EXHIBIT
196

Date: 07/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Kim MLC Ramos
Print: Kim MLC Ramos
Address: P.O. Box 12966
Lahaina, HI 96761

EXHIBIT
197

Date: 7/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Terene Rauckhorst
Address: 327 Holoka Place 96825

EXHIBIT
168

Date: 7/26/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Christy Gusman
Print: Christy K. Gusman
Address: 11 Wainee Valley Rd Wailuku 96793

EXHIBIT
169

Date: 1-27-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign:
Print: MARELA COCKETT
Address: 12 SOUTH KIHEI RD.
#D10
KIHEI MAUI HI 96753

EXHIBIT
200

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Adrian Iwamoto
Print: ADRIAN IWAKIOTO
Address: 368 Lehuakona St

EXHIBIT
201

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Marlon Ursua
Print: Marlon Ursua
Address: 566 Imi Drive Wailuku

EXHIBIT
202

Date: 7/26/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____
Print: Ralph Miyamoto
Address: 366 Uhumeamoku St.

EXHIBIT
203

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Leslie T. Okamura
Print: Leslie T. Okamura
Address: 165 Mokapu Street
Kahului, HI 96732

EXHIBIT
204

Date: 1/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: MATTHEW PARK
Address: P.O. BOX 425 96713

EXHIBIT
205

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: John K. Golis
Print: John K. Golis
Address: 791 Kihau Pl. Haiku

EXHIBIT
20

Date: 7/27/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Chris Robinson
Address: 684 Kohomua St.
Wailuku, HI. 96793
808-249-2828

EXHIBIT
207

Date: 7/27/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Carole Satoshige
Address WKU

EXHIBIT
26

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Trevor Peehin
Address: P.O. Box 663, Kula, HI 96790

EXHIBIT
209

Date: 7-26-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Kevin Botrillo
Address: 400 Lehuakona St
Kahului HI 96732

EXHIBIT
210

Date: 7/26

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: ANTHONY MARCELLOS
Address: 588 S. Kihei Rd Kihei HI 96753

EXHIBIT
211

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Kenneth Finnderson
Address: 900 Lehuelua St.
Wahiawa Hi 96732

EXHIBIT
212

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: David Toyama
Print: David Toyama
Address: Wailuku

EXHIBIT
213

Date: 07/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Makana Awana
Address: 244 Hiolani St. Pukalani, HI 96768

EXHIBIT
214

Date: 7-27-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Carol Y. Suda
Print: Carol Y. Suda
Address: 30 Manaokala St. Suite 102
Kihei, HI 96753

EXHIBIT
215

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Deborah Jn Diego
Print: Deborah Diego
Address: P.O. Box 1484 Kah. Hi 96733

EXHIBIT
216

Date: 7-26-2014

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Kimberly Morioka
Print: Kimberly Morioka
Address: 232 Pueo Drive, Kula #7 96790

EXHIBIT
217

Date:_____

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____
Print: JOAQUIN P. FREITAS JR
Address: 177 MAHINA PL
MAKAWAO MAUI

EXHIBIT
218

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: PHILIBERT N. FREITAS
Address: 244 Hoomaha Rd. MAKAWAO, H. 96768

EXHIBIT
219

Date: 7/26/16.

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ariene K. Pihana
Print: ARIENE K. PIHANA
Address: 670 KALAKAUA ST.
WAILUKU, HI - 96793.

EXHIBIT
220

Date:_____

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign:_____
Print:_____
Address:_____

EXHIBIT
221

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____
Print: Leonel Salvador
Address: 10 South Waiehu Ave.

EXHIBIT
222

Date: 26 JUL 16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____

Print: TEREZA RAPOZA

Address: P.O. BOX 1017
PUUNENE, HI 96784

EXHIBIT
223

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: MERCEDES MANNAGHAN
Address: P.O. BOX 1503
Wailuku, Hi 96793

EXHIBIT
224

Date: 7/26/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Joyce A. Kawakami & (Mitsugu)
Print: Joyce Kawakami
Address: 674 Iolua Drive
Kahului, Hi. 96732

EXHIBIT
225

Date: 07/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Shane Kawakami
Address: 674-A Holua Drive, Kahului, HI 96732

EXHIBIT
226

Date: 7-27-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: IN SUN KIM
Address: 41 KULALOHA ST KAH

EXHIBIT

227

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Angela Tomyk

Print: Angela Tomyk

Address: 2250 Kanakanui Rd
Kihei, 96753

EXHIBIT
229

Date: 7-27-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Carol Y. Suda
Print: Carol Y. Suda
Address: P. O. Box 536 Kihei 96753

EXHIBIT
229

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: M. EMURA
Address: 103 Waiale Rd. Wku 96793

EXHIBIT
230

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Katia L Dizon
Print: Katia Dizon
Address: ~~30~~ 36 Naniloa Dr #2
Wailuku, 96793

EXHIBIT
231

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Betty Jean Bega
Print: BETTY JEAN BEGA
Address: 529 A Pohai St.
Kahului, Maui, HI 96732

EXHIBIT
282

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Winona Lee Hee
Print: Winona Lee Hee
Address: 525 Polani St
Kahului, HI 96732

EXHIBIT

283

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Thomas Lau Hee Jr
Print: THOMAS LAU HEE SR
Address: 525 Pohai ST

EXHIBIT

234

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ryan Lee
Print: Ryan Lee
Address: 525 Pohaku St. Kahului HI 96732

EXHIBIT

235

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Katherine K. Ott
Print: Katherine K. Ott
Address: 43 Kuua St, Kahu

EXHIBIT
234

Date: 07/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Kaitlyn Kim
Address: 979 Kuao Cir. Kahului HI, 96732

EXHIBIT
237

Date: 7/24/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Kathryn Daugherty
Print: Kathryn Daugherty
Address: Wailuku HI

EXHIBIT
28

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Scott A Dougherty
Address: 539 Poniu Dr

EXHIBIT
237

Date: 07/25/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Lachelle Takamoto
Address: 810 Aoku Place
Haiku, HI 96708

EXHIBIT
240

Date: 7/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Brad Shustack
Address: 810 Aoku Place

EXHIBIT
241

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Michele L.J. Taketa
Print: Michele Taketa
Address: 1144 Nakuluai St.
Wailuku, HI 96793

EXHIBIT
242

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Kathy Gibson-Kekiwi
Address: 41 Upu Place
Kula, HI 96790

EXHIBIT
243

Date: 7-29-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Susan Hanger
Print: Susan Hanger
Address: 241 Kealaloa Ave
Makawao HI 96768

EXHIBIT
244

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Charles M. Grzanka
Print: Charles M. Grzanka
Address: 749 Apt. D Makawao Ave

EXHIBIT

245

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Traci Schmidt
Print: Traci Schmidt
Address: 54 Kamaaa St

EXHIBIT
246

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Sarah Shewmaker
Address: 249 Kaokoa Way

EXHIBIT
247

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Jamie Holtvedt
Print: Jamie Holtvedt
Address: 1111 Mahanani Pl.

EXHIBIT
248

Date: 7.28.16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Rochelle Wooldridge
Print: Rochelle Wooldridge
Address: 231 Hulua dr. Kahului 96732

EXHIBIT

249

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Marissa Santos
Print: Marissa Santos
Address: 3015 Kailili Rd.

EXHIBIT
250

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Chrysanne Fontanilla
Print: CHRYSANNE FONTANILLA
Address: 440 W. Waiko Rd. Wailuku, HI 96793

EXHIBIT
251

Date: July 29, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Christina Gonsalves-Blevins
Print: Christina Gonsalves Blevins
Address: P.O Box 688 Makawao 96768

EXHIBIT
252

Date: 7-29-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Brandi M Yap
Print: Brandi M. Yap
Address: 112a Mahanani pl Makawao 96768

EXHIBIT
253

Date: 7-29-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Nanly Suehiro
Address: 2520 Haupoa Pl. Haiku HI

EXHIBIT
254

Date: July 29, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Beverly A Evans
Print: Beverly A Evans
Address: P.O. Box 3224 Wailuku, Hi 96793

EXHIBIT
25

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Kanu Kawahara
Print: Kanu Kawahara
Address: 377 Pilimoalei Rd

EXHIBIT
256

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Mikioi Shishido
Address: 231 Holua Dr. Kahalui Hi 96732

EXHIBIT
257

Date: 25 July 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Lance H Jo
Print: Lance H. Jo
Address: 28 Hoku Puhipaka Street

EXHIBIT
258

Date: 7/25/14

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Donna K. Go
Print: Donna K. Go
Address: 28 Hoku Puhipaka St. Kahului, HI

EXHIBIT
259

Date: 7/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Keli-L. Wada
Print: Keli Wada
Address: 64 Hoku Puhipaka St., Kahului

EXHIBIT
260

Date: 7/25/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Nolan Wada
Address: 64 Hoku Puhipaka St. Kahului

EXHIBIT
261

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Debbie Herrera
Address: 27 Market St.
Wailuku HI 96793

EXHIBIT
262

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Angie Casay
Address: PO Box 5004 Kahului HI 96733

EXHIBIT
263

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: E Stoll
Print: ELISSA STOLL
Address: P.O. BOX 1015, WAILUKU, HI 96793

EXHIBIT
264

Date: 7 30 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ryan Pascual
Print: Ryan Pascual
Address: PO Box 573
Haiku, HI 96708

EXHIBIT
25

Date: 7-30-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Celia Cabotage
Address: 612 Mapuana Place
Wailuku, HI 96793

EXHIBIT
266

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Cathy Cabacungan
Print: Cathy Cabacungan
Address: 835 Hooman St.
Wailuku, HI 96793

EXHIBIT
267

Date: 7/28/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Iola Balubar
Print: Iola Balubar
Address: 38 Keonaona Ln.,
Wailuku, Hi 96793

EXHIBIT
268

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Charlene Schroeder
Print: Charlene Schroeder
Address: 77 Waiale Road, Suite 101
Wailuku HI 96793

EXHIBIT
269

Date: 7/29/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Amy A. Yamada
Print: Amy A. Yamada
Address: 128 Kalolulani St
Kahului HI 96732

EXHIBIT
270

Date: 7-29-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Vanessa M. Balubar
Address: 167 N Market St.

EXHIBIT
271

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Toni M. Rodrigues
Address: P.O. Box 567
Wailuku, HI 96793

EXHIBIT
272

Date: 7-29-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: MAPU KEKAHUNA
Print: [signature]
Address: P.O Box 47
Puunene HI 96784

EXHIBIT
273

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Betty Uwekoolani
Print: Betty Uwekoolani
Address: 42 Omi Malia Way 96793

EXHIBIT
224

Date: 7-29-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Roland T. Vegas
Print: Roland Vegas
Address: 54 Central Ave Wailuku 96793

EXHIBIT
225

Date: July 29, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Susan M. Francella
Print: SUSAN M. FRANCELLA
Address: 54 CENTRAL AVE
WAILUKU, HI 96793

EXHIBIT
276

Date: 7/29/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Patricia Gomez
Print: PATRICIA GOMEZ
Address: 56 CENTRAL AVE
WAILUKU, HI 96793

EXHIBIT
277

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Angela Rodrigues
Address: PO Box 924 Haiku HI 96708

EXHIBIT
278

Date: 7.29.16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature] ELERI AGSALO

Print: 480 Alinai ST.

Address: WAILUKU HI 96793

EXHIBIT
279

Date: July 30, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Melanie Fennell
Address: 837 Mahealani St. Kihei, HI 96753

EXHIBIT
280

Date: 07,30 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Camina Casillas
Address: 188 Ahaaina Way, Kihei Hi 96753

EXHIBIT
2X0

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: SANDRA MULLIGAN
Address: 782 Malaihi Rd
96793

EXHIBIT
281

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Dawn Sinenaga
Address: PO Box 2846 Wailuku 96793

EXHIBIT
282

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Mila Silva
Print: Mila Silva
Address: 109 Uhiwai Pl.

EXHIBIT
28

Date: July 30, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: M. Pikake Pali
Address: 262 Kaikea St. Kihei 96753

EXHIBIT
284

Date: 30 July 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Cheyenne Leffler
Address: 75 UAHALA PL. Kailua-Kona HI 96740

EXHIBIT
285

Date: 7-30-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ernesto P. Arcenado
Print: ERNESTO P. ARCENADO
Address: 1876 KEAHIKAWELO PL.
Wailuku, HI 96793

EXHIBIT
28

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Christina Cordero
Address: 612 Napuana Pl. Wailuku
HI 96793

EXHIBIT
287

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Bradley Cordero
Address: 612 Napuana Pl. Wailuku 96793

EXHIBIT
28

Date: 1/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: EFREN C CABOTAGE
Address: 602 MAPUANA PL
Wailuku, HI 96793

EXHIBIT
287

Date: 7/30/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: JULIE ACIO
Address: 1876 Keahikawo Pl
Wailuku, HI 96793

EXHIB
290

Date: 7/30/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: _____

Print: Jun J. ARCONADO

Address: 1876 KEAHIKANO PL
WAILUKU, HI 96793

EXHIBIT
291

Date: 7/29/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Doris S. Kualapai
Address: 815 Kawanankoa St.
Wailuku, HI 96793

EXHIBIT
292

Date: 7/29/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Donnie Garrett
Print: Donnie and Garrett
Address: Wailuku, Maui

EXHIBIT
293

Date: 8-1-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: L. Badua
Print: LARRY BADUA
Address: 251 LALO ST. KAHULUI, HI 96732

EXHIBIT
294

Date: 8/1/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: C. J.

Print: A-T. IMADA

Address: 489 Melemele, Wailuku, HI

EXHIBIT

295

Date: 8/1/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Robyn Tokunaga

Print: Robyn Tokunaga

Address: 5333 Hilei Pl Wkm

EXHIBIT
296

Date:_____

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: _____

Print: CLIFFORD K.S. ZANE

Address: 553 Hiilei Pl

EXHIBIT

297

Date: July 26, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: CHARHAINE TAVARES
Address: 116 HANIPALA PL.
KULA, HI 96790

EXHIBIT
298

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Lynn DeCorte
Print: Lynn DeCorte
Address: Haiku, Hi 96729

EXHIBIT
299

Date:_____

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Sharon Klaschka
Print: SHARON KLASCHKA
Address: 1885 KOA'E PLACE, WAIKAPU, HI 96793

EXHIBIT
33

Date: 7-20-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Johanna Amorin
Address: 3384 Akala Dr.
Kihei, HI 96753

EXHIBIT

301

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Raymond E. Gattinella
Print: RAYMOND E. GATTINELLA
Address: 230 WAIAKOA ROAD
KULA, HI 96790

EXHIBIT
302

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Michelle Vasquez
Print: Michelle Vasquez
Address: 514 Imi Place Wailuku, HI 96793

EXHIBIT
303

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: DAVID MICHAEL
Address: 514 Imi Place
Wailuku, HI 96793

EXHIBIT
304

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Howard D. Amori
Print: Howard D Amori
Address: 338 Hikala Dr. Kihei

EXHIBIT
305

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: CHUCK ORMELLAS
Address: 230 WAIAKOA RD
KULA HI

EXHIBIT
306

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Ana Lillis
Print: Ana Lillis
Address: 1082 MaKali'i St. 96732 Kahului

EXHIBIT
307

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Jo-Anne Aiwohi
Address: 189 Awalau Rd
Haiku, Hi 96708

EXHIBIT
Pg 1

Date: 07-27-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Anthony L. Rocha
Address: 352 Hilu Pl. 96732

EXHIBIT
309

Date: 1 21 /16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Frances Y Rocha
Print: Frances Y Rocha
Address: 352 Hi'u Pl - Kahului 96732

EXHIBIT
310

Date: 7-27-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Lawrence A DeMello Sr.
Print: Lawrence S. DeMello Sr.
Address: 30 Ainaola St, Wailuku

EXHIBIT
311

Date: 6/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Stanley Honda
Print: Stanley Honda
Address: 840 Akamuka, Hi'maile

EXHIBIT
312

Date: 7-27-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Joe Takahashi
Print: JOE TAKAHASHI
Address: P.O. Box 161 MAKAWAO HI 96768

EXHIBIT
313

Date: July 27, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Frank K. Rocha
Address: 352 Hiu Pl Kihei HI.

EXHIBIT
314

Date: 7/31/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Anthony Cabacungan
Address: 1362 Hoolako St
Wailuku HI 96793

EXHIBIT
315

Date: 7/31/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Loki Cabacungan
Address: 1362 Hoolako St
Wailuku HI 96793

EXHIBIT
716

Date: 7/31/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Lia C
Print: Lia Cabacungan
Address: 1362 Ho'olako St
Wailuku HI 96793

EXHIBIT
317

Date: Aug 2, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Rebecca Speere
Print: Rebecca Speere
Address: 255 Ulalena loop; Haiku

EXHIBIT
318

Date: 8-2-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Cassie Akina-Amuro
Address: 284 Ahaiki St.
Kihei, HI 96753

EXHIBIT
319

Date: 8/2/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Kimo Lang
Address: 2441 S. Kihei Rd #107
Kihei, HI 96753

EXHIBIT
320

Date: August 2, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Sandra A. Akina
Print: Sandra A. Akina
Address: P.O. Box 933 Kihei, HI 96753

EXHIBIT

321

Date: AUG - 1 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Sharon Franco
Print: Sharon Franco
Address: 415 w Kwiaha Rd

EXHIBIT
322

Date: 8/1/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: JRA
Print: Jennifer Rudolph
Address: 2210 Olinda Rd Makawao

EXHIBIT
323

Date: AUG - 1 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Debra Willing
Print: Debra Willing
Address: 114 Kukio Pl Wailuku, Hi 96793

EXHIBIT
324

Date: 8/1/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Louise Truman
Print: LOUISE TRUMAN
Address: 480 Keonoli'o Rd
Kihei HI 96753

EXHIBIT
325

Date: 8-1-2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: David Switzenbaugh
Address: P.O. Box 635C Kahului HI 96733

EXHIBIT
326

Date: 08/01/2014

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: JOANA MONIZ
Address: 480 Kenolio Rd 16-206
Kihei, HI 96753

EXHIBIT
327

Date: 08/01/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Jayson Yamada
Address: 291 Wela place Likei

EXHIBIT
328

Date: 8-1-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Nicolas Drose
Address: 519 Kuamana St. Paia HI 96779

EXHIBIT

329

Date: 8-1-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge ~~L~~LC, application.~~~~

Sign: [signature]
Print: Frank L. Koskey JR.
Address: 97 Papahi Loop Kahului HI 96732

EXHIBIT
330

Date: 8.1.16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Patti Silva
Print: PATTI SILVA
Address: 2124 AWIHI PLACE #311
KIHEI, HI 96753

EXHIBIT
331

Date: 8/1/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Marjorie Hunkins
Print: Marjorie Hunkins
Address: 4375 Waha Place Haiku Hi

EXHIBIT
332

Date: 7/30/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Keoni Tengan
Print: KEONI TENGAN
Address: 371 Mikohu Loop Kahului,

EXHIBIT
353

Date: 27 Iulai 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Chandis Daisin
Address: PO Box 1866 Wailuku HI 96793

EXHIBIT
334

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Alan Wakukāne
Address: 822 Kūhiō Place, Wailuku, Hi 96793

EXHIBIT
335

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Riann Fujihara
Print: Riann Fujihara
Address: 363 West Hawai'i St.

EXHIBIT
336

Date: 7·27·2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Leila Rodrigues
Address: 548 Hea Pl Wailuku, Hi 96793

EXHIBIT
337

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Starr Ritte-Camara
Address: 196 Ininiki St Wailuku HI 96793

EXHIBIT
338

Date: 7/27/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Geralyn Emata
Address: 505 S. Kikania Pl.
Wailuku, HI 96793

EXHIBIT
339

Date: 7/27/2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Liza Ann Souza
Print: Liza Ann Souza
Address: 305 A Kaupea St
Makawao, HI 96768

EXHIBIT
342

Date: July 27, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Bryan K. Esmeralda
Print: BRYAN ESMERALDA
Address: 71 MO'OLU WAILUKU, HI 96793

EXHIBIT
341

Date: 8-1-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Wallace M. Matsuda
Address: 539 Awa Pl. Wailuku, HI

EXHIBIT
342

Date: 7-30-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: MICHAEL KUMAHARA
Address: 94 MOOLU CIR.
WAILUKU

EXHIBIT
343

Date: 7-30-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: G. Matsuda
Print: G. Matsuda
Address: 539 Ania Pl.
Wailuku, Hi 96793

EXHIBIT
344

Date: 7/30/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: tammy kuwahara
Print: Tammy Kuwahara
Address: 94 moolu circle
Wailuku, HI 96793

EXHIBIT
345

Date: 07.30.16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: [signature]
Print: Laura Aoki
Address: 1273 Moohele St. Wailuku 96793

EXHIBIT
396

Date: 7/29/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Kris Marcello
Print: Kris N. Marcello
Address: 45 Kdani Lp
Wailuku, HI 96793

EXHIB
347

Date:_____

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Takeo Shishido

Print: Takeo Shishido

Address: 2335 Holowai Pl - Wku-

EXHIBIT
348

Date:_____

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Kazue Mabe

Print: Kazue Mabe

Address: 238 South Alu Rd
Wailuku, HI 96793

EXHIBIT
349

Date: 8/3/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Penelope S. Mailou

Print: Penelope S. Mailou

Address: 1145 Hakina Place
Wailuku, HI 96793

EXHIBIT
350

Date: 8/3/16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: [signature]

Print: Brian Shimomura

Address: 248 S. Alu Rd., Wailuku

EXHIBIT
351

Date: 7/26/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Doreen J Mizuki
Print: Doreen L. Mizuki
Address: 193-A Alaka Rd Kihei, HI 96753

EXHIBIT
352

Date: 7-26-16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Herbert L. Andrews
Print: Herbert L. Andrews
Address: P.O. Box 1120
Kula, Hi. 96790

EXHIBIT
353

Date: 7/23/16

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I SUPPORT Leona Rocha Wilson's, Lona Ridge LLC, application.

Sign: Paul EK Christensen
Print: Paul EK Christensen
Address: P.O. Box 240353
Honolulu, HI 96824

EXHIBIT
354

Petitions of Support

Exhibit 355:	Petition in support signed by Retirees IBEW 1186 Maui
Exhibit 356:	Petition in favor submitted with the application
Exhibit 357:	Petition from residents of Hale Mahaolu Ekolu
Exhibit 358:	Tomodachi Strummers of Maui

TO: COUNTY OF MAUI, PLANNING DEPT/PLANNING COMMISSION

RE: LONA RIDGE, REQUEST FOR SPECIAL/CONDITIONAL USE PERMIT

FROM: RETIREES IBEW 1186 MAUI

MEMBERS IN SUPPORT OF LONA RIDGE SPECIAL PERMIT APPLICATION

Cynthia Ikeda	Cynthia Ikeda	73 Aleiki Pl, Paia 96779
Ray Ikeda	Ray Ikeda	73 Aleiki Pl. Paia 96779
Winona Lau Hee	Winona Lau Hee	525 Pohai St. Kah 96732
Diane Polo	Diane Polo	P.O. Box 483, Mak. 96768
Alvin Ishimoto	Alvin Ishimoto	✓ ✓ ✓
Clarence Lopez & Roseline Domella	Roseline Domella	651 Linekona St Wailuku
Ed & Pansy Gilreath	Ed Gilreath	350 Kinaole Cir Kihei
Gordon Kaworu		274 Mohaka St. Ka
Dale Oka		223 Hom. Pl. Wailuku
Gordon Hashiro	Gordon Hashiro	1110 Eha St. 205 Wailuku
Wilfred Chun	Irene Chun	254 Hanalani St.
Jill Nemoto	Jill Nemoto	596 Kea St Kah 96732
Ray Shimabukuro	Ray Shim	864 Kula St. Wky, HI 96793
Irene Chun	Irene Chun	255 Hanalani St. Pukalani
Roseline Domella	Roseline Domella	651 Linekona Place 96732
Dan Yamada	—	345 Waiehu Rd Wailuku
Gregory P. Pua	Gregory P. Pua	198 Lono St. Kahului 96732
Pansy Gilreath	Pansy Gilreath	350 Kinaole Cir 96753
Thomas Lau Hee	Thomas Lau Hee	525 Pohai St. Kah 96732

EXHIBIT

EXHIBIT 35

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Trent Kyono	498 Pohulani Dr.		
Ashley Kaneshiro	498 Pohulani Dr.		
Neil C. Nunokawa	603 Kickie Way		
KEITH SHIDOZUKA	540 NIPO ST		
Gerrie Matsuda	539 Ania Pl.	gmatsu@hawaiiantel.	244-3486
Patrick Ing	760 S. Alu Rd	ing.cpa@hawaiiantel.net	244-0667

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Kory K. Takamura	442 Kulaiwi Dr	Ktakamura@gmail	446-5705
CLIFFORD ZANE	553 Hilei Pl	eleumiki@gmail.com	242-7092
Robyne Tokunaga	533 Hilei Pl	rtokunaga@hawaiiantel.net	244086
WAYNE N. HEDANI	586 KUIKAHI DR.	whedani@aol.com	281-3481
Toni OGASAWARA	498 Poliulani Dr	toni3288@hawaii.rr.com	281-4655
Fred OGASAWARA	" "		
Wayne Kitamura	" "		

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Patricia Y. Kim	371 Kuikahi Dr. Wailuku, HI 96793	N/A	808-281-8692
Diane Nakama	420 Polulani Drive Wailuku HI 96793	dgnaka@hotmail.com	808-264-5768
Lester Nakama	420 Polulani Drive Wailuku HI 96793	dgnaka@hotmail.com	808-250-0525
FRANK FERNANDEZ	410 POLULANI DR WAILUK. HI 96793	fefernandezjr@MSN.com	808-264-1187
Ala Fernandez	410 Polulani Dr 96793		808-281-4375
Tina Fernandez	410 Polulani Drive		808-281-2929
Joanne J. Cabral	700 S. 916 Road Wailuku, HI 96793	N/A	(808) 244-3632

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Anne M. Takabuki	707 Maalahi St.	atakabuki@gmail.com	242 4175
R.J. Kessler	589 Kulaiwi Dr.	RJKESSLER5@AOL.COM	688-8300
Clayton Nuskukawa	569 Kulaiwi Dr	CLAYTON@ADEMAUI.COM	242-6005
STEPHANIE HALL	494 Melemele St.	SJHALL0616@gmail.com	
Bryan Ashlock	576 Kulaiwi Dr.	BASHLOCK@TURTLEBAYRESORT.COM	808.293-6000
Gene Bal	442 Kikahi Dr	genebal70@gmail.com	242.5001
Warren Molina	723 Kekaline Pl	Warren Moline 51@yaho	242-4093

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Jaime Barroga	528 S Alu Rd Wailuku, HI 96793	barroga f001@hawaii.rr.com	385-0856
Rose Libre	535 S. Alu Rd Wailuku, HI	Rosefibre@hotmail.com	281-6089
Felipe Barroga II	528 South Alu Road Wailuku, HI 96793	barroga f001@hawaii.rr.com	385-0856
Claire Barroga	528 S Alu Rd Wailuku, HI 96793		385 9015
Christine Barroga	528 S. Alu Rd. Wailuku, HI 96793		385 9014

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Jester Yolcofe	535 Kulaiwi Drive Wailuku, HI 96793	Kulascada@aol.com	298-6265
Donald Karimoto	545 Nipo St Wailuku, HI 96793		
Patty Ann Kim	371 Kuikahi Dr.		281-8092 242-8185

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Alan and Joan Aura	770 So Alu Rd.	joan.t.aura@cowas.hawaii.gov.	281-3558.
Roxane F. Fujiyama	668 S. Alu Rd.		

We, the undersigned and residents of Wailuku Heights, have no objection to special events proposed at Lona Ridge located at 588 Kulaiwi Drive, Wailuku Hawaii:

PLEASE PRINT LEGIBLY

NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
ERNEST A. CABRAL	700 S. ALU ROAD WAILUKU, HI. 96793	N/A	808-244-3632

Date: 8-2-16

To the Planning Commission

We SUPPORT Mrs. Leona Wlson's request for her Special Use and Conditional use permit based upon the following:

.....Preserving our Hawaiian flora, Koa/Koai'a, ohia lehua, pili grass,taro, uki uki, etc.

.....Educating students and public about the history and legacy of the sugar and pineapple industry, its immigrant laborers.

.....Offer "affordable" weddings and special events for our Kamaianas.

.....Providing "free" tours to our school students, senior groups and veterans.

Please approve Mrs. Wilson's Special Use and Conditional Use permit so she can continue to serve the community.

Sign: Jerome Parka

Print: _____

Address: _____

We the Senior residence of Hale Mahaolu Ekolu would like to SUPPORT Mrs. Leona Wilson's Application for a Special Use and Conditional Use Permit. Our grandchildren and great-grand children today have a difficult time finding "affordable" places to

EXHIBIT 357

celebrate their weddings although there are other places to hold their weddings, they are very expensive, anywhere from $7,000 to $12,000. Mrs. Wilson's weddings will be below $5,000, which is "Affordable!"

Mahalo,

1. Dennis Nagata
2. Teresa Nunes
3. Edith Hiraga
4. Jo Ann Barona
5. Florence Lakea
6. Nacci
7.
8.
9.
10.
11.
12.

Dear Maui County Planning Commissioners:

We are the "Tomodachi Strummers of Maui" and 1st and 2nd Generation Maui residence. We were invited to see what Mrs. Leona Wilson was trying to do for the people/ children and visitors of Maui and was totally impressed with her vision and sharing of her beautiful place.

When we found out that she was applying for a Special Use and Conditional Permit to operate special events at her residence, we were all in full support of her application.

Please give Mrs. Leona Rocha-Wilson your "Approval" of her applications!

Arigato Gozaimashita!,

	Ages
Kazue Mate	99
Ideako Sano	96
Dora Watanabe	90
Misao Tengan	99
Tsuru Kawamoto	86
Daisy Sakai	83

EXHIBIT

358

General Information Submitted

Copy of Applicant's website advertising special events

Exhibit 359

808.242.0818 mars@lonaridge.com

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV-RECEIVED

16 AUG -4 P4:23

Lona Ridge MAUI

Select Page

a

website address:
http://www.lonaridge.com/events

Please note: She appears to be advertising

2

EXHIBIT
359



EVENTS

Lona Ridge is the most exclusive special events venue on Maui and is nestled on six stunning acres in Central Maui with a bi-coastal breath taking view. The estate is a unique ad privately owned "farm" that boasts of it's indigenous native flora and rarest trees such as Koai'a.

Our clientele varies from local family reunions to executive luncheons or even a birthday celebration. Our Clients have a choice to hold their event indoors or outdoors and enjoy the plantation style mansion as originally designed by Charles Dickey.

Lona Ridge believes in giving back to the community and collaborates with the UH-Maui Campus for our American Style Bento box lunches. We also work with renowned local Chefs for a Private lunch or a restaurant to cater for your event.

We have entertained groups as small as 10 for a very private luncheon with their private chef to 75 people catered by a local restaurant.

Our Staff is well trained and are professionals with excellent customer service.

If you're looking for a venue for your private event, birthday party, baby or bridal shower or a special lunch with your friends, just contact us. We will be happy to assist you in planning your special event.

Venue Rental Fees:

- $2,500.00 - 4 hours (10 – 25 people)
- $3,000.00 - 4 hours (26 – 40 people)
- $3,500.00 - 4 hours (41 – 75 people)
- $5,000.00 – 6 hours (up to 75 people)

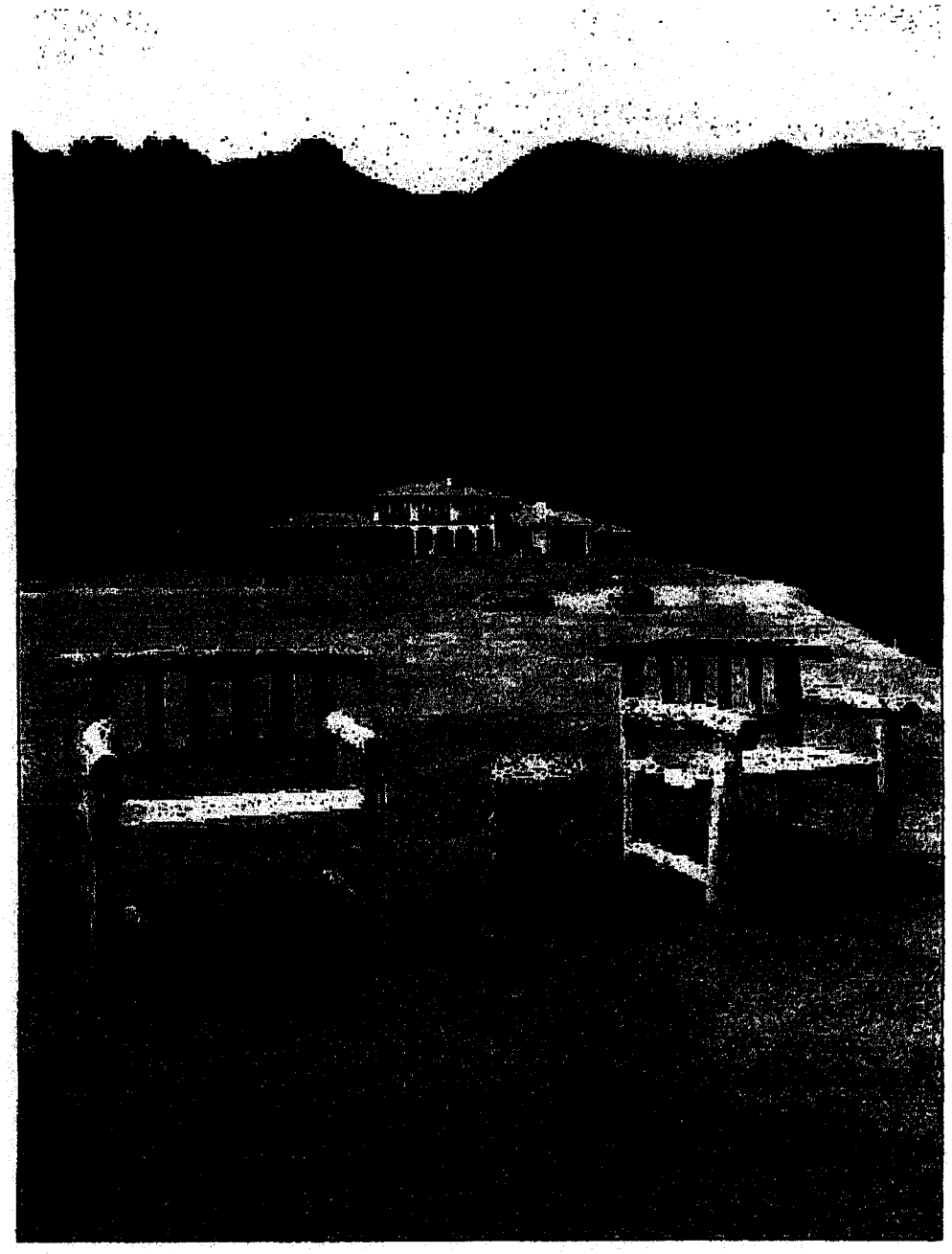
Hawaii General Excise Tax of 4.167% is applicable to all rates

Included in the venue rental fees:

- Tours of the estate & garden
- Estate Honey tasting tour
- Use of indoor and outdoor dining rooms

Follow me on:

Designed by **Elegant Themes** | Powered by **WordPress**



Contact

For reservations or inquiries call us at: 808.242.0818

or email us at mars@lonaridge.com

We look forward to hearing from you.



Letters of Concern

Exhibit 360: Jay Higgins, former HOA Board President

Exhibit: 361: Mike Werner

August 10, 2016

To the Attention of Max Tsai, Chair, Maui Planning Commission:

My name is Jay Higgins, I was the President of the Wailuku Heights Association in the years 2010-2013 and I am writing at this time to express my concerns for what has happened to the Wailuku Heights community in relation to the application for special events at Lona Ridge. I was privileged to serve with some very smart people on my Board - Roger MacArthur- well known retired Bank Executive, Randy Endo- VP Real Estate development A&B, Lori Onage, Senior VP first Hawaiian Bank. We engaged the applicant in constructive conversation during my tenure in an effort to present to the community a reasonable resolution of the matter based on the facts and realities of the case as we saw it:

A. That the applicant had certain rights under her Agricultural Zoning that did not apply to other lots in the community as all other lots were zoned residential.

B. A legal opinion that we received and I think is pretty clear that County and State Land laws trump any sort of CC&R Law by an association.

C. That the reason this Ag lot even existed was that previous Boards had granted the applicant the right to access her lot in return for her giving up development rights of a possible cluster community in that location which would have created more traffic for Kulaiwi Road and there are documents that are signed by all parties to this effect.

Upon my resignation from the Board in 2013, a Mr. Hal Davis took over (all of my Board members resigned) and Mr. Davis proceeded to spend over $30,000 in Association money without the members knowledge in contracting engaging an attorney to carry out a personal vendetta against the applicant - with association money and he and never filed a financial statement with the community for 3 years which by Hawaii State association law is not against the law for some strange reason yet is conduct on behalf of a board of directors, of which Mr. Davis totally intimidated and controlled, that is highly unusual . Prior to 2013 and for the previous 20 years - the membership was always provided a financial report as most associations do at every annual meeting.

The record will show I wrote an open letter to the community in 2015 that revealed my concerns and the deteriorating financial condition which result in a highly emotional homeowners meeting in 2/2016 of which there was a majority change on the Board and Mr. Davis subsequently resigned as he realized he could no longer control the new Board members to continue his personal vendetta against the applicant.

Since his resignation, there have been a series of concerning incidents (falsehoods and forgery) that any community should be concerned whether you support the applicants application or not.

A. On a Special Event online Site someone mysteriously ran an Ad not submitted by the applicant promoting special events up to 1,000. I am sure with the help of the prosecutor's office, the Planning office could find out who created this falsehood and posting.

EXHIBIT
26

B. People in the community that live near the applicants home have been harassed to sign petitions with the culmination this week of a Board member being physically threatened of which a police report has been filed- the result was the resignation of the Board Member - a single woman- in fear for her life and safety - absolutely ridiculous and scary for a community to deal with - very serious crime - once again I am sure the prosecutor's office could secure a copy of the police report.

C. An outrageous claim by a community member-Ms Susan Grubbs- who lives across from Mr. Davis - that the applicant had a party which cars were backed up all the way from her gate onto Alu Ave. The community member who claimed this has a camera focused on the road- I would suggest the planning commission ask for a picture to verify the incident- if true, a picture could easily be produced. Cars have never been backed up on that road.

D. And now, Mr Davis filed an personal intervention- a documented government process which every citizen and organization and the right to do , yet as part of his evidence has filed an intervention that I understand was supposedly accompanied by evidence that included (2) petitions of signatures- one of which was signed by members of the community back in 2012 before this specific application was even offered and community members did not even know the specifics of the application - all they were told by Mr. Davis is that the applicant was going to have disneyland on the hill- just outrageous lies. And now the fact that the applicant is using a petition that he acquired as an officer of the association based on falsehoods and the membership of those who signed it does not even know he is using it as evidence and never gave the permission to Mr. Davis to use it in his personal intervention now

Yet even more serious, now I understand he has submitted a new list of signatures of which I have now been advised that there are forged signatures on the documents of which I have seen written confirmation of these forgeries in the form of emails and letters and letters of concerned have been submitted by Mr. Roger MacArthur- former well known Bank executive in Maui and a Board member of my Board, Dr. Mike Kowalski- current Board Member, and Ms. Jennifer Akiona- Health Care Executive that their signatures were forged.

Now a serious crime appears to have occurred - the forgery of government documents - it appears that Mr. Davis does know, does not even care, nor does he respect the laws of Maui County and the State of Hawaii, and I would hope once again that this case be forwarded to the prosecutor's office for review and possibly the securing of affidavits by the prosecutor from the people whose signatures have been forged so you would have this evidence by the time your intervention hearing occurs, so it is not my hearsay or anyone else , but actual proof of forgery It appears Mr. Davis will do anything to win his personal vendetta against the applicant and disrupt a community through falsehoods . I have attached the Hawaii Penal Code where it clearly states that the forging of any documents related to property rights or government documents is a class B or C felony in the state of Hawaii, as it should be.

Based on the above facts and concerns, I would ask that the Planning commission consider the following actions as a possible resolution to all the matter Wailuku Heights community is deal with now.

A. Throw the personal intervention Case out based on the Intervener providing false evidence to support his case and the prosecutor's office decide if any further charges/ action be taken against Mr. Davis at that same time at the hearing. I would hope the prosecutor's office would with either press charges or arrest or use the charges of forgery as a negotiating tool to bring about a desired behavior on behalf of Mr. Davis.

B. State to the attendees that the case will receive a full and fair Public hearing on August 23rd that was previously scheduled

And at the hearing, I would ask the Planning commissions to consider the following solution based on the evidence presented by each side - of which I am aware of ¦and as in any negotiation nobody gets what they exactly want yet I truly feel this is fair resolution where everyone can claim victory:

A. The applicant is given the right to exercise her property rights and is given the approval to her application based on a revised set of rules:

B. Rules:

1. The Applicant will be allowed 2 Events per month - not 4 events.

2. The applicant agrees that all events will occur from 8:00am to 6:00m with all breakdown completed by 7:30 pm.

3. The applicant agrees to donate 10% of any revenues generated by events to a the association AOAO- to allow the association to provide more services to its members either through the enhancement of common areas, entries to the community, or security for the community - all items that were planned before Mr. Davis spent the majority of the reserves that the association had built up over 20 years that its member lost over a short period of 2 years unbeknownst to them until wrote my letter of concern in 2015 after reviewing the Bank account with our association management company.

4. The applicant agrees to host (provide the venue -not Food and Beverage) one event per year for the community (xmas party, endless summer party) in an effort to heal the community.

By considering such a resolution, the members can claim victory in reduction in events, the applicant can claim victory in still being able to offer the venue for events, and the planning commission can respect the property rights of the applicant and acknowledge the concerns of the community and be the governing leadership that provides a fair decision on the matter and puts a

community back on track. I assure you that once these events actually occur, there will be very little disruption of lifestyle- how can there be if events end by 6;00 pm. Neighbors have parties nowadays into the night that give off much more noise; its all hype and scare tactics right now yet my concern is its now reached criminal level on multiple fronts and made our community less safe and more divided.

For fear of my own personal safety, something I thought I would never have to be concerned with since being born in Hawaii some 60 years ago, (as Mr. Davis has called my home on multiple occasions and sweared at me, stated total lies-etc), I would ask this not be part of the public record - I do not need or expect any acknowledgement. I have written this out of my concern for my community where I have lived for over 17 years.

Thank you for your consideration of my ideas and suggestions.

Jay Higgins
Past Board President

Forgery

In Hawaii, a person commits the crime of forgery by making, completing, endorsing, or altering a written instrument or uttering (try to pass off as true or genuine) a forged instrument with the intent to defraud. Usually, a person who has an intent to defraud intends to trick, deceive, or harm others, or enrich him or herself. A written instrument is any written document or paper or coin, stamp, seal, or trademark, or symbol of identification or value, such as a signature. (Haw. Rev. Stat. Â§Â§ 708-850, 708-853.) For example, a person who makes a state identification card bearing the makerâ€™s photo but a fictitious name has committed forgery. Likewise, trying to pass off a check that is signed by a person other than the account holder and without the permission of the account holder is also forgery.

First and second degree forgery

Like many other states, Hawaii punishes certain forgeries more severely. In Hawaii, these more serious offenses are called first and second degree forgeries. A person commits first degree forgery when the forged instruments are stamps, currency, stocks, bonds, or other securities. A person commits second degree forgery when the forged instruments are deeds, wills, contracts, commercial instruments, or other legal documents. (Haw. Rev. Stat. Â§Â§ 708-851, 708-852.) For example, a parent who alters a child custody agreement without authorization and tries to pass it off to officials at the childâ€™s school as an original has committed second degree forgery.

Forgery Tools

Hawaii law also prohibits possession of forgery tools or devices. Prohibited devices include both equipment and tools that are specifically designed or adapted to be used in forgery (such as a specialized embossing tool used to make fake passports), as well as any tool intended to be used for forgery (such as a computer that is used for both legitimate purposes and to make fake passports). (Haw. Rev. Stat. Â§ 708-854.)

Punishment

Forgery in the first degree is a class B felony, punishable by up to ten years in prison and a fine of up to $25,000. Forgery in the second degree is a class C felony. Class C felonies are punishable by up to five yearsâ€™ imprisonment and a fine of up to $10,000. Otherwise, forgery is a misdemeanor, punishable by

up to one year in jail and a fine of up to $2,000. Criminal possession of a forgery device is also a class C felony. For more information on Hawaiâ€™s sentencing laws, see Hawaii Misdemeanor Crimes by Class and Sentences and Hawaii Felony Crimes by Class and Sentences.

ITLE 37. HAWAII PENAL CODE
708. Offenses Against Property Rights
708-853 Forgery in the third degree.

Universal Citation: HI Rev Stat Â§ 708-853 (2013)

Â§708-853 Forgery in the third degree. (1) A person commits the offense of forgery in the third degree if, with intent to defraud, the person falsely makes, completes, endorses, or alters a written instrument, or utters a forged instrument.
(2) Forgery in the third degree is a misdemeanor. [L 1972, c 9, pt of Â§1; am L 1988, c 155, Â§4; gen ch 1992]
COMMENTARY ON Â§Â§708-851 TO 853
As the drafters of the Model Penal Code noted, a revision of the criminal law which deals effectively with theft, fraud, attempt, and complicity diminishes the need for a separate offense of forgery. However, as in the case of the M.P.C.,
We retain forgery as a distinct offense partly because the concept is so embedded in statute and popular understanding that it would be inconvenient and unlikely that any legislature would completely abandon it, and partly in recognition of the special effectiveness of forgery as a means of undermining public confidence in important symbols of commerce, and of perpetrating large scale frauds.[1]
The Code establishes three degrees of forgery. The simple and least serious offense is forgery in the third degree, and involves the false making, completion, or alteration of any written instrument. The requisite state of mind is an "intent to defraud," which is specially defined to include knowledge that the actor is facilitating injury to the valuable interest of another, as well as intent to accomplish such injury.[2] "Written instrument" is broadly defined by Â§708-850(1) to include not only written or printed matter, but also coins, stamps, badges, seals, etc., which are evidence of value, right, privilege, or identification. Falsely making, falsely completing, and falsely altering a written instrument are also specifically defined in subsections 708-850(4), (5), and (6),

respectively: the essential common element is that the final product falsely purports to be an authentic creation of its ostensible maker. Because truly serious forgeries are dealt with under the offenses of first or second degree forgery, forgery in the third degree is made a misdemeanor.

If the forged instrument is one which affects a legal right or interest, the offense is considered forgery in the second degree, and the sanction is increased to a class C felony. This category includes wills, deeds, contractual instruments, and generally all negotiable instruments and instruments relating to secured transactions.[3] These instruments are more stringently protected because of (1) the greater potential for individual harm which may generally result from the forgery of such instruments, and (2) the serious business and economic disruptions which would result from the undermining of public confidence in such matters.

Forgery, in any of its forms, of governmental or corporate financial issues or instruments, constitutes a class B felony. Impairment of public confidence in instruments or symbols of commerce could have disastrous effect upon governmental processes and the economy in general and clearly represents the most aggravated form of forgery. It is significant, in this regard, that such instruments were the first to be protected by the common law of forgery.[4] Moreover, it is felt that an additional danger exists since the average citizen cannot easily protect oneself against skillfully made forgeries of this kind; and professional criminals are most likely to concentrate on forging such instruments. Note that a forgery in the first degree must appear as part of a series. Thus, for example, only stocks, bonds, stamps, and securities which represent part of a larger issue fall within the definition of this offense. How many individual instruments constitute an issue is a matter left to case-by-case judicial interpretation.[5]

The Code's definition of the simple offense of forgery is nearly identical to that found in prior Hawaii law: "Forgery is the fraudulent making or altering a [sic] writing with the intent to deceive another and prejudice him in some right."[6] Moreover, Hawaii recognized two degrees of forgery. Forgery of a deed of conveyance, lease, promissory note, bill of exchange, due bill, check, order, and the like, involving a value of $100 or more, was roughly equivalent to the Code's forgery in the second degree, but drew a sentence similar to the Code's class B felony. All other forgery was forgery in the second degree and carried a sentence similar to the Code's class C felony. It is felt that the Code's gradation, solely according to the kind of instrument forged, is more indicative of the actual and potential degree of public and private harm involved. Moreover, the division of the offense into three degrees provides for more equitable treatment of forgery offenders.

From: Mike <mikeonmaui@gmail.com>
To: <planning@mauicounty.gov>
Date: 8/5/2016 3:48 PM
Subject: Testimony for Planning Commission Meeting 8/9/16

Aloha,

I am not able to attend the Maui Planning Commission Meeting scheduled 8/9/16 regarding the property located at 588 Kulaiwi Dr. Wailuku for the purpose of using the property for special events etc. I have some questions that I request to be asked during the public testimony portion of the meeting.

- Will amplified music, be it live performers or a DJ, be a part of any events held at the location?
- Will the use of PA systems be a part of any events held at the location?
- If so has any testing been done in consideration to the homes located below to see how much the sound travels. Have "House Rules" or "Site Procedures" been drafted for vendors or anyone providing music or sound systems in regards to maximum decibel levels, speaker placement (speakers facing towards the mountain, not towards the homes below).
- How many events per month is Ms. Wilson planning to schedule?

I am **not** opposed to the property being used for events. Especially if it does not impact the community living below. I believe there is a shortage of places on Maui to do events and applaud Ms. Wilson for her intentions. However, being that the property is situated above a large number of homes I am concerned. I ask that if the planning commission decides to issue a permit, perhaps issue a permit for a trial period to see how the community is impacted. Or, to give a permit with regulations regarding sound that can be revoked should the regulations be broken.

Thank you for your consideration.

Mike Werner

EXHIBIT
361

Neighbor Protest Letters

Exhibit 362:	James Hedani
Exhibit 363:	Alvin Shima & Merle Minami-Shima
Exhibit 364:	unreadable signature
Exhibit 365:	Christopher and Marian Barth
Exhibit 366:	Douglas Ige
Exhibit 367:	Carrie Grubbs
Exhibit 368:	Kathleen Stout
Exhibit 369:	Phyllis Coolen
Exhibit 370:	Susan Asato
Exhibit 371:	Ain Kivimae and Ana Maria Rockwell
Exhibit 372:	Anthony Cervantes
Exhibit 373:	Marina Cervantes
Exhibit 374:	Michael Cervantes
Exhibit 375:	Marie Waldman-Cervantes
Exhibit 376:	Edward Diehl
Exhibit 377:	Virginia and Amado Galace
Exhibit 378:	Estelle Chun
Exhibit 379:	Charles Morales, 5 Alu
Exhibit 380:	Liza Casino
Exhibit 381:	Ashleigh M.
Exhibit 382:	Kulaboi@hawaii.rr.com
Exhibit 383:	Edgar and Fay Somera
Exhibit 384:	Jasmine Kear
Exhibit 385:	Randy Kear

Exhibit 386:	Linda and Randy Barcheski
Exhibit 387:	Myrna (Hotta) Fung
Exhibit 388:	Helen M. MacArthur
Exhibit 389:	Edwin Yokouchi
Exhibit 390:	Charles Megla
Exhibit 391:	Hal Davis
Exhibit 392:	Albert Hahn
Exhibit 393:	Alan and Linda Ann Unemori

16/3497

09 Jul '16, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature James M Heelan

Owners Name:	James Heelan
Address:	563 Kulaiwi dr
City State Zip:	Wailuku Hi 96793
Email:	

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
JUL 14 2016
RECEIVED

EXHIBIT
362

July 9, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ride Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

We live in Wailuku Heights II and strongly urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. We chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, which is a poorly lit road that goes through the heart of Wailuku Heights II. We walk throughout our neighborhood, including along Kulaiwi Drive with our pets and children at all hours. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling up and down Kulaiwi Drive. Instead of peace and quiet, we will have to listen to the noise from these special events. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension-Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. The traffic, safety impact and noise what will be generated by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, we urge you to deny Lona Ridge's application for a Special use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Alvin Shima & Merle Minami-Shima
742 Kakalina Place
Wailuku, HI 96793
alvinshima@gmail.com

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT
JUL 18 2016
RECEIVED

EXHIBIT
363

10136565

July 11, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owners Name:	
Address:	
City State Zip:	
Email:	

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
JUL 18 2016
RECEIVED
EXHIBIT
3.0.1

1013669

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
JUL 22 2016
RECEIVED

7-12, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Christopher Barth
Maryan Horikawa Barth

Signature

Owners Name:	Christopher Barth Maryan Horikawa Barth
Address:	688 S. Ala Rd
City State Zip:	Wailuku, Hawaii 96793
Email:	barthc001@gmail.com

We strongly oppose this permit for commercial use.

EXHIBIT
36

16/3587

7/14/16, 2016

COUNTY OF MAUI
DEPT. OF PLANNING
JUL 19 2016
RECEIVED

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owners Name:	Douglas Ige
Address:	737 Kaiwiki Way
City State Zip:	Wailuku HI 96793
Email:	dhige@hotmail.com

EXHIBIT
366

July 19, 2016

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
JUL 22 2016
RECEIVED

Gina Flammer
County of Maui Planning Depart
2200 Main St, Ste 315
Wailuku, Hi. 96793

RE: REQUEST OF SPECIAL USE PERMIT
588 KULAIW DRIVE, WAILUKU, HI

I am an owner of property within 500 feet of the Lona Ridge/Wilson property.

Should the County grant Mrs. Wilson's special permit request, the entire community of Wailuku Heights will be affected in an adverse way. There is not one positive effect to the community to permit and allow these commercial events within a quiet residential neighborhood.
The fact is my neighborhood and home have already felt the negative impact of events held by Mrs. Wilson's at 588 Kulaiwi Dr. The granting of a special use permit will bring nothing but additional unwanted traffic and activity.

To date:
I have observed cars lined from the gate/drive way at 588 Kulaiwi Drive to the end of the Kulaiwi Drive to enter the property. One of Mrs. Wilson's events had an employee in a golf cart stationed in the cul de sac to direct traffic to her home. I have seen commercial buses parked in the cul de sac to load and unload passengers. Both full size buses as well as the smaller buses have produced excessive noise traveling to and from the location. There is only one way in and out of the location, which is entirely residential. Kulaiwi Drive is an extremely steep sloop, thus causing increase in sound to heavy vehicles laboring to the location. The commercial vehicles, I have observed delivering equipment, chairs and portable toilets and other items to and from the location create excessive noise, some of the large trucks in order to save wear to their brakes when leaving the location and traveling downhill down shift which produces even louder noise and has caused my house is shake. There is an increase of traffic and unknown people going to and from these events. When the commercial filming of the movie "The Inquistor" was being filmed at 588 Kulaiwi Drive, the employees of the filming company used all available parking near the Wailuku Heights park on Alu and were transported to the Wilson/Lona Ridge property up and down Kulaiwi Drive as well as South Alu. Park goers had nowhere to park.

588 Kulaiwi Drive, is part of the Wailuku Heights II Homeowners Association, the Homeowner Association CC & R's specially states "no commercial business in the neighborhood. Mrs. Wilson signed and accepted these Rules and Regulations when she purchased the property as did all members of the homeowners association. Mrs. Wilson has requested the Wailuku Heights Association make an exception and permit her to conduct commercial activities and was denied by the HOA. It appears she is now attempting to use the county to circumvent the C & R's. I would ask the county planning to consider the negative effects to our quiet residential neighborhoods should this permit be given. These events will cause me as well as all of Wailuku Heights to lose the peaceful and quiet enjoyment of our homes and devalue our property.

The county should not grant one homeowner a permit to conduct business which will have adverse change of the entire residential neighborhood, not to mention the effect of the lowering of the property value of the neighborhood, by changing the neighborhood to what would become "mixed commercial/residential." I, as well as every owner within the neighborhood brought and

EXHIBIT
367

invested in our homes bases on a quiet, safe residential neighborhood, as did Mrs. Wilson and her late husband. The Wilsons assured the community, 588 Kulaiwi Drive was to be their retirement home and chose the Wailuku Heights neighborhood to be assured of their "privacy" as well as Wailuku Heights being a safe, established residential neighborhood. This is the very reason I purchased my home in Wailuku Heights as well. Mrs. Wilson/Lona Ridge is now requesting the County's assistance to completely change the existing neighborhood.

Should Mrs. Wilson's special use permit be granted the increase in traffic and noise will increase. Lona Ridge ads currently state clients will be served alcohol at her events. Thus, drinking and driving within our neighborhood will place the entire neighborhood as well as her clients in a dangerous situation, plus expose the county to a liability situation. See her ad for teapartyinparadise.com. The menu includes alcohol. Once again, Kulaiwi Drive is a very steep slope: mixing drinking and driving on Kulaiwi is a disaster waiting to happen. The entrance to her home is a single lane driveway; I have observed employees on the driveway directing large commercial vehicles in order to navigate the driveway to her parking area. If commercial drivers are in need of assistance to navigate the one lane drive to get to the entrance of the location, this is not a place for these events.

I also believe our neighborhood will be subjected to an increase in crime, due to unknown multiple visitors, and transient workers/staff for these events. The fact she has advertised on web sites the use of her residence for events with no special permit, and has had events without the permit shows she has a total disregard to following county rules, as well as the HOA CC & R's and has no problem what so ever of infringing on her neighbors rights to a peaceful, quiet enjoyment of our homes.

There are currently 5 wedding and events facilities located within 3 miles or less of 588 Kulaiwi Drive:

Kahili Golf Course
The Dunes Golf Course
Maui Tropical Plantation
King Kamehameha Golf Course
Bailey House

There is no need to add an additional special events location which will increase traffic and commercial activities to a residential neighborhood and change the makeup of a long established neighborhood. There is no benefit of any kind to the neighborhood for this permit to be granted.

Also, with the current development plan for the area which extends from Kuikahi to Waikapu, I would hope the allowing of an additional commercial venue be taken into consideration as to the added impact to traffic, and the environment and noise factor for this added location.

Please deny the request for this permit which will have massive negative effect to my home and neighborhood.

Thank you,

Carrie S. Grubbs

Carrie S Grubbs
523 Kulaiwi Drive
Wailuku, Hi.

Kathleen Aulani Stout

513 Poliuli Dr. Wailuku Heights, HI 96793 (808) 442-2813

July 28, 2016

Gina Flammer
County of Maui Planning Department
2200 Main Street, Ste 315
Wailuku, HI 96793

RE: Request of Special Permit for 588 Kulaiwi Drive. Wailuku. Maui 96793

On July 19, 2016, I received a registered letter addressed to neighbors residing within 500 feet of Lona Ridge property which was requesting a special use permit for numerous special events. I had noticed advertisements and fees which are posted on the internet. My property abuts the Lona Ridge/Wilson property from the back of the Wilson house and the pool area, a distance of less than 500 feet. There is a drainage ditch, per plat map enclosed with permit application, between the back of both properties.

I would like to voice my opposition to the approval of this application for several reasons, the most important being the change of use designation from residential use to commercial use. My others reasons for opposition include:

(1) Currently noise from gardening equipment (lawn mower. weed whacker) and voices from the pool area can be heard from my property. It would be logical that any proposed events would only serve to increase the amount of noise I. and my neighbors, are exposed to.
(2) The proposed permit violates the existing Wailuku Heights CC&R's and stated criteria regarding special use permits. "special permits were written to protect communities from commercial events". (Section 19.510.070)
(3) Safety of the area. namely the potential impact to streets and residences from additional vehicles and people in the area.
(4) In addition to the safety concerns aforementioned. how parking for proposed events will affect existing homeowners.
(5) Concern that granting of this permit would set a potentially dangerous precedence for other homeowners who might want to pursue having other events on their property.
(6) Lona Ridge/Wilson property while currently zoned as agricultural, conducts events both for a fee as well as free of charge.

Another concern I have is as to who will monitor or enforce violations stemming from the facts presented on the application. i.e. time of events, number of people attending. parking, amplification, etc? What recourse will homeowners have, if problems or violations should occur?

EXHIBIT

368

Also on the same pages under Neighbors Concerns, the applicant states that permit is not transferable. however under the listed criteria for special use permits it states. "Lona Ridge LLC if able to obtain special use permit, it will be transferable if she sells her property".

I'd like to reiterate that this permit will have an adverse effect on the community. impact the economic character and quality of the area. which is currently zoned residential, and have a negative and detrimental effect on the neighborhood. whose existing reputation is stellar. In this prestigious and *quiet* neighborhood, the homes show pride of ownership and are actively sought after by potential buyers.

Thank you for your attention to this matter.

Sincerely,

Kathleen Aulani Stout

Kathleen Aulani Stout

July 28, 2016

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
AUG - 2 2016
RECEIVED

Gina Flammer
Maui Planning Commission
Department of Planning
2200 Main St.,Suite 315
Wailuku, HI 96793

RE: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Ms. Flammer and the Maui Planning Commission:

As a nurse for over 40 years, unfortunately I have seen too many families impacted by the devastation of an accident related to drinking under the influence. The results of the accident can never be taken back, as families are shattered for life. It is especially heart breaking to see children with traumatic brain injuries, whose life potential have been severely compromised due to a drunk driver. **The Center for Disease Control and Prevention's June 28, 2016 report, finds Hawaii as the #1 state for drunk driving.** *On Maui, in a 3 week campaign in January 2014, there were 42 DUI arrests*. As a resident of Wailuku Heights II, I am requesting that you deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to open a *commercial event business* in the housing development of Wailuku Heights. Why the Planning Commission would even consider the Lona Ridge's request for a commercial business in a housing development does not make economic and more importantly safety sense. Apparently Lona Ridge's has even increased her request for events from 4 times a year to 48 times a year, every weekend. *Statistics show that DUIs are more likely to occur over the weekend.*

Wailuku Heights is a quite peaceful family development with expensive homes. We are ordinary families who worked hard and saved in order to afford these homes. Like many families, each of my parents worked two jobs and sacrificed much, in order to build their dream home in Wailuku Heights. Families would not want to live in a development where a commercial event business creates noise, heavy traffic throughout the development, increase potential for crime, and decrease safety for children, families and property. Will Lona Ridge and the Maui Planning Commission take responsibility when Lona Ridge guests consume too much alcohol and cause an accident? Statistics clearly show the increasing risk of drinking and accidents. The streets in Wailuku Heights are very steep and require exceptional concentration in order to safely maneuver through the development. There are no street lights at night and people do park their cars along the street. Families walk along the quite streets at night enjoying the peace and quiet of our friendly neighborhood. Will Lona Ridge and the Maui Planning Commission then take responsibility in safety issues caused by these events, as well as the increasing noise and disturbances? Increasing safety issues, nuisances and disturbances will also impact the Maui police department. Will Lona Ridge and the Maui Planning Commission increase the funding to the Maui police department in order for them to monitor Lona Ridge's events? Lona Ridge and the Maui Planning Commission cannot guarantee that there will be no drinking or over consumption of alcohol at these proposed events or can you? These are serious and real issues that have to be considered. They are of paramount importance and why Lona Ridge's application should be denied.

There has been national precedents set, that if an organization, event, person, "allows" someone to drive drunk after drinking in their establishment, that establishment, person, and organization are just as responsible for the accident as the drunk driver. The word "allow" is used in a very broad term, as states establish means to decrease and prevent drunk driving. If the Maui Planning Commission decides to approve Lona Ridge's application, despite the majority of Wailuku Heights residents opposed to this commercial event business, then the Commission along with Lona Ridge must be ethically and morally responsible for the eventually accidents which will occur.

As a member of Wailuku Heights II Lona Ridge agreed to The Protective Covenants, Conditions and Restrictions for Wailuku heights Extensions. Now because they want to open a commercial business, they feel they no longer have to abide by the CC&R. If they had wanted to open a commercial business, they should have built in a commercial zoned

EXHIBIT
369

area. A commercial business in the development will also have a significant negative economic impact to homeowners, which in turn impacts the tax base to Maui County.

The majority of the residents of Wailuku Heights are opposed to Lona Ridge's application. When we talk about and embrace our ohana and family values, the safety and love of our family is our priority. These are what are important to us the residents of Wailuku Heights. It is critical that a commercial business not be part of our housing development, nor should it be for any housing development. According to Lona Ridge, they expect to serve 75- 100 people or more, which would amount to at least 50 to 100 cars (estimate 2 people per car) and even buses. This will create a significant traffic jam and safety issues. Although, Kulaiwi Drive is the road that leads directly to Lona Ridge, when there is a traffic jam, which there will be with that many people trying to make it up the hill, then all of Wailuku Heights will be impacted as people try to get around the traffic jam. Already the traffic light at Kuikahi Drive and Honopiilani Hwy is very busy. Big business, commercial business, should stay in commercially zoned areas and not in the middle of neighborhoods where neighbor streets become traffic jams and safety becomes a major issue in order to accommodate a commercial business.

The residents of Wailuku Heights have spoken and vehemently oppose Lona Ridge's application for a Special Use Permit and Conditional Use Permit or any permit that would allow her to hold any events for commercial purposes.

Sincerely,

Dr. Phyllis R. Coolen

Phyllis R. Coolen, DNP, MN, BSN, RN
Wailuku Heights II
coolenphyl@aol.com

16|34|37

Dear Gina Flammer
Department of Planning
Maui County
2200 Main St, STE 315
Wailuku, HI 96793

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
JUL 29 2016
RECEIVED

Re: special permit 588 Kulaiwi Drive, Wailuku

I am writing to share my concern for the safety of many young children that play on the sidewalks of South Alu Road. There are also many people walking their dogs, bikers, skaters, etc. I suggest a study or report be made counting the number of pedestrians, pets, etc. using South Alu Road. It gets very heavy after work and early evening. And now that the park has become a Pokeman stop, there is a great increase of traffic and gathering there. May I suggest that the alternate route be used going up Kuikahi and turning left on Maalahi to het to Kulaiwi Drive. That would solve the problem on South Alu, but I don't see how it can be enforced if event participants are driving their own private vehicles.
Another big concern is the use of alcohol at these events. I don't know what the solution would be since it concerns a private property.
I have 11 grandchildren and 9 of them live on South Alu Road. My 2, 3, 5 year old Grandchildren have wandered on to the street unsupervised on occasion despite parental rules and supervision. They have even rolled down their driveway on tricycles on to the street. A neighbor's dog was killed when it ran onto the street while she was having a garage sale. These are not negligent people. Accidents do happen, even without the traffic of 100 people per event every week, I assume it'll probably be on weekends when school is out and children are about.

Would it be possible to post a calendar of events on our Nextdoor website so that we can be extra careful with our pets and children and grandchildren, not to mention the many senior citizens, on those days and nights?

Rerouting to Kuikahi, Maalahi, Kulaiki, would be a great solution for South Alu Road activities.
The best solution is that there wouldn't be the large 100 people weekly events in this residential neighborhood.
Perhaps the State / County never considered building a park at the location on the top of the mountain in the first place in consideration of the neighborhood. Why would we approve it now?

Susan Asato
Susan Asato
662 South Alu Road
Wailuku, HI 96793

EXHIBIT
370

Department of Planning
Maui County
Attn: Ms Gina Flammer
2200 Main Street, Suite 315
Wailuku, HI 96793

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
JUL 29 2016
RECEIVED

Ref: Special Permit 588 Kulaiwi Drive, Wailuku

Dear Ms Flammer:

It has come to my attention that a Special Permit #588 Kulaiwi Dr. Wailuku is sought in our neighborhood to conduct commercial activities.

When my wife and I purchased our property in Wailuku Heights it was my clear understanding that this neighborhood was in no way zoned for commercial activities. This residential neighborhood is quiet and family oriented. Children play safely. Adults walk, jog and ride bicycles at all times of day without any worry as there are no big commercial busses going up and down our roads. A change to our peaceful and quiet neighborhood would likely occur by granting such a permit. This would likely precipitate other businesses to seek permits and sadly it would be the demise of our way of life in Wailuku Heights as we know it.

I strongly recommend that the Planning Board not grant this Special Permit #588. I am opposed to it and urge you Ms Flammer to transmit our outrage to the Board. I understand the property in question is owned by a very wealthy and influential individual. In this election season it is my hope that our elected officials are not swayed by big money and influence in order to allow this individual to destroy our lovely and peaceful residential community.

Sincerely,

A H. Kivimae 7-25-2016

Ain H Kivimae
554 Lii Way
Wailuku, HI 96793

Ana Maria Rockwell

Ana Maria Rockwell
554 Lii Way
Wailuku, HI 96793

EXHIBIT
371

Architect
Anthony D Cervantes AIA PALM
Hawaii / Washington
360 908 5948 - adcvisions@aol.com

April 20, 2016

Bill Dix
Hawaiian Mgmt. Co.
billd@hmcmgt.com

More than 25 years ago on a cool misty morning, here on the Eastern slopes of the West Maui Mountains, I came up to Wailuku Heights II to seek a newly plated homesite for my parents. The sunrise was just cresting over Haleakala and Maui Valley slowly revealed itself in that half light of a new morning.
At that time, there were only a few night lights visible in Pukalani and Makawao and almost none in Kula and Ulapalakula. The mountain seemed stronger then. With this view of the House of the Sun I knew we would make a good home for my mother and father. As a young architect with Architects Hawaii I drew upon all my abilities to do my parents and Maui proud and cherished this chance to steward the light, the views, the serenity and the temperate coolness of the weather that is Wailuku Heights II. Wailuku Heights II has since grown into a gathering of fine homes with high property values and protected by an association that with good intentions guided development of architectural design approvals. There are few places left to build on here with more than 130 homes meticulously cared for by their owners. In short Wailuku Heights is a mature subdivision that remained true to the original visions of its architects, planners and developers. Since its beginning I have had the honor to have designed four additional custom homes in Wailuku Heights.

This serenity is now being threatened by one monied individual living outside the subdivision but requiring passage through its heart to get to their land locked parcel that overlooks everyone else. As much as anything it is this money that threatens to influence local politicians, governmental agencies and elected bureaucrats to allow a thoroughfare through the heart of the subdivision to what Lona Ridge intends will be their commercial mountain resort with no thought to the impact upon the lives and peace of the residents of over a quarter century. Particularly along the steep climb of Kulaiwi Drive.

EXHIBIT
372

Architect
Anthony D Cervantes AIA PALM
Hawaii / Washington
360 908 5948 - adcvisions@aol.com

The negative environmental and social impact brought upon by the Lona Ridge application for a Conditional Use Permit (CUP) should be obvious to all such governing bodies concerned. This letter is a call to those who might consider approving such a use permit a sincere request for serious reconsideration. The future of many to placate the monied favor of the one will not hold such proponents in good stead here on this small family based island of Maui.

The increase in traffic noise and pollution as a multitude of cars and buses loudly whine and grind up the steep grade that is Kulaiwi Drive in low gear from 8:AM to 8PM between all the homes that closely front the road will be disruptive enough.

Kulaiwi Drive is a narrow, steep, curving two lane drive through a private residential subdivision. It was never meant to be a busy thoroughfare to serve the social and commercial desires of a single individual who's property abuts our subdivision.

Will the County of Maui and the Department of Public Works be responsible for all the additional wear and tear on the roadway born of the greatly increased traffic? Will they be responsible for the large increase that will inevitably lead to additional accidents, injuries and law suits? Or will once again money prevail over the safety and peace of the public ?

We ask that all those individuals and agencies that have the responsibility of reviewing the Lona Ridge application for a CUP deny such application for the peace, serenity and good of the many. Reaffirm the quiet beauty of the West Maui Mountains as we had first found it.a quarter of a century ago.

Thank you,

Anthony D.Cervantes AIA
Architects

July 25, 2016

Gina Flammer
Department of Planning
2200 Main St.,Suite 315
Wailuku, HI 96793

RE: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Ms. Flammer and the Maui Planning Commission:

As a resident of Wailuku Heights II, I am requesting that you deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to open a *commercial business* in the housing development of Wailuku Heights. Why the Planning Commission would even consider the Lona Ridge's request for a commercial business in a housing development does not make economic or safety sense. Apparently Lona Ridge's has even increased her request for events from 4 times a year to 48 times a year.

Wailuku Heights is a quite peaceful family development with expensive homes. A commercial business in the development will have a significant negative economic impact to homeowners, which in turn impacts the tax base to Maui County. Families would not want to live in a development where a commercial business creates noise, heavy traffic throughout the development, increase potential for crime, and decrease safety for children, families and property. Will Lona Ridge and the Maui Planning Commission take responsibility when Lona Ridge guests consume too much alcohol and cause an accident and God forbid a child would be involved? The streets in Wailuku Heights are very steep and require exceptional concentration in order to safely maneuver through the development. There are no street lights at night and people do park their cars along the street. Families walk along the quite streets at night enjoying the peace and quiet of our friendly neighborhood. Will Lona Ridge and the Maui Planning Commission then take responsibility in the increasing noise and disturbances and safety issues caused by these events? Increasing safety issues, nuisances and disturbances will also impact the Maui police department. Will Lona Ridge and the Maui Planning Commission increase the funding to the Maui police department in order for them to monitor Lona Ridge's events? Lona Ridge and the Maui Planning Commission cannot guarantee that there will be no drinking or over consumption of alcohol at these proposed events or can you? These are serious and real issues that have to be considered and why Lona Ridge's application should be denied.

As a member of Wailuku Heights II Lona Ridge agreed to The Protective Covenants, Conditions and Restrictions for Wailuku heights Extensions. Now because they want to open a commercial business, they feel they no longer have to abide by the CC&R. If they had wanted to open a commercial business, they should have built in a commercial zoned area.

It is critical that a commercial business stay within a commercially zoned area and not a housing development. A majority of the residents of Wailuku Heights are opposed to Lona Ridge's application. When we talk about and embrace our ohana and family values, these are what are important to us the residents of Wailuku Heights. Big business, commercial business, should stay in commercially zoned areas and not in the middle of neighborhoods.

Sincerely,

Marina Cervantes

Marina Cervantes, MA, RN
Wailuku Heights II

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
AUG - 2 2016
RECEIVED

EXHIBIT
272

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
JUL 29 2016
RECEIVED

July 28, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,
Signature

Owners Name:	Cervantes
Address:	507 Kulaiwi Dr.
City State Zip:	Wailuku Hi 96793
Email:	

EXHIBIT
374

July 28, 2016

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
AUG - 2 2016
RECEIVED

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,
Signature Marie Waldmann-Cervantes

Owners Name:	Cervantes
Address:	507 Kulaiwi Dr.
City State Zip:	Wailuku Hi 96793
Email:	

EXHIBIT
375

1413441

Edward C. Diehl
640 Maalahi Street
Wailuku. HI 96793
(808) 249-8084
Fax (866) 866-7064
ecdiehl@hawaii.rr.com

GINA FLAMMER
DEPART OF PLANNING
MAUI COUNTY
2200 MAIN ST, STE 315
WAILUKU, HI. 96793

Regarding: Special permit 588 Kulaiwi Drive, Wailuku

07/31/2016

Dear Ms Flammer,

I am writing to express my opposition to the granting of a special use permit for the above named property that is located directly up the hill from my family home with no intervening structures.

The proposed activities will impact my life with noise and increased traffic on my narrow street.

If granted who will be responsible for monitoring to insure that the agreed to limits are observed? I am incredulous that the idea of bringing such a large commercial activity to the heart of a residential neighborhood is even being considered.

Thank you for taking note of my concerns.

Regards,

Edward C Diehl

EXHIBIT
326

COUNTY OF MAUI
DEPT OF PLANNING CURRENT

AUG - 2 2016

RECEIVED

7-24-, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owners Name:	[illegible]
Address:	737 S Kulaiwi Rd
City State Zip:	Wailuku, HI 96793
Email:	

EXHIBIT
377

28 July 2016

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
AUG - 2 2016
RECEIVED

County of Maui Department of Planning
2200 Main St., Suite 315
Wailuku, Hawaii 96793

Attn: Gina Flammer, Planner

Re: Lona Ridge Permit Application, 8/23/16 Hearing

Dear Planning Commissioners:

I was born in Honolulu, but spent most of my life on the mainland. My mother's plantation-era family of 12 children were born and raised in Puunene, so our Maui roots go back generations. Two years ago my husband, who was also born and raised on Maui, and I moved back to the islands, because he wanted to help care for his now 89-year-old mom. We chose to live in Wailuku Heights because of the nearby medical facilities and the relative quiet and security of the area.

If this application requesting permission to hold numerous and varied events is approved, it is very likely that the peace and safety of our neighborhood will be significantly impacted for the many reasons already stated by others. I understand that the application proposes a limited number of such events, but unfortunately, I have little faith that the county will fine and/or prosecute violations of any permit that may be granted. Inevitably there will be more than the maximum number of events, cars, noise than allowed by the permit. Who will monitor and report and who will enforce these violations?

Perhaps due partly to lack of funding and resources, there are apparently countless violations of county ordinances and permits that are never prosecuted. Common examples of non-enforcement include everything from unpermitted short-term rentals and zipline company activities to illegal fireworks and beach camping. The lack of resources includes the fact that it took over eight months to fix three overhead lights on nearby streets and, countywide, the chronic problems in providing adequate sanitation and recycling services.

Lack of enforcement of any Lona Ridge permit restriction will also result from the fact that many local homeowners have a real and justified fear of reprisal should they report violations. This is due to Lona Ridge's owner's repeated threats of lawsuits that would cost thousands to defend. (See owner's comments at 2/3/16 Wailuku Hts. II homeowners' annual meeting.)

I truly hope that the Planning Commission will consider my and the majority of my neighbors' common concerns about the many negative results of granting permission to conduct what is basically a large commercial enterprise in our pleasant, peaceful, quiet, and safe residential community.

Thank-you for your consideration and time.

Sincerely, Estelle Chun

Estelle Chun
708 Noweo Place, Wailuku, HI 96793

EXHIBIT
378

8/2, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Charles Morales

Owners Name:	Charles Morales
Address:	5 Alu
City State Zip:	
Email:	

EXHIBIT
379

8/2, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Liza Casino

Owners Name:	
Address:	
City State Zip:	
Email:	lizacasino@gmail.com

EXHIBIT
380

August 2, 2016

Ms. Gina Flammer – Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I strongly opposed Lona Ridge Special Use Permit and Conditional Use Permit application to host events such as: weddings, conferences, retreats and other commercial activities. These events have no relationship to the agricultural use of the property and will became secondary to the primary focus of protecting Hawaii's agricultural lands. Proposed events will increase traffic, noise levels, crime, numerous transient workers and staff to work these events and related loss in our property values as well. Also, as a parent, I am concern with my child safety as well as others. With opening of a business this will only exacerbate this existing problem.

Lona Ridge is wrong in every aspect; concept, bogus agriculture plan and execution. The property had no access; egress or regress. Thus, Wailuku Heights II Lot, 588 Kulaiwi Drive was purchased to provide that need.

- Violation #1: Per Wailuku Heights II Design and Construction Rules: "Each dwelling erected on each Lot shall have living floor area of not less than 1200 square feet. All dwellings must have an attached, enclosed two car garage".

- To date, no dwelling has been built on the Lot.

The community was concerned about development on the mountain. She assured us that she simply wanted to lead a quiet life with her husband living their retirement in their dream home and that their development would have no impact upon our lives. The mountain was then leveled with 90 – 100 trucks a day for two years, the excessive road vibrations causing multiple broken water mains that residents had to pay for; lots of dust and noise that we respectfully tolerated. Now Lona Ridge is requesting a Special Use and Conditional Use Permit to operate a commercial business. This will be another affront to the residents of Wailuku Heights II.

Wailuku Heights Unit II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&Rs) prohibits the use of subdivision lots for commercial activity.

- Violation # 2: Section 6:24: No Business or Commercial Activity. No Lot shall be use at any time for business or commercial activity.

We respectfully request that Lona Ridge Special Use and Conditional Use Permit application be denied in its entirety. It's the right thing to do.

Sincerely Yours,

lahaina.gal808@icloud.com

EXHIBIT
381

August 2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

My wife and I bought our home 18 years ago. We purchased and chose our retirement home in an established single family quiet residential neighborhood that prohibits Commercial Business. We absolutely love our community. It is known for its' exquisite views, peace and tranquility and now Lona Ridge wants to threaten our safety, peace and quiet.

I strongly opposed Lona Ridge Special Use Permit and Conditional Use Permit (SUP/CUP) Application to host events such as: weddings, art shows, day retreats, workshops, social events and corporate activities. These events would create significant adverse traffic, safety and noise impact to our community and immediate neighbors. Allowing Lona Ridge to host Special Events would be contrary to the goals of the Maui County Plan and Hawaii goals of promoting agriculture on agricultural zoned lands it is substantially different activity than what is allowed in the community and immediate neighbors.

Initially, she veiled her plan as moral imperative to support the community and educate others on the Aina. At first, her plan sounded altruistic and sincere, but now today I ask, is it your moral imperative to:

- Risk the safety of people and devalue our property?
- Change our peaceful community into a business zone?
- Essentially trample our entire community and threaten other neighbors' as well, just to satisfy your greed?
- How can anyone have such hubris to harm and offend so many in the pursuit of benefiting so few? Where is the PONO?

The existence of our Protective Covenants, Conditions and Restrictions (CCR&S) are the added protection needed to maintain the peace and quiet of Wailuku Heights. Our CC&Rs prohibit the use of subdivision lots for commercial activity.

- Section 6:24: No Business or Commercial Activity. No Lot shall be use at any time for business or commercial activity. (This means that the use of the property for weddings, conferences, retreats and other commercial activity is and should remain prohibited)

It is vital that we adhere to our CCR&s and must be enforced to protect our community and quality of life. If Lona Ridge permit goes as planned, it will set a precedent in our islands/county, thus dismantling the core ideology behind our comprehensive plan and zoning ordinance and disrupting the character of our community and adjacent neighbors.

We ask the Commission to deny Lona Ridge Special and Conditional Use Permit Application in its entirety and hear the residents' pleas to maintain and enforce the current character of our residential neighborhoods, peace and quiet, property values and safety.

Sincerely Yours,

kulaboi@hawaii.rr.com

EXHIBIT
3&2

Aug. 3, 2016

RECEIVED
AUG 03 2016
HAWAIIANA MANAGEMENT CO. LTD.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Edgar Soriano

Owners Name:	EDGAR & PAUL SORIANO
Address:	577 KULAIWI DRIVE
City State Zip:	WAILUKU, HI. 96793
Email:	

EXHIBIT
383

RECEIVED
AUG 03 2016
HAWAIIANA MANAGEMENT CO., LTD.

August 3, 2016 3:45 p.m.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Jasmine Kear

Owners Name:	Jasmine Kear
Address:	608 Nawiliwili Pl
City State Zip:	Wailuku, HI 96793
Email:	okearden@aol.com

P.S. allowing any exceptions to the rule of letting Any kind of commercial business for profit will only be a segway to get more business going than allowed. Who will monitor that. This was stated as residential real estate when we

EXHIBIT
2 pgs

August 3, 2016 3:45 p.m

RECEIVED
AUG 03 2016
HAWAIIANA MANAGEMENT CO., LTD.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events.. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owners Name:	Randy Kear
Address:	668 Nohea Pl.
City State Zip:	Wailuku, HI 96793
Email:	rkearden@aol.com

note: cannot see why so much time has been spent on this w/ numerous votes on this opposing the request to start a commercial business in a residential zone!

EXHIBIT
385

August 4, 2016

In reference to:
State Land Use Commission Special and a Conditional Permit in order to operate the Lona Ridge Special Events Project at 588 Kulaiwi Drive, Wailuku

Dear Planning Commission members:

The construction of this house in the hills above Wailuku Heights was a surprise to our neighborhood to begin with. Most thought this was conservation land as it's so steep, seemingly inaccessible and backed up to the watershed. Now, we're surprised again with the prospect of a commercial operation being proposed in such an inappropriate location.

The number of delivery and service trucks needed to run such an operation, along with the many cars attending the weddings, meetings, "farm tours", etc., would be significant. This neighborhood is certainly not setup for the traffic and safety issues this business would generate by using our steep streets as a main thoroughfare to their operations.

Zoning is used to guide the appropriate uses of real estate. This type of request is exactly why we have zoning. In making your decision, please assure our island residents that the safety and quiet of residential neighborhoods will be protected from the commercial aspirations of the few.

Please do not set a precedent, that our neighborhoods are, "open for business".

Respectfully,
Linda & Randy Barcheski

EXHIBIT
3 B

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
JUL 28 2016
RECEIVED

July 25, 2016

Gina Flammer
Department of Planning
2200 Main St. Suite 315
Wailuku, HI 96793

RE: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I have lived in Wailuku Heights II, Lot 54, at 736 South Alu Road, since 1989. I am writing to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in this thus far peaceful, quiet and safe neighborhood. If you allow Lona Ridge to have this permit, it will surely change the character of this family neighborhood. Lona Ridge is accessible through Kulaiwi Drive, a steep, narrow, winding road that intersects with South Alu Road, on which daily walks are made with children, grandchildren, pets, little red wagons, bicycles and strollers, at all hours of the day and evening. The neighborhood will be subjected to noise from the commercial events, as well as the caravan of cars and buses on a weekly basis. In addition, a safety issue would be created with the use of alcohol on the premises. Won't we be put in jeopardy?

The Protective Covenants, Conditions and Restrictions (CC&R) for Wailuku Heights Extension-Unit II were created to increase the economic value, desirability and attractiveness of Wailuku Heights II and prohibits the commercial events Lona Ridge wants to host. As homeowners we were made aware of the CC&Rs and agreed to follow them when building our homes and living here. Why should Lona Ridge be allowed to violate these at the expense of disturbing and being an annoyance to the other over 100 homeowners?

I was born and raised in Wailuku— the small town with a big heart. If I wanted to be a part of a resort village or big city living, I would have moved to those places that would provide such a lifestyle. Instead, I chose to live on my beloved Maui, being able to say "Hi" to my neighbors, sharing gardening and cooking secrets and Wailuku memories. Help us to protect our lifestyle by denying the Lona Ridge application.

Sincerely,

Myrna (Hotta) Fung

EXHIBIT
389

16/2973

July 29, 2016

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
AUG - 4 2016
RECEIVED

Ms. Gina Flammer
Department of Planning
Maui County
2200 Main Street, Suite 315
Wailuku, Hi. 96793

Dear Ms. Flammer:

REF: Special Permit Application
588 Kulaiwi Drive
Wailuku, Hi. 96793

THE FOLLOWING TESTIMONY IS TO BE SUBMITTED FOR THE SUBJECT APPLICATION:

Having lived in Spreckelsville for over 25 years, where our family was raised, my husband and I sought a retirement home in 2000. We had strongly considered Spreckelsville which had been a wonderful residential family neighborhood – but with the advent of the popularity of wind surfing the whole neighborhood complexion changed. Many of the homes were being rented out to windsurfing enthusiasts from all over the world; cars were coming and going with no regard to neighborhood children and the Maui Police Department was often at our door asking for assistance as the properties on either side of us were often burglarized.

This prompted a change in plans for our retirement and we chose Wailuku Heights where we had purchased a vacant lot a few years beforehand. Our building plans did not materialize however, we were fortunate to find a home in a cul-de-sac, which was the environment for which we were looking. A nice quiet residential neighborhood.

The purpose of this preamble is to explain how a once quiet residential neighborhood can be changed.

When Ms. Wilson purchased her property she had no access to the 5+acres on the hilltop and subsequently purchased Lot No.144 in the Wailuku Heights II Subdivision for access to her property.

EXHIBIT
2 of 8

We are not here today to discuss the merits of the amount of work and expense that have been taken to enhance this property to the wonderful estate that it has now become.

We were told initially that Ms. Wilson was going to make her property available to Maui schoolchildren so they would have a firsthand experience to observe and enjoy the many indigenous and beautiful plantings. Who could object?
However this noble concept has since been turned into a commercial operation which would also include the events listed in the application with which we are all familiar. Access to these events would be through a very quiet neighborhood and would most likely disturb those directly in the line of traffic – many of whom are here today and many of them who witnessed trucks hauling the excavation dirt from the site back and forth for TWO YEARS.

I have been a real estate broker for over 40 years and was Principal Broker for the Wailea Resort for many of these years so am quite well versed on the elements of disclosure in the selection of a principal residence. Apparently we have no say in the permits already granted by the County Of Maui for this property – however, there is absolutely NO REASON why a SPECIAL USE PERMIT should be granted.

Unfortunately this issue has created a tremendous amount of discord into a formerly quiet and friendly neighborhood.

Respectfully Submitted, Helen M. MacArthur

Helen M. MacArthur
705 Uluhea Way
Wailuku, Hi. 9693
Ph: 808-243-9353

COUNTY OF MAUI
DEPT OF PLANNING CURRENT

JUL 28 2016

RECEIVED

July 26, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Edwin K. Yoshioka

Owners Name:	EDWIN YOSHIOKA
Address: 730	730 KAKAINA PL.
City State Zip:	96793
Email:	

EXHIBIT
389

14137495

July 20, 2016
Gina Flammer
County of Maui Planning Depart
2200 Main St, Ste 315
Wailuku, Hi. 96793

COUNTY OF MAUI
DEPT OF PLANNING - CURRENT
JUL 28 2016
RECEIVED

RE: REQUEST OF SPECIAL USE PERMIT
588 KULAIW DRIVE, WAILUKU, HI

I am an owner of property within 1000 feet of the Lona Ridge/Wilson property.

The County I request not to grant Mrs. Wilson's special permit request for the following listed reasons and those not included.

1. Increase noise and traffic beyond expected in residential setting
2. No benefit to the residential community
3. Negative Effect on property values
4. Not approved by the Hoa board.
5. Does not comply with the CCR s Present
6. No benefit to community.
7. Increase in security needed caused by increase in non resident travel.
8. Increase in traffic by support traffic for all support activities for the proposed purpose.
9. The property has been used for unapproved uses including advertising of those events and activities that are not supported by the CCCRs of the covered property. That would support even if approved or not will require additional over site and expense to comply with use approved.
10. Unlikely that this type of unapproved use would be permitted in the neighborhood of the planning members where they currently reside on Maui.
11. No support that Maui is in need of the proposed use that is not being met elsewhere on Maui or that this location is the best use of this property. y
12. No Community impact study present that would support use proposed .
13. I have not been able to determine any resulting benefit to the residential community that this proposed activity would result in .
14. The proposed use would increase risk to the children of the residential community due to traffic.
15. A very likely issues for all future buys in the area with the possibility of resulting legal battles

Thank you

Charles D Megla
461 Kulaiwi Drive

EXHIBIT
39a

August 9, 2016

Harold Davis
516 Kulaiwi Drive
Wailuku, HI 96793

Aloha Maui County Planning Commission,

I am a resident of Wailuku Heights Extension - Unit II and have lived on Kulaiwi Drive since 2007. I was a member of the Board of Directors of the Association from 2008-2016 and served as president of our homeowners association, (HOA,) 2013-2016.

In an effort to gauge the neighborhood's opinion of Mrs. Wilson's early requests to hold special events on her property, I personally surveyed the owners of every home and empty lot. Their overwhelming response was to disallow commercial events and preserve the peaceful nature of our community. Out of the 130 homes and buildable lots in Wailuku Heights II, owners of roughly115 properties signed a petition, which I have provided you a copy, stating they wanted to prohibit any commercial business or special events to be conducted on the Wilson property located at 588 Kulaiwi Drive.

More recently, I took another petition to only the residents that live within 500 feet of the Wilson Property. Out of the 40 owners named on the 500-foot list, approximately 35 residents signed the petition indicating they absolutely do not want a commercial business like the one Wilson is proposing in their neighborhood.

I would also bring to your attention that Wilson is a member of our homeowners association and, as such, has signed off and agreed to comply with our Protective Covenants, Conditions, and Restrictions, (CC and R's) that clearly state no commercial businesses are permitted in Wailuku Heights II.

Article VI, 6.24 <u>No Businesses or Commercial Activities</u>.

EXHIBIT
391

"... no lot shall be used at any time for businesses or commercial activities...."

I am requesting that the special permit Mrs. Wilson has asked for be denied. Wailuku Heights is a residential community. A business that intends to ever hold any commercial event, let alone the 52 or more per year that Wilson has proposed, is completely inappropriate in any residential neighborhood. As a resident and member of our HOA, I am highly concerned that a permit for special events exposes all of the property owners to legal and financial risk.

Today I attended the on-site inspection meeting with members of your Planning Board and saw a home designed as a single family residence as required by our CC & R's, not a commercial venue. I do not believe the location meets minimum requirements for safe and legal operation of large public gatherings or commercial events. Wilson claims there are parking spaces to accommodate 36 vehicles. This appears unrealistic, since today I counted 22 cars and small trucks that filled the lawn, some double and triple parked, leaving just enough paved driveway open for cars to enter and exit. The extremely steep, single lane driveway into and out of the property's parking has blind curves and would require cars to back up or down an excessive distance when encountering any oncoming vehicle(s). After a festive evening, this would be a dangerous route home, with or without the alcoholic beverages proposed to be served at Wilson's events. Additionally, emergency vehicles would have difficulty negotiating this residential drive, if and when the need arises. During our tour, safety for children, elderly, or impaired persons seemed woefully inadequate. Handicap access was not evident, nor addressed during the on-site inspection. Certainly major accommodations would be required to bring this residence to commercial venue status. Our community cannot afford the exposure to the possibility of any legal action against our HOA or its members for her negligence in case of an accident.

Wilson stated that she wants to do commercial events to help pay for her farm and lavish home. She already benefits from an agricultural status with substantially reduced expenses through lowered property assessment, low

taxes, minimum water costs, other tax shelters, and income from her farm tours. Our community should not be expected to give up the protective covenants, conditions and restrictions long established by our HOA for our neighborhood in order to further support her lifestyle. I strongly urge you to do the right thing and deny Wilson any Special Use or Special Events Permit. Doing so would ultimately grant her permission to change our residential neighborhood into a commercial business district.

If you have any questions before the hearing, please contact me directly at

cell:(301) 938-7788
email: halco812@aol.com

With much aloha,

Hal Davis

County of Maui
Planning Department
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793
Attn.: Mr. William Spence, Director Planning Department

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV-RECEIVED

16 AUG -4 P4:21

August 04, 2016

Dear Mr. Spence and members of the Planning Commission:

My family and I oppose the application for Special and Conditional Use permit by Lona Ridge LLC because of the negative impact the proposed special events will have on our community. The proposed events are a threat to the peace and safety of the community and are prohibited by Maui County Code and the governances of Wailuku Heights II.

Because of the unique circumstances of Mrs. Wilson's Lona Ridge property, we do not believe that granting a conditional and special use permit would adhere to Maui County Code nor the governances of Wailuku Height Unit II. Originally a portion of Mrs. Wilson's Lona Ridge Estate was zoned Agriculture. She was able to combine a residential lot, that was originally zoned residential and a part of the Wailuku Heights Unit II subdivision with an adjacent agriculture lot, but remains as a member and under the governances of Wailuku Heights II. Because of the history of the formation of this lot, we do not believe that granting a special use permit is consistent with "the intent of the general plan and the objectives and policies of the applicable community plan of the county"[1] as the zoning laws were created to prevent the proposed type of events from being permitted in a residential community. In addition, the Wailuku Heights II Protective Covenants states, "... no Lot shall be used at any time for business or commercial activity, ..."[2]. The combination of Mrs. Wilson's agricultural property with her residential Wailuku Height II property does not negate the intent of the original zoning of the residential community protected by the Maui County code and Wailuku Heights governances.

We do not believe that the community can be protected from the deleterious effect of weddings, parties, and corporate events as required by the Maui County Code – Special use permits[3]. Not only will the proposed events create more traffic and noise, but the nature of such events will bring the consumption of Alcohol and driving under the influence. That is why events such as these are prohibited in residential communities because of the required passage through the residential community, but in addition, Wailuku Heights has narrow roads, the maximum slope for roads (18%), and an almost constant presence of children and adults playing and walking in the streets.

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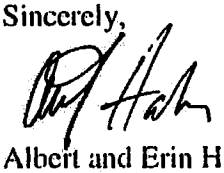
[1] Maui County Code 19.510.070.B Criteria for Permit.1, April 29, 2016.
[2] Wailuku Height II Community Associates Protective Covenants, 6.24 No Business or Commercial Activity, January 29, 1988.
[3] Maui County Code 19.510.070.B Criteria for Permit.6, April 29, 2016

EXHIBIT
392

Granting a special use permit for Lona Ridge, LLC would be setting precedence as the only special use permit event venue with access solely through a residential community. In our research of previous special use permits, all recipients have either been zoned commercial, or in an agriculturally zoned area with direct access to highways. We feel that setting such precedence would create undue traffic, noise, and danger in our community and would potentially affect other residential communities under similar circumstances.

Thank you for your time and I implore you to consider that granting a special use permit for Lona Ridge LLC would violate the intent of the zoning laws and create a danger to our community.

Sincerely,



Albert and Erin Hahn
745 Ulaula Way
Wailuku, HI 96793

19.510.070 - *Special use permits.*

A.Compliance Required. A *special use permit* shall comply with the provisions of this section and with the policies and objectives of the general plan and community plans of the county, the Hawaii Revised Statutes, and the revised charter of the county.

B.Criteria for *Permit.* Subject to the provisions of this chapter, the appropriate planning commission shall review and, after a public hearing, may approve a request for a *special use* if the commission finds that each of the following criteria have been met:

1.The proposed request meets the intent of the general plan and the objectives and policies of the applicable community plan of the county;

2.The proposed request is consistent with the applicable community plan land *use* map of the county;

3.The proposed request meets the intent and purpose of the applicable district;

4.The proposed development will not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences, and improvements;

5.The proposed development will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the area;

6.That the public shall be protected from the deleterious effects of the proposed *use*;

7.That the need for public service demands created by the proposed *use* shall be fulfilled; and

8.If the *use* is located in the state agricultural and rural district, the commission shall review whether the *use* complies with the guidelines established in section 15-15-95 of the rules of the land *use* commission of the State.

C.Application Process. All applications for a *special use permit* shall comply with the application procedures established in sections 19.510.010 and 19.510.020 of this code; provided, that if a state *special use permit* is required, requirements of chapter 205 shall also apply.

D.If applicable to the requirements of the district, the applicant shall provide a project master plan and development plan as provided in this article; except, that these plans need not be transmitted to the county council.

E.The planning commission may impose conditions on the granting of a request for a *special use* if the conditions are reasonably conceived to mitigate the impacts emanating from the proposed land *use*.

(Ord. 2032 § 5 (part), 1991)

6.21 Architectural Design Criteria. The overall visual character of Wailuku Heights Extension Unit II shall be one of natural materials, rough textures, colors and forms compatible with those occurring in the natural landscape of the area.

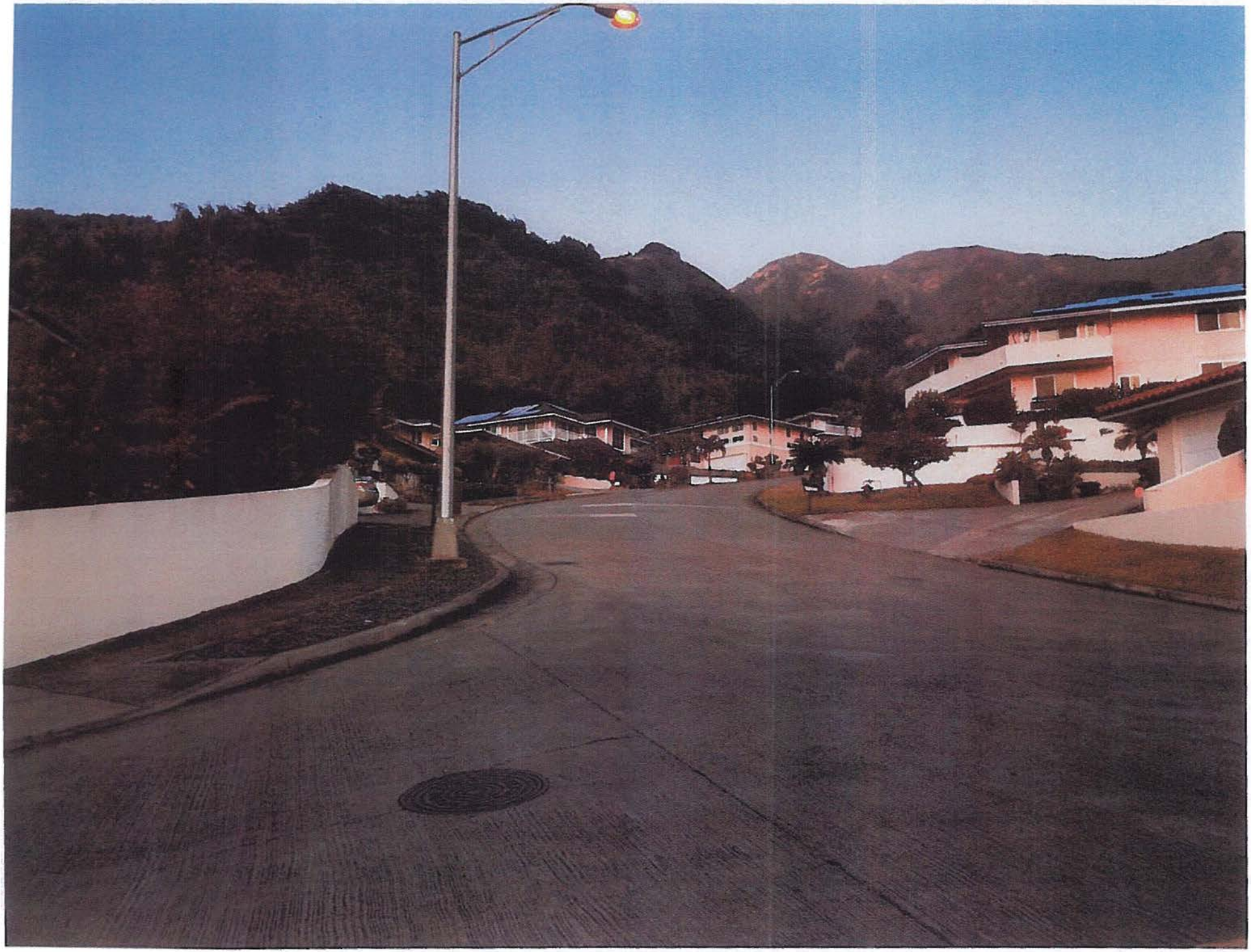
6.22 Construction Period. During the course of actual construction of any structure or improvement permitted hereunder the provisions, covenants, conditions and restrictions contained in this Declaration shall be deemed waived to the extent necessary, as determined by the Wailuku Heights Extension Unit II Environmental Committee in its sole discretion to facilitate such construction, provided that such construction is carried out with all due diligence and that during the course of such construction, nothing is done which will result in a violation of any of said provisions, covenants, conditions and restrictions upon completion of construction. All construction activities shall be conducted in compliance with rules and regulations adopted by the Wailuku Heights Extension Unit II Environmental Committee.

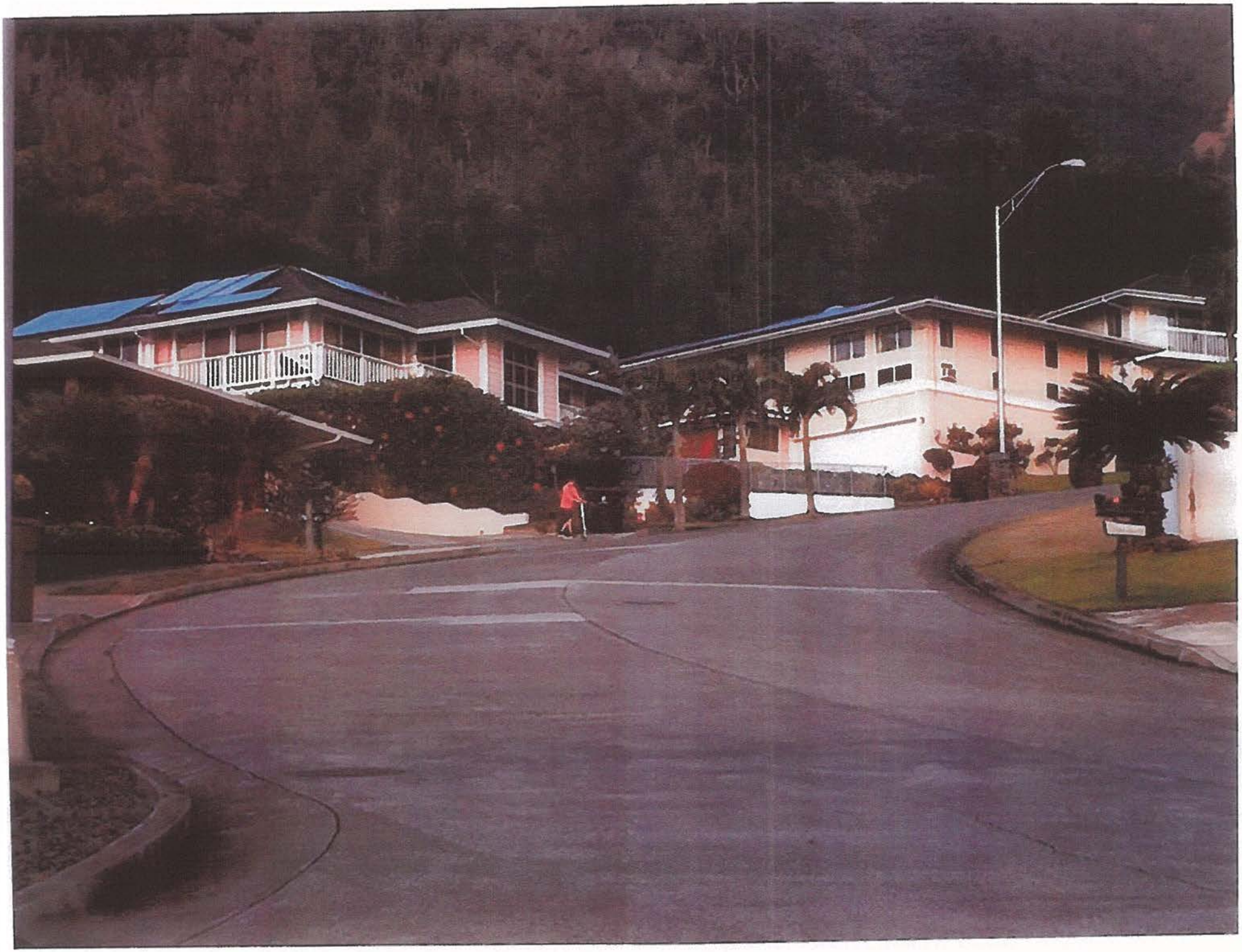
6.23 Leasing of Lots. The Owner of a Lot may lease the same provided that such leasing is strictly in conformity with rules and regulations relating thereto promulgated from time to time by the Association.

6.24 No Business or Commercial Activity. Subject only to the provisions of Section 6.23, no Lot shall be used at any time for business or commercial activity, provided that Declarant may use any Lot owned by it for model homes or real estate sales offices.

6.25 Maintenance of Lots. Each Lot and all improvements, fixtures, furniture and equipment located therein or thereon shall be kept and maintained by the Owner thereof in a clean, safe, attractive and sightly condition and in good repair.

6.26 Owner Caused Damage. If, due to the act or neglect of an Owner or such Owner's Guests, loss or damage shall be caused to any Association Property, such Owner shall be liable and responsible for the same except to the extent that such damage or loss is covered by insurance obtained by the Association and the insurer has waived its rights of subrogation against such Owner. The amount of such loss or damage may be collected by the Association from such Owner, and such amount shall be secured by a lien on the Lot of such Owner in accordance with the provisions of Section 5.7 of this Declaration.





16/4069

August 8, 2016

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
AUG 10 2016
RECEIVED

Gina Flammer
Department of Planning
2200 Main Street
Suite 315
Wailuku, HI 96793

Ref: Special Permit 588 Kulaiwi Drive

Dear Ms. Flammer,

This is another response to Leona Wilson's request for special permits. Wailuku Heights is a residential neighborhood that would be greatly affected by Mrs. Wilson's plans to have large private functions. She is already doing her "Farm Tours" for which she charges $40 a head. Her original requests were for 2 functions per month which became 3 and now she is requesting 4 or 1 a week for up to 100. She claims there will be no noise factor. There certainly was plenty during the months of construction and things can still be clearly heard from her property.

What she is proposing will be a burden on our community. There will be caterers, party planners and the transportation of people at least twice a day which will be a great distress to the neighborhood. We should not be subjected to a commercial business which is what it would be. There is a good question: Who is going to monitor her functions to ascertain they will be in line with the permit?

Mrs. Wilson has a sense of entitlement and she feels that she knows the "Right People" who will grant her wishes. This should not be allowed and will negatively impact Wailuku Heights.

Sincerely,

Alan L. Unemori

Linda Ann Unemori

EXHIBIT
393

Home Owners' Association
Protest Letter
Wailuku Heights Extension Unit II
with attachments, including
Protest letters, a petition
and other documents
Exhibit 394

Letters of Protest included as Letter Exhibit 1:

Exhibit 1.1:	Vincente Andaya
Exhibit 1.2:	Dean Arashiro
Exhibit 1.3:	Rogelio Bagay
Exhibit 1.4:	Anthony Cervantes
Exhibit 1.5:	Estelle Chun
Exhibit 1.6:	Alan Ducos and Lorene Siaw
Exhibit 1.7:	Keenan Eto
Exhibit 1.8:	Ruth and Jospeh Fakushima
Exhibit 1.9:	Myrna (Hotta) Fung
Exhibit 1.10:	Carrie S. Grubbs

Exhibit 1.11: Loo Hudson

Exhibit 1.12: Allison Ichimura

Exhibit 1.13: Miles Katahara

Exhibit 1.14: Kyle Katsutani

Exhibit 1.15a-b: Lillian Magnum

Exhibit 1.16: Charles Megla

Exhibit 1.17: Jaine Nava

Exhibit 1.18: Richard and Susan Sato

Exhibit 1.19,19a: David Sereno

Exhibit 1.20: Noreen Sereno

Exhibit 1.21: Nina Shishido

Exhibit 1.22: Dennis and Diane Riley

Exhibit 1.23: George Choi

Exhibit 1.24: Steven Renee Saito

Exhibit 1.25: Howard and Lynette Kimura

Exhibit 1.26: Ernest and Leticia Valdez

Wailuku Heights Extension Unit II
Homeowners Association

August 3, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Wailuku Heights Extension – Unit II Homeowners Association ("WH II HOA")
Opposition to
Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Gina,

Enclosed are a DVD and a hard copy of the Wailuku Heights Extension – Unit II Homeowners Association testimony in opposition to the Lona Ridge Special Use Permit and Conditional Use Permit Application.

Sincerely,

Lester I. Yano, President
Wailuku Heights Extension – Unit II
Board of Directors

Enclosures

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT
AUG - 3 2016
RECEIVED

EXHIBIT
24d

Wailuku Heights Extension Unit II
Homeowners Association

August 1, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Wailuku Heights Extension – Unit II Homeowners Association ("WH II HOA")
Opposition to
Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

WH II HOA requests the Planning Commission deny in its entirety, the application by Leona Wilson ("Applicant") for a Special Use Permit and Conditional Use Permit to allow Applicant to host at her property at 588 Kulaiwi Drive, Wailuku, Hawaii 96793 (the "Property") events such as weddings, art shows, day retreats, workshops, and catered events ("Special Events"). Allowing Applicant to host Special Events is contrary to the Maui County Plan and Hawaii goals of promoting agriculture on agricultural zoned lands; is a substantially different activity than what is allowed in the surrounding neighborhood; will create significant, adverse traffic, safety, and noise impacts; is not permitted by the covenants, conditions, and restrictions governing the Property; and there are no special circumstances that support granting Applicant permission to conduct the Special Events. Despite Applicant's efforts to garner support, WH II HOA members oppose strongly Applicant's desire to conduct commercial business activities or host Special Events. Attached as Exhibit 1 are examples of letters from WH II HOA members opposing Applicant's permit application.

I. THE SPECIAL EVENTS ARE INCONSISTENT WITH THE STATE AND COUNTY GOALS OF PROMOTING AGRICULTURE AND ARE SUBSTANTIALLY DIFFERENT FROM ACTIVITIES IN THE SURROUNDING NEIGHBORHOOD

A. Allowing Applicant to Host Special Events Will Undermine Agricultural Use of the Property

Contrary to the goals of the Maui County General Plan and HRS Chapter 205 "to protect agricultural lands and ensure their continued availability for agricultural use", it is apparent that Applicant has very little desire to utilize the agriculture zoned Property for agricultural purposes. Applicant even admits in her permit application that she wants to make the Property "a place that tourist want to visit and a venue for special events." (Permit Application, p. 8.) Applicant's claim now that she needs to host Special Events to generate income should be viewed with skepticism. While the Property may not be the most fertile land, farming was never Applicant's foremost consideration when she bought the Property. As Applicant explains in her permit application, she bought the Property for the view of Maui. (Permit Application, p. 6.) Thereafter, Applicant claimed she wanted to just build her home on the Property. (E.g., Exhibits 2 & 3.) Therefore, it should not be surprising if the Property is generally unsuited for growing anything or that the Property will not produce an income for 18 years, if at all. (Permit Application, p. 9 & Exhibit 4 (Office of Planning questioning profitability of farm.))

In their comments to the permit application, the Hawaii Department of Agriculture and State Office of Planning both question whether allowing Applicant to host Special Events would further goals such as diversifying and expanding agriculture. The Hawaii Department of Agriculture states that it has "significant reservations that the proposed special events on the

subject property will become the primary, rather than accessory or secondary, use of the land instead of agriculture production." (Exhibit 4.) The Department of Agriculture goes on to find that "with the exception of the educational school visits and honey-tasting events, the other proposed special activities DO NOT APPEAR TO HAVE A RELATIONSHIP TO THE AGRICULTURAL USES ON THE PROPERTY." (Exhibit 4 (emphasis added).) Similarly, the State Office of Planning noted in their comments that instead of keeping agricultural land available and affordable to farmers, "[t]he proposed special events venue constitutes a commercial visitor-oriented use that could result in increasing agricultural land values to the detriment of farmers seeking to acquire agricultural lands and pursue agricultural activities. . . ." (Exhibit 5.) If Applicant is allowed to convert her agricultural zoned property into a venue for commercial tourist activities, Applicant will be abandoning agriculture instead of furthering goals such as diversifying and expanding sustainable forms of agriculture. Similarly, instead of assisting farmers or supporting agricultural production so agriculture can continue to provide employment, Applicant will be giving jobs to nonagricultural workers. The Commission should follow the conclusions of the Department of Agriculture and the State Office of Planning that allowing Applicant to host Special Events will not further the goals of promoting and protecting agricultural uses and deny the permit application. Applicant's poor planning should not be rewarded to the detriment of the State, County, or the surrounding neighborhood.

B. Commercial Activities Are Prohibited in Wailuku Heights II

Wailuku Heights Extension – Unit II ("Wailuku Heights II") is a peaceful, quiet, safe residential subdivision created around 1987 where business or commercial activities are expressly prohibited. In order to increase the economic value, desirability, and attractiveness of the neighborhood, the developers created the Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II ("CC&Rs"). (Exhibit 6.) Each person who becomes an owner of any part of Wailuku Heights II, including Applicant, is made aware of the CC&Rs and agrees to abide by them. (See, e.g. Exhibit 7, page 2, ¶3.) The CC&Rs explicitly prohibit the use of any lot for business or commercial activity. (Exhibit 6, Section 6.24 ("no lot shall be used at any time for business or commercial activity.").) The CC&Rs also prohibit anything to be done on any lot that may become a nuisance or cause a disturbance or annoyance to others. (Exhibit 6, Section 6.7.) Clearly, the Special Events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be cause by these commercial activities are undoubtedly prohibited nuisances, disturbances, and annoyances.

When Applicant purchased the Property, Applicant agreed expressly that the Property is still part of Wailuku Heights II and subject to the CC&Rs. The Property, which is mainly located on a ridge above Wailuku Heights II, was created in 2004 when a developer combined one of the 130 lots located in Wailuku Heights II with land surrounding Wailuku Heights II, and then subdivided the combined land into the Property and another plot of land. (Exhibit 7, page 2, ¶3.) In 2005, Applicant purchased the Property from the developers. In the deed to the Property, Applicant acknowledged explicitly the portion of the Property that came from Wailuku Heights II remained located in Wailuku Heights II, would continue to be bound by the CC&Rs (Exhibit 7, page 2, ¶3), and Applicant promised further to obey the CC&Rs (Exhibit 7, page 2, ¶6).

For 4 years after Applicant purchased the Property, Wailuku Heights II and the surrounding neighborhood were subjected to disruption as Applicant carved a flattened ridge out of the mountainside and built a house. For 2 years, the neighborhood was rocked by dynamiting, thousands of truckloads of soil and debris rolling down Kulaiwi Drive, and hundreds of truckloads of dirt and fill rolling up Kulaiwi Drive. (Permit Application, p. 6, ¶3.) And, then the neighborhood had to endure another 2 years of construction, as innumerable other trucks

bringing in cement, construction material, and workers traveled up and down Kulaiwi Drive as Applicant built an 8,000 sq. ft. house – a structure that is much larger and out of proportion with the surrounding neighborhood. (Permit Application, p. 6, ¶3.) Finally, once construction was completed, quiet was restored to the neighborhood – for a while.

However, instead of living quietly in her home and being a good neighbor like she had promised (Exhibits 2-3), Applicant announced in 2013 that she wanted to start conducting commercial activities on the Property, including hosting events such as corporate meetings, weddings, and anniversary parties. (Exhibit 8.) WH II HOA denied her request for permission to conduct special events, and advised Applicant those commercial activities were prohibited by the CC&Rs. (Exhibit 9.)

Applicant then tried unsuccessfully to get support from Wailuku Heights II homeowners to allow her to conduct commercial activities. In 2013, Applicant invited every homeowner in the surrounding neighborhood to come up to the Property so Applicant could explain why she wanted to host commercial activities. (Exhibit 10.) Despite Applicant's efforts, in 2014, 98 out of the 130 homeowners in Wailuku Heights II signed a petition opposing Applicant's commercial activities. (Exhibit 11.) This year, in a survey of WH II HOA members, only 2 homeowners supported Applicant's permit application, while 75% of the respondents opposed the permit application. In sum, the members of WH II HOA oppose strongly Applicant's desire to conduct commercial activities on the Property.

Despite being unable to get a waiver from having to comply with the CC&Rs from WH II HOA, the opposition of neighborhood homeowners, and without a permit from the state or county, Applicant started to seek commercial opportunities for the Property. For example, Applicant advertised the availability of photography sessions (Exhibit 12), garden tours and tea parties (Exhibits 13 & Exhibit 14), and retreats (Exhibit 15). And, just recently the Lona Ridge website (www.lonaridge.com/events) started advertising the availability of the Property for private events, birthday parties, and baby or bridal showers for parties of up to 75 people. (Exhibit 16.) Unfortunately, Applicant's efforts to host these unauthorized activities has created an enormous amount of friction and dissension within the community. It certainly did not help matters that at the 2016 annual Wailuku Heights II Homeowners Meeting Applicant orally threatened a protracted lawsuit that would WH II HOA tens of thousands of dollars if the association continued to oppose her desire to conduct commercial activities.

II. HOSTING SPECIAL EVENTS WOULD ADVERSELY IMPACT THE SURROUNDING NEIGHBORHOOD

WH II HOA shares the Hawaii State Office of Planning's concerns about "related adverse impacts caused by the proposed use in terms of increased traffic in the area, increased noise levels in the area" (Exhibit 5), and the related adverse safety impacts. Applicant has not submitted anything to support her claim that she will be able to mitigate traffic impacts. And, Applicant does not even address the noise or safety impacts, or the prohibitions of the CC&Rs.

A. Applicant Has Not Shown Adverse Traffic Impacts Will Be Mitigated

Although Applicant concedes in her permit application that the Special Events will have a traffic impact on the surrounding community, Applicant does not provide anything to support her contention that she may be able to mitigate any traffic effects. All Applicant says she will do is try to "minimize traffic" for the neighborhood by requiring carpooling and use of small buses, and by providing onsite parking for approximately 30 vehicles. While 30 vehicles may not have much of an impact on Honoapiilani Highway, it will have a significant traffic impact on Kulaiwi Drive. There are only 30 lots located on Kulaiwi Drive, which ends in a cul-de-sac. So each time a Special Event ends, it will be like every homeowner on Kulaiwi Drive left their home at the same time. Except, these drivers will probably be unfamiliar with the neighborhood and will

likely have consumed alcohol. In light of these circumstances, the only reasonable conclusion is that there will be a significant adverse traffic impact.

B. Applicant Has Not Addressed Adverse Noise Impacts

Even though many Special Events will take place outdoors, with live music and entertainment, and celebratory, boisterous attendees, Applicant does not address the adverse impact of sound pollution on the surrounding neighborhood. The part of the Property where Special Events will be hosted is located on a ridge above the surrounding neighborhood. Because Applicant carved out the mountainside to create the ridge, there are no obstructions to mute or lessen any sound emanating from any Special Event. Noise coming from the Property need travel only 2000 feet before it engulfs all of the homes located in Wailuku Heights II. (Exhibit 17.) As a result, instead of peace and quiet, each week the neighborhood will be subject to noise pollution from these Special Events.

C. Traffic From Special Events Will Have an Adverse Safety Impact

It is unclear why Applicant does not think there could be adverse safety impacts resulting from a weekly stream of cars, probably driven by impaired drivers who are unfamiliar with the neighborhood, going up and down a poorly lit, steep, winding, narrow road. The only access to the Property is by driving up Kulaiwi Drive, a steep (slope is about 22-23 degrees), narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. (Exhibit 18.) Because Kulaiwi Drive ends in a cul-de-sac, there is very little through traffic. As a result, residents, including parents with small children, pets, and strollers, often walk at all hours along Kulaiwi Drive and the other streets of the neighborhood. Moreover, it is not uncommon for them to walk in the streets because there are sidewalks on only one side of the streets. It does not take much thought to conclude that it is not a good thing to combine drunken, speeding drivers, a steep, narrow winding road, and pedestrians. In sum, contrary to Applicant's unsupported contention, there is a great likelihood that the Special Events will have an adverse safety impact on the surrounding community and, therefore, unreasonably impact police, fire, and other first responders.

D. Applicant Is Well Aware the Special Events Violate the CC&Rs

Although Applicant is a member of WH II HOA, and, when purchasing the Property, explicitly agreed that the Property would continue to be part of Wailuku Heights II and subject to the CC&Rs, Applicant does not, and cannot, explain why she should now not be bound by the CC&Rs. In her permit application Applicant omits completely she agreed explicitly that the Property is part of Wailuku Heights II (Exhibit 7, page 2, ¶3) and subject to the CC&Rs that prohibit Special Events (Exhibit 7, page 2, ¶6). Applicant also fails to mention that WH II HOA denied her request for approval to host these types of Special Events (Exhibit 9), that the neighborhood opposes strongly her desire to conduct commercial activities on the Property; and that WH II HOA has been seeking to enforce the CC&Rs by asking Applicant to cease and desist from engaging in commercial activities. The Commission should not aid Applicant to break her obligation to obey the CC&Rs.

III. NO SPECIAL CIRCUMSTANCES JUSTIFY GRANTING APPLICANT'S PERMIT APPLICATION

Applicant has failed to demonstrate that any special circumstances justify approving the permit application. Contrary to Applicant's claim, there is no pressing need for another place to host Special Events in central Maui. There are already many venues in central Maui that host special events. For example, within a few miles of the Property are places such as the Kahili Golf Course, Dunes Golf Course, Maui Tropical Plantation, and King Kamehameha Golf

Course. Of course, these existing locations are not located in the middle of established residential neighborhoods, do not create the significant, adverse traffic, safety, and noise impacts here; and presumably do not violate restrictions such as the CC&Rs governing the Property

And while Applicant lists a few altruistic reasons (such as hosting hula practices or school farm tours) for wanting to host Special Events, there is no tangible connection between the amount of money Applicant could make from hosting a Special Event and the cost of providing a venue for practicing meles, chants, and hula. For example, as of July 2016, according to the Sugar Beach Events of Hawaii website, the cost of one of their weddings starts at $5,250. If the real purpose of hosting Special Events is to subsidize the cost of hosting hula practices or school farm tours, Applicant should not need to host more than 1 Special Event per year. Given the disparity between the revenue from hosting Special Events and the cost of hosting hula practices or school tours, it is apparent that Applicant's real reason for seeking the special use permit is to make money. However, the desire to exploit agricultural lands for non-agricultural purposes solely to make money should not be deemed to be a special circumstance.

IV. ANY PERMIT SHOULD BE SUBJECT TO LIMITATIONS

If the Commission is still inclined to recommend approving Applicant's permit application, it should impose certain limitations and ensure those limitations are enforced, including without limitation: (a) Applicant must get a waiver of the CC&Rs from WH II HOA; (b) no more than 1 Special Event per year; (c) no alcohol; (d) no outdoor music or amplified sound; (e) no pyrotechnics; (f) no outdoor events after sunset; (g) all music, cleanup, or commercial activities shall cease on or by 7:00 p.m.; (h) all vehicles shall arrive and depart between 8:00 a.m. and 8:00 p.m.; (i) no vehicles, including without limitation cars, trucks, buses, and shuttles relating to any Special Event shall be permitted to park along any road in Wailuku Heights II; (j) the permit is not transferable; (k) the permit is not automatically renewable; (l) no other ancillary retail businesses are allowed on the Property; (m) fines for violations shall be higher than those imposed by current statute; and (n) any permit shall be immediately revoked if Applicant violates any condition of the permit.

V. CONCLUSION

The Commission is asked to heed the concerns of the Department of Agriculture and State Office of Planning that allowing Applicant to host the Special Events would be contrary to the goals of the Maui County Plan and state goals of promoting agriculture on agricultural zoned lands. The Commission should also recognize that the Special Events are a substantially different activity than what is allowed in the surrounding neighborhood; would create significant, adverse traffic, safety, and noise impacts; are not permitted by the CC&Rs; are strongly opposed by WH II HOA homeowners; and there are no special circumstances that support granting permission to conduct the Special Events. Accordingly, the Commission should deny Applicant's permit application in its entirety.

By Lester I Yano

Lester I. Yano, President
Wailuku Heights Extension – Unit II
Board of Directors

EXHIBITS TO

WAILUKU HEIGHTS EXTENSION – UNIT II HOMEOWNERS ASSOCIATION
OPPOSITION TO
LONA RIDGE SPECIAL USE PERMIT AND CONDITIONAL USE PERMIT APPLICATION

1. Opposition Letters from Wailuku Heights II Homeowners
2. May 9, 2005 Letter from Leona Wilson
3. March 7, 2009 Maui News Article "Big House Intended for Couple, Tree Farm"
4. September 23, 2015 Hawaii Department of Agriculture Letter Commenting on Permit Application
5. August 27, 2015 Hawaii State Office of Planning Letter Commenting on Permit Application
6. Excerpts from Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II ("CC&Rs").
7. June 23, 2005 Warranty Deed Conveying the Property to Lona Ridge, LLC
8. 2013 Lona Ridge Proposal to Wailuku Heights II for Special Events
9. March 21, 2013 Wailuku Heights II Letter denying Lona Ridge request for permission to host special events.
10. March 5, 2013 Leona Wilson letter inviting homeowners to visit Lona Ridge
11. 2014 Petition opposing Lona Ridge Commercial Activities
12. January 22, 2014 Facebook page showing negotiations for Maui Wedding Association for event at Property
13. April 21, 2014 Lona Ridge website offering Garden Tours and lunches and tea parties for $500 for up to 20 people and sample menu including the sale of alcohol
14. July 23, 2014 Webpage www.teapartyinparadise.com offering accommodations
15. March 28, 2015 Maui Island Leadership Retreat
16. July 27, 2016 Lona Ridge website (www.lonaridge.com/events/) advertising availability of the Property for activities such as private events, birthday parties, and baby or bridal showers for parties of up to 75 people
17. Overview of Wailuku Heights depicting noise distance radii from Lona Ridge
18. Topographical Map of Wailuku Heights II, including Kulaiwi Drive

EXHIBIT 1

Opposition Letters from Wailuku Heights II Homeowners

July 25, 2016

Gina Flammer
Department of Planning
2200 Main St. Suite 315
Wailuku, HI 96793

RE: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission.

I have lived in Wailuku Heights II, Lot 54, at 736 South Alu Road, since 1989. I am writing to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in this thus far peaceful, quiet and safe neighborhood. If you allow Lona Ridge to have this permit, it will surely change the character of this family neighborhood. Lona Ridge is accessible through Kulaiwi Drive, a steep, narrow, winding road that intersects with South Alu Road, on which daily walks are made with children, grandchildren, pets, little red wagons, bicycles and strollers, at all hours of the day and evening. The neighborhood will be subjected to noise from the commercial events, as well as the caravan of cars and buses on a weekly basis. In addition, a safety issue would be created with the use of alcohol on the premises. Won't we be put in jeopardy?

The Protective Covenants, Conditions and Restrictions (CC&R) for Wailuku Heights Extension-Unit II were created to increase the economic value, desirability and attractiveness of Wailuku Heights II and prohibits the commercial events Lona Ridge wants to host. As homeowners we were made aware of the CC&Rs and agreed to follow them when building our homes and living here. Why should Lona Ridge be allowed to violate these at the expense of disturbing and being an annoyance to the other over 100 homeowners?

I was born and raised in Wailuku— the small town with a big heart. If I wanted to be a part of a resort village or big city living, I would have moved to those places that would provide such a lifestyle. Instead, I chose to live on my beloved Maui, being able to say "Hi" to my neighbors, sharing gardening and cooking secrets and Wailuku memories. Help us to protect our lifestyle by denying the Lona Ridge application.

Sincerely,

Myrna (Hotta) Fung

EXHIBIT
3 pd 1.9

July 19, 2016

Gina Flammer
County of Maui Planning Depart
2200 Main St, Ste 315
Wailuku, Hi. 96793

RE: REQUEST OF SPECIAL USE PERMIT
588 KULAIW DRIVE, WAILUKU, HI

I am an owner of property within 500 feet of the Lona Ridge/Wilson property.

Should the County grant Mrs. Wilson's special permit request, the entire community of Wailuku Heights will be affected in an adverse way. There is not one positive effect to the community to permit and allow these commercial events within a quiet residential neighborhood.
The fact is my neighborhood and home have already felt the negative impact of events held by Mrs. Wilson's at 588 Kulaiwi Dr. The granting of a special use permit will bring nothing but additional unwanted traffic and activity.

To date:
I have observed cars lined from the gate/drive way at 588 Kulaiwi Drive to the end of the Kulaiwi Drive to enter the property. One of Mrs. Wilson's events had an employee in a golf cart stationed in the cul de sac to direct traffic to her home. I have seen commercial buses parked in the cul de sac to load and unload passengers. Both full size buses as well as the smaller buses have produced excessive noise traveling to and from the location. There is only one way in and out of the location, which is entirely residential. Kulaiwi Drive is an extremely steep sloop, thus causing increase in sound to heavy vehicles laboring to the location. The commercial vehicles, I have observed delivering equipment, chairs and portable toilets and other items to and from the location create excessive noise, some of the large trucks in order to save wear to their brakes when leaving the location and traveling downhill down shift which produces even louder noise and has caused my house is shake. There is an increase of traffic and unknown people going to and from these events. When the commercial filming of the movie "The Inquistor" was being filmed at 588 Kulaiwi Drive, the employees of the filming company used all available parking near the Wailuku Heights park on Alu and were transported to the Wilson/Lona Ridge property up and down Kulaiwi Drive as well as South Alu. Park goers had nowhere to park.

588 Kulaiwi Drive, is part of the Wailuku Heights II Homeowners Association, the Homeowner Association CC & R's specially states "no commercial business in the neighborhood. Mrs. Wilson signed and accepted these Rules and Regulations when she purchased the property as did all members of the homeowners association. Mrs. Wilson has requested the Wailuku Heights Association make an exception and permit her to conduct commercial activities and was denied by the HOA. It appears she is now attempting to use the county to circumvent the C & R's. I would ask the county planning to consider the negative effects to our quiet residential neighborhoods should this permit be given. These events will cause me as well as all of Wailuku Heights to lose the peaceful and quiet enjoyment of our homes and devalue our property.

The county should not grant one homeowner a permit to conduct business which will have adverse change of the entire residential neighborhood, not to mention the effect of the lowering of the property value of the neighborhood, by changing the neighborhood to what would become "mixed commercial/residential." I, as well as every owner within the neighborhood brought and

EXHIBIT
394 1.10

invested in our homes bases on a quiet, safe residential neighborhood, as did Mrs. Wilson and her late husband. The Wilsons assured the community, 588 Kulaiwi Drive was to be their retirement home and chose the Wailuku Heights neighborhood to be assured of their "privacy" as well as Wailuku Heights being a safe, established residential neighborhood. This is the very reason I purchased my home in Wailuku Heights as well. Mrs. Wilson/Lona Ridge is now requesting the County's assistance to completely change the existing neighborhood.

Should Mrs. Wilson's special use permit be granted the increase in traffic and noise will increase. Lona Ridge ads currently state clients will be served alcohol at her events. Thus, drinking and driving within our neighborhood will place the entire neighborhood as well as her clients in a dangerous situation, plus expose the county to a liability situation. See her ad for teapartyinparadise.com. The menu includes alcohol. Once again, Kulaiwi Drive is a very steep slope: mixing drinking and driving on Kulaiwi is a disaster waiting to happen. The entrance to her home is a single lane driveway; I have observed employees on the driveway directing large commercial vehicles in order to navigate the driveway to her parking area. If commercial drivers are in need of assistance to navigate the one lane drive to get to the entrance of the location, this is not a place for these events.

I also believe our neighborhood will be subjected to an increase in crime, due to unknown multiple visitors, and transient workers/staff for these events. The fact she has advertised on web sites the use of her residence for events with no special permit, and has had events without the permit shows she has a total disregard to following county rules, as well as the HOA CC & R's and has no problem what so ever of infringing on her neighbors rights to a peaceful, quiet enjoyment of our homes.

There are currently 5 wedding and events facilities located within 3 miles or less of 588 Kulaiwi Drive:

Kahili Golf Course
The Dunes Golf Course
Maui Tropical Plantation
King Kamehameha Golf Course
Bailey House

There is no need to add an additional special events location which will increase traffic and commercial activities to a residential neighborhood and change the makeup of a long established neighborhood. There is no benefit of any kind to the neighborhood for this permit to be granted.

Also, with the current development plan for the area which extends from Kuikahi to Waikapu, I would hope the allowing of an additional commercial venue be taken into consideration as to the added impact to traffic, and the environment and noise factor for this added location.

Please deny the request for this permit which will have massive negative effect to my home and neighborhood.

Thank you,

Carrie S Grubbs
523 Kulaiwi Drive
Wailuku, Hi.

EXHIBIT

RECEIVED
JUL 11 2016
HAWAIIANA MANAGEMENT CO., LTD.

July 8, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Loo Hudson

Owners Name:	Loo Hudson
Address:	679 Mgalahi St
City State Zip:	Wailuku
Email:	WLHudson1964@AOL.com

WLhudson1964@aol.com

EXHIBIT
394 1.11

July 22, 2016

Ms. Gina Flammer
Department of Planning
County of Maui
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Earl and Allison Ichimura
689 Noweo Place
Wailuku, Hawaii 96793

Subject: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commissioners,

My family and I live in Wailuku Heights II and I am writing to you to deny the application for a Special Use permit and Conditional Use Permit by Lona Ridge that would allow this business to host commercial activities in our residence in Wailuku Heights. We moved and built our home here 30 years ago due to it being quiet, peaceful and safe. These qualities of our and our neighbor's homes are at risk if this permit is granted.

For these reasons, we urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit.

Thank you.

Sincerely,

Earl S. Ichimura

Allison A. Ichimura

EXHIBIT

344 1.12

7/9, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature M. Katahara

Owners Name:	M. Les Katahara
Address:	742 Nanalahi St.
City State Zip:	Wailuku, HI 96793
Email:	mhkdds@yahoo.com

EXHIBIT 3941.13

RECEIVED
JUL 11 2016
HAWAIIANA MANAGEMENT CO., LTD.

RECEIVED
JUL 25 2016
HAWAIIANA MANAGEMENT CO., LTD.

JULY 22, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Kyle Katsutani

Owners Name:	KYLE KATSUTANI
Address:	706 S. ALU RD
City State Zip:	WAILUKU, HI 96793
Email:	KKATSUTANI@HAWAII.RR.COM

EXHIBIT
394 1-14

RECEIVED
JUL 18 2016
HAWAIIANA MANAGEMENT CO., LTD.

Lillian A. Mangum
734 Ulaula Way
Wailuku, Hawaii 96793
(808)242-990

July 14, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I strongly oppose Lona Ridge's application for a Special Use Permit and Conditional Use Permit to conduct/host commercial activities/events in our residential Wailuku Heights neighborhood.

Increased traffic will negatively affect our roadways, and endanger our residents and pets. Party noise will disturb the accustomed quiet enjoyed in our neighborhood. Alcohol consumption may cause disturbing behavior and an increase in traffic accidents.

I am especially concerned about an increase of criminal activity such as burglaries, vandalism, and car break-ins. I walk early every morning, and have done this for many years without incident. I am afraid this will change as more people and traffic negatively impact our neighborhood.

If this application approved, it will be difficult to undo. If there is no enforcement of the stated four events per month (an increase from the previous request of three), there will be nothing to stop Lona Ridge from conducting even more events and go beyond the stated 8 am to 8 pm time frame. If more than 100 "guests" are invited, will overflow parking (cars and busses) involve upper Kulaiwi Drive and Uluhea Way?

Did you know that Lona Ridge is already conducting paid events? A friend who lives in upper Kuikahi told me in May that she helped a lost diver looking for Lona Ridge. This person was attending a paid event there!

Thank you for your attention to this matter.

Sincerely,

Lillian A. Mangum

Lillian A. Mangum

EXHIBIT
344 1-15

RECEIVED
JUL 18 2016
APPLIANA MANAGEMENT CO., LTD.

July 14, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Lillian A. Mangum

Owners Name:	Lillian A. Mangum
Address:	734 Ulaula Way
City State Zip:	Wailuku, HI 96793
Email:	lillian8228@hawaiiantel.net

EXHIBIT
344 1-15a

[redacted]

March 28, 2016

To: 2016 Officers and Board of Directors
Wailuku Heights Extension Unit II
Homeowners Association

I strongly oppose Lona Ridge's application for a Special Use Permit and Conditional Use Permit to conduct/host commercial activities/events in our residential neighborhood.

Increased traffic will negatively affect our roadways, and endanger our neighbors and pets. Party noise will disturb the accustomed quiet enjoyed in our neighborhood. Alcohol consumption may cause disturbing behavior and an increase in traffic accidents.

I am also concerned about an increase of criminal activity such as burglaries, vandalism, and break-ins.

I am willing to pay my share of increased homeowners dues in order to hire attorneys to stop Lona Ridge's applications.

I hope the 2016 officers and board of directors will take a strong stand against Lona Ridge, as did the previous president, officers, and board.

Please do all you can to stop this application process. Once put into place, it will be almost impossible to undo. If there is no enforcement of the stated three events per month, there will be nothing to stop Lona Ridge from conducting more events and go beyond the stated 8 am to 8 pm time frame. If more than 100 "guests" are invited, will overflow parking involve upper Kulaiwi Drive and Uluhea Way?

Thank you for your attention to this matter.

Lillian Atsuko Mangum
734 Ulaula Way
Wailuku, Hawaii 96793
2917-10800-000 00134

EXHIBIT

364 1456

[redacted]

July 20, 2016
Gina Flammer
County of Maui Planning Depart
2200 Main St, Ste 315
Wailuku, Hi. 96793

RE: REQUEST OF SPECIAL USE PERMIT
588 KULAIW DRIVE, WAILUKU, HI

I am an owner of property within 1000 feet of the Lona Ridge/Wilson property.

The County I request not to grant Mrs. Wilson's special permit request for the following listed reasons and those not included.

1. Increase noise and traffic beyond expected in residential setting
2. No benefit to the residential community
3. Negative Effect on property values
4. Not approved by the Hoa board.
5. Does not comply with the CCR s Present
6. No benefit to community.
7. Increase in security needed caused by increase in non resident travel.
8. Increase in traffic by support traffic for all support activities for the proposed purpose.
9. The property has been used for unapproved uses including advertising of those events and activities that are not supported by the CCCRs of the covered property. That would support even if approved or not will require additional over site and expense to comply with use approved.
10. Unlikely that this type of unapproved use would be permitted in the neighborhood of the planning members where they currently reside on Maui.
11. No support that Maui is in need of the proposed use that is not being met elsewhere on Maui or that this location is the best use of this property. y
12. No Community impact study present that would support use proposed .
13. I have not been able to determine any resulting benefit to the residential community that this proposed activity would result in .
14. The proposed use would increase risk to the children of the residential community due to traffic.
15. A very likely issues for all future buys in the area with the possibility of resulting legal battles

Thank you

Charles D Megla
461 Kulaiwi Drive

EXHIBIT

344 1.16

553 Kulaiwi Drive
Wailuku, HI 96793
July 22, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96973

Subj: Lona Ridge Special Use Permit and Conditional Use Permit (SUP/CUP) Application

Dear Maui Planning Commission:

As a homeowner within 500 feet of 588 Kulaiwi Drive, Wailuki and most immediately impacted, I strongly oppose Lona Ridge/Leona Wilson's Special Use Permit and Conditional Use Permit (SUP/CUP) Application to host events such as: Weddings, tea parties, anniversary party, non-profit functions, corporate meetings, cultural events and ceremonies, filming and photography, art exhibits, retreats and workshops. These events will cause unreasonable detriment to our community and immediate neighbors. Major issues that come to mind: increase in traffic and noise, fire and evacuation, personal safety as traffic speeds downhill, parking and hazardous exhaust pollution as trucks rev their engines to climb Kulaiwi Drive. Our neighborhood and streets were not designed for commercial traffic. Lona Ridge events are advertised and offered without regard for our privacy, welfare or quality of life of our community and adjacent homeowners and it will rapidly diminish the character of our lovely neighborhood. If Lona Ridge application is approved, this will force us and our neighbors to absorb the impact of this application on and around our homes, threatens and disrupt our safety, right to peace and quiet and the related loss in our property values as well.

Wailuku Heights has been and continues to be home to many retirees, growing families, professionals and local business leaders, who moved into our neighborhood precisely because its' unique location, exquisite views, peace and tranquility. The existence of Wailuku Heights II Protective Covenants, Conditions and Restrictions (CC&Rs) are the added protection needed to maintain the peace and quiet of Wailuku Heights. It is for these reasons that we enforce the CC&Rs which have protected our beautiful community since the inception of Wailuku Heights II.

Wailuku Heights II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&Rs) clearly prohibits the following:

- Section 6.7: No Noxious or Offensive Activity: No Noxious or offensive activity shall be carried on upon any Lot nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. (The Traffic, safety impact, and noise that will caused by these commercial activities are undoubtedly nuisances, disturbances and annoyance.)

- Section 6.24: No Business or Commercial Activity: No Lot shall be use at any time for business or commercial activity. (Weddings, tea parties, anniversary party, non-profit functions, corporate meetings, cultural events and ceremonies, filming and photography, art exhibits, retreats and workshops are prohibited)

EXHIBIT
26J 1 17

The owner of Lona Ridge is obviously a member of the Wailuku Heights II Homeowners Association. She attends, speaks at and votes at our annual membership meetings which are restricted to homeowners and pays Homeowners Association dues.

Allowing her commercial events despite it is a violation of our CC&Rs will set a dangerous precedent for the invasion of similar divergent development allowing other businesses to open in Wailuku Heights or elsewhere in Maui

Growing up on the West Side in Lahaina, I was always inspired by the working professionals that resided in Wailuku Heights. I dreamt of one time living there too. Fifteen years ago that became a reality. Our home is the meeting house for our Ohana where love, comfort, joy and sadness and life experiences are shared. Over the first nine years while relaxing on the lanai, I was able to recognize every person and car on Kulaiwi Drive. Since 2009 and the completion of Lona Ridge, speeding traffic, noise and strangers have invaded our neighborhood. I no longer feel safe in my home and my nightly walks. Kulaiwi Drive has a very steep gradient, narrow and winding curves that are poorly lighted. This home is our little slice of the American Dream, we absolutely love our community and had planned to spend our golden years on Kulaiwi Drive, but now our American Dream is turning into a nightmare.

The presence of Lona Ridge has already dramatically change our neighborhood dynamic with an increase in traffic flow, noise on our residential streets and our safety. Lona Ridge proposed four (4) events a month in addition to her agricultural events translates to daily – all year around traffic of planners, decorators, catering delivery trucks, guests, busses, clean-up crew and maintenance trucks. The general principle is that "anything that negatively impacts the quiet enjoyment of somebody's residence is a problem". With the opening of a business this will only amplify this existing problem. The gain for Lona Ridge is a personal loss to too many who for the most this is our primary investment/retirement home.

In Conclusion:

We urge you to deny Lona Ridge application for a Special Use Permit and Conditional Use Permit. We expect our elected and appointed officials to understand and respect our CCRs. Approval of Lona Ridge application is entirely out of character with the neighborhood, it would send a signal to other homeowners that our CC&Rs are meaningless and can be circumvented at will. This puts not only our homes at risk, but the new homes as well. It also opens the door for these types of overboard development to move into other residential neighborhoods throughout the county and disrupting the character and dignity of our beautiful islands. The CC&Rs were put into place to protect the best interest of our community. Lona Ridge application would set a precedent and continue to ruin the very reason some people moved here. I believe that long-time residents of an established residential neighborhood deserve more respect than Lona Ridge. Do not destroy the life-long homes of citizens for the purpose of Commercial Activities. The permanent negative impact by a poor decision of group leaders will adversely affect our entire community and neighbors for a lifetime and others to come.

Sincerely Yours,

Jaine M. Nava

EXHIBIT
394 1.17

7-29, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

David A. Sereno
532 Kulaiwi Drive
Wailuku, HI 96793
808-242-5710-B

EXHIBIT
394 1.19

DAVID A. SERENO
A LAW CORPORATION
144 NORTH CHURCH STREET, WAILUKU, MAUI, HAWAII 96793 Telephone: (808) 242-5710 FAX: (808) 242-7246

September 22, 2015

To Whom it May Concern:

My name is David A. Sereno. I live along with my wife Noreen at 532 Kulaiwi Drive. It is my understanding that Leona Rochon Wilson or Lona Ridge, LLC is applying for a variance to conduct a commercial business at her residence. I am writing this letter because I believe I have a unique perspective as a neighborhood will be directly impacted by her business and is a neighbor who witnessed promises she made to the community.

I was at a community meeting prior to Ms. Wilson building her home. The purpose of the meeting was to discuss the potential construction of her home as well as a discussion regarding the purchase of the lot next to her lot. The community was concerned about development on that mountain. We were concerned about the development of the potential upon her community.

Ms. Wilson appeared at the meeting along with her contractor/engineer or architect. She stood in front of some of the members of the community and assured all of us that she simply wanted to lead a quiet life with her husband in this home. She assured us that this development would have no impact upon our lives because it would be only her and her husband living their retirement in their dream home. She further informed us that the person who purchased the property next to her had asked her if he could use her driveway to access his property. She was proud to tell us that she refused his request because she did not want her quiet existence to be disturbed. Finally, she promised to be a quiet and good neighbor. Based upon these representations we chose not to take any action with regards to her construction. She appeared to be a good neighbor with good intentions. Based on her most recent actions we misjudged her character.

It is my understanding that Ms. Wilson has gone back on her word and now wants to begin running a commercial business at her home. A commercial business that would increase the traffic and the noise in our otherwise quiet and peaceful neighborhood. A commercial business that would allow large vehicles such as buses to transport people to her property. A commercial business that while lucrative for her would destroy our way of life.

My wife and I purchased our property in December 2005. We chose the property not only because of the wonderful views but also because of the quite neighborhood. A neighborhood that prohibits commercial business and vacation rentals. A neighborhood that demands single-

39d 1.19a

family residences. A neighborhood that encourages a quiet and peaceful existence. A neighborhood where all of our fellow neighbors know each other. Ms. Rocha is proposing to destroy the reason why my wife and I moved to Kulaiwi Drive. Those who do not live on Kulaiwi Drive may not care whether Ms. Rocha is permitted to run her business. They have of course did not have to live through the over 1500 trucks hauling dirt off of her property. They do not have to worry about strangers going up and down our street at all times of the day and night. Ms. Rocha clearly does not care about her neighbors. More importantly, she does not care about the promises she made to those attending that meeting a few years ago. She cares not whether she destroys my dream home as long as she can profit from running a business.

I am a small businessman and support those who run small businesses. I do not support those who want to run a business at the expense of their neighbors and their neighbors way of life. The fact that she cannot see our point of view speaks greatly to her disregard of our neighborhood.

Should there be a hearing on this matter I am requesting that I be given the opportunity to testify regarding her request.

Sincerely yours,

David A Sereno

7 29, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Noreen M Sereno
532 Kulaiwi Drive
Wailuku, HI 96793
808-385-7754

EXHIBIT
120

July 12, 2016

JUL 13 2016
HAWAIIANA MANAGEMENT CO., LTD.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Nina Shishido

Owners Name:	Nina Shishido
Address:	731 Kakalina Pl.
City State Zip:	Wailuku Hi 96793
Email:	nnshishido1a@yahoo.com

EXHIBIT

394 121

Dennis and Diane Riley
701 Noweo Pl
Wailuku, HI 96793
808-419-6459
denm.riley@gmail.com

August 1, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

We live in the Wailuku Heights II neighborhood and are writing to urge you to deny the application for the Lona Ridge Special Use Permit and Conditional Use Permit. Our concern is that commercial activities in the Wailuku Heights neighborhood will not only be disruptive, but will present safety concerns for residents and could potentially make this area a less desirable place to live, affecting the value of our home.

We enjoy our home in Wailuku Heights because it's a quiet area with limited traffic, nice homes and plenty of free space to safely walk around. If the permits are approved, S. Alu and Kulaiwi Dr. will become commercial thoroughfares. We will lose our neighborhood---a place intended for single family homes.

Our home is located two lots North from Kulaiwi Dr. There are currently no homes on those lots, so we would be very aware (both audible and visual) of up/down hill traffic from large vans, buses or other vehicles traveling to/from Lona Ridge. We also worry about the safety issues. There are not sidewalks on both sides of the street and we have neighbors who cross Kulaiwi Dr. multiple times a day exercising, going to and from school, playing, or walking their dogs. Visibility is poor at night and we are concerned about drinking and cars barreling down the hill.

If you read the CCR's for the neighborhood, it's very clear to us that this was intended to be a neighborhood for families. Please help us to keep our neighbors safe and our investment in this neighborhood intact. Please do not approve the application.

Sincerely,

Dennis + Diane Riley

EXHIBIT
394 1.22

RECEIVED
AUG 0 1 2016
HAWAIIANA MANAGEMENT CO., LTD.

7-28-16, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature George Choi

Owners Name:	GEORGE CHOI
Address:	747 MAALAHI ST.
City State Zip:	WAILUKU, HI 96793
Email:	

EXHIBIT
394 1.23

RECEIVED
AUG 0 1 2016
HAWAIIANA MANAGEMENT CO., LTD.

July 31, 2016

Maui Planning Commission
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

We live in Wailuku Heights II and we write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow her to host commercial activities in Wailuku Heights. We chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have this permit.

The entire character of the neighborhood will be adversely affected if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is minimal traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be negatively impacted.

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For these reasons, we urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us preserve our quiet, safe, and peaceful neighborhood.

Sincerely,

Steven Saito & Renee Saito

Steven & Renee Saito
667 Maalahi Street
Wailuku, HI 96793
Email: mws56@gmail.com

EXHIBIT
394 1.24

RECEIVED
AUG 0 1 2016
HAWAIIANA MANAGEMENT CO., LTD.

July 31, 2016

Maui Planning Commission
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

We live in Wailuku Heights II and are next door neighbors to Lona Ridge. To begin with we endured 5 years of hauling hundreds of truck loads of dirt to level off the mountain top causing extreme dirt damage to our home as well as the noise and constant shaking of our home and extreme run off of rocks and dirt into the cul-de-sac. Now she wants to do a commercial business in our residential neighborhood. We received a letter from her stating that she would not sell her permit in the event she did sell her property but once a permit is given to her, the next owner will have an easier time obtaining a permit of their own. We write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow her to host commercial activities in Wailuku Heights. It is extremely inappropriate that she is requesting a special permit to conduct commercial business in a family centered neighborhood. We chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have this permit.

The entire character of the neighborhood will be adversely affected if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is minimal traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be negatively impacted.

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EXHIBIT
26V 1.25

For these reasons, we urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us preserve our quiet, safe, and peaceful neighborhood.

Sincerely,

Howard Kimura Lynette Kimura

Howard & Lynette Kimura
580 Kulaiwi Drive
Wailuku, HI 96793
Email: kimurah007&Hawaii.rr.com

07/30/2016

RECEIVED
AUG 0 1 2016
HAWAIIANA MANAGEMENT CO., LTD.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely, Ernest Valdez
Signature Letiera Valdez

Owners Name:	Ernest & Letiera Valdez
Address:	694 Noweo Pl
City State Zip:	Wailuku, HI 96793
Email:	

EXHIBIT
394 1-26

EXHIBIT 2

May 9, 2005 Letter from Leona Wilson to David Jorgensen

May 9, 2005

David M. Jorgensen, Esq.
Ing Horikawa & Jorgensen
2145 Wells Street
Suite 204
Wailuku, Hawaii 96793

Dear Dave,
This letter is to CORRECT Peter Horovitz' letter of May 4th which contained INACCURATE information.

My apologies for the confusion. For whatever reason, I did not see Peter's letter prior to being sent. I suspect it was sent to our Hawaiian home when in fact we were in New York.

In any case.....to avoid further confusion, this is my letter to you and the Board of Wailuku Heights Community Association.

1) We will NOT subdivide Lot 144. We WILL maintain agriculture zoning.
2) We will construct a main house for ourselves.
3) We will construct a small cottage for our staff of 17 years. They have decided to join us in Hawaii.
4) We need assurance that PERMANENT access through the former Lot 144 to the ag portion be allowed.
5) Assurance that only the area of the former Lot 144 be taken into consideration for Community Association purposes.
6) Assurance that the landscaping committee be reasonable in landscaping approval.

I hope this letter clarifies our position and that the Association will act promptly in making its decision. It has been a bit trying, however, look forward to building our home there and being a good neighbor.

Yours sincerely,

Leona R. Wilson

Leona R. Wilson

EXHIBIT "9"

EXHIBIT 3

March 7, 2009 Maui News Article

"Big House Intended for Couple, Tree Farm"

McCartney chosen to lead tourism agency

By GREG BAHL
The Associated Press

HONOLULU — The Hawaii Tourism Authority board on Friday hired a former board chairman to be president and chief executive officer of the state agency that promotes the islands' top industry.

The vote to approve Mike McCartney for the job was unanimous.

A search committee had recommended the former state senator, who must leave his post as executive director of the Hawaii State Teachers Association.

"During the search process, we looked for an individual who would be able to provide strong leadership and guidance to the organization, build exemplary relationships with the community, the tourism industry and government, and ensure that the goals of the authority are implemented in an effective manner," HTA board Chairman Kelvin Bloom said.

"We are certain that Mike will accomplish this and help lead the tourism industry to a more prosperous future," he said.

McCartney acknowledged that the state and its visitor industry are facing difficult times.

"We have to work together — the industry, the board, the community, the Legislature, the government. We all are in the same canoe," McCartney said. "Marketing Hawaii means we all have to be together. We have a limited amount of resources. We have to use them wisely. And those resources need to be used to grow Hawaii's economic pie, and tourism is an important tool in that process."

He said all parties need to sit down and re-evaluate all the past plans, "because the world has changed. It's a different economy. We're facing different times, and we need to make sure Hawaii's in alignment with that."

McCartney succeeds Rex Johnson, who resigned in October following revelations that sexually explicit e-mails were found on his government account and that he had forwarded racist and sexist e-mails. Following Johnson's departure, Lloyd Unebasami, the authority's chief administrative officer, was named interim president and CEO.

Born and raised in Hawaii, McCartney is a graduate of Oahu's Castle High School and Pacific University in Oregon. He was a state senator for 10 years, and has also served as president and CEO of PBS Hawaii and director of the state Department of Human Resource Development.

The search committee had narrowed its focus to McCartney and one other finalist, former Hawaiian Airlines executive Paul Casey.

McCartney served as HTA board chairman from 2002 to 2004, in the aftermath of the Sept. 11, 2001, terrorist attacks, which led to a sharp decline in tourism to the islands. McCartney was appointed to the board by then-Gov. Ben Cayetano, a Democrat.

Republican Gov. Linda Lingle replaced McCartney on the board, saying she wanted more people with day-to-day tourism experience.

The Johnson saga played out over two months after a state audit found 23 pornographic e-mails on his government computer. That led the board to reprimand Johnson, to cut his $240,000 annual salary to $200,000, and to shrink the length of his contract from four years to one.

About a month later, it became known that Johnson had also received and forwarded e-mails with racist and sexist jokes. One e-mail from last March used derogatory terms to refer to Democratic presidential candidates Barack Obama and Hillary Rodham Clinton.

Lingle, civil rights groups and others swiftly demanded Johnson's ouster. The board accepted his resignation Oct. 8.

The board later decided to pay Johnson more than $290,000, most as a "resignation payment" to avoid a possible lawsuit, Bloom had said.

Bloom said Friday that although McCartney's contract hasn't been finalized, he believes the new president and CEO will be paid about the same as Johnson.

The Hawaii Tourism Authority is solely funded by the 7.25 percent transient accommodations tax imposed on hotel rooms and rental contracts lasting less than 180 days.



Big house intended for couple, tree farm

Owners say it will be less noticeable with landscaping



This private home under construction at the top of Wailuku Heights has drawn curiosity from Maui residents. The owners say that once the roof tiles and landscaping are in place, their home will not stand out so much atop the ridge.

The Maui News
MATTHEW THAYER photos

WAILUKU — A big house under construction above Wailuku Heights will be a private residence and a tree farm, its owners say.

Owner Leona Wilson acknowledged the house stands out against the hillside now, but she said it will be less conspicuous after construction is complete and landscaping and trees provide more of a screen.

"We're very private people," she said. "I just hope people are patient and understand we're not there yet."

Wilson, who was born and raised on Maui, said she and her husband plan to live in the home once it is built and are also starting a tree farm on the 5.75-acre agriculturally zoned property on Kuiaiwi Drive.

About 300 koai'a trees have already been planted on the property, with an expected harvest in about 20 years for sale as wood on the local market, she said.

"We'd like to do more if it's possible, but we're trying to do it gradually," Wilson said.

Koai'a is a native variety of acacia, and a slower-growing relative of the koa tree, according to "Growing Hawaii's Native Plants" by Karin E. Lilleeng-Rosenberger. Wilson said the tree is better adapted to grow in lower elevations than the popular koa.

People who live and work around Wailuku have been wondering about the large house under construction on the hill. While the lot abuts Wailuku Heights, the home stands separate and well above the established neighborhood.

County records indicate the Wilsons obtained building permits for a 7,790-square-foot dwelling on the property, along with a pool, a retaining wall and a 20,000-gallon water tank.

State confirms a norovirus outbreak at Hale Makua

By MELISSA TANJI
Staff Writer

WAILUKU — An outbreak of norovirus, formerly called the Norwalk virus, has been confirmed at Hale Makua facilities in Kahului and Wailuku, and is suspected of having caused numerous absences on the Pomaikai Elementary School campus in Kahului, a state official said Friday.

Dr. Lorrin Pang, the Maui District health officer with the state Department of Health, said the outbreak of the gastrointestinal illness at the Hale Makua facilities occurred about Feb. 14, but it was on a "plateau" Friday.

He said "plateau" could mean those who were sick cannot get sick again or the spread of the virus is under control.

Rough estimates of those affected were 30 to 40 patients and staff in Kahului, and about 10 in Wailuku, Pang said.

Pang also said he awaits results from an Oahu lab to see if the outbreak of gastrointestinal illness at Pomaikai this week is indeed due to norovirus. He said he would be surprised if it were not confirmed.

A Department of Education spokeswoman deferred comment to the Department of Health.

The norovirus causes gastrointestinal illness that normally lasts 24 to 48 hours. When individuals are ill, they are contagious for three days to two weeks after they feel ill.

According to the Centers for Disease Control, symptoms include nausea, vomiting, diarrhea and stomach cramping. Some patients suffer low-grade fever, chills, headaches, muscle aches and general tiredness.

The virus is spread easily in food and on surfaces infected by a patient, including in stool or vomit emitted by the patient.

Pang said the virus also can be aerosolized when someone vomits; so cleaning contaminated areas is important. He added that it is common for the norovirus to survive longer in air-conditioned areas as well as in cool weather similar to what Maui residents have been experiencing for the past few weeks.

Pang said the virus infects a person orally. It may be on food, utensils or various surfaces.

Pang and his staff have assisted Hale Makua by educating them and assisting them in controlling the virus.

Infections by the virus have "eased up considerably," Hale Makua Chief Executive Officer Tony Krieg said Friday afternoon.

Hale Makua facilities were not under quarantine, he said, but patients were not being brought together in common areas as a precautionary measure to avoid more patients and staff from becoming sick.

Krieg said facility personnel were cautioning visitors about the virus.

Although an infection normally does not cause long-term health effects, it causes severe dehydration and can be dangerous to the elderly, very young and individuals with compromised immune systems.

Cruise ships have been known to be affected by the norovirus.

A number of Hawaii residents became sick from the norovirus after they visited the California Hotel and Casino in Las Vegas in early 2004.

Melissa Tanji can be reached at mtanji@mauinews.com.

EXHIBIT 4

September 23, 2015 Hawaii Department of Agriculture Comment on Permit Application

DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lt. Governor

SCOTT E. ENRIGHT
Chairperson, Board of Agriculture

PHYLLIS SHIMABUKURO-GEISER
Deputy to the Chairperson

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone: (808) 973-9600 FAX: (808) 973-9613

September 23, 2015

COUNTY OF MAUI
DEPT OF PLANNING CURRENT
SEP 29 2015
RECEIVED

Mr. William Spence
Director
Department of Planning
Maui County
2200 Main St., Suite 315
Wailuku, Hawaii 96793

Attention: Ms. Gina Flammer, Planner

Dear Mr. Spence:

Subject: Lona Ridge Ag Tourism & Special Events
Special Use Permit (SUP2 2015/0007)/Conditional Use Permit Application (CP 2015/0003)
588 Kulaiwi Drive, Wailuku
TMK: 3-5-002:010
Acres: 5.75

The Hawaii Department of Agriculture (HDOA) provides comments to the Lona Ridge application for a Special Use Permit and Conditional Use Permit to conduct special events on the subject property.

Background Information:
The Applicant purchased the 5.75 acre subject property located in Wailuku in 2006. The property now contains a 10,000 square foot house with a pool. Approximately 4.25 acres of the subject property is cultivated in 300 Koai'a trees. There is also a bee hive operation on the property to help pollination of plants on the property. The remaining 1.5 acres is comprised of the driveway, house, pool, and lawns surrounding the house. County-supplied water is pumped to a 19,000 gallon water tank located on the mauka edge of the property and gravity-fed to the home and farm.

The majority of the subject property, including the house and tree farm, is in the State Agricultural District. A corner of the makai edge of the property connecting to the county road is in the State Urban District. The subject property is zoned as "Agricultural." Soil quality with respect to agronomic suitability is poor, the land has an overall productivity rating of "E" by the Land Study Bureau. The property is surrounded

by forest on all sides. Further makai of the property is a residential subdivision (Wailuku Heights).

Proposed Uses:
According to the application, special events are needed to "cover expenses," (Project Information, page 8) because the Koai'a trees will not be mature enough to "produce an income" (Project Information, page 8) for the next 18 years. The special events include cultural events and ceremonies, corporate meetings, weddings, anniversary parties, non-profit functions, day retreats, film and photography, art exhibits, and honey tasting. The Applicant proposes to limit the frequency of special events on the property to no more than 3 per month or 36 per year, with no more than 100 people attending per event.

Comments:
The HDOA recognizes that were it not for this particular applicant, any level of agricultural production probably would not have existed on the subject property, given the steep terrain, poor soil quality for most agricultural activities, and location near a residential development.

The HDOA, however, has significant reservations that the proposed special events on the subject property will become the primary, rather than accessory or secondary, use of the land instead of agricultural production. Based upon the information contained in the application, we find that with the exception of the educational school visits and honey-tasting events, the other proposed special activities do not appear to have a relationship to the agricultural uses on the property. Further, the Applicant states that the tree farm will not provide income for another 18 years and does not specify how the tree farm will generate income. We are concerned that the number and variety of activities being sought under special use permit for a deferred-income generating agricultural activity could set a low bar for special use permits that may be requested elsewhere in Maui.

Should you have any questions, please contact Earl Yamamoto at 973-9466, or email him at earl.j.yamamoto@hawaii.gov.

Sincerely,

Scott E. Enright
Chairperson, Board of Agriculture

c: Office of Planning

EXHIBIT 5

August 27, 2015 Hawaii State Office of Planning

Comment on Permit Application

OFFICE OF PLANNING
STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

NEIL ABERCROMBIE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: http://hawaii.gov/dbedt/op/

Ref. No. P-14885

August 27, 2015

Mr. William Spence, Director
County of Maui Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Attention: Ms. Gina M. Flammer

Dear Mr. Spence:

Subject: Lona Ridge Ag Tourism & Special Events, Special Use Permit and Conditional Permit for Leona Rocha Wilson
(SUP2 2015/0007) (CP 2015/0003)
Wailuku, Maui

The Office of Planning (OP) has reviewed the subject application and offers the following comments.

The applicant requests a Special Use Permit and a Conditional Permit to allow for the establishment of a special event venue for weddings, art shows featuring local talent, day retreats, workshops, photography and filming, honey tasting tours, tea parties, and hosting Hawaiian groups to practice their mele, chants, and hula. These activities will be held primarily on a 1.5 acre portion of the 5.75 acre lot. The application indicates that the remaining 4.25 acre area is used for native trees and other native plants, that the site is a working tree farm with Ohia and Koaia trees on the property, and that the site also supports other native trees and fruit trees.

1. The proposed business would take place primarily in the area of the main existing dwelling, which is within the State Agricultural District. We note that there is a small portion of the site, approximately 0.25 acres, which is designated as State Urban District, on the east side of the lot, however, the proposed activities will take place in the middle area of the lot, within the State Agricultural District.
    a. Proposed are three special events per month with no more than 100 guests per event. Carpooling and small buses will be encouraged to minimize traffic.
    b. Events would be scheduled between the hours of 8:00 am to 8:00 pm.
    c. The nearest neighbors are about 4 acres away.

d. Honey tasting tours. The application indicates that there are bee hives on site, and that tours will be arranged. This activity appears to qualify as a permitted use within the State Agricultural District.

2. Although soils on the property are classified as E by the Land Study Bureau's Overall Master Productivity Rating System, they are classified as Prime agricultural lands by the Agricultural Lands of Importance to the State of Hawaii (ALISH) system.

3. The application indicates it meets the definition of a "farming operation" pursuant to Hawaii Revised Statutes (HRS) § 165-2, which refers to commercial farming activities. Accordingly, the applicant should provide a site plan of its farming activities and documentation regarding the income and expenditures related to its commercial farming operation.

4. The permitting of this special events venue in the State Land Use Agricultural District through the Special Permit process warrants careful consideration of impacts to agricultural lands. Pursuant to HRS § 205-6, county planning commissions may permit certain "unusual and reasonable" uses not otherwise allowed in the State Land Use Agricultural District. Accordingly, applicants must demonstrate what special circumstances exist to justify approval through the Special Permit process.

5. OP questions the reasonableness of this use within the State Agricultural District. The Special Permit guidelines in Hawaii Administrative Rules (HAR) § 15-15-95 provide that the proposed use shall not be contrary to the objectives of HRS Chapter 205. A major objective of HRS Chapter 205 is to protect agricultural lands and ensure their continued availability for agricultural use. The proposed special events venue constitutes a commercial visitor-oriented use that could result in increasing agricultural land values to the detriment of farmers seeking to acquire agricultural lands and pursue agricultural activities. In addition, OP is concerned about related adverse impacts caused by the proposed use in terms of increased traffic in the area, increased noise levels in the area, and the establishment of other non-agricultural, visitor-serving uses such as bed and breakfasts, short-term vacation rentals, restaurants, and retail shops within the Agricultural District.

If you have any questions, please contact Ms. Lorene Maki of our Land Use Division, at (808) 587-2888.

Sincerely,

for Leo R. Asuncion
Acting Director

c: Land Use Commission

EXHIBIT 6

Excerpts from Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II ("CC&Rs")

Recorded February 16, 1988

Recordation requested by:
[illegible]
P O Box 875
Wailuku, Hawaii 96793

After recordation, return to:
[illegible]
P O Box 875
Wailuku, Hawaii 96793

Return by Mail ( ) Pickup (/)
0753M

We hereby certify that this is a true copy of the original filed as Land Court Document No. [illegible] and/or recorded in Liber [illegible] on Page [illegible]
on FEB 10 1988 at 7:01 o'clock A M
TITLE GUARANTY OF HAWAII, INCORPORATED
by [signature]

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WAILUKU HEIGHTS EXTENSION - UNIT II

4.8 Rules and Regulations 8
4.9 Association Right to Charge Fees 9
4.10 Dedication of Land 9
4.11 Real Property Taxes 9
4.12 Implied Rights 9

ARTICLE V. ASSESSMENTS 9

5.1 Assessments 9
5.2 Determination of Budgets and Assessments . . 9
5.3 First Assessments 10
5.4 Supplementary Assessments 10
5.5 Apportionment of Assessments 10
5.6 Time for Payments 10
5.7 Lien for Assessments and Other Amounts . . . 11
5.8 Estoppel Certificate 11
5.9 Liability of Owners and Purchasers 11

ARTICLE VI. USE RIGHTS AND RESTRICTIONS 11

6.1 Owner's Rights in Association Property . . . 11
6.2 No Imperiling of Insurance 11
6.3 No Violation of Law 12
6.4 Subdivision of Lots 12
6.5 Combining Lots 12
6.6 Occupancy Limitations 12
6.7 No Noxious or Offensive Activity 12
6.8 No Hazardous Activities 12
6.9 No Unsightliness 13
6.10 Noise 13
6.11 Light: Lighting Fixtures 13
6.12 Odors 13
6.13 Support of Adjacent Lot 13
6.14 No Temporary Structures 13
6.15 Animals 13
6.16 Signs 14
6.17 Mining and Drilling 14
6.18 Cesspools or Septic Tanks 14
6.19 Clearing and Grading 14
6.20 Structure Limitations 14
6.21 Architectural Design Criteria 15
6.22 Construction Period 15
6.23 Leasing of Lots 15
6.24 No Business or Commercial Activity 15
6.25 Maintenance of Lots 15
6.26 Owner Caused Damage 15
6.27 Assignment of Rights or Obligations 16

ARTICLE VII. EASEMENTS 16

7.1 Granting Easement by Declarant 16
7.2 Easements in Lots for Repair, Maintenance and Emergencies 16
7.3 Negligence or Willful Misconduct 16
7.4 Flooding and Erosion 16

ARTICLE VIII. WAILUKU HEIGHTS EXTENSION UNIT II ENVIRONMENTAL COMMITTEE 16

8.1 Creation 16
8.2 Term 17
8.3 Appointment 17
8.4 Removal; Resignation 17

8.5 Committee Functions 17
8.6 Review of Plans 17
8.7 Requirements for Plans 18
8.8 Standards of Review 18
8.9 Bond Requirement 18
8.10 Prosecution of Work After Approval 20
8.11 Fees 21
8.12 Rule-Making Authority 21
8.13 Liability of Committee Members 21
8.14 Professional Advice 21

ARTICLE IX. INSURANCE 22

9.1 Insurance Requirements Generally 22
9.2 Fire Insurance 22
9.3 Public Liability and Property Damage Insurance 22
9.4 Workmen's Compensation and Employer's Liability Insurance 23
9.5 Insurance by Owners 23
9.6 Receipt and Application of Insurance Proceeds 23
9.7 Other Insurance by Association 23
9.8 Owner-Increased Premiums 23

ARTICLE X. DESTRUCTION, CONDEMNATION AND RESTORATION OF WAILUKU HEIGHTS EXTENSION, UNIT II . . 23

10.1 Certain Definitions 23
10.1.1 Substantial and Partial Destruction 23
10.1.2 Substantial and Partial Condemnation 24
10.1.3 Restoration 24
10.1.4 Available Funds 24
10.2 Determination by the Board 24
10.3 Restoration of the Common Area 24
10.4 Action if Restoration of the Common Area is Disapproved 24
10.5 Authority of Association to Restore 25
10.6 Payment of Proceeds 25
10.7 Special Assessments for Restoration 25
10.8 Receipt and Application of Condemnation Funds 25

ARTICLE XI. MISCELLANEOUS 25

11.1 Release of Dedicated Lots 25
11.2 Duration of Declaration 25
11.3 Amendment. 26
11.4 Effect of Provisions of Declaration 26
11.5 Enforcement and Remedies 26
11.6 Protection of Encumbrancer 26
11.7 Construction 27
11.8 Assignment of Powers 27
11.9 Non-Avoidance 27
11.10 Limited Liability 27
11.11 Successors and Assigns 27
11.12 Severability 27
11.13 Captions 28
11.14 No Waiver 28
11.15 Further Assurances 28
11.16 Notices 28
11.17 Word Usage 28

Recordation requested by:

After recordation, return to:

Return by Mail ( ) Pickup ( )
075JM

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WAILUKU HEIGHTS EXTENSION - UNIT II

THIS DECLARATION is made this 24th day of November, 1988, by HAWAII STATES PROPERTIES, INC., a Hawaii corporation, whose principal place of business and post office address is 707 Richards Street, Suite 420, Honolulu, Hawaii 96813, hereinafter referred to as the "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant owns certain real property in Wailuku, Island and County of Maui, State of Hawaii; and

WHEREAS, Declarant intends to develop a portion of said real property in a manner which, to the extent possible, will increase the economic value, desirability and attractiveness of said real property to its owners;

NOW, THEREFORE, Declarant hereby declares that all of the real property now or hereafter included in Wailuku Heights Extension Unit II, as hereinafter defined, shall, at all times, be owned, held, used and occupied subject to the provisions of this Declaration and to the covenants, conditions and restrictions herein contained, all of which are established and declared for the purpose of increasing the economic value, desirability and attractiveness of said real property and for the mutual benefit of the owners thereof. The covenants, conditions and restrictions set forth in this Declaration shall run with said real property and shall be binding upon all persons acquiring any right, title or interest in and to said real property, and shall inure to the benefit of the Declarant, the Association and each person who becomes an owner of any part of Wailuku Heights Extension Unit II, and each successor in interest of such owner.

ARTICLE I. DEFINITIONS

The following words when used in this Declaration, unless the context otherwise specifies or requires, shall have the following meanings:

6.3 No Violation of Law. No Owner and no Owner's Guests shall do anything or keep anything in or on Association Property or any Lot which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body.

6.4 Subdivision of Lots. No Lot may be divided or subdivided or a fractional portion thereof conveyed or otherwise transferred so as to be held in divided ownership. Notwithstanding the foregoing, adjoining Lot Owners may, subject to the approval thereof by the Wailuku Heights Extension Unit II Environmental Committee and compliance with any applicable laws or ordinances, sell or purchase adjoining property within the Wailuku Heights Extension Unit II to accomplish relocation of the boundary line between such Lots if such sale and purchase will not cause or result in a violation of any building or other restriction contained herein or in any such laws or ordinances. In such cases, the new boundary line thus established shall be deemed the new boundary line between the respective Lots, but no restrictions, easements or land classifications established for such Lots with respect to the former boundary line or otherwise shall be changed or shifted by reason of the change of boundary line.

6.5 Combining Lots. Two or more adjoining Lots which are under the same ownership may be combined and developed as one Lot: Easements created or established by Declarant along the common boundary line of the combined parcels may be changed provided that the consents of Declarant and the Association are obtained and provided that alternate easements are granted or created, satisfactory to Declarant and the Association, by the owner of the combined Lots. If easements are changed along the common boundary line of combined parcels, the combined parcels shall thereafter be deemed one Lot, and may not thereafter be split and developed as two Lots.

6.6 Occupancy Limitations. No residence structure on any Lot shall be used for living purposes by more persons than the structure was designed to accommodate pursuant to plans approved by the Wailuku Heights Extension Unit II Environmental Committee. No portion of any Lot, other than the portion on which the permitted residence structure is situated, shall be used as a residence or for living purposes.

6.7 No Noxious or Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others.

6.8 No Hazardous Activities. No activities shall be conducted on any Lot and no improvements constructed on any Lot which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot, and no open fires shall be lighted or permitted on any Lot except in a contained barbecue unit while attended and in use for cooking purposes or within a safe and well-designed interior fireplace.

6.9 No Unsightliness. No unsightliness shall be permitted on any Lot. Without limiting the generality of the foregoing: (a) all unsightly structures, facilities, equipment, objects and conditions shall be enclosed within an approved structure or appropriately screened from view; (b) garden or maintenance equipment shall be kept at all times in an enclosed structure or screened from view, except when in actual use; (c) refuse, garbage and trash shall be kept at all times in a covered, noiseless container and any such container shall be kept within an enclosed structure or appropriately screened from view; (d) service areas, storage piles, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view; (e) pipes for water, gas, sewer, drainage or other purposes and wires, antennae and other facilities for the transmission or reception of audio or visual signals or electricity, and utility meters or other utility facilities and gas, oil, water or other tanks, and sewage and disposal systems or devices shall be kept and maintained within an enclosed structure or below the surface of the ground; and (f) no lumber, grass, shrub or tree clippings or plant waste, metals, bulk materials or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any lot.

6.10 Noise. No exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of a Lot and improvements thereon, shall be placed or used upon any Lot. No sound shall be permitted to be emitted on any Lot which is unreasonably loud or annoying.

6.11 Light; Lighting Fixtures. No light shall be emitted from any Lot which is unreasonably bright or which causes unreasonable glare. All exterior lighting (including, without limitation, lighting for tennis courts or other recreational facilities) shall conform to the rules and regulations issued by the Wailuku Heights Extension Unit II Environmental Committee, which rules and regulations may govern or prohibit exterior use, inter alia, of mercury vapor lamps or lamps which emit light of a similar character, fluorescent lamps, neon lamps and neon tubing, flashing lights or lamps, unshielded lights, colored lights and spotlights. In addition to complying with said rules and regulations, all light fixtures which are visible from other Lots must be approved by the Wailuku Heights Extension Unit II Environmental Committee.

6.12 Odors. No odor shall be emitted on any Lot which is noxious or offensive to others.

6.13 Support of Adjacent Lot. In the event of any excavation on a Lot, the owner of such Lot shall provide such artificial support as is necessary to support adjacent Lots.

6.14 No Temporary Structures. No temporary buildings, structures, outhouse sheds or tents shall be erected, placed or permitted to remain on any Lot.

6.15 Animals. No animals, livestock or poultry of any kind shall be kept on any Lot except that a reasonable number of dogs, cats or other common household pets may be kept,

provided they are not kept for any commercial purposes and that they do not unreasonably bother or constitute a nuisance to occupants of other Lots.

6.16 Signs. No signs or advertising devices of any nature shall be erected or maintained on any Lot except signs necessary to identify the ownership of the Lot and its address; signs not more than 1-1/2 feet by 2 feet in size necessary to show that the Lot is for sale or for rent; signs necessary or desirable to give direction, advise of rules and regulations, or caution or warn of danger; one job identification sign per contractor or subcontractor having a maximum surface of six feet during the period of actual construction on a Lot; and such other signs as may be otherwise required by law. Any signs which are permitted under the foregoing restrictions shall be erected or maintained on the Lot only with the prior written approval of the Wailuku Heights Extension Unit II Environmental Committee, which approval shall be given only if such signs shall be professionally prepared, shall be of attractive design in keeping with the overall character of the area, shall be as small in size as is reasonably possible, and shall be placed or located as directed or approved by the Wailuku Heights Extension Unit II Environmental Committee.

6.17 Mining and Drilling. No mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth shall take place on any Lot.

6.18 Cesspools or Septic Tanks. No cesspools or septic tanks shall be permitted on any Lot.

6.19 Clearing and Grading. The clearing and grading of any Lot shall be performed in strict accordance with plans and specifications therefor which have been approved by the Wailuku Heights Extension Unit II Environmental Committee, and such clearing and grading shall not alter or impede existing drainage patterns without the prior approval of the Wailuku Heights Extension Unit II Environmental Committee. All areas cleared shall be left clear of rubbish and litter, and approved ground vegetation shall be reestablished. All grading operations shall exercise dust control measures, and the areas graded shall be replanted with grass or ground cover approved by the Wailuku Heights Extension Unit II Environmental Committee immediately upon completion of grading.

6.20 Structure Limitations. The residence structure erected on each Lot shall comply with the Construction and Design rules dated February 1, 1988.

6.21 Architectural Design Criteria. The overall visual character of Wailuku Heights Extension Unit II shall be one of natural materials, rough textures, colors and forms compatible with those occurring in the natural landscape of the area.

6.22 Construction Period. During the course of actual construction of any structure or improvement permitted hereunder the provisions, covenants, conditions and restrictions contained in this Declaration shall be deemed waived to the extent necessary, as determined by the Wailuku Heights Extension Unit II Environmental Committee in its sole discretion to facilitate such construction, provided that such construction is carried out with all due diligence and that during the course of such construction, nothing is done which will result in a violation of any of said provisions, covenants, conditions and restrictions upon completion of construction. All construction activities shall be conducted in compliance with rules and regulations adopted by the Wailuku Heights Extension Unit II Environmental Committee.

6.23 Leasing of Lots. The Owner of a Lot may lease the same provided that such leasing is strictly in conformity with rules and regulations relating thereto promulgated from time to time by the Association.

6.24 No Business or Commercial Activity. Subject only to the provisions of Section 6.25, no Lot shall be used at any time for business or commercial activity, provided that Declarant may use any Lot owned by it for model homes or real estate sales offices.

6.25 Maintenance of Lots. Each Lot and all improvements, fixtures, furniture and equipment located therein or thereon shall be kept and maintained by the Owner thereof in a clean, safe, attractive and sightly condition and in good repair.

6.26 Owner Caused Damage. If, due to the act or neglect of an Owner or such Owner's Guests, loss or damage shall be caused to any Association Property, such Owner shall be liable and responsible for the same except to the extent that such damage or loss is covered by insurance obtained by the Association and the insurer has waived its rights of subrogation against such Owner. The amount of such loss or damage may be collected by the Association from such Owner, and such amount shall be secured by a lien on the Lot of such Owner in accordance with the provisions of Section 5.7 of this Declaration.

EXHIBIT 7

Warranty Deed Conveying Property to Lona Ridge LLC

Dated June 23, 2005

L-425 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED
JUN 29, 2005 08:01 AM
Doc No(s) 3288311
on Cert(s) 719,376
Issuance of Cert(s) 755,542

/s/ CARL T. WATANABE
ASSISTANT REGISTRAR
CONVEYANCE TAX: $810.00

20 1/1 Z1

LAND COURT SYSTEM REGULAR SYSTEM

After Recordation Return by Mail (X) Pickup ( ) To:
Lona Ridge LLC
M/M William Wilson
192 Halau Pl
Kihei HI 96753

TG: 200501397 B
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Tamara Cabanilla-Aricayos

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T.M.K.: (2) 3-5-015-071

WARRANTY DEED WITH COVENANTS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That **DAVID PAUL NIEHAUS**, husband of Deborah Laurine Mathias, also known as Deborah Niehaus, whose address is 11630 Piiholo Rd Makawao HI 96768 and **CLIFFORD PAUL RHODES**, husband of Karen Marie Rhodes, whose address is 165 Mano Dr Kula HI 96790, hereafter the "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor paid by **LONA RIDGE, LLC**, a Hawaii limited liability company, whose address is 192 Halau Street, Wailea, Maui, Hawaii 96753, hereafter the "Grantee", receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey all of that certain property more fully described in Exhibit "A" hereto attached and incorporated herein by reference, including any fixtures, appliances, furniture and/or items of personal property itemized therein (the "Property"), unto the Grantee, as Tenant in Severalty, its successors and assigns, forever.

AND the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same together with all buildings, improvements, tenements, rights, easements, hereditaments, privileges and appurtenances thereunto belonging or appertaining, or held and enjoyed in connection therewith unto the Grantee according to the tenancy hereinabove set forth, absolutely and in fee simple, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seised in fee simple of the Property and that the Grantor has good right to convey the same as aforesaid; that the Property is free and clear of all encumbrances, except as may be described in Exhibit "A"; and that the Grantor will WARRANT AND DEFEND the same unto the Grantee, forever, against the lawful claims and demands of all persons, except as aforesaid.

AND the Grantee does hereby acknowledge and confirm that a portion of the Property was formerly identified as Lot 144 of the Wailuku Heights Extension – Unit II Subdivision (the "Subdivision"), that said Lot 144 was consolidated with the remainder of the Property which lies outside of the Subdivision, and that the portion of the Property formerly identified as Lot 144 remains bound by the terms and conditions of the documents governing and controlling actions and activities within the Subdivision, including the Declaration of Protective Covenants, Conditions and Restrictions for Wailuku Heights Extension – Unit II, dated January 29, 1988, filed in the Office of the Assistant Registrar for the State of Hawaii as Land Court Document No. 1530403 (the "Declaration").

AND the Grantee does hereby further acknowledge and confirm that Grantee has requested that the Homeowners' Association of the Subdivision (the "HOA") consent to and approve the use by Grantee of the portion of the Property formerly identified as Lot 144 for a driveway to access the remainder of the Property and for the landscaping by Grantee of former Lot 144, and that said HOA has agreed to such use and landscaping subject to certain conditions, which conditions grantee is willing to agree to and to confirm herein.

AND, THEREFORE, Grantee does hereby covenant and agree for the benefit of the owners from time to time of lots in the Subdivision as follows: (1) that Grantee shall submit driveway and landscaping plans to the HOA for review and approval; (2) that the Property will not be further subdivided; and (3) that no more than two dwellings shall be built on the Property.

AND the Grantee does hereby covenant to and with Grantor for the further benefit of the owners from time to time of lots in the Subdivision that, as to the portion of the Property formerly identified as Lot 144 of the Subdivision, Grantee will observe and perform all of the terms, covenants, conditions and restrictions set forth in the Declaration, as the same exist or may hereafter be amended from time to time, as well as the terms, covenants, conditions and restrictions contained in all other Orders, Grants, Easements and Agreements recorded against the Property on the part of Grantee to be observed and performed, as and when required to do so, and will indemnify and hold and save harmless

them and each of them from any failure so to observe and perform any of such terms, covenants, conditions and restrictions.

It is understood and agreed that the term "Property" shall be deemed to mean and include the real property specifically described in Exhibit "A", all buildings and improvements thereon (including any personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the undersigned have executed this instrument on _____.

APPROVED AS TO FORM:

_____

ING, HORIKAWA, JORGENSEN & STEWART

GRANTORS:

_____

DAVID PAUL NIEHAUS

_____

CLIFFORD PAUL RHODES

GRANTEE:

LONA RIDGE, LLC, a Hawaii limited liability company

By _____

LEONA R. WILSON, Member

By _____

WILLIAM P. WILSON, Member

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On June 22, 2005 before me personally appeared **DAVID PAUL NIEHAUS**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Patricia A. Inciong
(notary's signature)

Patricia A. Inciong
(print/type name of notary)
Notary Public, in and for said
County and State.

My commission expires: 12/17/05

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On _____ before me personally appeared **CLIFFORD PAUL RHODES**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____
(notary's signature)

_____
(print/type name of notary)
Notary Public, in and for said
County and State.

My commission expires:

(3)

them and each of them from any failure so to observe and perform any of such terms, covenants, conditions and restrictions.

It is understood and agreed that the term "Property" shall be deemed to mean and include the real property specifically described in Exhibit "A", all buildings and improvements thereon (including any personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the undersigned have executed this instrument on 6/23/05.

APPROVED AS TO FORM:

ING, HORIKAWA, JORGENSEN & STEWART

GRANTORS:

DAVID PAUL NIEHAUS

CLIFFORD PAUL RHODES

GRANTEE:

LONA RIDGE, LLC, a Hawaii limited liability company

By Leona R. Wilson
LEONA R. WILSON, Member

By William P. Wilson
WILLIAM P. WILSON, Member

them and each of them from any failure so to observe and perform any of such terms, covenants, conditions and restrictions.

It is understood and agreed that the term "Property" shall be deemed to mean and include the real property specifically described in Exhibit "A", all buildings and improvements thereon (including any personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the undersigned have executed this instrument on _____.

APPROVED AS TO FORM:

_____
ING, HORIKAWA, JORGENSEN & STEWART

GRANTORS:

_____
DAVID PAUL NIEHAUS

Clifford Paul Rhodes
CLIFFORD PAUL RHODES

GRANTEE:

LONA RIDGE, LLC, a Hawaii limited liability company

By _____
LEONA R. WILSON, Member

By _____
WILLIAM P. WILSON, Member

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On _____ before me personally appeared **DAVID PAUL NIEHAUS**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____
(notary's signature)

_____
(print/type name of notary)
Notary Public, in and for said
County and State.

My commission expires:

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On JUN 21 2005 before me personally appeared **CLIFFORD PAUL RHODES**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



_____
(notary's signature)
Dorie A. Schoeppner
Expiration Date: September 28, 2007

_____
(print/type name of notary)
Notary Public, in and for said
County and State.

My commission expires:

(3)

STATE OF HAWAII NY
COUNTY OF MAUI Westchester) ss.

On June 23 2005 before me appeared LEONA R. WILSON and WILLIAM P. WILSON, to me personally known, who, being by me duly sworn, did say that they are all of the Members of LONA RIDGE, LLC, a Hawaii limited liability company, and that said instrument was signed in behalf of said company, and the said Members acknowledged said instrument to be the free act and deed of said company.

Debra Brazee
(notary's signature)
Debra Brazee
(print/type name of notary)
Notary Public, in and for said County and State.

My commission expires: 6/4/07

DEBRA BRAZEE
Notary Public, State of New York
No. 01BR6059749
Qualified in Westchester County
Commission Expires June 4, 2007

EXHIBIT "A"

All of that certain parcel of land situate in Waikapu, District of Wailuku, Island and County of Maui, State of Hawaii, described as follows:

LOT 171, area 5.750 acres, more or less, as shown on Map 7, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 52 of C. Brewer & Co., Ltd.

Together with a nonexclusive easement for roadway purposes over, under, across, along and through Easement "55", as shown on Map 5, filed in the said Land Court with Land Court Application No. 52; provided, however, that in the event that all or any portion of the easement area shall be dedicated and/or conveyed to the State of Hawaii, the County of Maui, or other governmental authority, said easement with respect to the portion or portions so conveyed and/or dedicated shall immediately terminate; as granted to the Grantor herein by instrument dated June 22, 1987, filed as Land Court Document No. 1474198.

Together also with a nonexclusive easement for roadway, access and utility purposes over, under, across, along and through Lot 25, area 1,968 square feet, as shown on Map 4, filed in the said Land Court Application No. 52; provided, however, that in the event that any of said lots or any portion of portions thereof is dedicated and/or conveyed to the State of Hawaii, the County of Maui, or other governmental authority, or to the Wailuku Heights Extension Unit II Homeowners Association, said easement with respect to the portion or portions thereof so dedicated and/or conveyed shall immediately terminate.

Being the land described in Transfer Certificate of Title No. 719,376 issued to Grantor herein.

SUBJECT, HOWEVER to the following:

1. Designation of Easement "53" for drainage purposes as shown on Map 5, as set forth by Land Court Order No. 83524.

2. Covenants, conditions and reservations, contained in Deed dated September 23, 1980, filed in the Office of the Assistant Registrar of the State of Hawaii as Land Court Document No. 1033575, and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15016, Page 304.

The foregoing includes, but is not limited to, matters relating to water reservation.

3. Covenants, conditions and reservations, contained in Deed dated June 22, 1987, filed in said Office of the Assistant Registrar as Land Court Document No. 1474194.

The foregoing includes, but is not limited to, matters relating to agricultural activities, including sugar cane burning, on nearby lands.

4. Covenants, conditions and reservations, contained in Declaration of Protective Covenants, Conditions and Restrictions for Wailuku Heights Extension – Unit II dated January 29, 1988, filed in said Office of the Assistant Registrar as Land Court Document No. 1530403.

5. Covenants, conditions and reservations, contained in Agreement for Allocation of Future Subdivision Potential dated August 6, 2003, recorded in said Bureau of Conveyances as Document No. 2003-177807, by David Paul Niehaus and Clifford Rhodes, and the County of Maui, through its Department of Public Works and Environmental Management, a political subdivision of the State of Hawaii.

6. Covenants, conditions and reservations, contained in Subdivision Agreement (Agricultural Use) dated September 2, 2003, recorded in said Bureau of Conveyances as Document No. 2003-241286, by and between Clifford P. Rhodes, David P. Niehaus, and the County of Maui, through its Department of Planning, a body politic and corporate, and a political subdivision of the State of Hawaii.

7. Covenants, conditions and reservations, contained in Restrictive Covenants for Lot 171 and Lot 172, Map 7, Land Court Application No. 52, dated October 29, 2004, filed in said Office of the Assistant Registrar as Land Court Document No. 3192206.

EXHIBIT 8

Lona Ridge Special Events Proposal

Dated February 11, 2013

LONA RIDGE

Proposed Special Events

Type of Events:

Corporate Meetings

Weddings

Anniversary Parties

Non-Profit Functions

Frequency of Events:

Approximately 2 events per month (26 events per year).

Time Duration for Events:

Outdoor (without tenting) events to end by 8:30 p.m.

Indoor and outdoor (with tenting) events to end by 10:00 p.m.

Proposed Mitigation to Address Traffic and Noise Concerns:

1. No on-street parking will be allowed.

2. Shuttle service (to transport guests from hotels) will be provided by mini shuttle vans; Lona Ridge can also provide on-site parking.

3. Conduct acoustical testing for events for compliance with Department of Health standards.

02/11/13

EXHIBIT 9

March 21, 2013 Letter from Wailuku Heights II Denying Lona Ridge Request to Host Special Events

3/21/13

(P2)

Leona Wilson
588 Kulaiwi Dr.
Wailuku, HI 96793

Dear Mrs. Wilson,

After having listened to your proposals several times for your plans to conduct a commercial business on your property at 588 Kulaiwi Drive, and after surveying the neighborhood, we have concluded that it would be against the better interest of Wailuku Heights II to support any commercial use of the property, in accordance with existing Maui County codes. We oppose the use of your property for any commercial activity, including but not limited to weddings, anniversaries, non-profit functions, and corporate meetings. Your proposed uses are neither residential nor agricultural in nature, and are not similar, related, or compatible to surrounding uses.

The residential community, of which you are a part, is very strongly against allowing a commercial enterprise, since it will significantly increase the traffic through our neighborhood, as well as negatively impact its safety and tranquility. The organizers and attendees; caterers and staff; tent, table and chair suppliers; musicians or DJ's; cleaning crew and more, would all need to directly drive past approximately 60 homes in Wailuku Heights II on each and every trip into and out of your property for each of your events.

Your property is subject to the terms of the Wailuku Heights Unit II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&R's). These CC&R's prohibit the use of subdivision lots for commercial purposes. Specifically, Section 6.24 of the CC&R's states that, "no lot shall be used at any time for business or commercial activity." It is our position that the use of your property for weddings, conferences, retreats and other commercial activity is and should remain prohibited.

We advise you to follow the rules and wishes of our community as you previously agreed and discontinue all efforts to establish a commercial business in Wailuku Heights II. The homeowners are strongly opposed to your proposed enterprise. The Board will resist any effort to locate incompatible land uses within our neighborhood and, if necessary, move to enforce the CC&R's of our homeowners association.

Sincerely,

Board of Directors

Wailuku Heights Extention, Unit II HOA

EXHIBIT 10

March 5, 2013 Letter from Leona Wilson Inviting Homeowners to Visit Lona Ridge

March 5, 2013

Dear Neighbor.....

I realize that there has been a great deal of controversy about the proposed special events for the AGRICULTURALLY-ZONED portion of my property.

I feel that personal contact with all my neighbors is important. Therefore, I would appreciate it if you would give me the opportunity to share with you the exact proposal presented to the Wailuku Heights Board II .

To this end.....please join me at Lona Ridge any SUNDAY during MARCH at 4:00 p.m. for a talk story session. Please call me at 344-6020 to let me know you are able to attend.

If you are unable to attend and would like to meet with me at any other time, please feel free to contact me via phone 344-6020 or email [redacted].

Look forward to meeting you in person and showing you our Koai'a tree farm as well as the endemic and indigenous plants that is part of the farm.

Sincerely,

Leona Rocha Wilson
588 Kulaiwi Dr
Wailuku, Maui 96793
344-6020

P.S. Enclosed please find my proposal to the Wailuku Heights Board II which was submitted on March 1st.

EXHIBIT 11

2014 Petition Opposing Lona Ridge Commercial Activities

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

To: Maui County Planning Commission and County Council

Purpose: To prevent the granting of any permit for commercial business or special events to be conducted at 588 Kulaiwi Drive, Wailuku.

Reasoning: The property is currently bound by the terms of the Wailuku Heights Unit II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&R's). These CC&R's prohibit the use of subdivision lots for commercial purposes. Specifically, Section 6.24 of the CC&R's states that, "no lot shall be used at any time for business or commercial activity." This means that the use of the property for weddings, conferences, retreats and other commercial activity is and should remain prohibited.

I, the Undersigned, **a homeowner in Wailuku Heights II**, petition the Maui County Commission and County Council to deny any and all requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, HI 96793.

	Name (Print)	Address	Signature
1	Harold G. Davis	516 Kulaiwi Dr	
2	CARRIE S. GRubbs	523 KuLAiwi Dr	C. Susan Grubbs
3	Marina D. Cervantes	509 Kulaiwi Dr.	Marina D. Cervantes
4	Kay Gomera	572 KULAIWI Dr.	
5	ALBERT AHN	745 ULALEA WAY	
6	Lillian A. Mangum	734 Ulaula Way	
7	Richard Priest, Jr.	508 Kulaiwi Drive	
8	Michael Kowalski	715 Ulukea Way	
9	Kowk Mayberry	705 ULUKEA WAY	
10	Fred A. Stiller	576 Kulaiwi Drive	
11	Hayes Kimura	580 Kulaiwi Dr.	
12	Debra Hedani	563 Kulaiwi Dr.	
13	Earl S. Ichimura	689 Nowea Place	
14	Dennis Riley	701 Nowea Pl	
15	Daniel Potratz	713 S. ALU RD	
16	Matthew Yamamoto	695 S. Alu RD	
17	Harold Muniz	669 S. Alu Rd	
18	Alan Sakuma	676 S. Alu Rd.	
19	Christopher (MARIAN) Barth	688 S. Alu Rd.	
20	Glenn Ho	783 S. Alu Rd.	
21	SHIRLEY OLSTEN	723 S. ALU RD.	Shirley Olsten

Exhibit "11"

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

To: Maui County Planning Commission and County Council

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I, the Undersigned, **a homeowner in Wailuku Heights II**, petition the Maui County Commission and County Council to deny any and all requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, HI 96793.

	Name	Address	Signature
22	Carlos D Megill	461 Kulaiwi Pl	
23	MARGARET TILLINGHAST	451 Kulaiwi DR.	
24	Cora Kinoshita	547 Kulaiwi Drive	
25	Ruth Fukushima	541 Kulaiwi Dr.	
26	Douglas Ige	737 Waiola Loop	
27	Doris Koshi	762 Maalahi St.	
28	Gail Idem	752 S. Mn Rd Wailuku	
29	RANDY KEAR	668 NOWEO PL.	
30	[illegible]	670 Nowea "	
31	Leslie Taylor	702 Nowea Place	
32	SUSAN SATO	735 KAKALINA PL, WAILUKU	
33	Guy Suzuki	760 Maalahi St. Wailuku	
34	Lanie Yamauchi	775 Maalahi St.	
35	Jayson Sato	772 Maalahi St	
36	Robert Tamura	713 S. Main Rd	
37	Jennifer Akiona	780 Maalahi St.	
38	Randal K. Shimabuku	791 Kukuiula Pl.	
39	Ken Yamauchi	736 Kakalina Dr	
40	Nina Shishido	731 Kakalina Pl.	
41	CAROLYN Tanaka	450 Kulaiwi Dr	
42	Renee N. Saito	667 Maalahi St. Wai	

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

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I, the Undersigned, **a homeowner in Wailuku Heights II**, petition the Maui County Commission and County Council to deny any and all requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, HI 96793.

	Name	Address	Signature
43	[illegible]	661 [illegible] ST.	[illegible]
44	Diana Tantisira	693 Maalahi St.	Diana Tantisira
45	KYLE KATSUTANI	706 S ALU RD	Kyle Katsutani
46	VICELINA ANDAYA	728 S. Alu Rd	[illegible]
47	Ernest Valdez	694 Mahealani Pl.	[illegible]
48	David Park	731 Maalahi St	[illegible]
49	Bernice Silva	766 Maalahi St.	B. Silva
50	Charlotte TORRES	673 Maalahi St	[illegible]
51	WILLIAM KITAZ	736 KAHANU PLACE	[illegible]
52	Carolyn Nakagawa	741 Kakalina Place	Carolyn Nakagawa
53	ROBERT VANDERLAAN	780 ULUNIHA-WAY	[illegible]
54	Glenn Okuda	500 Kulaiwi Dr	[illegible]
55	Dale Y. Fujiyama	668 S. Alu Rd.	[illegible]
56	Samantha Takamura	412 Kulaiwi Dr.	[illegible]
57	Ayume Quiocho	750 Kakalina Place	[illegible]
58	[illegible]	[illegible]	[illegible]
59	Jon Toda	695 Maalahi St.	[illegible]
60	Cynthia P. Smith	694 South Alu Road, Wailuku	[illegible]
61	MONA JONES	745 South ALU Rd, WAILUKU	[illegible]
62	Miles Kalahara	742 Maalahi St Wailuku	[illegible]
63	Estelle Chun	708 Nuuuu Pl., Wailuku	[illegible]

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

To: Maui County Planning Commission and County Council

Purpose: To prevent the granting of any permit for commercial business or special events to be conducted at 588 Kulaiwi Drive, Wailuku.

Reasoning: The property is currently bound by the terms of the Wailuku Heights Unit II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&R's). These CC&R's prohibit the use of subdivision lots for commercial purposes. Specifically, Section 6.24 of the CC&R's states that, "no lot shall be used at any time for business or commercial activity." This means that the use of the property for weddings, conferences, retreats and other commercial activity is and should remain prohibited.

I, the Undersigned, **a homeowner in Wailuku Heights II**, petition the Maui County Commission and County Council to deny any and all requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, HI 96793.

	Name	Address	Signature
64	JARED J. CORREA	663 S. Alu Rd, WAILUKU, HI 96793	
65	Wayne Fujita	751 S. Alu Rd Wlku 96793	
66	Alan Ouye	770 S. Alu Rd, Wlku	
67	David Bui	734 Maalahi St Wailuku 96793	D.B.
68	MELVIN D. BURTON	794 MAALAHI ST Wailuku	
69	ALAN DUCOS	583 KULAIWI Wailuku	
70	MYRNA H. FUNG	736 S. Alu Rd. Wailuku	
71	Royal Randolph	797 Maalahi St. Wailuku	
72	Todd Kawasaki	787 Maalahi St. Wailuku	
73	Kathryn Weiss	681 S. Alu Rd	
74	KEN BORGES	510 MAALAHI ST.	
75	ANDY GALACE	833 BJ SALU Rd	
76	BILL JOHNSTON	701 S ALU RD	
77	Bessie E. Ogawa	746 Kakalina Place	
78	Margaret P. Herbich	721 South Alu Rd	
79	LOT 74 Greg TAKahashi	NOWEO PLACE	
80	Charles Morales	765 S. Alu Road	
81	Lennan Ko	707 S Alu Road	
82	Lot 94 RUSTICO V. UDARBE	608 NOWEO	
83	Lot 69 Angelo DiFusco		
84	Jenny H. Choi	747 Maalahi St	

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

To: Maui County Planning Commission and County Council

Purpose: To prevent the granting of any permit for commercial business or special events to be conducted at 588 Kulaiwi Drive, Wailuku.

Reasoning: The property is currently bound by the terms of the Wailuku Heights Unit II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&R's). These CC&R's prohibit the use of subdivision lots for commercial purposes. Specifically, Section 6.24 of the CC&R's states that, "no lot shall be used at any time for business or commercial activity." This means that the use of the property for weddings, conferences, retreats and other commercial activity is and should remain prohibited.

I, the Undersigned, petition the Maui County Commission and County Council to deny any and all requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, HI 96793.

Name	Address	Signature	
Lynette Kimura	580 Kulaiwi Drive		
Allison Ichimura	689 Nowea Pl		
Audrey J Moniz	669 S. Alu Rd.		
Christopher Yasuma	694 S. Alu Road.		R
Lisa Davis	516 Kulaimi Dr		
Ashleigh Miller	553 Kulaiwi Dr		R
Joseph Fukushima	541 Kulaiwi Dr.		
Kathryn Jensen	744 S Alu Rd Wailuku		R
Jasmine Kear	693 Nowea Pl.		
Robin Gorringe	663 Nowea Pl.		R
Greg Lathrop	570 Kulaiwi Dr.		R
Talia Valdez	694 Nowea Pl. Wailuku		R
Katherine Park	731 Maalahi St.		
Harold Olsen	723 So. Alu Rd.		
Lester Yano	708 Nowea Pl		
Maureen Van Denburgh	663 South Alu Road		

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

To: Maui County Planning Commission and County Council

Purpose: To prevent the granting of any permit for commercial business or special events to be conducted at 588 Kulaiwi Drive, Wailuku.

Reasoning: The property is currently bound by the terms of the Wailuku Heights Unit II Subdivision Association's Declaration of Protective Covenants, Conditions and Restrictions (CC&R's). These CC&R's prohibit the use of subdivision lots for commercial purposes. Specifically, Section 6.24 of the CC&R's states that, "no lot shall be used at any time for business or commercial activity." This means that the use of the property for weddings, conferences, retreats and other commercial activity is and should remain prohibited.

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Name	Address	Signature
DENNIS T. ING	LOT 36	
Noreen Severo	532 Kulaiwi Dr.	
JOCK YAMAGUCHI	6825 ALU RD.	
JAINE NAVA	553 Kulaiwi DRIVE	
Maggie Garcia	571 Kulaiwi DRIVE	

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

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Name (print)	Address	Signature
NATHAN NAKAMA	1992 KALAWE PL LOT 70	

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

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Purpose: To prevent the granting of any permit for commercial business or special events to be conducted at 588 Kulaiwi Drive, Wailuku.

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Name	Address	Signature
JOHN DODSON 133	P.O. BOX 1671 LAHAINA HI 96767 (lot 133)	John Dodson

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

To: Maui County Planning Commission and County Council

Purpose: To prevent the granting of any permit for commercial business or special events to be conducted at 588 Kulaiwi Drive, Wailuku.

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Name	Address	Signature
Shapour Guiv	Lot 75	

To: Maui County Planning Commission and County Council

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Name	Address	Signature
Lot 96 Laura DiFusco	1612 Edgecliffe Dr LA-CA-90026	Laura DiFusco

EXHIBIT 12

Facebook Page Showing Negotiations for Maui Wedding Association Event at Lona Ridge

Dated January 22, 2014

PRINTED JAN 23, 2014

FROM MAUI FILM LOCATIONS FACEBOOK PAGE

Maui Film Locations

Like This Page · May 31, 2013

Plenty of parking space. Large trucks will need to park down the hill . — at Wailuku Heights Maui.

Like · · Share



EXHIBIT 13

Lona Ridge Website Offering Garden Tours and Lunches

Dated April 21, 2014

Gmail

more facebook this on Maui wedding Association Facebook page

Wed, Jan 22, 2014 at 7:59 PM

Maui Wedding Association
If you haven't already, please RSVP for this meeting no later that Friday 11/22 at 4pm. Mahalo and we look forward to seeing all MWA Members at the November meeting hosted by OCEAN VODKA!

Like · Comment · Share · November 21, 2013 at 11:01am



Jill Mayo RSVP's being taken from FB or do we need to RSVP somewhere else?
November 21, 2013 at 11:12am · Like



John Henry I would like to extend an invitation to about 30 members of MWA to tour the property of Lona Ridge, which is located above Wailuku Heights. This amazing property is now available for events. There are some restrictions. The client would like to promote her property for Photography sessions. Please contact me to arrange an event for you members. https://www.facebook.com/media/set/...thanks, John



Lona Ridge part two
More detail of the home and the views. This home is available for filming with... See More
By: Maui Film Locations
Photos: 18

November 21, 2013 at 2:21pm · Like



Maui Wedding Association Facebook is perfect. Mahalo
November 21, 2013 at 11:03pm · Like



Exhibit "13"

Thu, Jan 23, 2014 at 12:39 AM

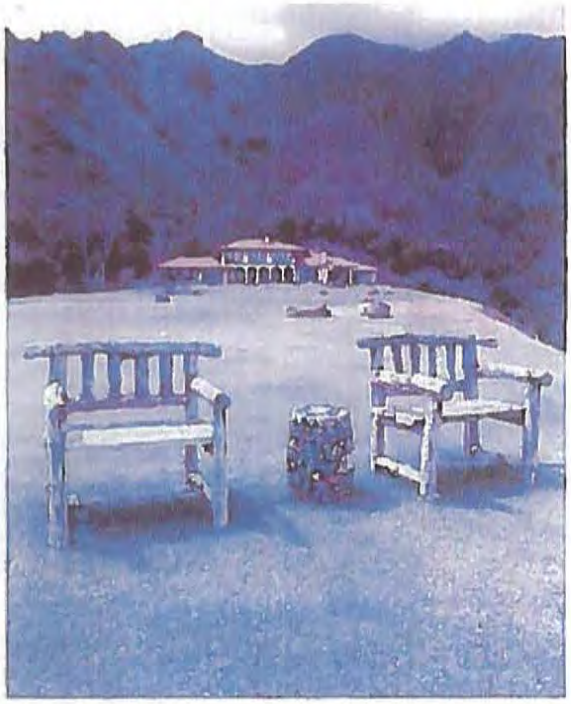


Lona Ridge. A little bit of heaven in

Nestled on six stunning acres atop Wailuku Heights, **Lona Ridge** offers a truly breathtaking and sweeping view of Central Maui -- from northern coast to southern coast. The magnificient vantage point of this beautiful estate, 1200-feet above sea level, will almost certainly wow you!

Complementing the majestic bi-coastal views, the inviting grounds of **Lona Ridge** are an added delight. The estate is a unique- and privately-owned "farm" that features indigenous native flora and some of the rarest trees (such as Koai'a, Sandalwood, Olulu, Ohia Lehua, Mamaki, and Hapu). A tour of the grounds is both fun and enlightening -- full of information about the plants, sights, and architecture, and with ancecdotal insight into the culture and history that envelopes both the estate and Maui itself!

Lona Ridge is a visit worth experiencing!



Call us today!

eMail us at lonaridge(

Ag Tours (45 minutes) are
Sundays, Wednesdays,

Call us and talk to our booking ag
appointments. Special pricing av
seniors.

Our gourmet "**farm to table**" lun
more) are a special treat! Call us

Exclusive roundtrip transportatior
for reservation.

Copyright - Lona Ridge. Website design by The Computer People


enlightening -- full of information about the plants, sights, and architecture, and with anecdotal insight into the culture and history that envelopes both the estate and Maui itself!
Lona Ridge is a visit worth experiencing!
eMail us at lonaridgemauihi@gmail.com
Ag Tours (45 minutes) are by appointment only on Sundays, Wednesdays, & Fridays at 1:30 pm
Cost is only $25 per person, with special pricing available for students, scouts, and seniors.
Our gourmet "farm to table" lunch tours ((for groups of 10 or more) are a special treat! Call us for booking agent info.
Exclusive roundtrip transportation via minibus is also available for reservation.
Call us today!



Lona Ridge. A little bit of heaven in paradise.

Nestled on six stunning acres atop Wailuku Heights, **Lona Ridge** offers a truly breathtaking and sweeping view of Central Maui -- from northern coast to southern coast. The magnificient vantage point of this beautiful estate, 1200-feet above sea level, will almost certainly wow you!

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Lona Ridge is a visit worth experiencing!





242-0818

eridgemauihi@gmail.com

Current Active web site Jan 23, 2014

tes) are by appointment only on
sdays, & Fridays at 2:[illegible]

son, with special pricing available for
niors.

ible" lunch tours (for groups of 15 or
s). Call us for booking agent info


the culture and history that envelopes both the estate and Maui itself!
Lono Ridge is a visit worth experiencing!
808-242-0818
Contact us today for pricing and for the availability of our guided-, group-, and gourmet "farm to table" lunch tours! Exclusive roundtrip transportation via minibus is also available for reservation.
Consider our beautiful location for photoshoots, video, and film. Also an ideal spot for Hawaiian blessings, wedding vow renewals, and more!



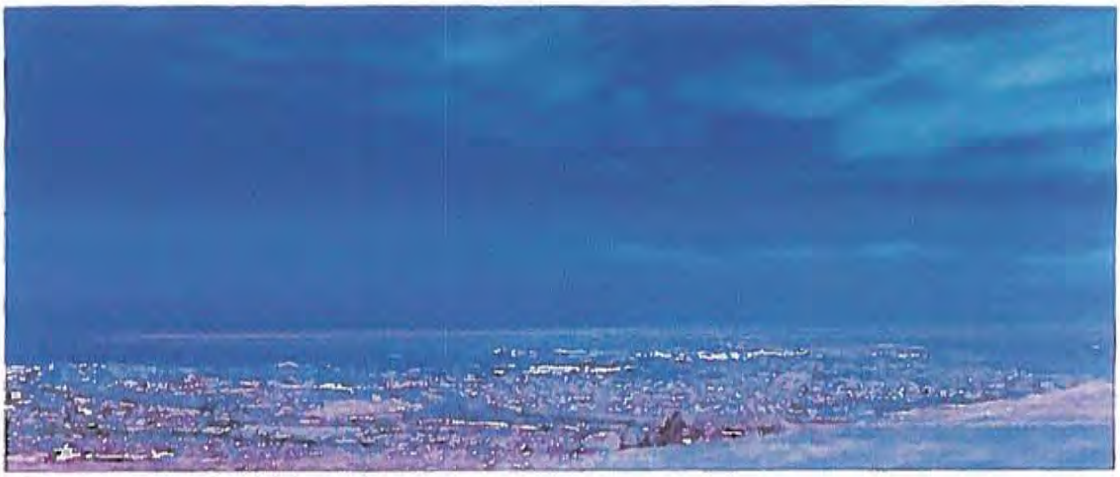
Lona Ridge. A little bit of heaven in





808-242-0818

Copyright - Lona Ridge. Website design by The Computer Fairy 808-254-4572



Lona Ridge. A little bit of heaven in

Nestled on six stunning acres atop Wailuku Heights, **Lona Ridge** offers a truly breathtaking and sweeping view of Central Maui -- from northern coast to southern coast. The magnificient vantage point of this beautiful estate, 1200-feet above sea level, will almost certainly wow you!

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Lona Ridge is a visit worth experiencing!



eMail us at lonaridger

Ag Tours (45 minutes) are **Sundays, Wednesdays,**

Cost is only $25 per person, with students, scouts, and seniors.

Our gourmet "**farm to table**" lun more) are a special treat! Call us

Exclusive roundtrip transportatior for reservation.

Call us today!

Copyright - Lona Ridge. Website design by The Computer People

EXHIBIT 14

www.teapartyinparadise.com Offering Accomodations

Dated July 23, 2014

Tea Party In Paradise!

Garden Tour at Lona Ridge

Lona Ridge



This spectacular estate was inspired by Hawaii's renowned architect C.W. Dickey and is nestled on 6 peaceful acres, 1200 feet above sea level atop Mount Kahalawai. Here you will enjoy a fabulous tour and discover indigenous native flora and fauna. Your hostess and guide Leona Wilson will enlighten you with Hawaiian legends and cultural history while you enjoy sweeping views of Central Maui. It is the perfect location for an outdoor luncheon or afternoon tea. For a great tour and use of the grounds for lunch or a tea the fee is $500 for up to 20 people.



















Exhibit "16"







Tea Party Themes

Tea Party Menus

Tea for two

Tea Party Accessories

Plan Your Tea Party Now!

Home Page

Call: 800 788-1214
Local: 808 249-8484
Fax: 808 249 8383

email



Starters

(Choose One)

(You bring the Champagne or Asti and this is served when guests first arrive)

Passion Fruit Champagne

Raspberry Champagne

Peach Champagne

Pineapple Wine

Your choice of Cranberry Ice Tea. Green Tea Citrus Ice Tea
or Sparkling Cider can always be available
for anyone who prefers no alcohol!

Savouries

(Choose Three)

Cherry Tomatoes or Cucumbers stuffed with Chicken or Crab Salad

Stuffed Mini Potatoes

Small Red Potato Baskets Stuffed with Mashed Potato, Sour Cream, Cream Cheese.
Roasted Garlic, Sharp and Monterey JackCheese. Crumbled Bacon

Oriental Chicken Salad in Won Ton Petals

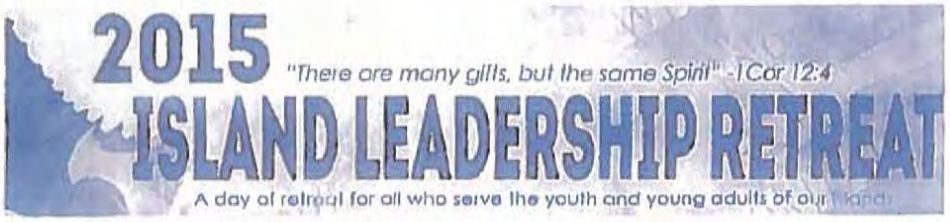
Cucumber Rounds with Dill Spread (most popular)



EXHIBIT 15

March 28, 2015 Maui Island Leadership Retreat

Eventbrite



Maui Island Leadership Retreat 2015

[illegible] ministry
[illegible]day [illegible]

Ticket Information

TYPE

RSVP

Save This Event

When & Where

Reg

Who s G

Event Deta ls

R

Deadline to register is Friday March 13, 2015 at 5 00pm

Mail in Check t
Office of Youth & Young Adult Mis t y
6301 Pali Highway
Kaneohe, HI 96744

Interested in hosting your own event?

Applicant Responses to Protest letters

Exhibit 395:	Response to Wailuku Heights Letter
Exhibit 396:	Response to Carrie Grubbs letter
Exhibit 397:	Response to Kathleen Stout letter

July 23, 2016

TO: Planning Commission

FROM: Leona Rocha Wilson

REFERENCE: Response to concerns presented to me by the Wailuku Heights II Board of Directors: specifically "noise and traffic"

Dear Chairman Max Tsai and the Maui Planning Commissioners:

It has been a long and difficult journey for me since my husband passed away in 2010. So much has happened and so much miss information as to my intentions for maintaining Lona Ridge. A place my demised husband wanted me to have and enjoy with family and friends.

My husband, like myself, have always put family and friends first.....however not far behind was our love of education for our local children. Before Mr. Wilson's passing we set up a foundation for scholarships at UH Maui College. This year we were able to help 11 students at the college. As the foundation matures even more students will be able to benefit from my husband's generosity.

Realizing that our home, Lona Ridge, was a venue for learning. We listened to a number of people who suggested that more of our children should see and hear what Lona Ridge has to offer. This would include many indigenous and endemic plants located on the farm; or the significance of the architecture of the home ;or the art throughout the residence. It became apparent that sharing Lona Ridge with the children, seniors, and veterans would benefit the community, at the same time assist in my maintaining the property.

For the last 4 years we have invited schools, whether public or private to visit Lona Ridge. Senior groups, as well as, veterans have been welcomed to enjoy the architecturally significantly important home as well as the panoramic view. We willingly invited them into my home. I wish to continue to serve my community in whichever way possible.

The above explains the major reasons for my requesting a Special Use Permit and Conditional Use Permit. If the permits are recommended for approval by the Planning Commissioners to the County Council, I will able to continue to share

EXHIBIT

Lona Ridge. For your information I am requesting 4 events a month, with limited numbers of people. Also no on street parking will be allowed. With this permit in hand I will be able to continue what my husband and I cherish ....and that is education for all and in all forms.

The two major concerns of the Wailuku Heights II Board of Directors are noise and traffic.

FIRST: to address the noise factor....

.....The home, which is the highest property of Wailuku Heights, is where the events will be held. It is situated on 5.75 acres. Technically the nearest neighbor is 200 yards away.

.....There will be no amplified music. (note: sound travels up, consequently sound should not be a factor).

..... Since this is my home and I live here....the participants will be advised to be respectful of the home and the surrounding neighbors . In this regard, we will have house representatives monitoring all events.

.....events will end by 8:00 p.m. (to include clean up) Early enough not to disturb the neighbors quiet evenings.

SECOND: traffic.....

.....The Department of Public Safety had no negative comments about Kulaiwi Drive with regard to the proposed events.

.....Kulaiwi Drive is a wide/concrete county road, well-lit street lined with sidewalks .

.....Frequently cars are parked on both sides of the street and still allow enough room for traveling vehicles to safely handle the speed limit.

.....There will be no parking on the street. All parking will be on premises.

..... We will request that guests car pool whenever possible.

.....We are all concerned about safe driving.... since most of our events will be attended by locals ,who most likely have driven on Kulaiwi Drive and therefore would be familiar with the road, safety should not be anymore of an issue than driving on any public road.

There are other issues such as "CC&Rs.....lot 144 (former Wailuku Heights lot) was consolidated with lot 169 to make a new lot #171 by the Land Court therefore Lot 144 no longer exist.

Not wanting to be fined and possibly having a lien placed against my property by the Wailuku Heights II Association Board, I was advised by my attorney to pay my yearly association dues. I was also advised to mark the check "Paid under protest". I have attended the annual meetings ever since 2011. Lona Ridge has become the main, if not the only item on the agenda. I did this to protect myself.

In closing, I hope that this letter answers your concerns about the two major issues about traffic and noise.

Sincerely,

Leona L. Wilson

Leona Rocha Wilson
Lona Ridge, LLC
588 Kulaiwi Drive
Wailuku,Maui, Hi. 96793

August 4th, 2016

To: The Planning Commission

From: Leona Rocha Wilson

Subject: Response to Mrs. Carrie S. Grubbs letter objecting to Special Use and Conditional Use permit for Leona R. Wilson

In spite of the fact I offered neighbors like Mrs. Grubbs to come and speak with me about the facts of my permit, they have chosen to believe or create a belief of what my application states with regard to the events and benefit to the community.

Created statements made by Mrs. Grubbs are:

GRUBBS' STATEMENT:....."she has observed cars lined from the gate/driveway at 588 Kulaiwi Drive to the end of the Kulaiwi Drive."

THE TRUTH.....this never happened. Mrs. Grubbs who has a camera in her home facing the street would have captured a photo of this and submitted to the county along with complaints she has made to the Planning Department. All her complaints against me and Lona Ridge were dismissed by the Planning Department.

GRUBBS' STATEMENT:....."One of Mrs. Wilson's events had an employee in a golf cart stationed in the cul de sac to direct traffic to her home".

THE TRUTH: .....This never happened. Neighbors will testify to that.

GRUBBS' STATEMENT:....."I have seen commercial buses parked in the cul de sac to load and unload passengers."

THE TRUTH:.....Children on a field trip to Lona Ridge used a large

EXHIBIT

school bus for transportation. Since our driveway cannot accommodate large buses (no large buses, school or commercial, are allowed on our property); the children were dropped off at the bottom of the driveway and the children walked to the home. The bus immediately left (it did not park in the cul de sac) and returned when the children were ready to depart.
No commercial buses have ever been parked at the cul de sac.

GRUBBS' STATEMENT:...."some of the large trucks in order to save wear to their brakes when leaving the location and traveling downhill down shift which produces even louder noise and has caused my house to shake."

THE TRUTH:..... trucks of the size Mrs. Grubbs is speaking about have not been to this property since the excavation of the property that ended in 2009. The shaking of her home is an exaggeration to make a point.

GRUBBS' STATEMENT:..... "when the filming of the movie "The Inquisitor" was being filmed at 588 Kulaiwi Drive the filming company used all available parking near the Wailuku Heights park on Alo and were transported to the Wilson/Lon Ridge property up and down Kulaiwi Drive as well as South Alu. Park goers had no where to park".

THE TRUTH:..... The movie"Inquistor" was filmed at Lona Ridge. I agreed to this to help a friend who coordinated the film. It was during that time when our economy was at it's lowest and my friend needed the financial help. The majority of vehicles were parked at Lona Ridge. We asked a few actors to park their cars at the park and be shuttled as to not add to traffic on Kulaiwi Dr. This was a low budget movie and not many actors.
There was ample parking for both actors and park goers.

GRUBBS' STATEMENT:....."Mrs. Wilson has requested the Wailuku Heights Association make an exception and permit her to conduct commercial activities and was denied by the HOA. It appears she is now attempting to use the county to circumvent the CC&R's."

THE TRUTH:.....Not at any time did I ask for approval to conduct special events at Lona Ridge. As of this date I have met with 3 separate Wailuku Heights II Boards purely to inform them of my application for a Special Use Permit and to listen to their concerns in an effort to resolve any issues between ourselves.
Only the Planning Commission and the County Council can give me that right to conduct special events.

GRUBBS' STATEMENT:....."these events will cause me as well as all of Wailuku Heights to lose the peaceful and quiet enjoyment of our homes and devalue our property."

THE TRUTH:.....Kulaiwi Drive is a wide public road and serves as a main artery to several other side streets in Wailuku Heights II. Traffic is constant on this street. The additional of a few cars once a week during the day should not affect Mrs. Grubbs. Perhaps a country road would serve her lifestyle better. To say that events at Lona Ridge would devalue her property is a convenient stretch and pure supposition .

GRUBBS' STATEMENT: "Thus drinking and driving within our neighborhood will place the entire neighborhood as well as her clients in a dangerous situation".

THE TRUTH: Mrs. Grubbs should be reminded that drinking and driving in excess is against the law . Our events are day and not night events wherein people may have a tendency to drink in excess. That being said it is discriminatory on Mrs. Grubbs part to only be concerned about drinking at Lona Ridge. By her standards all alcohol drinking should be prohibited at Wailuku Heights II.

GRUBBS' STATEMENT: "I have observed employees on the driveway directing large commercial vehicles in order to navigate the driveway to her parking area."

THE TRUTH: This never happened. A convenient created statement. UPS and the Post Office vehicles have no problem with the driveway and are not in need of anyone helping them "navigate" their deliveries.

GRUBBS' STATEMENT: "I also believe our neighborhood will be subjected to an increase in crime, due to unknown multiple visitors and transit workers/staff for these events".

THE TRUTH: Wailuku Heights has had it share of crime. At a past Association Annual meeting, it was proposed to hire a security service. Perhaps more people with more eyes will reduce crime.
I find it objectionable that Mrs. Grubbs is suggesting that transit workers or staff may contribute to crime.....these are hardworking local people just trying to earn a living. Also, visitors will be invited only by appointment , not like other commercial operators who are open to the public. Our guests are not strangers to the host and hostess of these events.

GRUBBS' STATEMENT: "The fact she has advertised on web sites the use of her residence for events with no special permit, and has had events without the permit etc. etc."

THE TRUTH: Yes we advertise Lona Ridge for Tours and Honey Tasting. Lona Ridge complies with the permits issued by the county. Mrs. Grubbs has called the county on several occasions and was told I am permitted to conduct these events.

GRUBBS STATEMENT: "There are currently 5 wedding and events facilities located within 3 miles or less of 588 Kulaiwi Drive".

THE TRUTH: Here again Mrs. Grubbs is not correct. There are more

than 5 venues for celebrating a special event. Every restaurant on Maui. Every county club and community center can provide space for a celebration. None, however, is quite like Lona Ridge. We are not open to the public. We provide a quiet environment to celebrate the sacrament of matrimony with a private venue for celebrating .....or having a corporate meeting or retreat in the privacy and security of the venue. The gate is secured and only names on the guest list will be permitted .

Mrs. Grubbs, objected from the very beginning of the construction at Lona Ridge. She has created a hostile environment here at Wailuku Heights. She has stood at my gate taking pictures of my guest making them feel uncomfortable....she has called a business contact of mine to inform them erroneously that I do not have a permit to conduct tours. Though we had a tour scheduled it was canceled.

I do not believe that her statements are accurate. It is my opinion she has created a story for her own purpose of convincing the Planning Commission to not approve of my application. I might add there are other neighbors who disagree with Mrs. Grubbs' and are supportive.

Sincerely,

Leona Rocha Wilson
Lona Ridge LLC
588 Kulaiwi Drive
Wailuku, Maui, Hawaii 96793

August 5, 2016

To: Planning Commission

From: Leona Rocha Wilson

Reference: Mrs. Kathleen Stout's letter dated July 28, 2016

Dear Commissioners:

There are so many INACCURACIES in Mrs.Stout's letter. The many inaccuracies are as follows:

....."My property abuts the Lona Ridge property".

NOT TRUE....Shawn Casey's property abuts hers. The distance may be less than 500 feet, however, our properties are separated not only by Shawn Casey's but a steep ravine with a forest of tall trees

....."Noise heard from garden equipment and pool"

NOT TRUE.....Lona Ridge elevation is 1200 feet. Stouts' property is at a much lower elevation. It is interesting that she is only mentioning garden equipment and pool and not sounds from the many students and retirees and senior groups that have visited Lona Ridge during the past few years. (in June we had 30 UPWARD BOUND graduating students celebrating their graduation at Lona Ridge. The students celebrated until 7:30 p.m. Utilizing the grounds as well as the indoors.")

....."Violates the CC&R's"

NOT TRUE:....Lona Ridge lot #171(the previous Wailuku Heights lot has been desolved) . The property is designated by the county to be AGRICULTURE and is subject to State Law 205.4.

....."Safety of the area"

NOT TRUE..... Public Works stated "they have no issue with traffic".

EXHIBIT

397

Commissioners, there are many other inaccuracies in Mrs. Stout's letter which I won't address to save you the time. But I do need to state this about Mrs. Stout's character:

Mrs. Stout, came to my home on two occasions, as a friend, she joined our family and friends in our regular Monday lunches. I personally sat with her explaining the proposed events and how I plan to support the community. She sat and ate with us. How does someone eat a person's food, on two occasions, and turns around and write a letter as she has?

Thank you for giving me the opportunity to honestly respond to Mrs. Stout's letter .

Sincerely,

Leona Rocha Wilson
Lona Ridge LLC
588 Kulaiwi Dr.
Wailuku, Maui 96793

Agenda Item D1

Ms. Leona Rocha Wilson

(SUP2 2015/0007) (CP 2015/0003)

Exhibit 398: Testimony Received between August 10 – August 22, 2016

A. Neighborhood Map Showing Testimony/Petition signatures

B. Neighbor Letters in Support
   1. Frank Fernandez
   2. Abilene Fernandez

C. Community letters in support:
   1. Maui Visitors and Convention Bureau
   2. Keoki Sousa
   3. Kumu Hula Iola Balubar
   4. Braiden Paa
   5. Jordan Paa
   6. Kulea Johnson
   7. Laura Johnson
   8. Keahinui Johnson
   9. Harry Johnson

D. Petition in Support: Students at Maui High School

E. Neighbors in Protest
   1. Darren Corrao
   2. Christopher Barth
   3. Clare Kihara

4. Glenn Miyamoto
5. Sheila Miyamoto
6. Gary Elster
7. Susan Grubbs
8. Marian Horikawa Barth
9. Pete van Gilluwe

F. Petition Requesting Commission Member Hudson's Recusal on Permit Request

Neighborhood Map

showing written testimony/petition signatures as of August 22, 2016

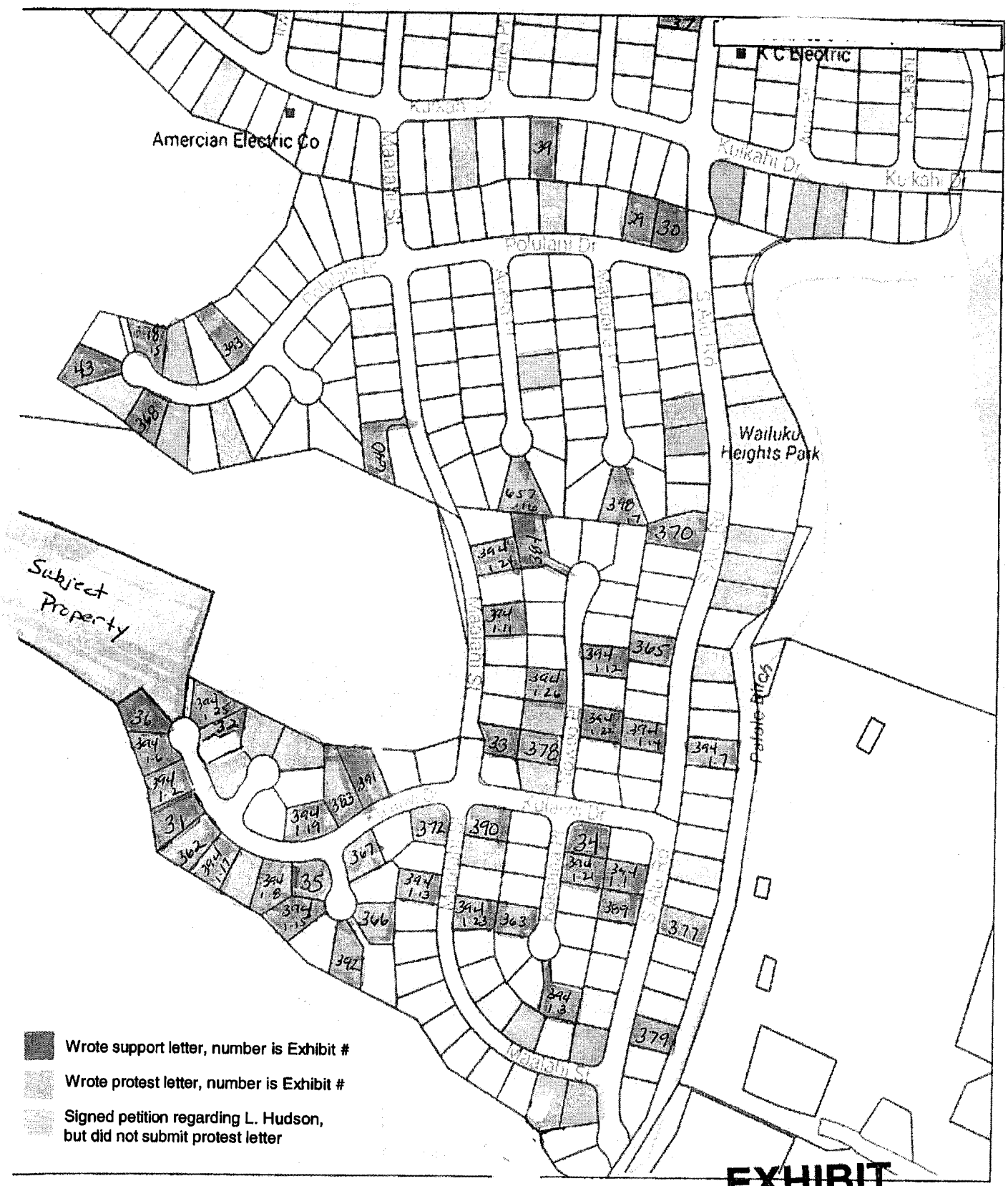


EXHIBIT 398 A

NOTE: We " SUPPORT" Leona Rocha Wilson's, Lona Ridge LLC, application for Special Use and Conditional Use Permits. As supporters of this application we "Disagree" with this letter.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

I live in Wailuku Heights II and I write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The Protective Covenants, Conditions, and Restrictions for Wailuku Heights Extension – Unit II, which were created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association since she attends, speaks at, and votes at our annual membership meetings which are restricted to homeowners. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business or commercial activities. And, the traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature F.E. Fernandez

Owners Name:	FRANK FERNANDEZ
Address:	440 Poluloni Dr
City State Zip:	WAILUKU, HI 96793
Email:	

EXHIBIT
398 3.1

NOTE: We " SUPPORT" Leona Rocha Wilson's, Lona Ridge LLC, application for Special Use and Conditional Use Permits. As supporters of this application we "Disagree" with this letter.

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission,

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The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events,. The only access to Lona Ridge is through Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. Because there is little traffic, we walk throughout our neighborhood, including along Kulaiwi Drive, with our pets and children at all hours. But, the safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses travelling up and down Kulaiwi Drive, likely driven by people who are unfamiliar with the area and who will have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owners Name:	Abilene D. FERNANDEZ
Address:	410 Kahelani Ave
City State Zip:	WAILUKU, HI 96793
Email:	

EXHIBIT
398 B.2

MAUI
MOLOKAI · LANAI
VisitMaui.com 1-800-525-6284

August 12, 2016

To: Planning Commissioner, Maui County.

It is my pleasure to write letter in the support of Lona Ridge Estate for their Special Use Permit.

I have had the pleasure to bring to their property many professional travel agents from around North America. Their goals and objectives at Lona Ridge compliments the travel agent community on "Keeping Maui Top In Mind". Their unique and exotic attraction is always a high light of their visit. This has been a highlight to all the visitors I have brought to visit the beautiful estate and learn the vast culture and most important our history of the past.

In conclusion, I fully support the efforts of Lona Ridge Estate as they seek the Special Use Permit and their programs that continue to help our community and visitors that benefit from our Maui community at large and sharing our culture of the past plantation era and rich history.

Sincerely,

Chris Kai'aokamālile
Director of Sales – Leisure
Maui Visitors and Convention Bureau

Aug 12, 2016
Date

EXHIBIT
398 C.1

Subj: **In support of Mrs. Wilson's application**
Date: 8/2/2016 5:07:57 P.M. Hawaiian Standard Time
From: keoki@maui.net
To: gina.flammer@mauicounty.gov

August 2, 2016

Ms. Gina Flammer

Planner

County of Maui

Department of Planning

Aloha,

I support Mrs. Leona Wilson's request for a Special Use and Conditional Use Permit. As a traditional Hawaiian practitioner I have walked the property and see that she has demonstrated her kuleana in preserving endemic and indigenous flora, including koa'ia, ohi'a lehua, pili grass, ukiuki, kalo (taro), ma'o (Hawaiian cotton) and other plants.

Her property is a valuable learning asset to educate students and the public about the plants that were used by the ancient Hawaiians in their daily lives. As a kama'aina growing up on Maui she is also a valuable resource to share her knowledge about the history and legacy of the sugar and pineapple plantations and the many immigrants who came to Maui seeking a better life.

Her home is designed in the architectural style of C.W. Dickey who was an important architect in Hawai'i, and provides an elegant venue to conduct intimate and affordable weddings and other special events for kama'aina and malihini alike.

She is to be commended for sharing her home by providing free tours to school students, and senior and veteran groups! strongly recommend that you approve Mrs. Wilson's request for a Special Use and Conditional Use Permit.

Me ke aloha pumehana,

Keoki Sousa

(808) 283-8413

EXHIBIT
398C.2

Kumu Hula Aunty Iola Balubar
Halau Hula O Keola Alii O Kekai
38 Keonaona Lane
Wailuku, HI 96793
August 9, 2016

Maui Planning Commission
County of Maui
250 S. High St.
Wailuku, HI 96793

RE: Ms. Leona Rocha Wilson's Special Use and Conditional Use Permit Application

Dear Maui Planning Commissioners,

My name is Iola Balubar, Kumu hula for Halau Hula O Keola Alii O Kekai located in Wailuku. I was born and raised on Maui. I have been a Kumu hula for the past 41 years and I love to share and teach my love for hula dancing to many people of all ages in our community.

I am in support of Ms. Leona Rocha Wilson's application for a Special Use and Conditional Use Permit application. Lona Ridge welcomes guests of different ethnicity; it's a gathering place that offers experience and educational input relative to Hawaiian history, culture, arts, and traditions. My Na Keiki Halau and musicians had the opportunity to perform at Lona Ridge which is a great venue for events and performances. The performers, including myself appreciate the opportunity to perform at Lona Ridge.

The other reason for supporting Ms. Wilson's application is the fact that there are many indigenous plants on the property that people can learn about. In addition there are artifacts that people can also learn the history behind them that has significance to Maui plantation history.

When my schedule allows it, I attend the weekly potluck luncheon at Lona Ridge and on my way to the property; I noticed that Kulaiwi Drive is like a ghost town. Nobody was outside their homes however; one or two gardeners are working on some people's yards.

I would like to recommend approval of Ms. Wilson's application for a Special Use and Conditional Use Permit Application. Please contact me at (808) 250-5938 or email iolabalubar@gmail.com if you need more information. Mahalo nui loa for your kind attention and consideration of the above-referenced application.

Sincerely Yours,

Iola Balubar

Kumu Hula Iola Balubar

EXHIBIT
398 C.3

Date: August 4, 2016

TO: Chairmen and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's Application for Special Use and Conditional Use Permits

I support Leona Rocha Wilson's, Lona Ridge LLC, application. The premises offer the community unique cultural and educational opportunities within a safe, sheltered environment. Exploration of the grounds inspired students to strive for greatness in their future endeavors and empowered individuals to make their own decisions with greater confidence.

Sign: _____

Print: Braiden Pua

Address: 2195A Lilikoi Rd

EXHIBIT

398 C.4

Date: August 4, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits.

I support Leona Rocha Wilson's, Lona Ridge LLC, application. It was such a rewarding experience to spend the evening at Mrs. Wilson's house after completing our STEM and internship projects during the Upward Bound Summer Academy. Cultural knowledge gained by students inspired many to chase their dreams as with hard work comes very promising results. Mrs. Wilson is a living example of an island girl with big dreams, encouraging students that with the right mindset, anything is possible.

Sign: [signature]
Print: Jordyn Paa
Address: 2195A Lilikoi Rd

EXHIBIT
398 C.5

Date: August 4, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's, Lona Ridge LLC, application. I had a chance to explore the property with Leona who gave us a short tour. We were invited to her home to gather with other families and friends from the YMCA. It was not only a place to sit and talk story but also I was educated with what she shared about her old plantation days. Please consider my support for the Lona Ridge LLC application.

Sign: Kulea Johnson

Print: Kulea Johnson

Address: 1949 Kahekili

EXHIBIT

398 C.6

Date: August 4, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's, Lona Ridge LLC, application. The property offers an abundance of diverse cultural knowledge that the community can be a part of if given the chance. The property is enriched with the beauty as well as the spiritual aspect of "Ohana". Her experience of her past during the plantation era, has established a positive impact of the property she resides on.

Sign: _____

Print: Laura "Lala" Johnson

Address: 1969 Kahekili

EXHIBIT

398 C.7

Date: August 4, 2016

TO: Chairman and Members of the Maui Planning Commission

SUBJECT: Leona Rocha Wilson's, Lona Ridge LLC, application. My experience at the ridge was enriching and educational. The property felt safe besides being beautiful. Please consider Ms. Leona's permit.

Sign: Keahinui Johnson

Print: Keahinui Johnson

Address: 1949 Kaheikili Hwy

EXHIBIT

398 C.8

August 9, 2016

TO: Chair & Members of the Maui County Planning Commission

SUBJECT: Leona Rocha Wilson's application for Special Use and Conditional Use permits

My name is Harry Johnson a resident of Wailuku area. I am in support of Ms. Leona Rocha Wilson's application for Special Use and Conditional Use permits for Lona Ridge, LLC.

I have been invited to her property (Lona Ridge) and was able to educate myself and other members of my family about the importance of her desire to establish, connect, and educate members of the community about Lona Ridge. The property establishes a wealth of knowledge both culturally and aesthetically as her connection with her past comes together with, not only her culture, but cultures of the world. It is apparent that her committment to establish this connectivity with others will help our community thrive in our connection with others.

It is my hope that this testimony will support her request for the Special Use and Conditional Use permits that she is apply for.

Sincerely,

Harry Johnson

1949 Kahekili Highway

Wailuku, HI. 96793

EXHIBIT

398 C.9

August 10, 2016

To the Maui County Planning Commission

Subject: SUPPORT Mrs. Leona Wilson's Special Use and Conditional Use Permit

We the students at Maui High School found out that Mrs. Wilson was applying for a Special Use and Conditional Use Permits. Some of us already visited Mrs. Wilson's residence , Lona Ridge, and wanted to share our experience.

She first started speaking about preserving our native Hawaiian plants and its uses. Second, she was very informative about her life on the plantation and her growing up years in Hamakuapoko. What was fascinating was her Father's Kau Kau Tins. We had never seen one and was instructed on how it was used. Also, how it played a role in the local food tastes.

Thirdly, she talked a lot about the beautiful art she has in her home. Some of us are really interested in art and were inspired by the different ways we could consider art as a career.

Please approve her application so that children in the future can have the same wonderful and educational experience that we had.

We got a lot of signatures to support her. (see attach) .

Sincerely,
Students at Maui High School

EXHIBIT
398 D

1. Denise Ocampo
2. Ikeko Carter
3. Jaron Boo-Damaso
4. Edrick Cabato
5. Renato Galapon
6. Joshua Fontanilla
7. Darreal Matillano
8. Jacob Tolentino
9. Jayden Kanohokula
10. Hailey Chun
11. Payton Vilona
12. Briana Lazo
13. Christian Malem
14. Kaylee Delgado
15. Medel Aquino
16. Muhammed Tiri
17. Luke Reiss
18. Kaulana Robinson
19. Shaelyn Morocco
20. Dalton Honda-Kaupe
21. Aimee Nathan
22. Renee Matsuda
23. Champ Fovonda
24. Carl Elayda
25. Michael Abut
26. Jeb Rullodo
27. Brandon Estrada

28. Keely Takayama Keely Takayama
29. Jolene Mae Pascua Jolene Mae Pascua
30. Camryn Enriquez Camryn Enriquez
31. Kateleen Lamug Kateleen Lamug
32. Abigail Cayetano Abigail Cayetano
33. Emily Tsuhako Emily T
34 Kylee Yagi Kylee Yagi
35. Courtney Humber Courtney Humber
36 Denise Galano Denise Galano
37 Margret Rodriguez-Oster Margret Rodriguez-Oster
38 Liwihna Paul Liwihna Paul
39 Cailin Kagehiro Cailin Kagehiro
40 Jhasmine Viloria Jhasmine Viloria
41 Zayla Emoto Zayla Emoto
42 Marelle Ota Marelle Ota
43 Devin Cipro Devin Cipro
44 Vincent Zena Vincent Zena
45 Tiffany Banggo ~~Tiffany Banggo~~
46 Dean Cordero Dean Cordero
47 Amber Rayray Amber Rayray
48 Erica Aquino Erica Aquino
49 Beverly Andaya Beverly Andaya
50. Asher Aspili Asher Aspili
51. Alyssa Otsubo Alyssa Otsubo

2 Danny Domingo, Jr.

3 Allyka Padilla

4 Lynnette Dadiz

5 Charlize Esther Shaw

6 Chanelle Green

7 Katrina Tolentino Katrina Tolentino

8 Paxton Badillo

9 Blessing Morales

August 4, 2016

Gina Flammer
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

Re: *Lona Ridge Special Use Permit and Conditional Use Permit Application*

Dear Maui Planning Commission,

My name is Darren Corrao. I live on South Alu Road and have been a proud resident of Wailuku Heights II since 2002. I am writing to you today to appeal to you and beg you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow it to host up to 48 events (or any) per year with its attendant noise, traffic, and alcohol in an area so integrated with a quiet residential neighborhood.

Like my neighbors, I chose to live in this wonderful residential neighborhood because of its peace, quiet and safety. Since living here, what I have also come to appreciate is the feeling of aloha and community. Every morning I walk around my neighborhood with my dog Charlie. I share a smile, a wave, a hello, or a chat with numerous neighbors, some of whom are couples walking to stay fit, dog lovers strolling along with their tail-wagging companions, runners staying in or getting into shape, and folks driving to work.

In order to maintain our peace, quiet, friendships, and safety, I, like my neighbors, agreed to live by the Homeowners Association's Covenants, Conditions and Restrictions (CC&Rs). In my mind, the most important restriction in the CC&Rs is the restrictions against commercial enterprise. A residential neighborhood with families, children and pets is no place for a commercial enterprise that would bring noise and high volumes of traffic. If one adds parties and alcohol to that mix, the problems are magnified to the point of public nuisance and the risking of motor vehicle-related fatalities.

Although South Alu Road is the main road leading into the neighborhood from Kuikahi Drive, the main access point up to Wailuku Heights, it is a quiet street with a playground used largely by children. I watch daily as children on bicycles and scooters scurry along South Alu Road to and from the park. I watch as adults wheel their very young children and grandchildren along the road. If you allow Lona Ridge a permit, you will in effect turn South Alu Road into a dangerous commercial road, with trucks, buses, and cars zooming up and down on their way to and from Lona Ridge. I fear the trucks of catering and setup staff who are running late flying down the road to meet their deadlines. I fear distracted bus drivers barreling down the road. And most of all, I fear the numerous cars with impaired or drunk drivers coming from a wedding, a party, or another event where alcohol has been served. The lives of the children and adults of Wailuku Heights should not be put at risk, just so that someone can set up a commercial event facility in a residential neighborhood!

EXHIBIT
398 E1

When we agreed to our neighborhood CC&Rs, we understood that they would prohibit special events, such as those that Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The owner of Lona Ridge is obviously a member of the Wailuku Heights II Homeowners Association, since she attends, speaks at, and votes at our annual membership meetings, which are restricted to homeowners. She should be well aware that the CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners.

Even without the restrictions of the Wailuku Heights II CC&Rs, you should not grant Lona Ridge a permit to host up to 48 events (or any) per year with its attendant noise, traffic, and alcohol in an area so integrated with a quiet residential neighborhood. Will you stand behind a decision to allow the permit and accept part of the blame when a drunk driver from one of Lona Ridge's events swerves on South Alu Road and kills children scurrying to play in the neighborhood park or couples walking along to get fit? Let people who are planning an event go down the Honoapiilani Highway to the King Kamehameha Golf Club for their festivities. That facility has access only through major commercial thoroughfares, not residential streets, as it should.

What type of precedent will you, the Planning Commission, be setting by allowing Lona Ridge's proposed commercial activities in a location so intimately integrated with a quiet residential neighborhood that specifically was set up to prevent such activities?

Please don't destroy the peace of our neighborhood and put the safety of our residents at risk by helping the owner of Lona Ridge not only violate the CC&Rs she agreed to obey, but also by bringing inappropriate commercial activity to our residential area. I strongly urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit.

Sincerely,

Darren J. Corrao
663 South Alu Road
Wailuku, HI 96793

1614161

688 S Alu Rd

Wailuku, Hawaii 96793

COUNTY OF MAUI
DEPT OF PLANNING CURRENT

AUG 15 2016

RECEIVED

August 6, 2016

County of Maui Department of Planning

Kalana Pakui Bldg 200 High Street

Wailuku, Hawaii 96793

Dear Planning Department,

I would like to express my concern over the current issue in our neighborhood of Wailuku Heights. I have strong objection in granting a permit in our residential area for parties and events. The majority of homeowners are against this becoming a business. We have seen an increase in traffic over the years and are concerned for the safety of our children. We have only two access roads to our subdivision. Please do not allow a permit for even 1 function a month. This is our home, our residential community. Thank you for your time.

Sincerely,

Christopher Barth

EXHIBIT
398 E.2

P. O. Box 1343

Wailuku, HI 96793

Max Tsai

Maui County Department of Planning

2200 Main St., Ste. 619

Wailuku, HI 96793

August 12, 2016

Subject: Special Permit 588 Kulaiwi Drive, Wailuku, HI 96793

Dear Mr. Tsai,

My name is Clare Kihara. My husband and I reside at 544 Polulani Drive, Wailuku, HI 96793, TMK: 3-5-014: 011 (Kihara, Francis Y Trust). This residence is within 500 feet of the State Agricultural District at 588 Kulaiwi Drive, Wailuku, HI 96793 (Lona Ridge), TMK: 3-5-002: 010 (Wilson, Leona R Trust). We are against the granting of a State Land Use Commission Special and a Conditional Permit to operate the Lona Ridge Special Events Project. The Association covenants of both Wailuku Heights I and II prohibit commercial activities; we strongly support keeping the subdivisions in residental zoning with no exceptions.

We ask that Larry Hudson of the Maui Planning Commission be recused from voting upon this special permit because of his relationship with Ms. Leona Rocha Wilson.

Regards,

Francis Y. Kihara

Clare Kihara

EXHIBIT

348 E.3

16/4457

Gina Flammer
Department of Planning
Maui County
2200 Main St., Suite 315
Wailuku, HI 96793

Re: Special Permit 588 Kulaiwi Drive, Wailuku

Dear Ms. Flammer:

I reside at 657 Mapuana Place in Wailuku Heights, which is located about half a mile from the subject property.

I request that you please reject Special Permit 588 Kulaiwi Drive. There will be no benefit to the rest of the community. Instead, it will be a detriment that will result in increased traffic, congestion, noise, road maintenance, safety hazards to the children who reside here, and will change the entire character of the neighborhood.

This is a problem that I did not expect when I purchased my property. I and my fellow neighbors will be unjustly penalized if the County approves this special permit.

I also request that Larry Hudson recuse himself from this matter since he is a cousin of Leona R. Wilson.

Thank you for your consideration.

Sincerely,

Glenn Miyamoto

Glenn Miyamoto
657 Mapuana Place
Wailuku, HI 96793

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT
AUG 15 2016
RECEIVED

EXHIBIT
398 E.4

10/14/58

August 12, 2016

Ms. Gina Flammer
Dept. of Planning
County of Maui
2200 Main Street, Suite 315
Wailuku, HI. 96793

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT
AUG 15 2016
RECEIVED

Re: Special permit 588 Kulaiwi Drive, Wailuku

Dear Ms. Flammer,

I understand there is an application for a special permit allowing business activity on 588 Kulaiwi Drive, Wailuku Heights.

It is reported that there will be 4 special events per month (weddings, corporate events, art shows, filming etc, and these special events are in addition to farm tours), with 100 people per event, inside outside events, and hours from 8:00 AM to 8:00 PM.

This activity will have a huge negative impact on our community and neighborhood. I have concerns about noise, increased potential for crime and property damage, safety issues, and increased traffic (not only by event goers, but vendors, construction workers, event planners, employees, etc). I also feel it is unfair for residents to have to pay for the increase in maintenance costs that will arise due to the increase in traffic on our roads and common grounds.

We purchased our home 30 years ago, specifically choosing a residential neighborhood that prohibited commercial business. We are now retired. We did not devote our lives working on our home, only to be faced with living in a mixed residential-commercial neighborhood.

I object to this special permit and request that you deny it.

Sincerely,

S Miyamoto

Sheila Miyamoto
657 Mapuana Place
Wailuku, HI 96793

EXHIBIT
398 E.5

Hearing August 23, 2016

There is an alarming trend of applications for conditional use permits to establish commercial activity centers in residential neighborhoods. Just recently two were written up in the newspaper in Haiku, and now this one in Wailuku Heights. While in each case the applicants claim minimal impact on their neighbors, in fact, in all cases, there is an increase in traffic and noise, particular as the auto traffic and perhaps catering trucks, photographers, etc. arrive and depart in a concentrated time period.

No matter how much the applicants monitor the activity they can't eliminate the increased burden on the otherwise quiet Wailuku Heights residential neighborhood it overlooks. This property is already being subsidized by all Maui County property owners in that due to the planting of some trees on "AG Land" this 8000 s.f residential property is served by cheap Ag rate water while its neighbors pay full residential rates. This unfairness should not be made worse by imposing a commercial enterprise on the neighborhood.

This property turns the purpose of preserving Ag land set forth in Chap 19.30 A on its head. This neighborhood hood has been a residential neighborhood (NOT AG LAND) for some 40 years or more and only 7 years ago did this 8000 s.F. house get built on a hilltop in the middle of the subdivision. The property is in the middle of a residential subdivision, not the other way around. The intent of the ordinance is to protect AG land from encroaching residential subdivisions not allow a hilltop property designated as Ag land to negatively impact a pre- existing residential subdivision.

Chap 19.30 A provides in part:

Intent. It is the intent of this chapter to:

1.Reduce the land use conflicts arising from encroachment of nonagricultural uses into agricultural areas;

2.Mitigate rising property values of farm lands to make agricultural use more economically feasible;

EXHIBIT
398 E.6

3.Discourage developing or subdividing lands within the agricultural district for residential uses, thereby preserving agricultural lands and allowing proper planning of land use and infrastructure development;

4.Discourage establishment of nonagricultural subdivisions;

It is one thing to build a palace on a hill overlooking a residential neighborhood. It is another to burden those neighbors and their small neighborhood streets with a commercial enterprise.

I strongly object and urge the Commission to deny this application and not burden residential neighborhoods with commercial enterprises.

Gary Elster

Resident

Wailuku Heights

August 12, 2016

Max Tsai, Chair, Maui Planning Commission and Members
2200 Main Street
Suite 619
Wailuku, HI 96793

RE: SITE INSPECTION 588 KULAIWI DR

Dear Mr. Tsai and Members of the Planning Commission:

I have major concern and would like to bring to your attention the following which I observed at the site inspection of 588 Kulaiwi Drive.

While some of the members of the public were giving testimony with opinions and stating concerns and facts about the reasons they oppose the granting of the permit I observed a man rolling his eyes, smirking, and his body language gave no doubt he did not agree with their statement. I noticed he did not show any such reactions when pro for the permit people gave testimony. From this, I assumed he attended to give support to Mrs. Wilson.

His reactions made me so curious I wondered who he was, and thought it odd he did not speak to support her, since it was so obvious what his stance is on the issue.

So you can imagine how surprised I was after the meeting questioning people and making some calls, when I asked who this man was to be told he is actually a Member of the Planning Commission, Larry Hudson and his Mother's name is Audrey Rocha Reed and is a cousin to Leona Rocha Wilson.

Has he disclosed his relationship? Should he not also recluse himself as did Richard her boyfriend?

I am deeply concerned this member has total bias of support toward Mrs. Wilson and cannot, nor will he hear this matter in a fair way and open mind.

Please take my concerns as well as the others neighbors now aware of this situation into consideration and advise your thoughts on this issue. How will this be addressed?

Thank you,
Susan Grubbs
523 Kulaiwi Drive
Wailuku, HI

EXHIBIT
398 E. 7.

16/4090

DEPT. OF PLANNING
COUNTY OF MAUI

AUG 11 2016

RECEIVED

688 S Alu Rd

Wailuku, Hawaii 96793

August 6, 2016

County of Maui Department of Planning

Kalana Pakui Bldg 200 High Street

Wailuku, Hawaii 96793

Dear Planning Department ,

Please do not consider a permit for any functions in our residential community. It should not be allowed or even considered. We are totally against the idea of parties of 20 or more with or without music and the noise involved. Please do not allow. Thank you.

Sincerely,

Marian S Horikawa Barth

Marian Horikawa Barth

EXHIBIT

398 E.8

August 20, 2016

GINA FLAMMER
DEPART OF PLANNING
MAUI COUNTY
2200 MAIN ST, STE 315
WAILUKU, HI. 96793

Re: 588 Kulaiwi Dr. Special Use Permit Application TMK 350020100000

Ms. Flammer:

I would like to comment on the above application. I am not a resident of Wailuku Heights (live in Kehalani) but have some comments regarding this proposal.

1. **Zoning** - I understand the parcel in question is zoned agricultural. Does this zoning allow ongoing large group activities as proposed by the applicant?

2. **Site soil stability** – it appears that the site (parcel) has experienced some soil erosion and slippage in the past few years. (see attachment) This could be natural, or a result of the land development done several years ago. A number of residences are below this apparent slippage. Has the county planning noticed this situation, and has the applicant determined how additional use would mitigate or reduce this situation? Has the applicant issued a proposal to resolve the soil slippage?

3. **Fire** – The subject parcel is adjacent to the wildland. Has the county or state fire marshal reviewed the applicant's plans regarding:

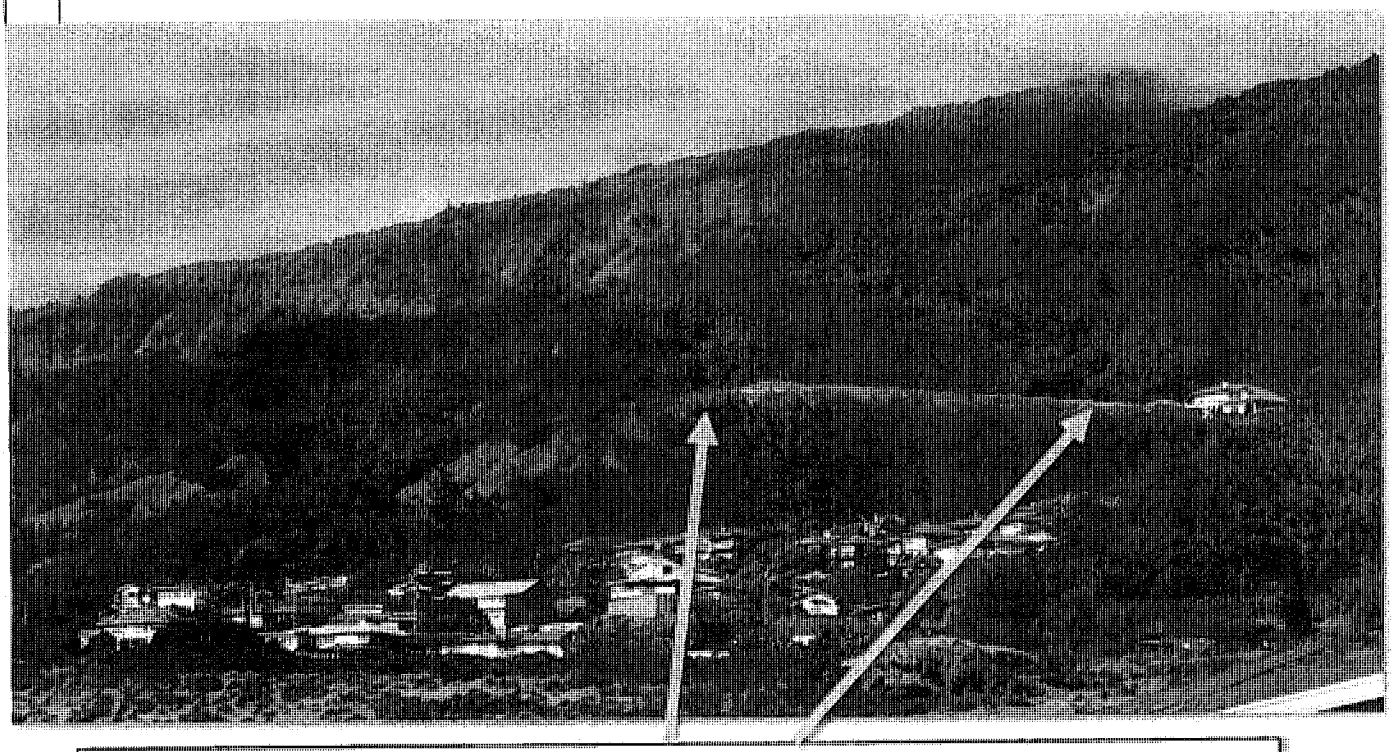
   - Adequate access and exit for dozens or hundreds of vehicles in case of a wildland fire in the hills above the subject parcel?
   - A review of the Oakland. CA firestorm of 1991 shows some similarities to the subject parcel, particularly: proximity to wildland fire sources, lack of sufficient entry and exit routes for escaping residents and arriving fire resources. Maui County does not enjoy the significant mutual aid resources that Oakland had, including adjacent cities/counties, Cal Fire, and air support.
   - The results of that fire are staggering:
     - 25 people killed
     - 3469 homes destroyed
     - 2000 vehicles destroyed
     - 1.5 billion in structure losses
     - 10,000 people homeless
     - 150 firefighters injured

   For those who cannot recall the devastation of the above fire on the residential community, I urge a review of the FEMA report here:

   http://www.berkeleyside.com/wp-content/uploads/2015/09/tr-060.pdf

   This type of fire could happen here!

EXHIBIT
398 E.9



View looking SW at 588 Kulaiwi Dr., Parcel 350020100000, Wailuku, HI. Picture taken August, 2016



Aerial view of 588 Kulaiwi Dr. Parcel 350020100000, Wailuku, HI

From: **Jaine Nava** Jmnava@comcast.net
Subject: **Fwd: Request Recusal of Planning Commission Member Mr. Larry Hudson**
Date: **Today at 11:11 AM**
To: **William Spence** william.spence@mauicounty.gov
Cc: **Gina.Flammer@co.maui.hi.us**
Bcc: **jmnava@comcast.net**

Dear Mr. Spence:

It has come to the attention of the majority of the homeowners and residents of the Wailuku Heights neighborhoods, Mr. Larry Hudson, a Planning Commission Member, is a cousin of Mrs. Leona Wilson.

Other members of the community, including myself attending the site inspection of the property on August 9th, 2016, observed Mr. Hudson's bias against those speaking in opposition to the Special Permit requested by Mrs. Wilson. Mr. Hudson on a number of occasions as those opposed were speaking, Mr Hudson rolled his eyes and smirked. It was most evident from his body language what his preconceived stance is in this matter.

All members of the Planning Commission must be neutral and non-bias until the issue is fully heard and presented at the hearing. This does not appear to be the case in regards to this Special Permit request. So far, one Planning

EXHIBIT
F

Commission member living at the location had to be pressured to recuse, another member signed a petition in support of her permit prior to hearing the issue has not recused, and now finding another member who is a relative gives an appearance this Commission has had undue influence of support toward Mrs. Wilson.

I respectfully request to please look into this matter and assure the Special Permit request will be addressed and heard by a bias free and impartial board.

Your assistance is this matter is greatly appreciated.

If you have any questions, I can be reached at 916 320-6003.

Sincerely Yours,



Jaine M. Nava

553 Kulaiwi Drive
Wailuku, HI. 96793

Attachment:

7 pages of Petition to Request Recusal of Mr. Larry Hudson (i will deliver petition to your office today 08/22/16, before 3pm)

Jaine

Petition to Request Recusal of Maui Planning Commission Member Mr. Larry Hudson from Serving Regarding Lona Ridge's Permit Requests

To: Maui County Planning Commission and Maui County Council

Purpose: To ask for Mr. Larry Hudson's recusal from serving on the Maui Planning Commission hearing regarding Lona Ridge's Special Use Permit and Conditional Use Permit Application on Tuesday, August 23, 2016.

Reasoning: Mr. Larry Hudson is a second cousin of the resident of Lona Ridge, Leona Rocha Wilson, at 588 Kulaiwi Drive, Wailuku, Hawaii 96793. He displayed obvious displeasure and opposition to persons speaking against Lona Ridge's request for conducting commercial events during the Site Inspection meeting held on Tuesday, August 9, 2016.

I, the undersigned, petition the Maui Planning Commission and Maui County Council to request Mr. Larry Hudson's recusal from the meeting on Tuesday, August 23, 2016 to discuss Lona Ridge's permit requests.

Name	Address	Signature
C. SUSAN GRUBBS	WAILUKU	
Kyi Battle	Wailuku	
Jayne Nava	553 Kulaiwi Dr	
DAVID K. SEREAU	532 Kulaiwi Dr,	
MOREEN SEREAU	532 Kulaiwi D	
Ruth Fukushima	541 Kulaiwi Dr.	
Joseph Fukushima	541 Kulaiwi Dr.	
Craig Kinoshita	547 Kulaiwi Dr	
James Hedan	563 Kulaiwi	
Melissa Patterson	570 Kulaiwi Dr	
Lynette Kimura	550 Kulaiwi Dr.	
Margaret C.	575 Kulaiwi Dr	
Mario T. Garcia	575 Kulaiwi D	
Sofia Arashiro-Garcia	575 Kulaiwi Dr	
Dean Arashiro	575 Kulaiwi Dr	
Roger Mac	705 Ulukaa Way	

Petition to Request Recusal of Maui Planning Commission Member Mr. Larry Hudson from Serving Regarding Lona Ridge's Permit Requests

Name	Address	Signature
Pono Ashlee	576 Kulaiwi Drive	Pono Ashlee
Reed VanderLaan	706 Ulumahi Way	
Edgar Somera	522 Kulaiwi	
Lisa Davis	516 Kulaiwi Dr	Lisa Davis
Marina Cervantes	507 Kulaiwi Dr	Marina D Cervantes
Phillis Cooken	"	Phillis Cooken
Anthony Cervantes, Jr	"	Anthony Cervantes Jr
Michael Cervantes	"	Michael Cervantes
Jesse M. Varela	Wailuku	
Harold Davis	516 Kulaiwi Dr	
Liza Casiva	Wailuku	
Geri Naua	Wailuku	Geri Naua
Ashleigh Meyer	Wailuku	Ashleigh Meyer
Anchin Vaughn	456 Kulaiwi Dr	
Tiare Bennett	Wailuku	Tiare Bennett
Nina Shishido	Wailuku	Nina Shishido
Ken Yokouchi	Wailuku	
Jeff Taylor	706 Ulumahi Pl. Wailuku	
Leslie Taylor	706 Ulumahi Pl. Wailuku	
Earl S. Ichimura	689 Nawaa Pl	
Ernest Valdez	694 Kuwea Pl.	
Leticia Valdez	694 Valdez Pl.	

Petition to Request Recusal of Maui Planning Commission Member Mr. Larry Hudson from Serving Regarding Lona Ridge's Permit Requests

Name	Address	Signature
Dennis & Diane Riley	701 Powers Pl.	
Francis/Clare Kihara	544 Poholani Dr.	Clare Kihara
Maureen Scott	538 Pohalani Dr.	
Juanita Soliza	535 Pohalani Dr.	
RICK SCOTT	538 POHALANI	
David Noland	632 S Alu	David Noland
Janice/John Bianchi	Pohalani	
Ron Davis	630 POHALANI DR	
Maureen Van Denburgh	663 S Alu Rd	
DARREN CORRAO	6635 ALU RD	
MYRNA H. FUNG	736 SOUTH ALU RD.	
Heather F. Daniel	736 South ALU RD	
Diane Diehl	640 Maalahi	
Edward Diehl	640 Maalahi st	
TIM STRONTZ WILDER		
[illegible]	770 So Alu Rd	
KENI BORGES	510 MAALAHI	
Bruce Metsker	802 Maalahi St	
George Otol	747 Maalahi St.	
David Park	731 Maalahi St	
Lillian Manyum	734 Lipoa Wailuku	
Gresilda Harrison	Wailuku	

Petition to Request Recusal of Maui Planning Commission Member Mr. Larry Hudson from Serving Regarding Lona Ridge's Permit Requests

Name	Address	Signature
Jasmine Mccoy	Wailuku	Jasmine Mccoy
Norman Carreira	Wailuku	
Ladino Reron	Wailuku	
Jacob Grant	Wailuku	
Mari Miguel	Wailuku	Mari Miguel
Bill Johnston	Wailuku	
Starla Johnston	"	Starla Johnston
Alan Takumi	"	
Harold Tamon Jr	669 S. Alu Rd.	
Craig Tokunaga	634 S. Alu Rd	
Susan Tokunaga	634 S. Alu Rd	
Caitlin Pomberg	617 S Alu Rd	Caitlin Pomberg
Ron Koman	571 S. Alu Rd	
Bob Schild	479 Kuikahi Dr.	
Colleen Shinsato	479 Kuikahi	
Charlotte Torres	673 Maalahi St	
Robert Harper-Clemmer	576 Kuikahi Dr.	
Paul Harper	576 Kuikahi Dr.	
Gail Hursley	606 Kuikahi Dr.	
William Hursley	606 Kuikahi Dr	
Pete van Gilluwe	229 Lau Oliwa Loop Wailuku	
Jan D. Janus	363 Kuikahi Drive Wailuku, HI 96793-1529	

Petition to Request Recusal of Maui Planning Commission Member Mr. Larry Hudson from Serving Regarding Lona Ridge's Permit Requests

Name	Address	Signature
SHIRLEY F. JANUS	363 KUIKAHI DRIVE WAILUKU, HI 96793	for Jana D. Janus
ANA MARIA ROCKWELL	554 Lii Way WAILUKU, HI 96793	Ana Maria Rockwell
AIN H. KIVIMAE	554 LII WAY WAILUKU HI 96793	A.H. Kivimae
Loretta Chin	558 Pololani Drive Wailuku, HI 96793	Loretta Chin
Merle Munami-Shima	742 Kakalina place Wailuku HI 96793	Merle Munami-Shima
Alvin Shima	" "	Alvin Shima
ABELARDO CORELLA	PO BOX 6387 Kahului, HI 96733	Abelardo M Corella
Maryann Corella	P.O. Box 6387 Kahului, 96733	Maryann Corella
Jean Claude WIETZEL	369 Kuikahi Drive	
RATREE WIETZEL	369 KUIKAHI DRIVE	
Sheila Miyamoto	657 Mapuana Pl.	S Miyamoto
GLENN MIYAMOTO	657 MAPUANA PL.	Glenn Miyamoto
Mitchell Tasaki	559 Kuikahi	Mitchell Tasaki
Lauren Spallino	595 Kuikahi Dr	Lauren Spallino
Deborah Takahashi	530 Helemole Wkw	Deborah Takahashi
JASMINE KEAR	668 NOWEO PL.	Jasmine Kear
	668 NOWEO PL.	RANDY KEAR
Laura Tasaki	559 Kuikahi Dr	Laura Tasaki
Kimberly Parducci	585 Kuikahi Dr.	K Parducci
DANTE PARDUCCI	585 KUIKAHI DR	
Leslie Brown	539 Pololani	Leslie Brown
SCOTT SHIDA	539 POLULANI	

Petition to Request Recusal of Maui Planning Commission Member Mr. Larry Hudson from Serving Regarding Lona Ridge's Permit Requests

Name	Address	Signature
Helen MacArthur	705 ULUHEA WAY	Helen MacArthur
ROGER MacARTHUR	705 ULUHEA WAY	Roger MacArthur
[illegible]	536 MELEMELE ST	[illegible]
J. Potter	Alu Rd.	J. Potter
D. Potter	ALU RD.	D. Potter
Dr. Engle	Wailuku Hgts. II	[illegible]
B. Engle	Wailuku Hgts. II	[illegible]
MARIO BITONTI	675 S. ALU Road	[illegible]
ANNE-MARIE BITONTI	675 S ALU.	[illegible]
Marian Horikawa-Barth	688 S. Alu Rd.	Marian Horikawa-Barth
Christopher Barth	688 S. Alu Rd	Christopher Barth
Charles Mecall	461 Kulainui DR	[illegible]
Audrey J Moniz	Unit #21 699 S. Alu Rd.	Audrey J. Moniz
Linda Lee Ikeamori	526 Polulani D.	Linda Lee Ikeamori
Alan L. Unumi	526 Polulani Dr.	[illegible]
Gretchen Cook	627 Anela Pl.	Gretchen Cook
JERRY COOK	" " "	Jerry Cook
[illegible]	662 S. Alu Road	[illegible]
Thomas E. Morris	512 KUIRAHI	Thomas E. Morris

Petition to Request Recusal of Maui Planning Commissioner Larry Hudson from Hearings Regarding Lana Ridge's Permit Requests

To: Maui County Planning Commission and Maui County Council

Purpose: To request Mr. Larry Hudson's recusal from the Maui Planning Commission hearing regarding Lana Ridge's Special Use Permit and Project District 9 on Tuesday, August 23, 2016.

Background: Mr. [illegible] is employed as a real estate professional of Lana Ridge Leona Rocha Wilson, at [illegible] 2016 [illegible] duplicitous and opposition to persons residing in close proximity to [illegible] during the site inspection meeting held on Tuesday, August [illegible], 2016.

I the undersigned, petition the Maui Planning Commission and Maui County Council to request Mr. Larry Hudson's recusal from the meeting on Tuesday, August 23, 2016 to discuss Lana Ridge's permit requests.

Name	Address	Signature
[illegible]		
[illegible]		
[illegible]		

Post Report Testimony

for

Lona Ridge Permit Applications

Received on October 18, 2016

1. Neighborhood map showing 178 properties in opposition and positions of owners of properties located within 500 feet.
2. 131 Letters in opposition
3. Petition with 186 signatures in opposition
4. Petition from Kehalani subdivision property owners with 4 signatures in opposition

Sept. 17, 2016

Note: withdrew support and now opposing.

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is from Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling on Kulaiwi, Alu Road (or alternatively Maalahi Street and Polulani Drive) and Kuikahi Drive. They will likely be driven by people who are unfamiliar with the area and who may have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association because she attends, speaks, and votes at the annual membership meetings which are restricted to homeowners. The Protective Covenants, Conditions, and Restrictions (CC&Rs) for Wailuku Heights Extension – Unit II, which was created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business and commercial activities. And, the increased traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Please do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Loretta Chin

Owner's Name:	Loretta Chin
Address:	558 Polulani Drive
City, State, Zip	Wailuku Hi. 96793
Email:	lauae chin@yahoo.com

"I am against the permit"


Water Tank
Lii Way
Iiwi Way
Kioke Way
Ululea Way
Ulaula Way
Meiemete St.
Maalahi St.
Hiilei Pl.
Angla Pl.
Kakalina Pl.
Noweo Pl.
Kuiawi Dr.
Mapuana Pl.
Poipiami Dr.
Nipo St.
South Alu
Park
Anila Pl.
Kuikahi Dr.
Kualau St.
VL - Vacant Lot
VH - Vacant House

To: Chair Max Tsai, Vice- Chair Duvauchelle and Members of the Maui Planning Commission

Re: Neighborhood testimony for the Lona Ridge application

Aloha Commissioners,

Attached is a copy of a neighborhood map showing the opposition to the Lona Ridge special events.

Please note the following:

- **178 neighbors** have either signed a petition and/or sent a letter in opposition
- Of the 41 homeowner lots located within 500 feet, 78% oppose the application
- Of the 46 lots located within 500 feet:
  - 5 are easements
  - 5 have voiced no opinion
  - **32 are opposed**
  - 4 are supporting

- There are two properties on the list that are listed twice because the homeowners have separate addresses.

- Loretta Chin at 558 Polulani Drive withdrew her support because she thought the support petition was for the childrens' and community groups. She did not realize that additional special events were being requested.

List Derived By Hand Measurement 500' feet

Count	Parcel #	Owner	Address
1	350010010000	LEDERMAN BROTHERS	468 N CAMDEN DR STE 300 easement BEVERLY HILLS CA 90210
2	350010010000	MAUI ELECTRIC COMPANY, LTD	PO BOX 398 easement KAHULUI HI 96733
3	350020050000	SPC 2013 TRUST	PO BOX 408 792 Alu forest land Casey GENOA NV 89411
4	350020070000	MATHIAS & NIEHAUS FAMILY LTD PTN	1630 PIIHOLO RD MAKAWAO HI 96768
5	350140080000	ALAN UNEMORI	526 POLULANI DRIVE WAILUKU HI 96793
6	350140090000	BIANCHI,JOHN M	PO BOX 759 530 POLULANI DURHAM CA 95938
7	350140100000	SCOTT,RICK EDWARD	538 POLULANI DR WAILUKU HI 96793
8	350140110000	KIHARA,FRANCIS Y TRUST	PO BOX 657 544 POLULANI WAILUKU HI 96793
9	350140120000	YAP,MICHAEL L & YEOUN U LIVING T	550 POLULANI DR WAILUKU HI 96793
10	350140130000	ALO,LUCAS	558 POLULANI DR ☆ WAILUKU HI 96793
11	350140130000	CHIN,LORETTA L TRUST	C/O JEFFREY K CHIN, SUCCESSOR TRS ☆ 1709 AINAKEA PL LAHAINA HI 96761
12	350140140000	COHAN,CASEY SHANE	551 POLULANI DR WAILUKU HI 96793
13	350140150000	STOUT,KATHLEEN K TRUST	543 POLULANI DR WAILUKU HI 96793
14	350140160000	BROWN,LESLIE HIMEL TRUST	539 POLULANI DR WAILUKU HI 96793
15	350140170000	GRIFFIN,MARCUS LEWIS	535 POLULANI DR WAILUKU HI 96793
16	350140180000	SAKAI,JANE H & SYLVIA K TR	Bayless, James 697 KAULU PL 533 POLULANI VL KAHULUI HI 96732
17	350140190000	FRANCIS,JANICE (NMN)	15 KULANIHAKOI ST APT 118 531 POLULANI KIHEI HI 96753
18	350140200000	PUU,HENRY & CAROL TRUST	602 KIEKIE WAY WAILUKU HI 96793
19	350140210000	NIMS,RICHARD SHANE	608 KIEKIE WAY WAILUKU HI 96793
20	350140220000	BEPPU,CLIFFORD TEI	PO BOX 817 616 Kiekie WAILUKU HI 96793
21	350140230000	GAIL K TAKEUCHI TRUST	PO BOX 3015 615 KIEKIE WAILUKU HI 96793
22	350140320000	DIEHL, EDWARD CHARLES	DIEHL, DIANE MARIE 640 MAALAHI ST WAILUKU HI 96793
23	350140330000	GAGE, JOSEPH DAVID	GAGE, GLORIA MONTEMAYOR RONGCAL 648 MAALAHI ST WAILUKU HI 96793
24	350140870000	HAWAIIAN INVESTMENT CO INC	745 FORT ST STE 2110 Pilot lot Easement HONOLULU HI 96813
25	350150550000	GRUBBS FAMILY TRUST	523 KULAIWI DR WAILUKU HI 96793
26	350150610000	LILLIAN A MANGUM TRUST	734 ULAULA WAY

One TMK

Orange opposed
Yellow - easement / Casey
Green support

			WAILUKU HI 96793
27	350150620000	YOKOTE,LESTER SHIGEO	YOKOTE,DEBBIE FUMIE 535 KULAIWI DR WAILUKU HI 96793
28	350150630000	FUKUSHIMA,JOSEPH KIYOSHI	541 KULAIWI DR WAILUKU HI 96793
29	350150640000	KINOSHITA,CRAIG N & LORI C TRUST	547 KULAIWI DR WAILUKU HI 96793
30	350150650000	VARELAS,JESSE MARK	9051 GEYSER PEAK WAY SACRAMENTO CA 95829
31	350150650000	CASINO,ELIZABETH NAVA	553 KULAIWI DR WAILUKU HI 96793
32	350150660000	HEDANI,JAMES M & DEBRA G TRUST	563 KULAIWI RD WAILUKU HI 96793
33	350150670000	NISHIKAWA,CLAYTON HIROSHI	569 KULAIWI DR WAILUKU HI 96793
34	350150680000	ARASHIRO,DEAN SACHIO	575 KULAIWI DR WAILUKU HI 96793
35	350150690000	SIAW,LORENE KAY	583 KULAIWI DR WAILUKU HI 96793
36	350150700000	ARMATA,REBECCA SUE	589 KULAIWI DR WAILUKU HI 96793
37	350150720000	KIMURA,HOWARD HIDEO	580 KULAIWI DR WAILUKU HI 96793
38	350150730000	ASHLOCK,BRYAN ALBERT	576 KULAIWI DR WAILUKU HI 96793
39	350150740000	DUPONTE,EVA M TRUST - ESTATE	737 BISHOP ST STE 2990 HONOLULU HI 96813
40	350150750000	VANDERLAAN,ROGER JEFFREY	P.O. BOX 1785 WAILUKU HI 96793
41	350150760000	MACARTHUR,ROGER P TR	705 ULUHEA WAY WAILUKU HI 96793
42	350150770000	OTOMO,STACY A TRUST	709 ULUHEA WAY WAILUKU HI 96793
43	350150780000	KOWALSKI,MICHAEL K & CAROL ANN	715 ULUHEA WAY WAILUKU HI 96793
44	350150790000	SERENO,DAVID A REVOC TRUST	532 KULAIWI DR WAILUKU HI 96793
45	350150800000	SOMERA,EDGAR ROMERO	522 KULAIWI DR WAILUKU HI 96793
46	350150810000	DAVIS,HAROLD GLENN	516 KULAIWI DR WAILUKU HI 96793
47	350150820000	PRIEST, RICHARD ALLEN JR	WILKINS, LESLIE RUTH 508 KULAIWI DRIVE WAILUKU HI 96793
48	350150840000	HAWAII STATES PROP INC	0 KULAIWI DR

August 28, 2016

Max Tsai, Chairperson
Maui Planning Commission
200 S. High St
Kalana O Maui Bldg. 6th FL
Wailuku, Hi 96793

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT
SEP 08 2016
RECEIVED

RE: Lona Ridge Special Permit Request for a Commercial Business

Dear Chairman Tsai:

I understand that the Planning Commission has deferred action regarding the application of Lona Ridge for a special event permit, until further review.

I feel that it is important to emphasize, as well as dispute, some of the testimonies that were given as fact. I understand the politics and emotional aspects of the issues surrounding Lona Ridge's application for a special event planning permit. As a former nursing advisor (now retired) for the State of Washington, I have extensive experience and knowledge of government committees and commissions, as well as state and federal legislative regulations. All states are different, but at the same time there are many similarities.

There are a number of facts affecting Lona Ridge's application and testimony given at the public hearing:

- Fact: The bottom line is Lenora needs an income. Would you allow a commercial special event business permit in Pineapple Hill or Parkway or Wailea subdivisions or your own subdivision, because a resident needs to make money? A wedding or a corporate meeting will not maintain Hawaiian history. Her marketing endeavors clearly indicate it is strictly a commercial business.
- Fact: Despite the Department of Agricultures' clear report that Lona Ridge has very poor soil and not conducive to the native trees, it was ignored and they went ahead and planted native trees, which may take over 18 years to grow if they survive in the poor soil. Now she is in financial straits. Is the Planning Commission in the business of pulling a person out of financial straits, due to the person's own fault, poor business planning, and who takes no responsibility for her behavior?
- Fact: The Lona Ridge hill above the neighbors has large areas of bare soil, which is slowly eroding away. You can clearly see it from the road. There are large bare areas of the hill without any protection. If Lenora was a true conservationist and keeper of the land, why hadn't they planted plants to prevent erosion?
- Fact: Lenora can continue to educate the young people about Hawaiian history, which she has been doing. She does not need a special commercial event permit to do so.
- Fact: In the afternoon session at the public hearing, a couple testified: the husband testified that as a resident of Wailuku Heights, he "has never seen anyone walk along Kulaiwi Drive or the adjacent streets, so our concerns about safety weren't justified". However, if you will note, he lives on the <u>other side</u> of Wailuku Heights and unless he is staked out in our area 24/7, he won't see anyone walking, as he is rarely on this side of Wailuku Heights. Many residents testified that they walk and jog along the area with their families, grandchildren, and pets. His wife, who testified right before him said "only she would be telling the truth, as she is a principal and

educator". She has never been a principal and yes she is an "educator", teaching classes to senior citizens, but does not have a teaching certificate in Hawaii.

- Fact: When testifiers said, you must look at Lenora's character and base your decision on her character; I would strongly recommend that you speak one on one to those neighbors who live close to her. Because they are good people, they did not want to speak despairingly about her character. However, they have been subjected to constant harassment from Lenora. Without any provocation, it is not unusually for Lenora to frequently shout racial slurs and profanities at the neighbors, no matter their ethnic background, as she passes by and flips us the finger. Even at the Home Association Meetings, she repeatedly shouts racial slurs at any member who may disagree with her or call her on her behavior. What kind of character and integrity does that say of a person, who puts herself out as being an educator who embodies the aloha spirit and is a role model to our young people. A strong role model does not shout profanities nor discriminate. That is not the aloha spirit I know and love.
- Fact: Why would one person be allowed to dictate the lives and quality of life of a whole community, which will happen if Lona Ridge's application is approved.
- Fact: Based on her behavior of ignoring DOA and marketing events including short term rentals available at Lona Ridge, in which she has no permits, she clearly believes that she is above the law. Yes, she was born on Maui, from Portuguese descent. But there are many residents of Wailuku Heights who were also born on Maui or who have lived here for 20-50 years and have strong family and community ties, yet are not asking for special privileges.
- Fact: While there are some Wailuku Heights residents who are doctors and lawyers, most of the residents are just average citizens who are not rich, but saved their money to buy or build their dream home in their dream neighborhood. They are teachers, school cafeteria workers, nurses, workers for the electrical company or the cable company, or retirees. They hold 2 or 3 jobs in order to maintain their homes in Wailuku Heights. My mother, who testified, is 92 years old and worked as a nurse in a hospital and also in a nursing home. My dad who was retired army and POW during WWII, continued to work as a civilian after his retirement, training soldiers and working as an orderly in a mental hospital. They scrimped and saved and not only were able to put all 5 of us children through college, they were able to build their dream home in Wailuku Heights. When my dad died in 1994, my mother continued to work two jobs as a nurse. My husband just died two month ago and I continue to work as a hospice nurse and nursing professor. Many women have been in Lenora's position, yet we don't ask for special compensation in order to have an income and destroy a community or put the community in danger.
- Fact: Attached are copies of the two articles regarding the research and statistics on DUIs. No there hasn't been any DUI accidents in Wailuku Heights, because there is no commercial event business in the subdivision! Clearly those statistics will change when the safety and ambiance of the neighbor changes if you allow a commercial event business. As a health care provider, I am passionate about the safety and well-being of all residents, with special concerns for seniors and children. I think it is important that the Commission consult with your legal team regarding liability and responsibility for DUIs *that will occur* when a commercial event business is allowed in a subdivision. Although the statues and court cases focus on the commercial server, it does not preclude a government body responsible for the approval of an application, despite the many concerns expressed by residents and supported by research and statistics, from moral and ethical responsibilities to the community.
- Fact: Wailuku Heights is not a gated community, nor was it meant to be. When Wailuku Heights was planned and began development in the 80s, it met the letter of the law, which did not

require a church or school or community center. However it was also not meant to be a commercial business district either. The concerns expressed by one of the commission members about allowing babysitting, parties, and children's blow up jumping toys was like comparing apples and oranges. There is a significant difference between a family gathering and a commercial event.

- Fact: Having a member of the Commission be a relative of Lenora's no matter when he discovered he was related, should have excused himself from the hearing and from voting on the matter. Ohana is ohana, more so in Hawaii than in any other state, and therefore a bias is already built in.

It is important to look at the facts and not base a decision strictly on an emotional one. Lenora brought in those who testified about her character and the importance of maintaining Hawaiian history and educating young people. We all support that the education of young people is critical to the success of the individual as well as to the community of Hawaii. I have taught nursing at both UH/Kauai Community College and more recently at UH Hilo/ Hawaii Community College. It is always imperative to incorporate cultural aspects into nursing. Many of my students were the first in their family to go to college and it was a privilege and honor to teach them. Education is important at all levels. ***That however is not the issue.*** The facts remains, Lenora needs an income, due to her and her husband's misplanning or mishandling of their financial responsibilities of the land that they own.

Thank you.

Sincerely,

Dr. Phyllis Coolen

Phyllis Coolen, DNP, MN,RN
507 Kulaiwi Dr, Wailuku Heights, Maui

from www.cdc.org June 26, 2016 report

Drunk Driving Rates by State

By Tia Ghose, Senior Writer | August 6, 2015 01:52pm ET
Live Science
Health

A new survey of risk-taking behavior has found stark differences in how often people drink and drive. At the top of the list of states is Hawaii, while people in the Midwest had some of the highest drunk driving rates among the major regions of the U.S.

People who live in Hawaii are the likeliest of those of any state to drive drunk, and Midwesterners also have high rates of drunk driving, according to a new report of drunk driving rates in the United States.

For the report, researchers at the Centers for Disease Control and Prevention surveyed people across the United States, asking how many times in the last 30 days they drove after they "had perhaps too much to drink."

The results show a stark difference in drunk driving rates among states and regions, as well as between men and women.

Drunk driving continues to be a major cause of accidents, the researchers said. In 2013, more than 10,000 people died in car crashes in which the driver had a blood alcohol concentration above 0.08 percent, the legal limit for drunk driving.

To get a better sense of how common drunk driving is, the CDC researchers analyzed results from the Behavioral Risk Factor Surveillance System survey, a random-dialing telephone survey that asks people about their risk-taking behavior. Based on that data, the researchers estimated that about 1.8 percent of the U.S. population, or about 4.2 million people, drove while under the influence the month before the survey.

This translates to a whopping 121 million drunk driving episodes nationally over the course of a year, the researchers said.

There were big regional differences in the drunk driving rate. In Hawaii, there were 995 drunk driving episodes yearly per 1,000 people — that means almost one incident for every person in the state. (Of course, this does not mean that every person in the state is driving drunk.) By contrast, Utah had just 217 yearly episodes of drunk driving per 1,000 people.

People in the Midwest are much likelier than the average U.S. citizen to take to the roads while drunk, according to the data. In Nebraska, there were 955 episodes yearly per 1,000 people, while North Dakota had 855 and Wisconsin had 828. (The researchers noted that for five states — Alaska, Arkansas, Mississippi,

Tennessee and West Virginia — the drunk driving rate per 1,000 people could not be determined because of sampling reasons.)

Age and gender played a role as well. Men were responsible for four out of five of the drunk driving incidents, based on the survey data, and people between ages 21 and 34 were much likelier than other age groups to drive while intoxicated, according to the survey data. In fact, men in that age group, who make up just 11 percent of the U.S. population, accounted for nearly a third of the drunk driving incidents.

People who reported driving drunk also reported other types of risky behaviors, such as binge drinking as not always wearing seatbelts. About 85 percent of those who drive drunk also binge drink, and those who didn't always buckle up reported driving drunk three times as often as those who always wore their seatbelts, according to the report.

To reduce drunk driving, states and communities could consider interventions such as implementing sobriety checkpoints, better enforcing the minimum drinking age and laws that limit the legal blood alcohol level to 0.08 percent, requiring ignition locks (i.e., devices that prevent an engine from being started if the level of alcohol on a driver's breath is too high) for all persons convicted of alcohol-impaired driving, and increasing alcohol taxes.

The numbers below are the reported in number of drunk-driving incidents per 1,000 people in the population.

1. Alabama 539
2. Alaska N/A
3. Arizona 300
4. Arkansas N/A
5. California 375
6. Colorado 477
7. Connecticut 558
8. Delaware 729
9. District of Columbia 409
10. Florida 539
11. Georgia 491
12. Hawaii 995

13.Idaho	362
14.Illinois	475
15.Indiana	432
16.Iowa	715
17.Kansas	482
18.Kentucky	388
19.Louisiana	811
20.Maine	324
21.Maryland	527
22.Massachusetts	510
23.Michigan	497
24.Minnesota	646
25.Mississippi	N/A
26.Missouri	569
27.Montana	885
28.Nebraska	955
29.Nevada	489
30.New Hampshire	313
31.New Jersey	360
32.New Mexico	273
33.New York	372
34.North Carolina	389
35.North Dakota	855
36.Ohio	566

37.Oklahoma	467
38.Oregon	285
39.Pennsylvania	701
40.Rhode Island	522
41.South Carolina	663
42.South Dakota	733
43.Tennessee	N/A
44.Texas	703
45.Utah	217
46.Vermont	881
47.Virginia	308
48.Washington	706
49.West Virginia	N/A
50.Wisconsin	828
51.Wyoming	807

Follow Tia Ghose on Twitter andGoogle+. Follow Live Science @livescience,Facebook & Google+.

http://www.livescience.com/51773-hawaii-most-drunk-drivers.html

Drunk Driving

Alcohol is a major factor in traffic accidents. Based on data from the U.S. Department of Transportation, National Highway Traffic Safety Administration (NHTSA), there was an alcohol-impaired traffic fatality every 53 minutes in 2014.

Alcohol-impaired crashes are those that involve at least one driver or a motorcycle operator with a blood alcohol concentration (BAC) of 0.08 percent or above, the legal definition of drunk driving. According to NHTSA, 9,967 people died in alcohol-impaired crashes in 2014, down 1.4 percent from 10,110 in 2013. In 2014 alcohol-impaired crash fatalities accounted for 31 percent of all crash fatalities, the same proportion as in 2012 and 2013.

The Federal Bureau of Investigation estimates 1,117,852 drivers were arrested for driving under the influence of alcohol or narcotics in 2014. The arrest rate works out to one arrest for 192 licensed drivers in the United States.

The definition of drunk driving is consistent throughout the United States. All states and the District of Columbia define impairment as driving with a BAC (blood alcohol concentration) at or above 0.08 percent. In addition, they all have zero tolerance laws prohibiting drivers under the age of 21 from drinking and driving. Generally the BAC in these cases is 0.02 percent.

Anti-drunk-driving campaigns especially target drivers under the age of 21, repeat offenders and 21-to 34-year-olds, the age group that is responsible for more alcohol-related fatal crashes than any other. Young drivers are those least responsive to arguments against drunk driving, according to NHTSA.

To make sellers and servers of liquor more careful about to whom and how they serve drinks, 42 states and the District of Columbia have enacted laws or have case law holding commercial liquor servers legally liable for the damage, injuries and deaths a drunk driver causes. Thirty-nine states have enacted laws or have case law that permit social hosts who serve liquor to people who subsequently are involved in crashes to be held liable for any injury or death.

TOTAL TRAFFIC AND ALCOHOL-IMPAIRED CRASH FATALITIES, 1985-2014

		Alcohol-impaired crash fatalities (1)	
Year	Total traffic fatalities	Number	As a percent of all crash deaths
1985	43,825	18,125	41%
1990	44,599	17,705	40
1995	41,817	13,478	32
2000	41,945	13,324	32
2005	43,510	13,582	31
2006	42,708	13,491	32
2007	41,259	13,041	32
2008	37,423	11,711	31
2009	33,883	10,759	32
2010	32,999	10,136	31
2011	32,479	9,865	30
2012	33,782	10,336	31
2013	32,719	10,110	31
2014	32,675	9,967	31

(1) Alcohol-impaired driving crashes are crashes that involve at least one driver or a motorcycle operator with a blood alcohol concentration (BAC) of 0.08 or above, the legal definition of drunk driving.

Source: U.S. Department of Transportation, National Highway Traffic Safety Administration.

Percent Of Alcohol-Impaired Drivers Involved In Fatal Crashes By Age, 2005 And 2014 (1)

Age	2005	2014	Point change
16 to 20	17%	17%	0 pt.
21 to 24	33	30	-3
25 to 34	29	29	0
35 to 44	24	24	0
45 to 54	19	20	1
55 to 64	13	16	3
65 to 74	7	10	3
Over 74	4	6	2

(1) Alcohol-impaired driving crashes are crashes that involve at least one driver or a motorcycle operator with a blood alcohol concentration of 0.08 percent or above, the legal definition of drunk driving.

Source: U.S. Department of Transportation, National Highway Traffic Safety Administration.

Persons Killed In Total And Alcohol-Impaired Crashes By Person Type, 2014

		Alcohol-impaired driving fatalities (1)	
Person type	Total killed	Number	Percent of total killed
Vehicle occupants			
Driver	16,454	5,792	35%
Passenger	5,751	1,769	31
Unknown occupant	71	5	6
Total	**22,276**	**7,565**	**34%**
Motorcyclists	**4,586**	**1,577**	**34%**
Nonoccupants			
Pedestrian	4,884	696	14
Pedalcyclist	726	98	13
Other/unknown	203	30	15
Total	**5,813**	**824**	**14%**
Total	**32,675**	**9,967**	**31%**

(1) Alcohol-impaired driving crashes are crashes that involve at least one driver or a motorcycle operator with a blood alcohol concentration of 0.08 percent or above, the legal definition of drunk driving.

Source: U.S. Department of Transportation, National Highway Traffic Safety Administration.

STATE LAWS CURBING DRUNK DRIVING

(As of September 2015)

State							
Alabama	X	X	X	X	X		X
Alaska	X	X	X	X	X		X
Arizona	X	X	X	X	X		X
Arkansas	X	X		X	X		X
California	X	X	X	X	In 4 counties		X
Colorado	X	X	X	X	X		X
Connecticut	X			X	X		X
Delaware	X	X		X	X		X
D.C.	X		X				
Florida	X	X	X			X	X
Georgia	X	X	X				X
Hawaii	X	X	X	X	X		X
Idaho	X	X	X				X
Illinois	X	X	X	X	X		X
Indiana	X	X	X				
Iowa	X	X	X			X	X
Kansas	X		X	X	X		X
Kentucky			X			X	X
Louisiana	X	X	X	X	X		X
Maine	X	X	X	X	X		X
Maryland	X		X			X	X
Massachusetts	X		X				X
Michigan			X			X	X
Minnesota	X	X	X			X	X
Mississippi	X	X		X	X		X
Missouri	X			X	X		X
Montana			X				
Nebraska	X	X	X	X	X		X
Nevada	X	X	X			X	X
New Hampshire	X	X	X		X*	X	X
New Jersey			X			X	X
New Mexico	X	X	X	X	X		X
New York	(6)		X	X	X		X
North Carolina	X		X			X	X
North Dakota	X	X	X				
Ohio	X	X	X				X
Oklahoma	X	X	X			X	X
Oregon	X	X	X	X	X		X
Pennsylvania			X				X
Rhode Island			X			X	X
South Carolina			X			X	X
South Dakota			X				
Tennessee			X	X	X		X
Texas	X	X	X	X	X		X
Utah	X	X	X	X	X		X
Vermont	X	X	X	X	X		X
Virginia	X		X	X	X		X
Washington	X	X	X	X	X		X
West Virginia	X	X	X	X	X		X
Wisconsin	X	X	X			X	X
Wyoming	X	X	X			X	X

(1) Ignition interlock devices analyze a driver's breath for alcohol and disable the ignition if a driver has been drinking. States identified mandate the devices on offenders' vehicles.
(2) On-the-spot drivers license suspension or revocation if blood alcohol concentration (BAC) is over the legal limit or the driver refuses to take a BAC test.
(3) Mandatory penalty for violation of the implied consent law, which means that drivers who refuse to take a breath alcohol test when stopped or arrested for drunk driving will have their license revoked or suspended.
(4) Prohibits unsealed alcohol containers in motor vehicle passenger compartments for all occupants. Arresting officer not required to witness consumption.
(5) Usually 0.15 percent BAC or higher.
(6) Administrative license suspension lasts until prosecution is complete.

*Effective 1/1/16.

Source: Insurance Institute for Highway Safety; Property Casualty Insurers Association of America.

STATUTES OR COURT CASES HOLDING ALCOHOLIC BEVERAGE SERVERS LIABLE

(As of September 2015)

	Commercial servers		Social hosts			Commercial servers		Social hosts	
State	Statute (1)	Court (2)	Statute (3)	Court	State	Statute (1)	Court (2)	Statute (3)	Court
Alabama	X		X	X	Montana	X	X	X	
Alaska	X		X		Nebraska			X	
Arizona	X	X	X	X	Nevada			X (4)	
Arkansas	X	X			New Hampshire	X		X	X
California	X		X		New Jersey	X		X	X
Colorado	X	X	X		New Mexico	X		X	X
Connecticut	X	X		X (4, 5)	New York	X		X	
Delaware					North Carolina	X	X	X	X (4)
D.C.		X (4)			North Dakota	X		X	
Florida	X		X	X	Ohio	X	X	X	X (4)
Georgia	X		X		Oklahoma	X	X		
Hawaii		X	X		Oregon	X		X	
Idaho	X	X	X		Pennsylvania	X	X		X (4)
Illinois	X		X	X	Rhode Island	X			
Indiana	X	X	X	X	South Carolina	X	X	X	X (4)
Iowa	X	X	X	X (4)	South Dakota				
Kansas					Tennessee	X			
Kentucky	X	X		X (4)	Texas	X	X	X	X
Louisiana	X	X	X	X	Utah	X		X	X
Maine	X		X		Vermont	X		X	X
Maryland					Virginia				
Massachusetts	X	X	X	X	Washington	X	X	X	X (4)
Michigan	X		X	X (4)	West Virginia	X	X (4)		
Minnesota	X		X	X	Wisconsin	X	X	X	X
Mississippi	X	X	X	X	Wyoming	X		X	X (4)
Missouri	X								

(1) Indicates some form of liability is permitted by statute.
(2) States where common-law liability has not been specifically overruled by statute or where common-law actions are specifically recognized in addition to statutory liability.
(3) Indicates that language is capable of being read broadly enough to include noncommercial servers.
(4) For guests under the age of 21.
(5) Only if host either purveyed or supplied alcohol.

Source: Property Casualty Insurers Association of America.

RELATED LINKS

Issue Update | Drunk Driving

9.18.16

This is a letter in great opposition to commercial activity in Wailuku Heights for many reasons including;

- This is a quite community neighborhood and the transport vehicles, party attendees and event music and noise will affect our homes and neighborhood.
- The roads and signage are not equip for commercial traffic and vehicles.
- Property values will depreciate with a commercial site making it undesirable

For families to live in.

- A commercial party site is not good for our neighborhood.
- Why would neighbors want commercial parties held for Leona Wilson's sole profit and there are other avenues and commercial sites available?
- Alcohol and drinking from the parties are unwelcomed in our neighborhood.
- Besides the party goers, the amount of staffing, party planners and organizers, Entertainers would add to the amount of commotion for each party set up and tear down.

Please do not allow commercial activity into our Wailuku Heights neighborhood.

This is not part of our history for this neighborhood and now it is trying to be altered for the benefit of profits.

Sincerely,

Wailuku Heights Neighbor

Name: J Patriz

Address: 713 S Alu Rd Wailuku, HI 96793

August 8, 2016

Gina Flammer
Department of Planning
2200 Main Street
Suite 315
Wailuku, HI 96793

Ref: Special Permit 588 Kulaiwi Drive

Dear Ms. Flammer,

This is another response to Leona Wilson's request for special permits. Wailuku Heights is a residential neighborhood that would be greatly affected by Mrs. Wilson's plans to have large private functions. She is already doing her "Farm Tours" for which she charges $40 a head. Her original requests were for 2 functions per month which became 3 and now she is requesting 4 or 1 a week for up to 100. She claims there will be no noise factor. There certainly was plenty during the months of construction and things can still be clearly heard from her property.

What she is proposing will be a burden on our community. There will be caterers, party planners and the transportation of people at least twice a day which will be a great distress to the neighborhood. We should not be subjected to a commercial business which is what it would be. There is a good question: Who is going to monitor her functions to ascertain they will be in line with the permit?

Mrs. Wilson has a sense of entitlement and she feels that she knows the "Right People" who will grant her wishes. This should not be allowed and will negatively impact Wailuku Heights.

Sincerely,

Alan L. Unemori

Linda Ann Unemori

9/24/, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Rc: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is from Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling on Kulaiwi, Alu Road (or alternatively Maalahi Street and Polulani Drive) and Kuikahi Drive. They will likely be driven by people who are unfamiliar with the area and who may have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association because she attends, speaks, and votes at the annual membership meetings which are restricted to homeowners. The Protective Covenants, Conditions, and Restrictions (CC&Rs) for Wailuku Heights Extension – Unit II, which was created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business and commercial activities. And, the increased traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Please do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Katan Park

Owner's Name:	Katherine Park
Address:	731 Maalahi St.
City, State, Zip	Wailuku, Hi 96793
Email:	

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Jeff S. Taylor 9/24/16

Owner's Name:	JEFF TAYLOR
Address:	702 NUEO PL
City, State, Zip	WAILUKU
Email:	jefftaylor@hawaii.rr.com

9-24-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

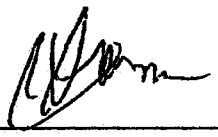
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The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is from Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling on Kulaiwi, Alu Road (or alternatively Maalahi Street and Polulani Drive) and Kuikahi Drive. They will likely be driven by people who are unfamiliar with the area and who may have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	E. Shimabuku
Address:	412 Kuikahi Dr.
City, State, Zip	Wailuku, HI 96793
Email:	

9-24-, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owner's Name:	Torren Scritchfield
Address:	610 Alu
City, State, Zip	Wailuku HI 96793
Email:	

Sept. 21, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature J.K. Delos Santos

Owner's Name:	James P. Heine
Address:	605 L. Alu.
City, State, Zip	Wailuku, HI 96793
Email:	

10-5, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Antoinette L Woolley

Owner's Name:	Antoinette L. Woolley
Address:	510 Kualau Street
City, State, Zip	Wailuku, HI 96793
Email:	TONIWoolley@gmail.com

Sep 24, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Mi Ae Kim

Owner's Name:	Mi Ae Kim
Address:	633 S ALU Rd
City, State, Zip	Wailuku Hi 96793
Email:	bockcityKim@gmail.com

Sept. 24th, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

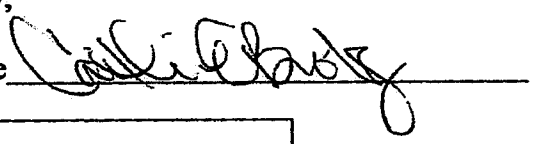
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	CAITLIN BROBERG
Address:	617 S ALU RD
City, State, Zip	WAILUKU, HI 96793
Email:	cebroberg2@gmail.com

Sept. 24, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Glenn Ho
Address:	783 S. Alu Rd.
City, State, Zip	Wailuku Hi 96793
Email:	glennmho@gmail.com

OCT. 1, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

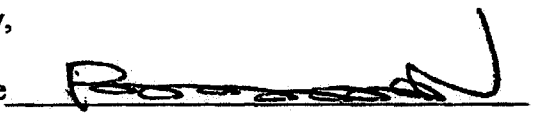
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Sincerely,

Signature 

Owner's Name:	RICHARD MORRAN
Address:	536 MELEMELE ST.
City, State, Zip	WAILUKU, HI 96793
Email:	

10-3, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Dorothy Morse

Owner's Name:	Dorothy Morse
Address:	802 Maalahi St
City, State, Zip	Wailuku HI 96793
Email:	MORSE at Hawaii.RR.com *

10/1/, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

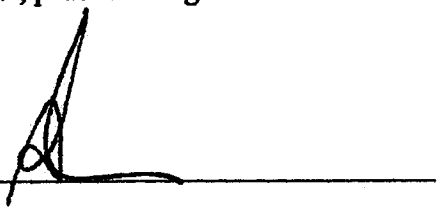
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Anna Hom, MD
Address:	550 Malemele St
City, State, Zip	Wailuku, HI. 96793
Email:	

10-1-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Werner Frey

Owner's Name:	WERNER FREY
Address:	472 KUIKAHI DR.
City, State, Zip	WAILUKU 96793
Email:	WERNER at Hawaii.RR.Com

10/1, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is from Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling on Kulaiwi, Alu Road (or alternatively Maalahi Street and Polulani Drive) and Kuikahi Drive. They will likely be driven by people who are unfamiliar with the area and who may have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

The owner of Lona Ridge is obviously a member of the Wailuku Heights II homeowners association because she attends, speaks, and votes at the annual membership meetings which are restricted to homeowners. The Protective Covenants, Conditions, and Restrictions (CC&Rs) for Wailuku Heights Extension – Unit II, which was created to increase the economic value, desirability, and attractiveness of Wailuku Heights II, prohibit the special events Lona Ridge wants to host. Each person who becomes an owner of any part of Wailuku Heights II is made aware of the CC&Rs and agrees to follow them. The CC&Rs prohibit explicitly the use of any lot for business or commercial activity or anything being done on any lot that may become a nuisance or cause a disturbance or annoyance to other homeowners. Clearly, the special events Lona Ridge wants to host are prohibited business and commercial activities. And, the increased traffic, safety impact, and noise that will be caused by these commercial activities are undoubtedly nuisances, disturbances, and annoyances. Please do not be a party to helping the owner of Lona Ridge violate the CC&Rs she agreed to obey.

For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Deborah S. Takahashi

Owner's Name:	DEBORAH & ROBERT TAKAHASHI
Address:	530 MELEMELE ST.
City, State, Zip	WAILUKU, HI 96793
Email:	MELEMELETAKAHASHI@GMAIL.COM

9/24/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature _____

Owner's Name:	Kristine Peterson
Address:	751 S. Alu St
City, State, Zip	Wailuku HI 96793
Email:	KP@knightg.com

10-9, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Usc Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Jon Asato

Owner's Name:	Jon Asato
Address:	689 S. Alu Rd
City, State, Zip	Wailuku HI 96793
Email:	Jasato@gmail.com

10/9/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Jacob Grant

Owner's Name:	Jacob Grant
Address:	712 South Alu Rd
City, State, Zip	Wailuku, HI 96793
Email:	jlgrant81@gmail.com

10-9-, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Christopher Barth

Owner's Name:	Christopher & Marian Barth
Address:	688 S. Alu Rd.
City, State, Zip	Wailuku, HI 96793
Email:	barthc001@hawaii.rr.com

SEPT. 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Scott Knight

Owner's Name:	SCOTT KNIGHT
Address:	530 IIWI WY.
City, State, Zip	WAILUKU, HI 96793
Email:	SCOTTKNIGHT15@HOTMAIL.COM

10-12, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

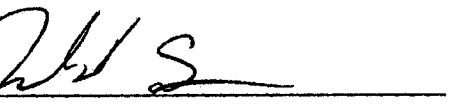
I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	RICHARD SATO
Address:	735 KAKALINA PL
City, State, Zip	WAILUKU, HI 96793
Email:	SSATO66@GMAIL.COM

SN

10 -8, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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Sincerely,

Signature Kahana Kelii

Owner's Name:	Kahana Kelii
Address:	760 S Alu Rd
City, State, Zip	Wailuku, Hi 96793
Email:	kkelii80@gmail.com

October 8, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature [signature]

Owner's Name:	Mark Gwiazda / Agame Gwiazda
Address:	750 Kaleiwa Pl
City, State, Zip	wailuku
Email:	giveandsell@gmail.com

- in vote to web

10-8, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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Sincerely,

Signature Robert Reed

Owner's Name:	Robert Manny Reed, Jr.
Address:	515 S. Alu Rd
City, State, Zip	Wailuku HI 96793
Email:	LuoboLaogong@Gmail.com

- invite web

10-8-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

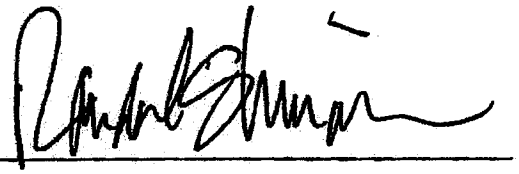
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Sincerely,

Signature 

Owner's Name:	RANDAL SHIMABUKU
Address:	751 KAKALINA
City, State, Zip	
Email:	

10-12, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is from Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling on Kulaiwi, Alu Road (or alternatively Maalahi Street and Polulani Drive) and Kuikahi Drive. They will likely be driven by people who are unfamiliar with the area and who may have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Edwin K Yokouchi

Owner's Name:	EDWIN K. YOKOUCHI
Address:	730 KAKALINA PL.
City, State, Zip	WAILUKU HI 96793
Email:	KENYOKO22@HOTMAIL.COM

10-12, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Toshiko Hirose

Owner's Name:	Toshiko Hirose
Address:	680 Nowea
City, State, Zip	Wailuku, Hi
Email:	

10-12, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature _____

Owner's Name:	Unchin Vaush
Address:	450 Kulaiwi Dr
City, State, Zip	Wailuku
Email:	

October 11, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature L A Toda

Owner's Name:	L.A. Toda
Address:	685 Maalahi St.
City, State, Zip	Wailuku, HI 96793
Email:	LTODA mari@gmail.com

4 owners

10/15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Marilyn S. Griffin

Owner's Name:	Marilyn S. Griffin
Address:	535 Pololani Drive
City, State, Zip	Wailuku, HI 96793
Email:	

Oct 12, , 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Alison S. Horie

Owner's Name:	Alison S. Horie
Address:	541 Melemele St.
City, State, Zip	Wailuku, HI 96793
Email:	

Oct 12, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Guy M. Horie

Owner's Name:	Guy M. Horie
Address:	541 Mekemeke St.
City, State, Zip	Wailuku, HI 96793
Email:	

Oct 11, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Wilma Voyles

Owner's Name:	W B Voyles
Address:	546 Meleana St
City, State, Zip	Wailuku
Email:	

10-11, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	DAVID SMITH
Address:	550 Melemele St
City, State, Zip	Wailuku HI 96793
Email:	

Oct 11, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

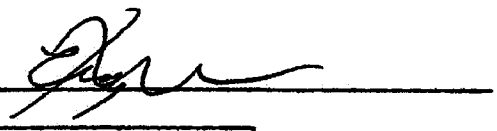
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Sincerely,

Signature 

Owner's Name:	Cindy Nakamura
Address:	526 Meheanie Street
City, State, Zip	Wailuku, HI 96793
Email:	

OCT 11, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature 

Owner's Name:	MILTON MIYAMOTO
Address:	507 Hele Mele St
City, State, Zip	Wailuku Hi.
Email:	

10-15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is from Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling on Kulaiwi, Alu Road (or alternatively Maalahi Street and Pololani Drive) and Kuikahi Drive. They will likely be driven by people who are unfamiliar with the area and who may have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Elaine Fujita

Owner's Name:	Elaine Fujita
Address:	510 Melemele St.
City, State, Zip	Wailuku Hi 96793
Email:	

Oct 15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

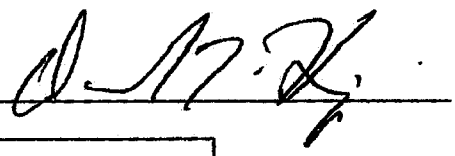
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Sincerely,

Signature 

Owner's Name:	Derrick Hisc
Address:	621 Maguma Pl
City, State, Zip	Wailuku HI 96793-1546
Email:	

10/15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature: Sheldon Shinyama

Owner's Name:	SHELDON SHINYAMA
Address:	613 MAQUANA ST.
City, State, Zip	WAILUKU HI 96793
Email:	

10-15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

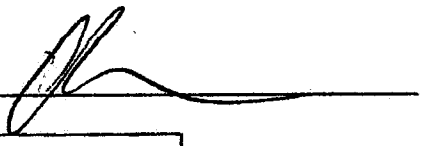
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Sincerely,

Signature 

Owner's Name:	
[illegible]	Jose Vega
City, State, Zip	523 Kuaua St Wailuku HI 96793
Email:	pevega@msn.com

10/15/, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature

Owner's Name:	LEIGH INAKAMATSU
Address:	429 KUIKAHI DRIVE
City, State, Zip	WAILUKU, HI 96793
Email:	

10/14/2016, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature

Owner's Name:	JAMES. G. BAYLESS
Address:	533. POLULANI DR.
City, State, Zip	WAILUKU HI 96793
Email:	JIMGBAYLESS@GMAIL.COM

Oct 15. 2016, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature

Owner's Name:	William J. Boscan Jaregui Langston
Address:	552 Kualau St
City, State, Zip	Wailuku, HI 96793
Email:	boscalangston@gmail.com

Oct 16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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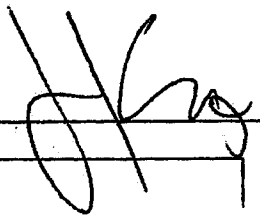
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Sincerely,

Signature 

Owner's Name:	Jason Kinaoka
Address:	545 Kualapu St.
City, State, Zip	Wailuku, HI 96793
Email:	jason_kinaoka@yahoo.com

10/15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

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Sincerely,

Signature

Owner's Name:	
Address:	Michael YAP 550 Polulani Dr.
City, State, Zip	Wailuku Hi 96793
Email:	YAPelectric@AOL.com

10/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

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Sincerely,

Signature 

Owner's Name:	Kawika Beauchamp
Address:	520 Kualau St. #D
City, State, Zip	Wailuku, HI, 96793
Email:	Kawikambbc@gmail.com

10/15/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

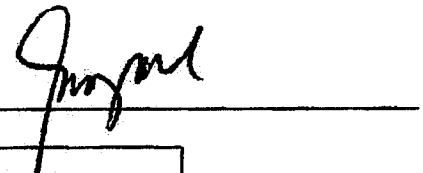
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Joseph J Gage Gage
Address:	648 Maalahi St.
City, State, Zip	Wailuku, HI 96793
Email:	joegage@msn.com

10-15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Wilfred Burton

Owner's Name:	WILFRED · BURTON
Address:	609 S. ALU RD.
City, State, Zip	WAILUKU, HI
Email:	

10-15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

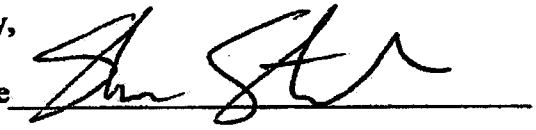
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Shawn Stoddard
Address:	339 Kuikahi Pl
City, State, Zip	Wailuku, HI 96793
Email:	

10-15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature _____

Owner's Name:	Tony (Hung) Vu
Address:	413 Kuikahi Dr.
City, State, Zip	Wailuku HI. 96793
Email:	TonyVu222@gmail.com

next door w/k

10-15, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Diana Tantisira

Owner's Name:	DIANA TANTISIRA
Address:	693 Maalahi St.
City, State, Zip	Wailuku, HI 96793
Email:	

10·09, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Kathleen Ancheta

Owner's Name:	Kathleen Ancheta
Address:	535 Melemele St
City, State, Zip	Wailuku HI 96793
Email:	ancheta0001@hawaii.rr.com

10-9-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

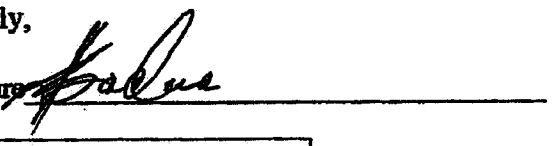
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature: 

Owner's Name:	Hilarion BADUA
Address:	549 Kualau
City, State, Zip	Wailuku, Hawaii
Email:	

10/9/, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature

Owner's Name:	
Address:	Jerry U. Tomorrokta
City, State, Zip	503 Kualoa St. Wailuku
Email:	

10/9, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature _____

Owner's Name:	EARL HASEGAWA
Address:	~~135~~ 331 KUIKAHI DR
City, State, Zip	WAILUKU HI 96793
Email:	

10/9, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Sonya Hanson

Owner's Name:	Sonya Hanson
Address:	539 Anic Place
City, State, Zip	Wailuku, HI 96793
Email:	sonyahan@hotmail.com

10/9/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature 

Owner's Name:	STEPHEN WARREN
Address:	533 ANIA PLACE
City, State, Zip	WAILUKU, HI 96793
Email:	SWARRENMAUI@AOL.COM

10/4, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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The entire character of the neighborhood will be changed for the worse if you give Lona Ridge permission to host special events like weddings, art shows, day retreats, workshops, and catered events. The only access to Lona Ridge is from Kulaiwi Drive, a steep, narrow, winding, poorly lit road that goes through the heart of Wailuku Heights II. The safety of our neighborhood will be endangered by a weekly cavalcade of cars and buses traveling on Kulaiwi, Alu Road (or alternatively Maalahi Street and Polulani Drive) and Kuikahi Drive. They will likely be driven by people who are unfamiliar with the area and who may have consumed alcohol at these special events. Instead of peace and quiet, we will have to listen to the noise from these special events because there is nothing to stop any noise from echoing down and through our neighborhood. In short, the entire character of our quiet residential neighborhood will be adversely impacted.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owner's Name:	[illegible]
Address:	535 Mele Mele St
City, State, Zip	Wailuku HI 96793-1550
Email:	

10/14, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Fred T Roseberry III

~~Owner's~~ Name:	FRED T. ROSEBERRY III
Address:	519 NIPO ST.
City, State, Zip	WAILUKU, HI 96793
Email:	/

10/4, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Cynthia V. Maple

Owner's Name:	CYNTHIA V. MAPLE
Address:	519 NIPO ST.
City, State, Zip	WAILUKU HI 96793
Email:	—

1 Oct, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Carol M. Pua

Owner's Name:	Carol M. Pua
Address:	602 Kiekie Way
City, State, Zip	Wailuku HI 96793
Email:	puuohana@hotmail.com

10-11, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Andrew Archer

Owner's Name:	Andrew Archer
Address:	531 Polulani Dr.
City, State, Zip	Wailuku, HI, 96793
Email:	

10/1/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

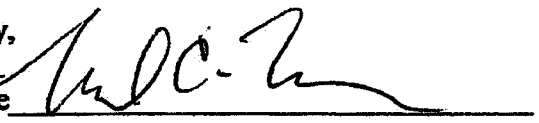
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Sincerely,

Signature 

Owner's Name:	Neil C. Nunokawa
Address:	603 Kikic Wy.
City, State, Zip	Wailuku, Hi. 96793
Email:	

1.07, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Beppu

Owner's Name:	Geri Beppu
Address:	616 Kiekie Way
City, State, Zip	Wailuku, HI 96793
Email:	beppu@hawaiiantel.net

10/1, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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Sincerely,

Signature mh

Owner's Name:	mh ~~Doone~~ MOANA HIRATA
Address:	491 NIPO ST
City, State, Zip	WAILUKU HI 96793
Email:	susanmoana@gmail.com

10/1, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Betty I Nunokawa

Owner's Name:	BETTY NUNOKAWA
Address:	603 KIEKIEWAY
City, State, Zip	WAILUKU HI 96793
Email:	

10/1, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Susan Takeda

Owner's Name:	Darryl & Susan Takeda
Address:	608 Kiekie Way
City, State, Zip	Wailuku, HI 96793
Email:	dsjnkt@gmail.com

Oct 1, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Robin Hirata

Owner's Name:	ROBIN HIRATA
Address:	491 NIPO ST.
City, State, Zip	WAILUKU HI 96793
Email:	

10/2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Craig T. Sunida

Owner's Name:	Craig T. Sunida
Address:	605 Mapuana Pl.
City, State, Zip	Wailuku, Hi 96793
Email:	chug3598@gmail.com

I signed petition earlier, now changed to deny.

10/2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owner's Name:	DAVID DAHLBY
Address:	430 Polulani Dr.
City, State, Zip	Wailuku, HI 96793
Email:	dleeandlaeng@earthlink.net

OCT 2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Kim Ueno

Owner's Name:	Kim Ueno
Address:	438 Polulani Drive
City, State, Zip	Wailuku, HI 96793
Email:	

October 2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature 

Owner's Name:	Kelli Haaff
Address:	441 Polulani Dr.
City, State, Zip	Wailuku, HI 96793
Email:	Khaaff77@hawaii.rr.com

10/2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature _____

Owner's Name:	Alvaro Coimbra
Address:	446 Polulani Dr.
City, State, Zip	Wailuku, Hi 96793
Email:	alvaro@ohanafun.net

Oct. 2, , 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Edward Tamori

Owner's Name:	Edward Tamori
Address:	454 Polulani Drive
City, State, Zip	Wailuku, HI 96793
Email:	

Oct 2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Frank P. Winkler

Owner's Name:	Frank P. Winkler
Address:	460 Polulani Dr
City, State, Zip	Wailuku, HI 96793
Email:	

10/2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

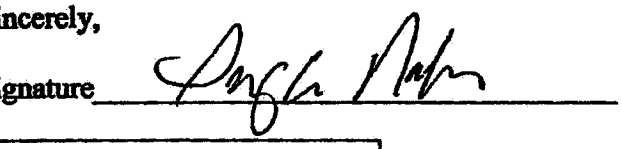
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Sincerely,

Signature 

Owner's Name:	GREG A. NAKAO
Address:	610 Aulu Pl
City, State, Zip	Wailuku HI 96793
Email:	

October 2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Reed M Arupoki

Owner's Name:	Reed Arupoki
Address:	618 Aruka Place
City, State, Zip	Wailuku, HI 96793
Email:	Reedkyan@aol.com

Oct. 2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Amy L. Izutsu

Owner's Name:	Amy Izutsu
Address:	619 Anela Pl.
City, State, Zip	Wailuku, HI 96793
Email:	

10/2, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Calvin Fawcett

Owner's Name:	Calvin Fawcett
Address:	476 Polulani Pl
City, State, Zip	Wailuku Hi 96793
Email:	

Sept. 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

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Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Loretta Chin

"I am against the permit"

Owner's Name:	Loretta Chin
Address:	558 Polulani Drive
City, State, Zip	Wailuku Hi 96793
Email:	lanae chin@yahoo.com

10 16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Karma

Owner's Name:	Karma Hill
Address:	544 Iiwi Way
City, State, Zip	Wailuku, HI 96793
Email:	Karma@Karmahill.com

10-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature 

Owner's Name:	Paul + Robert Harper-O'Connor
Address:	576 Kuikahi Dr
City, State, Zip	Wailuku, HI 96793
Email:	pharperoconnorhi@gmail.com

10/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature

Owner's Name:	Roger Byrd
Address:	39 Hulili Pl
City, State, Zip	96793
Email:	

10-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Geoffrey Akuna

Owner's Name:	GEOFFREY AKUNA
Address:	500 KUIKAHI DR
City, State, Zip	WAILUKU HI
Email:	

10-6-, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Dennis Jones

Owner's Name:	DENNIS + MONA JONES
Address:	745 S. ALU RD
City, State, Zip	WAILUKU HEIGHTS
Email:	DENOMAUI@YAHOO.COM

10-6, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Pat Endo

Owner's Name:	Pati Endo
Address:	737 Maalahi St
City, State, Zip	Wailuku Hi 96793
Email:	pendo7@yahoo.com

10-7-, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Thomas E. Morris

Owner's Name:	THOMAS E. MORRIS
Address:	512 KUIKAHI DR
City, State, Zip	WAILUKU 96793
Email:	JMORRIS001@HAWAII.RR.COM

10-6, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Dennis Kingma

Owner's Name:	Dennis Kingma
Address:	610 Maalahi
City, State, Zip	Wailuku, HI 96793
Email:	dennis.kingma@gmail.com

9/20/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Jon J Ann

Owner's Name:	Alan, Joan Ouye
Address:	770 So Alu Rd.
City, State, Zip	Wailuku HI 96793
Email:	

09/09, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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Sincerely,

Signature Susan M Tokunaga

Owner's Name:	Susan Tokunaga
Address:	634 S. Alu Rd
City, State, Zip	Wailuku, HI 96793
Email:	suetoku@hawaii.edu

9-18-, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

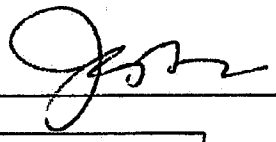
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	J. Patnoty
Address:	713 S. Alu Rd.
City, State, Zip	Wailuku, HI 96793
Email:	

9/18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Audrey J. Moniz

Owner's Name:	Audrey J. Moniz
Address:	669 S. Alu Rd.
City, State, Zip	Wailuku, Hi
Email:	Audrey.Moniz@HawaiiHomes.com

9/18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

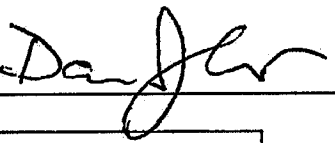
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	DARREN J. CORRAO
Address:	663 S. ALU RD
City, State, Zip	WAILUKU, HI 96793
Email:	CORRAODJ@YAHOO.COM

9-17-2016, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

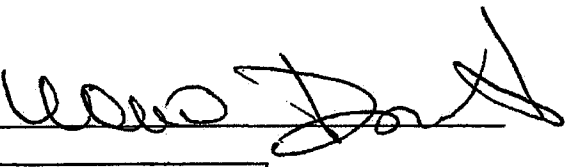
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	MARIO Bitonti
Address:	675 S ALU Road
City, State, Zip	WAILUKU
Email:	BitontiAM@GMAIL.com

October 5, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Catherine Kenar

Owner's Name:	Catherine Kenar
Address:	571 S. Alu Rd
City, State, Zip	Wailuku HI 96793
Email:	Kenarr001@hawaii.rr.com

10-6, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Terrance Takahashi
Address:	605 Maalahi St
City, State, Zip	Wailuku, HI 96793
Email:	takahasht005@hawaii.rr.com

10-3, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Molly J Hayashi

Owner's Name:	Molly Jeanine Hayashi
Address:	514 Kualau St
City, State, Zip	Wailuku, Hi 96793
Email:	

10/3, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

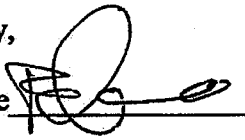
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Sincerely,

Signature 

Owner's Name:	ROBERT TAMURA
Address:	773 S. ALU RD
City, State, Zip	WAILUKU HI, 96793
Email:	TAMURA007@GMAIL.COM

SEPTEMBER 18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

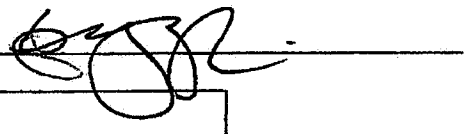
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	KYLE YAMAGUCHI
Address:	371 KUIKAHI DR
City, State, Zip	WAILUKU HI 96793
Email:	KYLEYAMAGUCHI@GMAIL.COM

10/5, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	S. Cleveland
Address:	494 S. Alu Rd.
City, State, Zip	Wailuku, HI 96793
Email:	skc.in.hawaii@gmail.com

10-5, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owner's Name:	CHERIE KOTTER
Address:	477 ALU ST.
City, State, Zip	
Email:	

10/5, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

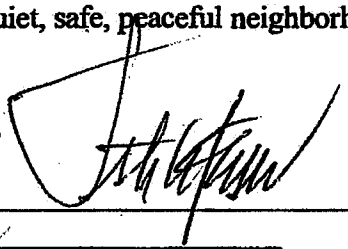
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Lester Orikasa
Address:	534 Kualau St
City, State, Zip	Wailuku, HI 96793
Email:	mfc.maui@hawaiiantel.net

10-3, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Estrella S. Cosma

Owner's Name:	ELLA COSMA
Address:	345 KUIKAHI DR.
City, State, Zip	WAILUKU HI 96793
Email:	

18 SEPTEMBER, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature_____

Owner's Name:	JAN D. JANUS
Address:	363 KUIKAHI DRIVE
City, State, Zip	WAILUKU, HI 96793-1529
Email:	CAVALIER6X45@HOTMAIL.COM

10-3, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature J. J.

Owner's Name:	JAI JIMENEZ
Address:	331 KUIKAHI DR.
City, State, Zip	WAILUKU HI 96753
Email:	JMC ~~at~~ JAIMMM.com

9/26/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Sheila Kelley

Owner's Name:	SHEILA & RICHARD KELLEY
Address:	661 MAALAHI ST.
City, State, Zip	WAILUKU, HI 96793
Email:	kelly-sheila@hotmail.com

and Mr

9-26-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Renee N Saito

Owner's Name:	Steven & Renee Saito
Address:	667 MAALAHi St
City, State, Zip	WAi luKu
Email:	R N W ~~4 56~~

lower case l 56 at gmail.com and in U.

9-26-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature_____

Owner's Name:	Lloyd Packwood
Address:	570 Polulani Dr.
City, State, Zip	Wailuku HI 96793
Email:	redsagetree@hotmail.com

9-16-, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature

Owner's Name:	
Address:	PO Box 6397
City, State, Zip	Kahului HI 96733
Email:	KETINEEZE@MSN.COM

Sept 21, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owner's Name:	Alvin M. Imamura
Address:	571 Maalahi St.
City, State, Zip	Wailuku, HI 96793
Email:	aimamura@shoretoshorerealty.net

9-19, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owner's Name:	ALAN & LINDA UYEMORI
Address:	536 POLULANI DRIVE
City, State, Zip	WAILUKU HI 96793
Email:	LINDAFROMMAUI@HAWAII.RR.COM

9-18-16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Roger J Vanderlaan

Owner's Name:	ROGER VANDERLAAN
Address:	706 WUHEA WAY
City, State, Zip	WAILUKU HI 96793
Email:	ROGER.VANDERLAAN@YAHOO.COM

9/18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Eileen Wachi
Address:	490 Meltmele St
City, State, Zip	Wailuku HI 96793
Email:	eileen.wachi@gmail.com

SEPT. 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Glenn Miyamoto

Owner's Name:	GLENN MIYAMOTO
Address:	657 MAPUANA PLACE
City, State, Zip	WAILUKU, HI 96793
Email:	glenn.miyamoto@yahoo.com

9.17.16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature

Owner's Name:	LINDA + RANDALL BARCHECKI
Address:	439 Hilei Pl.
City, State, Zip	Wailuku, HI 96793
Email:	RANLIN MAHI @ KMAIL.COM

09/17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature

Owner's Name:	JEAN-CLAUDE & RATREE WIETZ
Address:	369 KUIKAHI DRIVE
City, State, Zip	WAILUKU, 96793
Email:	JCWIETZ@GMAIL.COM

9/18/16, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Esther Yap

Owner's Name:	Esther Yap
Address:	650 Anela Place
City, State, Zip	Wailuku, HI 96793
Email:	esther_yap@hawaiiantel.net

Feb. 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Edward S. Asato
Susan Asato

Owner's Name:	EDWARD + SUSAN ASATO
Address:	662 S. Alu Road
City, State, Zip	Wailuku, HI 9679
Email:	eddie.asato@gmail.com susan.asato22@gmail.com

September 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature 

Owner's Name:	Gregory Cabanas
Address:	618 S. Alu Rd
City, State, Zip	Wailuku Hi 9
Email:	gregcabanas

September 18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Craig K

Owner's Name:	Craig Kinoshita
Address:	547 Kulaiwi Drive
City, State, Zip	Wailuku, HI 96793
Email:	craigkin@yahoo.com

SEPT. 18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Rick E Scott

Owner's Name:	RICK E SCOTT
Address:	538 POLULANI DR
City, State, Zip	WAILUKU HI 96793
Email:	RICKCHEFORLIFE@AOL.COM

Sept. 19, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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Sincerely,

Signature Leslie Brown

Owner's Name:	Leslie Brown
Address:	~~940 S Kihei~~ 539 Polulani
City, State, Zip	Wailuku Hi 96793
Email:	goldgumby@gmail.com

September 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Casey Cohan
Address:	551 Polulani Dr
City, State, Zip	Wailuku HI 96793
Email:	caseycohan@gmail.com

Sept 18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

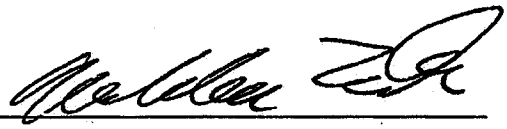
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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature 

Owner's Name:	Mitchell Tasaki
Address:	559 Kuikahi DR.
City, State, Zip	96793
Email:	mtasaki@hawaii.rr.com

9/8/2016, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Karen Robbins

Owner's Name:	Karen Robbins
Address:	547 Kuikahi Drive
City, State, Zip	Wailuku, HI 96793
Email:	karenrobbins18@hotmail.com

Sept. 18, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature W Pursley, G Pursley

We oppose this venture!

Owner's Name:	William & Gail Pursley
Address:	606 Kuikahi Dr
City, State, Zip	Wailuku, HI 96793
Email:	gpurz@hawaii.rr.com

Sept. 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

I live in Wailuku Heights and write to urge you to deny the application for a Special Use Permit and Conditional Use Permit by Lona Ridge that would allow them to host commercial activities in Wailuku Heights. I chose to live in this residential neighborhood because of its reputation for peacefulness, quiet, and safety. Now, all of those desirable qualities will be lost if you let Lona Ridge have its permit.

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Sallie S Ono

Owner's Name:	Sallie Ono
Address:	211 EKOA Place
City, State, Zip	Wailuku, HI. 96793
Email:	Rhakamura2@twc.com

I am against the permit!!!

Sept 17, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature _____

Owner's Name:	WAYNE NATHUDA
Address:	536 ANIA PL
City, State, Zip	WAILUKU HI 96793
Email:	ryangambas@hotmail.com

10-8, 2016

Gina Flammer
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Re: Lona Ridge Special Use Permit and Conditional Use Permit Application

Dear Maui Planning Commission:

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For these reasons, I urge you to deny Lona Ridge's application for a Special Use Permit and Conditional Use Permit. Please help us maintain our quiet, safe, peaceful neighborhood. Do not let one person adversely change our neighborhood.

Sincerely,

Signature Gail Idem

Owner's Name:	Gail Idem
Address:	752 S. Alu Rd
City, State, Zip	Wailuku Hi 96793
Email:	kimismama@hotmail.com

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

Reasoning: To deny Ms. Leona Rocha Wilson, Manager of Lona Ridge LLC, in the matter of her application to obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK 3-5-002: 010, Wailuku, Island of Maui (SUP2 2015/0007) (CP 2015/0003)

I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
KYLE YAMAGUCHI	371 KUIKAHI DR, WAILUKU HI		9/16/16
JAN D. JANUS	363 KUIKAHI DR., WAILUKU, HI	Jan D. Janus	18SEP2016
Marian Horikawa-Bautz	688 S. Alu Rd., Wailuku, HI		10-9-16
Jacob Grant	712 S. Alu Rd	Jacob Grant	10/9/16
Jon Asato	689 S Alu Rd		10/9/16
RICHARD SATO	735 KAIKALINA PL		10/12/16
KEN YOKOUCHI	730 KAKALINA PL.		10/12/16
[illegible]	450 Kulaiwi Dr		10/12/16
Toshiko Hirose	680 Nawao Pl.		10/12/16
[illegible]	523 Kuikahi Dr.		10/12/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

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Name	Address	Signature	Date
JEAN-CLAUDE WIETZEL	369 KUIKAHI DRIVE		09/17/
SUSAN M. ASATO	662 S. ALU RD	Susan M. Asato	9/17/16
Clare Kibara	5105 Alu Rd	Clare Kibara	9/17/1
SCOTT KNIGHT	530 IIWI WY	Scott Knight	9/17/16
Colleen Shishido	479 Kuikahi Dr.	Colleen Shishido	9/17/16
Robert Shishido	479 KUIKAHI DR.		9/17/1
Gregory Cabanas	618 S. ALU RD		9/17/16
Casey Cohan	551 Polulani Dr		9/17/16
	9-18-16		
Marjorie Corella	535 KUALAU P.O. Box 6387	Marjorie Corella	9/18/16
ARELANO CORELLA	P.O BOX 6387		9-18-16
Gail Pursley	606 Kuikahi Dr.	Gail Pursley	9-18-16
William Pursley	606 KUIKAHI DR.	W E Pursley	9-18-16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Norma Lei Noland	642 S Ala	Norma Lei Noland	9/18/1
ROGER VANDERLAA	700 ULUHEA WAY		9/18/16
Craig Kinoshita	547 Kulaiwi Dr.		9/18/16
Lori Kinoshita	547 kulaiwi Dr		9/18/16
ALAN L. UNEMORI	532 POLULANI DR		9/19/2
LINDA ANN UNEMORI	532 POLULANI DR.		9/19/2

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

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Name	Address	Signature	Date
Susan Tokunaga	634 S. Alu Rd Wailuku	Susan Tokunaga	9/19/16
Nan Jean Ann	770 S Alu Rd		9/20/16
JEFF TAYLOR	702 Nowelo Pl.		9/24/16
[illegible]	701 Nowelo Pl		9/24/16
Katherina Park	731 Maalahi St	Kata Park	9/24/16
Glenn Ho	783 S. Alu Rd		9/24/16
Kristine Peterson	751 S. ALU st		9/24/16
MiAe Kim	633 S Alu St		9/24/16
Caitlin Broberg	617 S Alu Rd		9/24/16
Torrin Scantchfield	610 Alu Rd		9/24/16
J.K. Delos Santos	605 Alu		9/24/16
E. Shimabuku	412 Kuikahi		9/24/16
Renee Saito	667 Maalahi St. Wai	Renee Saito	9/26/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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Name	Address	Signature	Date
SHEILA KELLEY	661 MAALAHI ST		9/26/16
RICK KELLEY	661 MAALAHI ST		9/26/16
JAYMIE CAVE	661 MAALAHI ST		9/26/16
Lloyd Pachman	520 Polulani Dr.		9/26/16
Tom Morris	512 KUIKAHI DR		10-1-16
WERNER FREY	472 KUIKAHI		10-1-16
BOB TAKAHASHI	530 MELEMELE ST		10-1-16
RICHARD MORGAN	536 MELEMELE ST		10/1/16
Anna Hom	550 Melemele St		10/1/16
L. A. Tom	645 Maalahi St		10-11-16
Andrew Archer	531 Polulani Dr.		10-11-16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

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Name	Address	Signature	Date
Alvin M. Imamura	571 Maalahi St. #202 WAiluku, HI 96793		9/21/16
Aline Takahashi	605 Maalahi St. Wailuku, HI 96793		10/6/16
Terrance Takahashi	605 Maalahi St. Wailuku, HI 96793		10/6/16
PETRA GILMORE	655 Maalahi St 96793		10/6/16
Patti Endo	737 Maalahi St		10/6/16
DENNIS JONES	745 S. ALU RD		10/6/16
MONA JONES	745 S. ALU Rd.		10/6/16
Kahana Kelii	760 S ALU Rd		10/8/16
Gail Idemoto	752 S Alu Rd		10/8/16
Randall Shimabuku	751 Kakalina Pl.		10/08/16
Arlene Grimes	780 Kakalina Pl.		10/8/16
Emilyn Kono	624 Maalahi St		10/8/16
Robert Reed	515 S. Alu Rd.		10/8/16
Christopher Barth	688 S. Alu Rd		10/8/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights II

To: Maui County Planning Commission and County Council

Purpose: To prevent the granting of any permit for commercial business or special events to be conducted at 588 Kulaiwi Drive, Wailuku.

Reasoning: I live within 500 feet of 588 Kulaiwi Drive in Wailuku and I do not want the peace and quiet of my residential neighborhood affected by allowing commercial businesses to operate there.

I, the Undersigned, petition the Maui County Commission and County Council to deny any and all requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, HI 96793.

Name	Address	Signature
SIAN. DUCAS	583 Kulaiwi	Sian Ducas

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

Reasoning: To deny Ms. Leona Rocha Wilson, Manager of Lona Ridge LLC, in the matter of her application to obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK 3-5-002: 010, Wailuku, Island of Maui (SUP2 2015/0007) (CP 2015/0003)

I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Karen Robbins	547 Kuikahi Drive		9/18/2016
Leslie Brown	539 Polulani	L Brown	9/18/16
Eileen Wachi	490 Melemele St		9/18/16
Esther Yap	650 Anela Pl.		9/18/16
Hiroko Komeiji	—		9/18/16
DARREN CORREA	663 S. Alu Rd		9/18/16
RICK SCOTT	538 POLULANI DR		9/18/16
Audrey J. Hong	669 S. Alu Rd.		9/18/16
MERILYN SCOTT	538 POLULANI DR		9/18/16
J. Peiper	713 S. Alu Rd		9/15/16
Maureen VanDenburgh	603 S Alu Road		9/18/16
Mitchell Tasaki	559 Kuikahi DR		9/18/16
Laura Tasaki	559 Kuikahi Dr		9/18/16
J R Noland	6425 Alu Rd		9/18/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

Reasoning: To deny Ms. Leona Rocha Wilson, Manager of Lona Ridge LLC, in the matter of her application to obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK 3-5-002: 010, Wailuku, Island of Maui (SUP2 2015/0007) (CP 2015/0003)

I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Sheila Miyamoto	657 Mapuana Pl. Wailuku		9/17/16
Loretta Chin	558 Polalani Drive		9/17/16
LINDA BAR LAGOKI	579 Hilei Pl.		9-17-16
RANDALL BARCHESKI	579 Hilei Pl.		9-17-16
Sallie Ono	211 EKOA PL.		9/17/16
Anne-Marie Bitonti	675 S. Alu Rd		9-17-16
MARIO BITONTI	675 S ALU Rd		9-17-16
WAYNE MATSUDA	536 ANIA Place		9/17/16
SANDY MATSUDA	536 Ania Pl.		9-17-16
SUSAN M. ASATO	662 S. ALU RD		9-17-16
Adrienne Wong	481 Nipo St.		9/17/16
Richard Priest	508 Kulaiwi Dr.		10/03/16
Dorothy Morse	802 Maalahi St		10/3/16
Bruce Morse	802 maalahi st		10-3-16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

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I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Dean S. Arashiro	575 Kulaiwi Dr.		9-22-16
Robert Tamura	773 S. Alu Rd		10/3/16
Jai Jimenez	331 Kuikahi Dr.		10/3/16
Ashley Vaivela	345 Kuikahi Dr.		10/3/16
katree WIETZEL	369 Kuikahi Dr. Wailuku		10/3/16
Jeanie Hayashi	516 Kualau St Wailuku		10/3/16
Edgar Trevino	729 S. Alu.		10/5/16
Antoinette Woolley	510 Kualau St.	Antoinette Woolley	10/5/16
Sean Cleveland	494 S. Alu		10/5/16
CHERIE KOTTER	471 Alu St.		10/5/16
CATHERINE KENAR	571 ALU ST.	Catherine Kenar	10/5/16
Lester Orikasa	534 Kualau St.		10/5/16
[illegible]	[illegible]		10/5/16
Dennis Kingma	610 Maalahi		10/5/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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Name	Address	Signature	Date
ROBIN HIRATA	491 NIPO ST 96793		10/1/16
Calvin Fernandez	476 Polulani Dr		10/2/16
Paulette Clark	10 Wailea Ekolu Pl		10/2/16
Marnie Guindon	200 E Welakahao Rd Kihei		10/2/16
Amy Izutsu	619 Anela Pl Wai.		10/2/16
Reed Aruyoshi	608 Anela Pl. Wailuku		10/2/16
GRECA PAKO	610 Anela Pl Wailuku		10/2/16
Pyne Winkler	460 Polulani Dr		10/2/16
Nancy Winkler	460 Polulani D.		10/2/16
Edward Tamori	454 Polulani Drive		10/2/16
Alvaro S. Coimbra	446 Polulani Dr.		10/2/16
Kelli Haaff	441 Polulani Dr.		10/2/16
kim uero	438 polulani Dr		10/2/16
DAVID DAHLBY	430 polulani Dr.		10/2/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Craig Sumida	605 Mapuana Pl.		10/2
FRED T. ROBERRY III	519 NIAO ST. WAILUKU, ST 96793		10/4/16
CYNTHIA V. MAPLE	519 NIAO ST. WAILUKU, HI 96793		10/4/16
KENNETH HANKERSON	45 PALEKAIKO PL. WAILUKU HI 96793		10-8-16
MARIO CHAJON	279 BALDWIN AVE PAIA HI 96779		10-8-16
Leona Kushi	38 Moolu St Wailuku		10/8/16
GREG KNUT	P.O.BOX 711, WAILUKU		10/8/16
Kathleen Ancheta	535 Mekemek St Wailuku		100916
[illegible]	535 MEKEMEK		10/8/16
STEPHEN WARREN	533 ANIA PLACE		10/9/16
Sonya Hansen	539 Ania Place		10/9/16
EARL HASHIMOTO	332 KUKAHI DR		10/9/16
JERRY TOMONOHO	553 Kualau		10/9/16
Lilarion Pabua	549 Kualau		10/9/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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Name	Address	Signature	Date
Carol Puu	602 Kiekie Way Wailuku HI 96793		10-1-16
Susan Takeda	608 Kiekie Way Wailuku, HI 96793		10-1-16
Darryl Takeda	" "		10-1-16
Geri Beppu	616 Kiekie Wy, Wailuku		10/1/16
Neil C. Nunokawa	603 Kiekie Wy 96793		10/1/16
BETTY NUNOKAWA	603 KIEKIE Wy 96793		10/1/16
Diane Chaves	41 Iliau Way #14-C		10-1-16
Ruth Murata	34 Moolu St. Wailuku		10-1-16
Claire Kobayashi	PO Box 880692 Pukalani HI 96788		10/1/16
Donna Tamashiro	326 Alohee Dr Wailuku HI 96793		10/1/16
Moana Hirata	491 NIPO ST WAILUKU HI 96793		10/1/16
Henry Tamashiro	326 ALOHEE DR WAILUKU HI 96793		10/1/16
GORDON HASHIRO	1110 EHA ST. APT. 205 WAILUKU, HI 96793		10/1/16
ALAN MURATA	34 MO'OLU ST. WAILUKU, HI 96793		10/1/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Diana Tantisira	693 Maalahi St.	Diana Tantisira	10/14/16
Gloria Gage	648 Maalahi St.		10/15/16
Wiley/ Burton	6095. ALU RD	Wiley Burton	10/15
Shaun Shezdman	335 Kuikahi Dr		10/15
Tony Vu	413 Kuikahi Dr		10/15
LEIGH NAKAMATSU	429 KUIKAHI DR		10/15/16
Richard M. Barker	635 Maalahi St.	Richard M. Barker	10/16/16
Susan Inouye	541 Iiwi Way	Susan Inouye	10/16/16
Karma Hill	544 Iiwi Way		10/16/16
K. H. Kim	506 Kuikahi Dr.	K.H. Kim	10/16/16
Paul Harper O'Connor	576 KUIKAHI DR		10/16/16
Robert Harper-O'Connor	576 KUIKAHI DR		10/16/16
Vivian Abreu	565 KUIKAHI DR	Vivian Abreu	
Roger Byrd	522 Kuikahi Dr		10/16/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

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I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Wilma Vosgerau	546 Melemele		10/6
David Smith	550 Melemele		10/11/16
Guy Horie	541 Melemele		10/12/16
Alison Horie	541 Melemele		10/12/16
Cindy Nakamura	526 Melemele 5th Wailuku, HI 96793		10/12/16
MILTON MIYAMOTO	507 Hele Mele St.		10/15/16
Elaine Fujita	510 Melemele St		10/15/16
Glennis Ooka	514 Melemele St Wailuku		10/15/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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Name	Address	Signature	Date
William Langston	552 Kualau		10/15/1.
Jason Kurata	545 Kualau		10/15/16
Jose Vega	523 Kuacau		10/15/16
Sheldon Shinyama	613 Mapuana St		10/15/16
Derrick Higa	621 Mapuana St		10/15/16
(24) Craig Tunkolee	628 Mapuana Pl		10-15-16
Kawika Beauchamp	520 Kualau		11/15/16
Michael Yap	550 Poluhau Pl		10/15/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

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I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
JAMES. G. BAYLESS	533 POLIANI. DR.		10/14/16
JONATHAN CIACCI	2335 KOKOMO RD		10/14/1
Shauntay Duey	575 Iao Valley RD.		10-14-16
KEONI DUEY	575 Iao Valley Rd		10-14-16
Marilyn Griffin	535 Poliani Dr.		10/15/16

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

Reasoning: To deny Ms. Leona Rocha Wilson, Manager of Lona Ridge LLC, in the matter of her application to obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK 3-5-002: 010, Wailuku, Island of Maui (SUP2 2015/0007) (CP 2015/0003)

I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Name	Address	Signature	Date
Alan Kobayashi	101 Poniu Circle Wailuku 96793		9/16/16
T. Karen Hanada	237 Lau Olwa 96793		9/19/16
Melissa Yoshioka	39 Iliki Place 96793		9/19/16

September 14, 2016

KEHALA

Petition to Prohibit Commercial Business and Special Events in Wailuku Heights

To: Maui County Planning Commission and Maui County Council

Purpose: To deny Lona Ridge's application for Special Use and Conditional Use Permits to conduct commercial events at 588 Kulaiwi Drive, Wailuku Heights.

Reasoning: To deny Ms. Leona Rocha Wilson, Manager of Lona Ridge LLC, in the matter of her application to obtain a State Land Use Commission Special Permit and a Conditional Permit in order to conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices in the State and County Agricultural Districts on approximately 5.75 acres of land located at 588 Kulaiwi Drive, Wailuku, Maui TMK 3-5-002: 010, Wailuku, Island of Maui (SUP2 2015/0007) (CP 2015/0003)

I, the undersigned, petition the Maui County Planning Commission and Maui County Council to deny any and all permit requests that would allow a commercial business or special event to be conducted at 588 Kulaiwi Drive, Wailuku, Hawaii 96793

Kehalani

Name	Address	Signature	Date
Ron Bergman	47 Nohuana	Ron Bergman	9/24/2

TRUE NORTH
SCALE: 1 IN. = 200 FT.



Read at Public hearing

Submitted by the Applicant, Leona Rocha Wilson

Map of Wailuku Heights .....

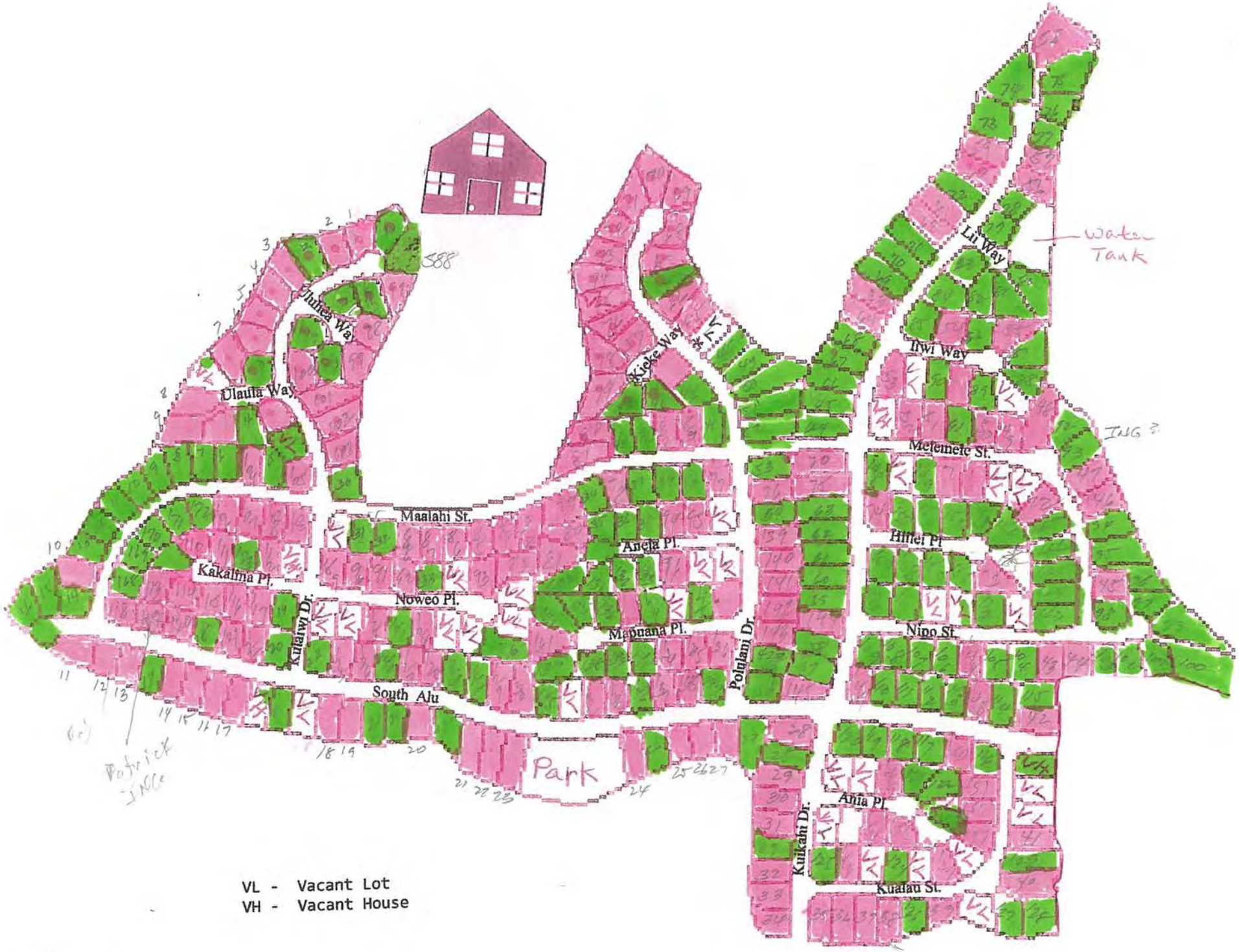
GREEN.....SUPPORT OF LONA RIDGE

PINK...OBJECT

This map will FACTUALLY illustrate that there are many in Wailuku Heights who have no objection to Lona Ridge Permit Applications . These are colored in GREEN.

The residents in pink were contacted prior to the October Planning Commission Meeting wherein the Planning Commission approved Lona Ridge's application with all its conditions. Several residents signed not knowing those conditions.

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT
FEB 16 2017
RECEIVED


Water Tank
Lii Way
Iiwi Way
Ulaula Way
Kiele Way
Maalahi St.
Angela Pl.
Kakalina Pl.
Noweo Pl.
Kulawi Dr.
Mapuana Pl.
Poluhlani Dr.
South Alu
Park
Melemele St.
Hillei Pl
Nipo St.
Ania Pl
Kukahi Dr.
Kualau St.
VL - Vacant Lot
VH - Vacant House

MAUI PLANNING COMMISSION

COUNTY OF MAUI

AUGUST 23, 2016

TRANSCRIPT OF ITEM D.1. - MS. LEONA ROCHA WILSON

Held at the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Maui, Hawaii, commencing at 9:12 a.m., on August 23, 2016; and at the Velma Santos Community Center, commencing at 1:58 p.m., on August 23, 2016.

Reported by: Tonya McDade, CSR, RPR, CRC
CSR Maui
2145 Wells Street, Suite 302
Wailuku, HI 96793
808-244-DEPO (3376)
www.csrmaui.com

ATTENDANCE

COMMISSION MEMBERS PRESENT:

Max Tsai, Chair

Sandra Duvauchelle , Vice Chair

Lawrence Carnicelli, Commissioner

Stephen Castro, Commissioner

Wayne Hedani, Commissioner

Larry Hudson, Commissioner

Keaka Robinson, Commissioner

STAFF PRESENT:

Mr. Will Spence, Director

Mr. Clayton Yoshida, Administrator

Ms. Gina Flammer, Planner

Ms. Carolyn Takayama-Corden

Mr. Gary Murai, Deputy Corporation Counsel

Mr. Michael Hopper, Deputy Corporation Counsel

OTHERS PRESENT:

Ms. Leona Roche Wilson, Applicant

Ms. Deborah Wright, Wright & Kirschbraun

AUGUST 23, 2016

TRANSCRIPT OF ITEM D.1.

*****

CHAIR TSAI: Aloha, everyone. Thanks for waiting. Today is August 23rd, 2016. The Maui Planning Commission is called to order.

COMMISSIONER HEDANI: Mr. Chair?

CHAIR TSAI: Yes, Commissioner Hedani.

COMMISSIONER HEDANI: On Item D.1., Ms. Leona Rocha Wilson, because I have executed a petition that was circulated by Commissioner Higashi on this particular project, and because that matter has been challenged and been brought to the Ethics Commission, which made a ruling on that, and the Ethics Commission has given me the option of deciding on whether or not I would like to participate in today's discussion and vote, I have opted to recuse myself from voting on Item D.1. My understanding is that my presence will count as part of the quorum for today's meeting, but that I will neither be an "aye" nor a "nay" vote relative to this issue. So I just wanted to be on record as recusing myself from voting.

CHAIR TSAI: Thank you. Thank you, Commissioner Hedani. I would like to take a moment and, actually, introduce the Commissioners. Myself, Max Tsai, I'm the Chair. We have Commissioner Wayne Hedani. We have our new

Vice-Chair, Sandra Duvauchelle. Welcome.

VICE-CHAIR DUVAUCHELLE: Thank you.

CHAIR TSAI: We have our Commissioner Steve Castro. We have Commissioner Larry Hudson, Commissioner Keaka Robinson and Commissioner Lawrence Carnicelli.

Commissioner Hudson, you have comment?

COMMISSIONER HUDSON: I'd like -- full disclosure, I would like to make a quick statement before we get started.

The applicant is my second cousin. This is something I was not aware of until about three to four years ago. We did not grow up together. Since I met her, we have jointly attended one family event together.

I stand nothing to gain or lose should the application be denied or approved, financially or otherwise. I owe her nothing and she owes me nothing.

I was selected to this Commission because I vote my opinion based upon the merits of the issue. I am unbiased in my delivery, and, on occasion, vote against my fellow Commissioners. Nothing personal.

My background as an officer and as an assistant chief made me make decisions that my friends did not appreciate nor like, and I affected my family making these decisions. And I make them, anyway. I am unbiased. I continue to be so.

And I will not recuse myself. I will vote.

CHAIR TSAI: Thank you, Commissioner Hudson.

MR. MURAI: I'm sorry.

CHAIR TSAI: Corp Counsel.

MR. MURAI: Commissioner Hudson, just for the record, you're speaking to Item D.1., correct?

COMMISSIONER HUDSON: That is correct. I'm sorry.

MR. MURAI: Thank you.

CHAIR TSAI: Thank you. At this moment, as a courtesy, I would ask everyone to put their cell phones on silent. Thank you. All right. We are going to open the public -- open the floor with public testimony. We have many -- several agenda items on the -- items on the agenda. And due to sheer number of people, the reason why we're having public testimony at this moment is to allow people who cannot stay, when the agenda item comes up, to have an opportunity to come up and speak. So you can do one or the other. You can either wait to have the agenda come up and speak or you can speak now, but you can't do both. You have three minutes.

Also, too, I ask that everyone in the audience, because we have a lot of people here, to refrain from speaking out of order. The only time you should be allowed to speak is when you're on the podium. This whole meeting is recorded and, obviously, televised. So I want to make

sure we keep that in mind.

So thank you all for your participation.

I have a sign-up list, so please let me know if you want to either testify now or wait for the agenda item to come up.

All right. So we got a situation here, we got a lot of people, obviously, signed up for -- to testify. And if everyone has three minutes to testify -- and we got probably five pages of --

MS. TAKAYAMA-CORDEN: Six.

CHAIR TSAI: Six pages. Thank you. We're going to be testifying probably all morning. So as suggested by our Corp Counsel and our Director, we're considering moving the D.1. item, which is the first item on the agenda, to 1:00, at a different location. Actually, at the Velma Santos Community Center or the Wailuku Community Center at 1:00. So everyone can have a chance to have a place in this.

And, also, what we wanted to do, too, is that, perhaps, just so that the other items on the agenda can have a chance to not have to sit through the whole testimony, we would like to move them forward, Items D.2., D.3. and D.4.

So right at this moment, I am going to ask if anyone wants to testify at this moment, please come forward. I'm gonna call your name out.

COMMISSIONER ROBINSON: Chair?

CHAIR TSAI: Yes, Commissioner Robinson.

COMMISSIONER ROBINSON: Is this an administrative thing that we're adjusting the agenda or is that something that we vote on?

CHAIR TSAI: Director? Corp Counsel?

MR. MURAI: It doesn't require a vote. This is more of a logistical administrative thing.

CHAIR TSAI: I guess so. All right. So I got Darren Corrao. You want to testify now?

MR. CORRAO: Yes, I would.

CHAIR TSAI: Okay.

MR. CORRAO: I'm sorry. I planned for 9:00; I didn't plan for 1:00 this afternoon. Apologies.

CHAIR TSAI: Okay. So please announce your name and you have three minutes.

MR. CORRAO: Thank you. My name is Darren Corrao. I've lived in Wailuku Heights since 2002, for 14 years. And I'm here today to ask you to deny Lona Ridge's application for a permit that seeks to bring commercial activity and a commercial environment into our residential neighborhood.

When I considered the benefits that are supposed to outweigh the immense harm to our neighborhood and its residents from this commercial activity, I read how it would provide employment opportunities for florists, caterers and

such. But those jobs would not be added to Maui.

The proposed activity is not a new housing development or a new industry that would bring new jobs to Maui and create new jobs. It would only be moving jobs from existing commercial event facilities to this new competing commercial event facility that's trying to get your approval.

Even without Lona Ridge's commercial events, clients will still hold their meetings and their events on Maui, perhaps at King Kamehameha, perhaps at the MACC or a hotel. And all those workers would still have the same jobs.

The only one who benefits economically from this is Lona Ridge.

I read the applicant say that Lona Ridge is a unique private location for clients who need security and confidentiality. Well, that's a few clients per year, perhaps. That's not 48 events per year.

The applicant is looking for help because the farm serves to provide trees for reforestation and preserve native trees for future and for cultural benefit. While these are admirable and altruistic, I would suggest the applicant create a nonprofit organization, apply for a grant, and hold an annual fundraiser to raise the money to support her farm, not turn the farm into a commercial

property and hold 48 commercial events per year in a residential neighborhood.

And I would ask that you give extra consideration to the Department of Agriculture's comment that it has "significant reservations that the proposed special events will become the primary rather than the accessory or secondary use of the land instead of agricultural production."

South Alu Road is the main residential road leading to Lona Ridge from Kuikahi. It's a beautiful street. I live on it. It has runners, fitness walkers, kids on bicycles, people like me and my wife who walk their dogs, and a park that's regularly used by children.

The proposed commercial activities would turn South Alu Road into a commercial road. And a dangerous one at that. Imagine the trucks of catering and setup staff who are running late, flying down the road, distracted bus drivers barreling down, and, the most frightening of all, cars with drunk drivers coming from a wedding, a party or another event where alcohol has been served. The lives of the children, the pets -- I have two of them -- well, one passed -- but adults of Wailuku Heights should not be put at risk just so that one entity can benefit from a commercial event --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. CORRAO: -- facility in a residential neighborhood.

CHAIR TSAI: Please conclude.

MR. CORRAO: Sorry. This proposed business is not a win-win for Maui. If Lona Ridge wins, existing event facilities in legitimate commercial areas lose. If Lona Ridge wins, Wailuku Height residential neighborhood loses.

CHAIR TSAI: Thank you.

MR. CORRAO: Thank you.

CHAIR TSAI: Ruth Fukushima.

MS. FUKUSHIMA: Ruth Fukushima, longtime resident of Kulaiwi Drive, 26 years. I am firmly against this business venture for a number of grave reasons. I have spoken to both family attorneys and friend attorneys out of concern for our safety, well-being and health.

Number one concern is endangerment as functions, as mentioned, will entail heavier traffic which can bring about fatal accidents that could bring huge liabilities and litigations for us, Lona Ridge, the Planning Department, the Planning Commission, Maui County and the State. Today, millions of dollars mean nothing. Human lives are irreplaceable.

Secondly, because of the heavier traffic, air and noise pollutions will be most disturbing and unbearable to our residents. We'll all be impacted negatively.

In addition, if mere conversations can be clearly heard emanating from said property, can we imagine what live bands, music and partying nonresidents under alcoholic beverages will sound like? Yes. This year-round noise levels will be an intrusion.

Thirdly, Wailuku Heights is like a natural air conditioning system. It's such a cool, clean, peaceful and beautiful place in which to live. Please don't disturb this beauty and mar our community in this manner.

In closing, would you allow and welcome, Planning Commission Members, something like this up and down highly risky and dangerous passage in your own residential community?

Remember, we live on a very steep incline where such transports could ram into our homes and we could be faced with loss of valuable and precious lives.

Therefore, as private homeowners, we will not benefit commercially from this shared use of infrastructure. We'll have everything to lose. Ew, what a fearful nightmare --

MS. TAKAYAMA-CORDEN: Three minutes.

MS. FUKUSHIMA: -- this is. Thank you --

CHAIR TSAI: Thank you.

MS. FUKUSHIMA: -- for hearing me out.

CHAIR TSAI: Thank you. Okay. Patrick Kaco

Ornellar [sic]. Please identify yourself, and you have three minutes. And the next person is Marela Crockett.

MR. ORNELLAS: Good morning, Commission. And thank you for your time. My name is Patrick Kaeo Ornellas. I'm a native Hawaiian, also Chinese and Portuguese background, and centuries of family members from history. Resident of Wailuku Heights, born and raised. I'm in favor of Leona Wilson, to allow State Special Use Permit and Conditional Permit.

I've never done this before, so I'm going to read my little testimony.

Please allow and approve permits for Leona. Why? She has created jobs and opportunities for locals and others. She educates and shares the history of old Maui, old Hawaii. She creates a meeting place for community, including veterans, seniors, visiting friends and family and more, as well as everyone in this room can come to her home. It's an open house.

I come from the hospitality industry, now in the local farming community and industry, including agricultural in the classroom where I teach students about agriculture. Leona and her family has allowed me to give the opportunity to invite farmers and students, public and private schools, to Lona Ridge to hear and see her story, to encourage the youth to stay in school and strive for their best. This

also includes the Hawaiian community, the halaus, their mana of Maui, and how they share the history of West Maui mountains.

By allowing these permits mentioned, Leona will provide many benefits for the community, young and old, for the disadvantaged. You, we will get a return of investment. You, we, can be proud of what Leona and her family is trying to do for the community today and tomorrow. Thank you.

CHAIR TSAI: Okay. So I have more Marela Crockett and then followed by Jordyn Paa.

MS. CROCKETT: Aloha to everyone. My name is Marela Crockett. I am an immigrant. And I believe, in Rome, you do as Romans do.

I moved to Maui in 1978. And I met Mrs. Wilson in 2009. And our connection was Yorkshire Terrier dogs. At the time, she was living in Wailea and she mentioned to me that we will be moving in Wailuku. And I couldn't figure out why.

As the years went (inaudible), I realized that she's deeply emotionally connected with this land. She took her first breath here, born, and I'm sure she wants to take her last one here.

She does a lot of things for the community. This is from (inaudible). She even has an account to pay for the children's transportation to come up there and see the

place. So they can see what the local person can achieve and reach higher to succeed.

Now, I can see a 10 -- little girl, 10 years old, over there, looking and admiring the place, and, 10 years from now, she will be bride up there and take a beautiful pictures of her wedding. And 40 years from now, she's sitting down with her grandchild showing her album of the wedding and says, look, out of this point, you see down Kahului or Haiku or Kula, that's where I used to live.

So the emotion connected with this particular permit, it is very, very deep.

Personally, I would wholehearted approve the lady to have her wishes and show the place up there. I do want Mrs. Wilson to get your approval.

Mahalo nui to everyone. And I hope you understood what I said.

CHAIR TSAI: Thank you. So Jordyn Paa followed by Braiden Paa. And, also, please speak into the mic.

MS. PAA: Good morning and thank you for your time. Aloha. My name is Jordyn Paa. And I'm a Maui High senior enrolled in the Upward Bound Program. I support the Lona Ridge Special Use Permit and Conditional Permit application.

This past summer, my brother and I emceed Senior Night for Upward Bound seniors at Lona Ridge. Not only did

we acknowledge the Class of 2016, but we also learned a lot about the history of Maui, things that can't simply be taught in class. For many, it was an eyeopener. Like the majority of our great grandparents and grandparents, Leona has arisen from the plantation era. Hearing her struggles that built her into who she is today made students realize the hardships their ancestors had gone through to bring us to where we are today. Not only was visiting Lona Ridge a celebration for seniors, it was also a celebration of the legacy of our great grandparents who had come to Maui in search for a better life.

Lona Ridge overlooks the former plantation camps which we now know as Kahului and Puunene, just to name a few, and it reminds us of this beautiful property which is a product of the plantation era. It is important for the younger generation to understand and appreciate their roots as many are still disconnected with their past.

Cultural knowledge gained by students inspired many to chase their dreams as, with hard work, comes very promising results. Lona Ridge is a living example of an island girl with big dreams encouraging students that, with the right mindset, anything is possible.

Thank you for your time.

CHAIR TSAI: Thank you. Braiden Paa followed by Diane --

MS. DIEHL: Diehl.

CHAIR TSAI: -- Diehl. Thank you.

MR. PAA: Aloha. My name is Braiden Paa, and I am the Upward Bound Student Body President and a senior at Maui High school. And I support Leona Rocha's Special Use app -- or Special Use Permit and Conditional Permit applications.

As my sister had stated earlier, we had the privilege to host a celebration for Upward Bound's graduating class at Lona Ridge this summer for their hard work throughout the academic year. Students had the honor of meeting Ms. Leona Rocha Wilson and listening to her anecdotes about life on the plantation, the adversity she faced to achieve success and her unwavering belief about giving back to the community.

The overwhelming success of this event leads me to believe that other such functions would also be just as successful. Hosting events at such a venue is a great way to be reward rigorous student work ethic in academics, athletics and extracurricular activities.

For example: As Secretary for Key Club, I believe hosting the club's end-of-year banquet at Lona Ridge would be a great reward for students who volunteer their time throughout the year, to help assist the community, as such an event is typically held in our school's library or cafeteria.

Other school functions could also benefit from hosting events at Lona Ridge with the added bonus of Ms. Wilson's words and wisdom and encouragement.

Approval of the Special Use Permit and Conditional Permit applications will have profound benefits on the students from Maui for generations to come.

Thank you for your time.

CHAIR TSAI: Thank you. Diane Diehl followed by Ed Diehl.

MS. DIEHL: Hi. My name is Diane Diehl. I'm 19-year resident and homeowner of my home located at 640 Maalahi Street.

I received a notice in the mail from the Maui Planning Commission because my home is within 500 feet of Lona Ridge.

I just want to let you know that I am a retired school teacher on Maui at Baldwin High School. I retired last July, 2015.

I am surprised and saddened that anyone would think it appropriate to run a business in a quiet neighborhood that will disrupt the character of Wailuku Heights.

We live in the 21st Century, so it's very easy now to go in and Google. And so I went in and Googled the Lona Ridge website. And as they say, pictures say a 1,000 words.

I saw on her website that she has a picture of wedding photo shoots. This is down as one of the numerous activities that is being asked for, yet Mrs. Wilson is already doing this?

I found ads on Google that say Lona Ridge, a Maui wedding venue. She is advertising before she has a permit?

Conventioneers staying at Kea Lani, in February 2016, the Canada Road Builders and Heavy Construction Association, and conventioneers staying at the Wailea Marriott Hotel, in May 2015, and the Mechanical and Contractors Association of America have come to her home for a tour and a photo and a lunch as part of the activities offered to the conventioneers and their spouse at a price.

I looked up and I saw the different activities that are offered for the conventions. And one was a Maui coast catamaran tour, Maui Pineapple Gold tour, and one of them was the Lona Ridge. Hers was the highest, priced at $185, whereas the next price was at $165.

The American Society of Travel Agents and National Association of Career Travel Agents have toured Maui. And one of their stops was Lona Ridge. They also went to the Maui Ocean Center, Ocean Vodka and Goat Cherry -- Goat Cheese Dairy. And Lona Ridge was the only one in a residential area.

There are many travel blogs and travel advisors that mention Lona Ridge, in California, Texas, West

Virginia.

The Department of Agriculture, in Exhibit 20, states that soil quality with respect to agronomic suitability is poor. The trees will not mature for 18 years. And she needs to have these activities to cover expenses. I agree with the Department of Agriculture, that if the permits are allowed, the agricultural land will take a back seat and all of the activities she is asking for will turn into her primary source of income. Please take an opportunity to read 20 -- the Exhibit 20.

Mrs. Wilson's numerous activities that she is asking for, including her tea parties where alcohol will be served, will increase traffic and noise for her neighbors in Wailuku Heights.

Maalahi Street is a narrow street. If there's a car parked on one side, and, God forbid, if there's one on two sides, it's very hard to get through. And if you've ever left any venues at all, the Maui Pineapple Plantation or the golf course, when all the cars are leaving, it's chaos. And you know that. And so we have a hill that we have lots of traffic that has to go through those streets of Wailuku Heights to get down to the highway.

And, of course, we have to remember she does not have a -- cooking on site, so we'll have catering trucks, too.

MS. TAKAYAMA-CORDEN: Three minutes.

MS. DIEHL: In closing, on Mrs. Wilson's website, she says that Lona Ridge is a bit of heaven in paradise. Wailuku Heights is also a bit of heaven in paradise. So I ask that you please do not take this away from the homeowners of Wailuku Heights. Thank you.

CHAIR TSAI: Thank you. Ed Diehl followed by Alan Fukuyama.

MR. DIEHL: Hi. My name is Edward Diehl. I am a 19-year resident of 640 Maalahi Street which is within 500 feet of the Wilson property.

Once upon a time, there was a hill above Wailuku that was too steep to farm. It and the watershed were owned by Wailuku Agribusiness Company.

Then, one day, about 40 years ago, a developer decided he could build homes in the area above the plantation, up to where it became unfeasible due to the steepness of the grade. There was born the neighborhood of Wailuku Heights. With its spectacular views, cool climate, central location, it was very desirous.

The purchasers of the lot -- of the lots were told that the upper slopes surrounding the neighborhood were conservation and would never be developed. People poured their blood, sweat and tears into the effort to be able to afford to live in this neighborhood.

Then one day, about 14 years ago, to the surprise of everyone that lives there, it was revealed that the surrounding land had been sold for $50,000 and was agriculture. The sale was closed. The homeowners were not given a chance to bid on the property. Wailuku Ag also sold the Waikapu Valley at the same time to the same speculator for $210,000.

At the time, Maui Land & Pineapple was leasing the land to grow pineapple. It was a favored location because of its proximity to the treatment plant, and saved them money from driving to Kapalua. Even Maui Land & Pine was not told of the sale. I personally was the one to tell (inaudible), who was then the President and CEO of Maui Pine.

The speculator then purchased a lot at 588 Kulaiwi Drive and combined it with about six acres of the approximate 56-acre property, and sold that for $810,000 to the Wilsons.

When the Wilsons purchased the property, the board of the homeowners association, without the approval of the individual membership, was kind enough to allow the Wilsons to use the lot for a driveway to the property above so they could build a single-family home. Little did they know what was to follow.

Two -- for two years, neighbors endured thousands

of truckloads of dirt being removed, with the noise, the rumbling, the dust, and the wear and tear on our streets. The Wilsons even carved away some of the (inaudible) property to secure their unobstructed view.

After that, things could have been fine. The Wilsons had their 8,000-square-foot mansion on the hill and the neighbors had their peace and quiet restored. However, that was not to be.

Since then, Mrs. Wilson has pursued a course of escalating commercialization of the property, subjecting the neighbors to more and more traffic and noise. Even without permits, her website advertises tours, special events and short-term rentals for hefty fees.

At this time, I would say to Mrs. Wilson, please show some respect for your neighbors and withdraw your permit request.

And for this Commission, if she does not withdraw her request, please show respect for our neighborhood and grant -- and not grant her the permit.

Thank you very much.

CHAIR TSAI: Thank you. Alan Fukuyama followed by Alex Paufler.

MR. FUKUYAMA: Good morning, Commissioners. My name is Alan Fukuyama. I am not a resident of Wailuku Heights; however, I'm a very good friend with Mrs. Rocha.

I was asked to read a testimonial for Reverend Yamaguchi. So with your permission, can I read this testimonial?

CHAIR TSAI: Go ahead.

MR. FUKUYAMA: To Chair Maxwell Tsui -- Tsai -- sorry, they spelled it wrong -- and the Members of the Maui Planning Commission. Mrs. Rocha Wilson application for Special Use Permit. The subject, I'm sorry. "Dear Chair and Planning Commissioners: My name is Reverend Yamaguchi. And I am presently the minister for Rinzai Zen Temple in Paia. I have known Mrs. Wilson for over five years and found her to be very caring and committed person for the people of Maui.

I would have been happy to testify; however, prior commitments prevented me from being there today.

When I found out that she was applying for a Special Use and Conditional Permit allowing her to conduct educational tours and perpetuating the preservation of endangered Hawaiian flora, such as Koaia, legacy of sugar and pineapple plantations on Maui, and how our ancestors helped the building of two major industries in Hawaii.

Also, with the high cost of weddings and photography for our local families, I got excited about assisting her in her application. There aren't too many local families who would open their beautiful home for the

public to see and enjoy. Being born and raised on Maui, she has a lot of aloha, especially for the children, seniors, war veterans and community at large.

In closing, I would appreciate your approval of Mrs. Wilson's application for Special Use and Conditional Use application. Reverend Yamaguchi."

CHAIR TSAI: Thank you.

MR. FUKUYAMA: And I want to testify in favor of the application for Mrs. Wilson and say that she's doing a great duty in serving the community. Thank you.

CHAIR TSAI: Alex Paufler followed by Marina Cervantes.

MR. PAUFLER: Dear Members of the Maui Planning Commission, Ladies and Gentlemen. My name is Alexander Paufler, in short, Alex. I'm coming to Maui since '88 for the simple reason that I worked in Tokyo for 16 years as CFO for Mercedes-Benz Japan, and I retired in Thailand doing the CEO of Mercedes-Benz in that region.

And you have -- you have a basketball player from LA, a Lakers player, who wrote a very interesting article, The Three Rules of Retirement. And one of the rule, the second rule, Lona is living very vividly, saying go from being a success to being significant. And I made this also my motto after I retired from the -- the business. I'm teaching now in China, in Germany and in Thailand. And I

start teaching tomorrow at the Maui College. And I'm looking very much forward to that.

I read an article recently in The Financial Times, it was August 4, with the title U.S., Decline of start-up, the former start-up nation. And one of the reasons, I think, is that we have not enough educators instilling fire in the belly of the kids. And it's exactly what Lona is doing, first with the young ones.

She gave to some of the Commissioners last time, when they had a look at the premises, the example of a nine-year-old who was amazed about the display, and not only about the plants, but what you can do when you are successful. And I think this -- this little girl probably will knock at the door, maybe in 10 years, and ask to -- to have her wedding there.

What has not been said so far is that this will be not another venue for weddings with a high price. It will be a reasonable priced event, mainly to cover costs of other events. That's very important to say.

So I am talking here not about the very valid concerns of some people, basically, higher traffic, lower security, and the third one was higher noise. I think these things can be managed. They are not as complex as to motivate a young people.

I am now teaching since 1990 on the sideline. I'm

now full-time. And I have to say it's getting more and more difficult to -- to get the young people motivated and then get up in the morning at 6:00 and learn and practice.

Let me finish -- let me finish my (inaudible) for Lona's application with a line which fits very well to this hill we talked to several times, Wailuku Hill. Actually, it was written by John Lennon, in one of his most famous songs, the Working Class Hero.

MS. TAKAYAMA-CORDEN: Three minutes.

CHAIR TSAI: Please conclude.

MR. PAUFLER: "There's room at the top they're telling you still, but first you must learn how to smile as you kill, if you want to be like the folks on the hill." My plea would be don't kill a great idea, teaching kids to become significant. Thank you very much.

CHAIR TSAI: Okay. Marina Cervantes followed by Phyllis Coolen.

MS. CERVANTES: Good -- good morning. I am a resident of Wailuku Heights for 22 years. I'm a retired nurse. And I want to read this application.

As a resident of Wailuku Heights, I am requesting the denial of (inaudible) application to use a special permit by the -- by Lona Ridge, and would allow -- that would allow them to open commercial business in a housing development of Wailuku Heights.

Why the Planning Commission would even consider Lona Ridge request for commercial business in a housing development does not make economic or safety sense.

Apparently, Lona Ridge has even increased the request for events from four times to 48 times a year.

Wailuku Heights is a very quiet and peaceful development with expensive homes. A commercial business in the development will significantly have negative economic impact on the homeowners which, in turn, impact the tax base to the Maui County.

Families would not like to live in a development when there is a commercial business that create noise, heavy traffic throughout the development, increase potential for crime and decrease the safety of the children, families and property.

Will Lona Ridge and the Maui Planning Commission take responsibility for the Lona Ridge guests who might have consumed much alcohol and cause an accident and, God forbid, loss of a child would be involved?

The streets of Wailuku Heights are very steep and narrow. And -- and the people park their cars along the street. It needs a lot of concentration to be aware of how you drive your car. And there's -- and the people are enjoying the night lights, people work -- walk to the parks along the street, family along the quiet streets, and

enjoying the peace and quiet of a friendly neighborhood. And this will be disturbed.

Will Lona Ridge and Maui Planning Commission then take the responsibility in increasing noise and disturbance, increasing safety issues, nuisance? Disturbances, also, will take the police department in the area.

MS. TAKAYAMA-CORDEN: Three minutes.

MS. CERVANTES: Will Lona Ridge and Maui Planning --

CHAIR TSAI: Ma'am, can you please conclude? Thank you.

MS. CERVANTES: Well, this is just my -- my opinion and a lot of other people's opinion. I understand. And thank you very much for your time.

CHAIR TSAI: Thank you. Phyllis Coolen and then followed by Ernie Cronkite.

MS. COOLEN: Mr. Chairman, Members of the Planning Committee, thank you for allowing me the opportunity to voice my opposition to Lona Ridge's Special Permit request. My name is Dr. Phyllis Coolen, and I reside at 507 Kulaiwi Drive, Wailuku Heights.

As a nurse for over 40 years, I feel it is important that I present my perspective on the impact a commercial event business would have on Wailuku Heights. Unfortunately, I have seen and cared for too many families,

and particularly children, impacted by the devastation of accident related to drinking under the influence, which is why I strongly urge you to deny the special permit use by Lona Ridge to open a commercial event business in Wailuku Heights. The safety of our residents should be the number one priority.

Lona Ridge wants to hold events every weekend. Statistics clearly show that the increasing risk of drinking and accidents and that DUIs are more likely to occur over the weekend. The results of accidents can never be taken back as families are shattered for life. It is especially heartbreaking to see children with traumatic brain injuries, who are paralyzed, whose life potentials have been severely compromised due to a drunk driver.

The Center for Disease Control and Prevention's June 28th, 2016 report finds that Hawaii is the number one state for drunk driving. That is not a statistic we want. And we should be doing everything we can to decrease and eliminate DUIs and not promote them. A commercial event business in Wailuku Heights will only increase the risk of DUIs.

As many of the residents have already said, the streets are very, very steep and there are many curves. So it does take exceptional concentration to be able to safely maneuver through the development. Not all streets have

sidewalks. You will see many families walking day and night through those streets.

It's a very quiet and very peaceful neighborhood. A commercial business would destroy safety and ambience of Wailuku Heights.

Lona Ridge and the Maui Planning Commission cannot guarantee that there will be no drinking or overconsumption of alcohol at these proposed events.

National precedence has been set and Hawaii does have states and court cases that if a person drinks and drives and has an accident, then that commercial business and social hostess would be just as responsible for that accident as a drunk driver.

If the Maui Planning Commission decides to approve Lona Ridge's application despite the majority of Wailuku Heights residents' opposition to it, then the Commission, along with Lona Ridge, must be ethically and morally responsible for the eventual accidents that will occur. Not that they may occur, but they will occur. For the safety of our family, it is critical that a commercial event business like Lona Ridge not be part of our community nor for any other housing development.

Thank you.

CHAIR TSAI: Thank you.

MR. CRONKITE: Mr. Chairman, my name is Ernie

Cronkite. And I would like to defer my testimony until this afternoon.

CHAIR TSAI: Thank you. William --

DIRECTOR SPENCE: It's William F.

CHAIR TSAI: William F. --

MR. CROCKETT: Crockett.

CHAIR TSAI: Crockett.

MR. CROCKETT: Yeah. Bad penmanship. Mr. Chairman, I would prefer to testify after you've received the Staff Report and you've heard from the applicant.

CHAIR TSAI: Okay. Lisa Davis.

MS. DAVIS: I would prefer to testify this afternoon.

CHAIR TSAI: Okay. So I just want to make a note here. We have about 80 people signed up, and we just went through 12 people. And it's taken us almost an hour to go through 12 people. And we have three other agenda items right now.

And I'm going to opt to take a quick five-minute recess for our court recorder to take a break from her typing. So we'll re-adjourn at 10:05.

And, also, I want to make a note that those of you who signed up for the testimonial, you can still wait until the agenda item comes up this afternoon to testify. So we

just give a chance for the other items to be addressed first. So thank you all. Meeting adjourned until 10:05 -- recessed. Sorry.

(Recess, 9:56 a.m. to 10:07 a.m.)

CHAIR TSAI: Maui Planning Commission is called back to order.

So as I spoke before the recess, due to sheer number of people we have here, we've decided to take up agenda Item D.1. at 1:00 in the Velma Santos Community Center or the Wailuku Community Center. We are going to recess at 11:30.

Currently, we're still required to take -- go through the public testimony, so we're still going to go through public testimony for all of the agenda items. So anyone wish to testify who cannot be at the community center later, at 1:00, you may come now. Does that make sense?

We have directions also available with Gina.

So somebody want to make an announcement for the folks outside?

MR. HOPPER: And then, again, public testimony will be taken at 1:00, when the item is taken back up on Agenda Item D.1. So you can testify on Item D.1. now, but, if you do that, you won't be able to testify again at 1:00 on the item. So you could testify now or you could wait until 1:00 to testify on Item D.1.

As I understand it, though, Chair, you're going to be taking the other items, other than D.1., once testimony is done this morning, you're going to take those up this morning?

CHAIR TSAI: Correct. Thank you. Okay. Thank you, Counsel. All right. Going down the list, so we have John Henry followed by Jaine --

MS. NAVA: Nava.

CHAIR TSAI: Nava. And please --

MS. NAVA: I will wait until 1:00, please.

CHAIR TSAI: That's you, Jaine?

MS. NAVA: Yes. Yes, sir, right here.

CHAIR TSAI: And John Henry? Going once, going twice. Okay, they're done. William [sic] Mang --

MS. MANGUM: I would like to defer my testimony until this afternoon.

CHAIR TSAI: I'm sorry. Lillian. I'm sorry. Lillian.

MS. MANGUM: Yes. I would like to defer my testimony.

CHAIR TSAI: Okay, Lillian. Jasmine Kear.

MS. KEAR: I'll defer mine as well.

CHAIR TSAI: Randy Kear.

UNIDENTIFIED SPEAKER: I'll have to get him. He's outside.

MS. KEAR: He'll defer his as well.

CHAIR TSAI: Okay. Jane Marshall.

MS. MARSHALL: I will, too. I will wait.

CHAIR TSAI: Ain Kivimae.

MR. KIVIMAE: I'll defer to 1:00.

CHAIR TSAI: Okay. Koa Johnson.

UNIDENTIFIED SPEAKER: He was outside.

UNIDENTIFIED SPEAKER: I think there's people outside.

CHAIR TSAI: Okay, we're going to skip for now. Marie -- I'm sorry. I can't read it.

UNIDENTIFIED SPEAKER: He's coming. Koa is coming.

CHAIR TSAI: Please identify yourself. You have three minutes.

MR. JOHNSON: Hello, Commissioners. My name is Koa Johnson. I am a Maui designer and a longtime friend of Leona Rocha. I am here to support her to be permitted.

My relationship with Leona was since 2010, when I met her at the University of Hawaii Maui College Fashion Technology program. I was a teacher and a lecturer there. And she is a huge supporter of the education here in Hawaii, and especially in the fashion program that I was a part of.

And she was more than just a mentor to me. We grew very, very close with one another to where I felt like

she was more motherly towards me. We definitely clicked back in 2010, and we have maintained amazing relationship. And she has done so much while I was teaching as a professor at the college with my students and supporting them in their creativity and in the arts.

So I recently just left my teaching job at the University of Hawaii Maui College and went off to achieve my own dreams as a Maui designer. And she has helped me throughout that entire process. I was able to collaborate with her and be able to use her home as a platform to promote my business, and to really let other designers or students or young minds see the achievements that we have done. And she has exposed and influenced my business and has allowed my creative process to flourish and continue to help me achieve these goals. She has done so much with the program, too, at the University of Hawaii Maui College.

And I just think that she is such a strong woman and she has so much support towards the youth here in Hawaii, and specifically Maui, and wants myself and other students and young minds to achieve their goals as well.

If I hadn't met this woman, I wouldn't have been -- I wouldn't have been influenced or exposed to a lot of the opportunities designers here in Hawaii are able to work with and to be able to work at such a beautiful venue such as Lona Ridge.

I'm 26 years old. When I met her, I was 21, and going from -- as a college student, as a fashion student in fashion school to being an entrepreneur and my own business person. She definitely played a huge role --

MS. TAKAYAMA-CORDEN: Three minutes.

CHAIR TSAI: Please conclude.

MR. JOHNSON: So in all, I would -- Commissioners, please allow her to be permitted to do what she needs to with her property. Thank you.

CHAIR TSAI: Thank you. Marie Jal -- I'm sorry.

MS. JALAYAHAY: It's okay.

CHAIR TSAI: And followed by Ryan Shimabuku.

MS. JALAYAHAY: Hello, Commissioners. My name is Marie Jalayahay. I'm a photographer here on Maui. And I know Leona from my friend Koa Johnson. We did a project at Lona Ridge. And Leona was kind enough to share her home with us, to use it as an avenue for a few of our creative projects.

I haven't known Leona that long, but I know that she supports the youth and -- creative youth and our process. And I really appreciate that.

I also want to say that, you know, Lona Ridge is a unique place with unique backgrounds. And as a photographer, I think that, you know, it's such a -- such a beautiful place to photograph, it would be a very nice venue

for anybody to see and to have a celebration at.

I believe that Leona Ridge [sic] will provide a positive impact on the community in many ways. She has created a gathering place for young people like myself to find inspiration as well as a place for others to celebrate. So I think that she should be granted a Special Use Permit at Lona Ridge.

Thank you.

CHAIR TSAI: Thank you. Ryan Shimabuku and followed by Winona Lau Hee.

MR. SHIMABUKU: Good morning, everyone. My name is Ryan Shimabuku. I'm a Maui local and I work as a freelance makeup artist.

I've had the privilege of meeting Leona a few years ago through our mutual friend, Koa Johnson.

As a makeup artist here on Maui, about half of my business consists of weddings.

Maui has no shortage of beautiful venues, but Lona Ridge holds a special place for me. Aside from the great view, there a lot of great things happening on this property. And that's evident when you come up the driveway and see the (inaudible) plants or walk through her lawn and see the vulnerable of species of Koaia trees.

I've -- I've been to many incredible venues here on the island, but not one where conservation and

preservation plays a big role and is held in such high regard. And it's refreshing to know that there is a venue here that respects and cares for the land and not just offers up its beauty commercially.

Leona has, also, generously opened up her home to Maui's youth, speaking to them about how important it is to expand their world view. She has also led by example, by leaving her Maui home, taking her talents to the city and then coming back to Maui to share her success with her community through supporting and inspiring others.

I'm born and raised on Maui. And I've always looked forward to the times I get to spend at Lona Ridge. And I appreciate all the good things happening there.

Leona has given my colleagues and myself the opportunity to do a few photo shoots on her property, which enables us to showcase our work and, in turn, build our business.

Leona is a great supporter of local talent. And I feel very honored to be here and offer my support back to her today.

So thank you for your time and your consideration.

CHAIR TSAI: Thank you. Keep in mind, you can still come back later and testify when the agenda item comes up. So Winona Lau Hee and then Helen --

MS. LAU HEE: I'll wait.

CHAIR TSAI: Okay. Helen MacArthur.

MS. MacARTHUR: I'll come back later.

CHAIR TSAI: Lloyd Sodetani. Is he around? Can somebody please notify him? Donald Karimoto. We'll let him go first. You can go first, sir. We're going to go out of order for a second. All right. Please identify yourself. You have three minutes.

MR. KARIMOTO: My name is Donald Karimoto. I'm a -- and I lived in Wailuku Heights for over 25 years. Thank you for allowing me to share my knowledge and experience regarding Mrs. Wilson.

I am a retired school administrator for the Department of Education. While attending Maui High School, I got to know Leona as a student. She was hard-working, intelligent and a personable individual.

After graduating -- after graduating from high school, she joined the Army. Being a veteran -- being a veteran, she was entitled for the GI Bill for education. With this benefit in hand, she went, pursued Fashion Design Institute of Technology in New York. She's one of the few public school's graduate who became the inventor of fashion ruler which is used by millions of people throughout the United States.

Mrs. Rocha eventually started her own company called Fashions, Inc. Upon selling her company, she was

contracted to national spokesman for several, namely -- national companies, namely Simplicity Pattern Company, Vogue Pattern Company.

Later on, Mrs. Wilson married Mr. Wilson, President of the Butterick Vogue Patterns international company with over 3,000 students -- employees. Upon selling their company, the dream was to come to Maui and live there. Their dream -- they realized that their dream came about in 2006, when they made their home in Wailea their permanent address.

Shortly thereafter, they purchased the property in Wailuku Heights called Lona Ridge. It was there that Mr. Wilson had set a mission to build their final home. However, in 2010, when they were halfway through building the project, Lona Ridge, Mr. Wilson had knee operation and, unfortunately, because of complications, passed away in March of 2010.

Mrs. Wilson took the challenge of completing the home. This time, a change of vision, which included sharing Lona Ridge not only with her family, but friends and, most of all, students from the local schools, veterans and seniors.

Also, at this time, she also ran and was elected to State Board of Education. She served until the appointed time and was retired because of a (inaudible).

Mrs. Wilson utilized her property to preserve many indigenous and Polynesian plants such as the (inaudible) Koa tree that was planted in conjunction with the Hawaiian Education --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. KARIMOTO: -- Hawaii agricultural research.

CHAIR TSAI: Please conclude.

MR. KARIMOTO: Okay. I just like to say I would like to support Mrs. Wilson in her permit application.

CHAIR TSAI: Thank you. So does Lloyd want to talk now or wait? I guess -- Keoki Sousa, Scott Suda.

MR. SOUSA: Defer until this afternoon, Keoki Sousa.

CHAIR TSAI: And Scott Soda -- Suda.

MR. SUDA: I'll speak now.

CHAIR TSAI: Then it's Alvin Shima.

MR. SUDA: Can I start now?

CHAIR TSAI: Yes, please.

MR. SUDA: Okay. My name is Scott Suda. And I'm opposed to Lona Ridge request to acquire a Special Use Permit for commercial events. The property I live on is less than 500 feet below her property.

The reasons I'm opposed to it is there's several different other commercial locations where she can hold these events. Like besides -- you know, besides having it

at Wailuku Heights, you have Cafe O'Lei at the Dunes, the Cultural Center, Tropical Plantation, Kahili Golf Course. And, you know, we don't need something like this in our community.

Currently, the noise from the garden equipment and voices from the pool area at Lona Ridge can be heard from my property. It would be logical that any purpose -- proposed events would increase the amount of noise that the neighborhood would be exposed to. We can hear events from the Cultural Center in Kahului. Can you imagine when it's literally in your back yard?

There will be additional traffic through the neighborhood. And it would impact the streets and potentially safety to the existing homeowners.

The proposed permit violates the existing Wailuku Heights CC&Rs. Granting this permit would only potentially dangerous -- set a dangerous precedent for other homeowners who might want to pursue having events at their property.

Who is gonna monitor, enforce the violations stemming from the fact presented on the application? For example, time of events, number of people attending, parking and noise issues, et cetera.

What recourse will the homeowners have if violations occur?

When Ms. Wilson wanted to use the residential lot

on Kulaiwi as a driveway, certain promises were made and agreed to. Those promises were not kept. And here we are today dealing with their request for a commercial use permit.

Changing the land use designation from Residential to Commercial would only benefit Mrs. Wilson; not the community. Our property values have potential to decrease.

There's no benefit to a homeowner who currently enjoy a quiet peaceful neighborhood. The increased traffic and noise will, in fact, have a negative impact on the rest of the community while Ms. Wilson is the only person to gain monetarily from this commercial use.

Thank you.

CHAIR TSAI: Thank you. Lala Johnson followed by Laura Tasaki.

MS. JOHNSON: Aloha, Chairperson and Commissioners. My name is Lala Johnson. And I am speaking in behalf of the Lona Ridge permit. I was one of those -- those counselors that -- that took the Upward Bound students up to Lona Ridge. And it was a great opportunity for them. I got to witness what they felt as they shared and, also, what they saw and what they heard.

And that is what we don't understand unless you are there at the property witnessing and seeing what she does. And the magic that she has with these children or

these students. It is just incredible. Her natural being as a person, coming from the plantation and -- and explaining to the children hope and understanding that they have a chance, that they can make a life for themselves. Those things can only be heard and seen on this ridge. And it was such a great opportunity to see our students to be able to see hope for themselves.

And the students that we work with at Upward Bound is first generation going to college. So that means their parents have not gone to college. And so going there, they heard her story and how she came from the plantation and that her -- her parents were not able to go to college. But seeing what she's done and coming from a rooted place, meaning that she -- she's speaking from her gut or her na`au, which means it's the real stuff.

She is rooted on this land, meaning wherever she placed herself, it doesn't matter here on the island, if you questioned where she goes, it's that she's rooted. She's not a transplant. She belongs here. And she has every right to do what she does. And that is to reach out to the people.

And she has no prejudice. It's to everyone, to all ethnicity, to all populations. She -- she has no prejudice. And that's what I admire about her.

And I -- I only knew her through my son, which you

just heard, which is Koa Johnson. She gave him that opportunity. I am a parent who is now trying to go to college, but, here, she helped my son to make something of himself as well as his -- his colleagues. And to be able to have that chance. And this is what I'm talking about.

I'm not talking about coming from a family that has a lot of money. I'm talking about a family that is struggling and that wants the best for our families, just like in the plantation, just as how it is.

And she knows that. And she understands that. And that's what is so unique about her. She gives people chance.

And now my son has established himself. He's -- he's known throughout Oahu and Honolulu as well as here in Maui.

MS. TAKAYAMA-CORDEN: Three minutes.

MS. JOHNSON: And that's only because she gave him a chance to be able to take these photo shoots, to be able to share it and to --

CHAIR TSAI: Please conclude.

MS. JOHNSON: -- get people to see what he does and what she does and what her property has to offer. And I appreciate her. And I hope that you will have that chance as well to go up there and to witness what I have. And I -- I hope that you decide to give her this permit.

Thank you.

CHAIR TSAI: Thank you. Laura Tasaki and Susan Grubbs.

MS. GRUBBS: I'll defer.

MS. TASAKI: Good morning. My name is Laura Tasaki. And I oppose this special permit for a commercial use. I live in Wailuku Heights and I have lived there for 17 years. And I'm concerned about the increase in noise and traffic and how this will affect the safety of the community, especially my three young children who often walk the neighborhood and play in the park. If alcohol is consumed, an even greater concern is drunk driving on the streets in the neighborhood.

My husband, Dr. Mitchell Tasaki, is a trauma surgeon and sees firsthand the devastating results of accidents caused by drunk driving. We don't want any increased chance that this will occur.

This special permit will jeopardize the safety of a whole community for the benefit of only one person. Because of this, I ask that you not recommend this special permit.

Thank you.

CHAIR TSAI: Thank you. Roger MacArthur followed by George Choi.

MR. CHOI: I'm sorry.

MR. MacARTHUR: I'm Roger MacArthur. Good morning, Members of the Commission.

I have lived here, got here in 1974. I've heard a lot of testimony. The first time I've ever taken it upon myself to come before any public group. But I've lived in Wailuku Heights since 19 -- 2000. And I moved up there because I enjoyed the peace, the quiet, the tranquility of that neighborhood. It's been wonderful.

And they often say that change is a good thing. I'm not so sure that the change that we're looking at right now with the proposal by Lona Ridge is a good thing.

I don't feel that having four meetings per month with 60 people up there per meeting is a good thing. I don't think that the traffic that's associated with those people coming up to her premises is a good thing. I don't think the caterers, I don't feel the musicians, I don't feel the photographers are a good thing to be going up the hill, and coming down the hill is a good thing. I don't think the noise that will emanate from her premises from entertainment is a good thing. I do not think the issue of having cars coming down there with the possibility of alcohol on the drivers is a good thing.

So with that, I would hope that you, as Planning Members, give consideration to the people who live up there.

I've listened to a lot of testimony. And a lot of

these people that are in favor of Lona Ridge do not live in Wailuku Heights. They are there to attend her various good activities, but they are not people who live in the community.

We are concerned about our community. It's a great place. And most people, I believe, moved there because there was no business activity. We do not need business activity in Wailuku Heights.

And with that, I hope you people take that and give it good consideration. I thank you very much for your time. Aloha.

CHAIR TSAI: Thank you. George Choi, followed by Lester Yano. Okay.

MR. CHOI: Good morning, Commission. Thank you for listening.

And I want to thank my neighbors for letting me jump ahead in line. I can't come back 11:00 this afternoon.

I have heard --

CHAIR TSAI: Please identify yourself.

MR. CHUNG: I'm George Choi. I live on 747 Maalahi Street. Get my train of thought here.

You have heard a lot of persuasive arguments against the proposal, and you're gonna hear a lot more, so I'm gonna spare you the redundancy of my testimony. What I do want to say is that I value my home and neighborhood a

sanctuary. And I practice psychology in Wailuku. In a nutshell, what I do every day is help people find peace and harmony in they lives. When I go home from the day, I want -- certainly want the same thing for myself. And knowing having commercial ventures in my neighborhood is a direct violation for myself.

So I just want to say and stand before you, I stand opposed to this petition. Thank you.

CHAIR TSAI: Thank you. Estelle Chun.

MS. CHUN: I'll defer.

CHAIR TSAI: Tom Morris, Morris.

MR. MORRIS: Defer, please.

CHAIR TSAI: Noreen Sereno.

MS. SERENO: I'm gonna defer.

CHAIR TSAI: David Sereno.

MR. SERENO: I'll speak.

CHAIR TSAI: Followed by Merlyn Scott.

MR. SERENO: My name is David Sereno. My wife and I live at 532 Kulaiwi Drive. We've been there since 2005, I believe.

And I had the opportunity to review a video of one of your meetings back in February of this year. And somebody expressed, based on their knowledge of Elmer Carvalho's plan, that Kihei was for tourists and Central Maui was for locals.

Well, I can assure you, at least in my experience, having been born and raised on Oahu and moving here in 1988, there's no weddings that are occurring with 60 people who are local. I have not been to a baby luau for 60 people who are local.

This whole industry is geared to tourism. If the -- if the board agrees to this type of behavior and this type of activity, it's saying bring the tourists into our neighborhoods, bring them and let's expand Wailea.

And when you grant the permit like this, you have to have some trust. And, frankly, Leona Wilson cannot be trusted.

She told us to our faces, we met in a garage before she really started the building process, and she promised us she just wanted to live there peacefully with her husband. She confirmed this in -- in a meeting we had just a few months ago. She said she changed her mind because she needed money.

She can't be trusted. She -- she signed documents saying she'll abide by the covenants, and she doesn't. She simply can't be trusted.

She tells people, based on the letters that I've reviewed, that these are only daytime events. That's what the letters say. Apparently, because she has told them that. She simply can't be trusted.

She tells people this has to do with her farm tours. This is not about her farm tours. This is about weddings, this is about photo shoots, this is about movie filming. This is about bringing another almost 3,000 guests a year up to our neighborhood. That doesn't include the cater -- the caterers or any of the other event people.

By granting this, you are trusting that somehow she will agree and enforce 60 people, but based on her past behavior of not -- not allowing -- not going along with her word. So maybe 60 or 70, maybe 8:00 p.m. is 8:30.

She has two violations currently. She has a second Notice of Violation that's been filed on something to do with Lona Ridge. She can't comply. And the one time she should be complying, to look her best, she can't comply. She'll make her own rules. And she'll know we can't police the events.

By granting the Special Use Permit, you're saying okay to liquor at parties. And let me give you an example. If you look at her website for the tea parties --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. SERENO: Sorry. I'll do it -- I'll be over in just a sec. The tea parties say bring your own champagne. We're talking about somebody who is encouraging drinking and harming my neighborhood.

Thank you guys for letting me speak.

CHAIR TSAI: Thank you, David. Followed by Rick Scott, Merlyn Scott.

MS. SCOTT: Yes. Good morning. I'm Merlyn Scott, residing in 538 Polulani Drive, I'm around 400 feet away -- or 500 feet away from Leona Ridge [sic]. I'm just asking for -- to the Maui Commission that please do not -- well, I'm opposing to -- about this special permit to Leona Ridge [sic]. The fact that Wailuku Heights is noncommercial, residential community. And the noise from the top -- well, I'm like very close to the property. And just for regular basic conversation of two people up there, I can hear word by word of what they're saying. So please do not grant the special permit to Leona.

Thank you.

CHAIR TSAI: Rick Scott followed by Anne-Marie Bitonti.

MR. SCOTT: Good morning, everyone. My name is Rick Scott. And I live at 538 Polulani Drive.

To start out, I would like to say I've heard a lot of advantages for people that live outside the neighborhood and I don't hear too many advantages for the people who live in the community.

I also live within 500 feet of Leona Ridge [sic]. And my main concern is the noise. I'm very sympathetic for the people that live on the main road going up to the ridge,

and the traffic and the noise. I was over there witnessing it, and it is -- it's out of hand.

I've been a chef for over 50 years. I work all over the world. I worked in 12 countries. I worked for United States presidents, prime ministers, kings, ambassadors, Chief Deputy of NATO. I could have started a very lucrative business in my home. I am very well equipped, I have a big enough home. I could have started a very lucrative business myself, but, in respect to the CC&Rs and to my neighbors, I never went to that approach.

I'm worried that if permits are given for businesses, what's going to stop other people from starting businesses in the community, also.

So the issues that I'm concerned with is abiding by the CC&Rs, the traffic, the people drinking, the alcohol, mostly, the sound level and the noise pollution, children playing on the street.

Another thing is crime in the neighborhood. It's gonna -- it's gonna draw more and more attention to -- people in the community to see these -- we have some very beautiful and expensive homes up there. And I -- I -- I fear that crime could be another issue.

Home values could decrease. And I already see several houses for sale with the intention that they fear that a business is going to start there.

Thank you for your attention.

CHAIR TSAI: Thank you. Anne-Marie Bitonti and then and Mario Bitonti.

MS. DIEHL: Are they outside.

MR. DIEHL: In the hallway.

MS. DIEHL: Can you call their name?

CHAIR TSAI: Gary Wong.

MR. WONG: Hello. My name is Gary Wong. I live on Nipo Street in Wailuku Heights Phase I. I've actually lived in Wailuku Heights during the original phase, which is built in 1950s. So I've been a resident for 60 years. I oppose this Special Use Permit. It benefits no one in Wailuku Heights Phase I, II, or even the original subdivision.

As mentioned by other speakers, there's the cons of noise. I can imagine possibly drones being used for filming special events, possibly helicopters, if there's paparazzi, like a special wedding, and, also, increased traffic.

One of my main concerns is the worst case scenario. If there were a fire up there, are there adequate fire hydrants? Could a fire truck get up there? Are there more than one exit? Is there only one road up there? What would people do?

Would you allow any business, commercial

establishment, to have only one entrance in or out? That doesn't make sense. It's very dangerous.

I could see even like Commissioner Hedani's house burning down in a fire that got out of control because fire trucks could not get up there, a strong wind blowing embers down, raining on everybody's house. It could literally destroy the neighborhood. There's no -- there's no fire safety things that could prevent that. You know, a fire on a hill without water, how -- how do we combat that?

Again, I oppose the Special Use Permit. Thank you.

CHAIR TSAI: So is Anne-Marie Bitonti and -- no? Okay. Richard Sato.

MR. SATO: Thank you, Commissioners. I live in Wailuku Heights. I've been a resident there for about six years. And I love the area.

I've heard a lot of emotional testimony. And I think what the Commissioners need to do is probably take a step back, and, really, the attendees here, too.

I don't think any of us are disagreeing with Leona's motives to help the young, to help people in need. I applaud that. I'm in hospitality, I see that happen all -- all the time.

What we're opposed to -- or what I am opposed to is the actual use of the property. It is, as everybody has

said, going to create fire, life safety hazards. I mean, if you think about it, if you lose one life, what is that cost worth in all the other benefits that have been listed before? So I'm opposed to this.

The other thing that I -- I would -- I would encourage the Commissioners to do is look at the actual costs. In other words, the infrastructure costs. If you think about all the cars and all the traffic and all the increased demands on the infrastructure up in Wailuku Heights -- the streets, right now, if you've noticed, in the area are already starting to crumble. Can you imagine what more traffic will do to that? That means it's more taxpayer dollars that you're going to have to approve because of this special permit.

So I'm opposed to that. I hope you take heed. And thank you for your time.

CHAIR TSAI: Thank you, Richard. Boyd Mossman.

UNIDENTIFIED SPEAKER: Excuse me. Judge Mossman wished to speak in favor of the application, but he was not able to stay any longer. He just left about two minutes ago.

CHAIR TSAI: Okay. Thank you. Sarah Gray. Yeah. Okay. Ask them if they want to defer. No. And ask -- thank you. Marseu Simpson. Somebody else outside? No. Kimo Kay.

UNIDENTIFIED SPEAKER: Judge Mossman is here. The Judge is here.

CHAIR TSAI: Okay. Okay. Please identify yourself. You have three minutes.

MR. MOSSMAN: Mr. Chairman, Members, my name is Boyd Mossman. I am not a resident of Wailuku Heights, but, for the last 45 years, I've watched Wailuku Heights build. And so I appreciate the value of the homes up there and what all the opposition is representing. I understand where they're coming from.

I just want to add a little bit to the letter that I already submitted in saying that it seems to me that we're here looking at -- on -- on paper, you're looking at a issue of commercialization of that area. I think that you need to consider what has been established up there already, from what I have observed of the culture. So it's kind of like weighing the benefit of the culture against the detriment of commercial.

And it seems to me that, when you talk commercial, it's only commercial because this place is zoned Agriculture. Can you imagine if that -- I think it's six acres -- I'm not even sure how big that place is -- were ag and they were growing pineapples or -- or any kind of crops, and they had trucks going up there every single day, up and down and up and down and up and down, what would be

happening up there? It's zoned Agriculture. They can do that kind of business, which, to me, is more so than what's being asked for the commercial Special Use Permit, which is limited in scope.

So my suggestion and my support is for allowing the Special Use Permit under certain conditions. And I know it's a difficult decision. You're the decision-makers. And I commend you for -- for taking the time for all of us to be able to speak to you.

Mahalo.

CHAIR TSAI: Thank you, Judge Mossman. Kimo Kay. Susan -- is he outside? Can somebody check, please? Defer, okay. And what about Susan Sato?

UNIDENTIFIED SPEAKER: Defer to 1:00. She just left.

CHAIR TSAI: Okay. Jean-Claude Wietzel.

MR. WIETZEL: Good morning. My name is Jean-Claude Wietzel. I live on 369 Kuikahi Drive. I moved to Wailuku about three years ago. We just moved from oversea. And the reason why we bought a home in Wailuku Heights is because I was told it's a residential area, it is quiet, it is peaceful, it is safe for your children to live there.

Now, I just happened to have found out a few days ago that Ms. Wilson was applying for permits to have

commercial activities on her property. And the way I found out is through a friend who happens to live on Wailuku Heights. However, because of a technicality of the subdivision, all the homeowners on the subdivision one that I'm from were not officially advised of this application. I spoke to my neighbors. They didn't know about what's going on. However, they live on Kuikahi Drive, which is the main access to that property.

All those homeowners, including myself, will be disturbed by heavy traffic going to those events. I can assure you -- I'm from the hospitality industry and I know what it's like to organize weddings events, catering events. On the application, it is mentioned that it would only be 8:00 to 8:00 p.m., four times a month. It doesn't work that way. When you have caterers, they come there before with trucks, they set up the events, they may even finish at 8:00, but then they have to clear everything. Then they come on Sunday. So now we're talking about three days a week having disruptions, having traffic and creating a lot of noise.

And also, you know, having those events would create some concerns with heavy drinking. And, you know, a big concern for the safety of our children, of my children.

And, also, as it was mentioned before by somebody else testifying, you know, will affect the value of our

homes and the tranquility of where we live.

So I hope, when you make a decision, you dissociate between organizing events for children, which I think is a very nice cause, but organizing weddings, scheduling event for commercial purposes to the benefit of one person, at the expense of other homeowners, I don't think, personally, it's reasonable. So I hope you make a right wholesome decision.

Thank you very much.

CHAIR TSAI: Thank you, Jean-Claude. Questions? Ian Hollingsworth.

UNIDENTIFIED SPEAKER: He's for Item 3.

CHAIR TSAI: Okay. Defer. Deborah Takahashi.

UNIDENTIFIED SPEAKER: She deferred.

CHAIR TSAI: Okay.

UNIDENTIFIED SPEAKER: She defers.

CHAIR TSAI: She defers, okay. Oh, my goodness. What is that? Yeah. Rick Kelley -- Rick -- yeah, Rick Kelley -- sorry, I can't even read the last name -- who lives in 661 Maalahi Street. Not here.

DIRECTOR SPENCE: Kurt, can you check outside?

UNIDENTIFIED SPEAKER: Chair, I think some people were under the impression that they could leave and --

CHAIR TSAI: Okay.

UNIDENTIFIED SPEAKER: -- come back at 1:00. So I

think we should defer to that potential default. If they don't show up at 1:00, then they forfeit.

CHAIR TSAI: Sounds good. Thank you. Christopher Baith, Baith. Lauren Spallino.

MS. SPALLINO: Good morning, Commissioners. I'm Lauren Spallino. I lived in -- on Kuikahi Drive for 27 years. Our husband brought up our family there. My notes I'm scrapping because there have been so many good points, and I'm just going to ad lib and I will keep it under three minutes.

I'm really glad that I had a chance to hear not only the people against, which I am very strongly against this, but, also, the people for. Because some of the people talked about the personal attributes of this owner. I don't know her. I've never met her. But they had a lot of good kind things to say about her background and what she's done and her education.

And my background is hospitality industry, banquets, catering, events, large, small, conferences, commercial. I know it backwards and forwards. I've been very blessed to be in the education -- DOE employee for the last over 10 years. So I really applaud what she's doing in terms of students.

And someone came up to me and said, you know what, I live here, I would gladly contribute to her education

events, we just don't want the commercial. I know that commercial event aspect.

I was actually -- we were very lucky to be at a wedding in Olowalu and -- a month ago, we -- our godchild got married. And I got to see three weddings back to back. The noise. And I know this. That's a neighborhood, those people are greatly affected.

We're talking about the commercial aspects. She may be a very fine person. I don't know if I'll ever get to meet her. And it's -- quite honestly, based on what I've seen what she's doing to her neighbors, I -- I don't know any family member or friend, anybody I know, who would do something like this in the face of so much resentment from neighbors. I don't know if anyone in this room would do something, a commercial venue, that would affect people's lives and their homes. And she may be a very good person, but she's not a good neighbor.

So I do wish that you put that in consideration as you're making a very important decision that do affect a lot of people. Thank you.

CHAIR TSAI: Thank you. Linda Ann Unemori followed by Alan Unemori.

UNIDENTIFIED SPEAKER: Both defer.

CHAIR TSAI: Okay. Ninn Shishido. Oh, boy. Somebody lives at --

DIRECTOR SPENCE: Can you please -- Kurt, why don't you just stay at the back door and check names as they're called?

CHAIR TSAI: Thank you, Kurt.

MR. WOLLENHAUPT: Not there.

CHAIR TSAI: Okay.

DIRECTOR SPENCE: I'm looking at a Julie at --

CHAIR TSAI: 2084 --

MR. WOLLENHAUPT: Nobody out there is waiting for Lona Ridge.

DIRECTOR SPENCE: Okay. Great.

CHAIR TSAI: Ratree Weitzel. Norma Cronkite.

MS. CRONKITE: Mr. Chair, I'll defer to 1:00.

CHAIR TSAI: Okay. Hall Davis.

UNIDENTIFIED SPEAKER: He's deferring.

CHAIR TSAI: Kimberly Parducci. Clayton Nishikawa.

UNIDENTIFIED SPEAKER: He's deferring to 1:00.

CHAIR TSAI: Albert Hahn.

UNIDENTIFIED SPEAKER: He deferred to 1:00.

CHAIR TSAI: That looks like a Morgan, George or -- Al Corella. Please identify yourself. You have three minutes.

MR. CORRELLA: Good morning. My name is Al Corella. And I live in Wailuku Heights. I vehemently

oppose this Conditional Use Permit which is before this commission and was initiated by Leona Wilson.

Approval of this variance will not benefit the quality of life, safety and serenity in our community of Wailuku Heights. Approval will simply line the pockets of Leona Wilson with monies obtained through the disruption caused by her parties and special events at the expense of her neighbors.

Leona Wilson already has approval for farm tours for children and seniors. She does not need the Conditional Use Permit to fulfill this public service she has led us to believe. She needs this variance so she can run a commercial enterprise out of her property in a neighborhood that has been zoned as Residential.

She knowingly purchased in Wailuku Heights where the restrictions would limit the use of the property for only residential structures and companion garages.

If you approve this variance, the approval will only benefit Leona Wilson. If you approve this variance, every Tom, Dick and Jane who lives in a residential neighborhood and whose CC&Rs prohibit commercial endeavors will have the foundation to negate the existence of the CC&Rs.

If you approve this variance, you will single-handedly destroy our community. You will lower our

property values, who, for most of us, is our largest personal investment. You will reduce the amount of tax dollars going to County coffers.

Most of us bought into Wailuku Heights because it is a safe and tranquil neighborhood. Most of us have children and wanted them to grow up and prosper in such an environment.

Leona Wilson wants to change the character of the neighborhood by holding privates parties, weddings and corporate events where alcoholic beverages and illegal drugs will be dispensed. Consequently, we will have to be more (inaudible) of our children and elderly because there will be many drivers under the influence roaming aimlessly through our neighborhood, trying to find their way off our mountain.

Many of these events will take place at night and on weekends. Who is going to police all this debauchery to ensure that Leona Wilson is not violating the parameters of the variance?

There will be over 100 people, we are told, to these commercial events. These people are from outside of the community and they do not have a vested interest in maintaining our quality of life. No doubt they will represent a cross-section of the public. That means that our community will have an influx of criminals who prey

specifically on children and the elderly. Gang members and dope peddlers and sexual predators will prevail. We do not need to import this criminal element.

CHAIR TSAI: Please conclude, sir.

MR. CORRELLA: In closing, I just want to remind the Commissioners that you will not be commissioners forever. One day, you will have a Leona Wilson move into your neighborhood, and that person will want to turn your neighborhood upside down. And you will breathe a sigh of relief and say, boy, am I glad that I voted against that variance --

CHAIR TSAI: Please conclude, sir.

MR. CORRELLA: -- because the right thing was done and no precedent was established.

Thank you very much.

CHAIR TSAI: Thank you. Susan Asato. Edwin Asato after.

MS. ASATO: He'll defer.

I am Susan Asato. I live on 662 South Alu. I'm a grandma. I have 11 grandchildren, and nine of them live on south Alu Road. And the ages are between, now, two years old through 13. The other two also come up to play with their nine cousins all the time. They're always on the streets, biking, skating, not only on the sidewalks, but across the street, because they live across the street from

me. And I'm concerned for the safety of the children because my children -- my children, my son and my daughter and their spouses, are not irresponsible parents, but children run off and without the parents knowing. And we live on the mountainside. So there's a driveway. All our driveways go down to the road. And there's already been incidences where they were on their tricycles and they rode right down into the street. And, you know, again, my -- my children are not irresponsible parents, but the children -- my daughter has five children. And her little two-year-old went through the gate, escaped, and was walking on the street. And so those things happen.

So I'm just here to say not only children, but there are a lot of dog owners in Wailuku Heights. I think everybody owns at least one dog, and most people own two dogs. Everybody walks their dogs. And I've heard of my neighbor down the street, she was having a garage sale. And she didn't think her dog, you know, would cross the street. And the dog did and got run over. Again, she's not a irresponsible owner, but the person who was driving was not looking directly straight ahead on the street. Otherwise, they would have stopped.

So I think there's incidences where there's careless drivers as well as careless children, careless parents, but with the added traffic, I just -- you know, if

this is gonna pass, I would like to at least give us a calendar of events so that we can be extra aware that there's a wedding that's going to happen on that day. Maybe we can take our kids and make sure they're not on the street when these events are happening. So if there's more communication with homeowners on what's happening, when it's happening, I would really appreciate that.

So thank you.

CHAIR TSAI: Thank you. Steve Gatchel. Charles Meyer? Is that -- Raysha Mamima.

UNIDENTIFIED SPEAKER: Deferring.

CHAIR TSAI: Mitchell Tasaki. Okay. Clare Kihara. Anybody -- anybody else wish to testify? Please come forward. Identify yourself.

MS. KIHARA: I'm Clare Kihara. And my husband and I reside at 544 Polulani Drive. This residence is within 500 feet of the State Agricultural District, at 588 Kulaiwi Drive. We are against the granting of a state land use commission special and a conditional permit to operate the Lona Ridge special events projects.

The association covenants of both Wailuku Heights I and II prohibit commercial activities. We strongly support keeping the subdivisions in residential zoning with no exceptions.

In a letter of opposition by another person, the

issue of noise was brought up. Ms. Wilson's response was that noise travels upwards. However, that is a common misconception. Noise goes in all directions subject to various factors.

We live below 588 Kulaiwi. And I can attest that noise does travel downwards. We do not look forward to increased decibel levels as the number of times this would occur.

Mr. Larry Hudson has refused to recuse himself. And I suppose this is his legal prerogative. He stated that, to the effect, he's able to make up his mind and make a decision.

There was a site inspection August 9th, 2016, at Lona Ridge. And I understand that his facial expressions and body language indicated that he had already made up his mind.

And I leave you with that.

CHAIR TSAI: Okay. Anyone else wish to testify? Please come forward, identify yourself. You have three minutes.

MR. MEGLA: My name is Charles Megla. I live at 461 Kulaiwi Drive, Wailuku Heights.

Thank you for all being here and listening.

I just want to make everybody aware that all the -- most of these people out here actually work and have

taken off work today to be here, just as you're being paid to be here. So they're making an investment in what we're doing here today; we're not just here after work.

CHAIR TSAI: Just to let you know, we're not getting paid for this.

MR. MEGLA: Okay. Thank you. Sorry about that. Sorry.

The next thing I want to say is predictability.

CHAIR TSAI: Will is.

MR. MEGLA: We all make decisions based on predictability. This is Maui, Hawaii. Whether it's low income, high income, it doesn't matter what it is, if this is allowed to move forward, the predictability of loans and interest rates and the risks associated with it for banks to make loans, in Maui, Hawaii, doesn't matter, low income or whatever, if Maui Planning Commission cannot be predictable and they go ahead and approve this type of activity in Maui, that goes into the risk factor associated with loans on every house on Maui, whether it be Wailea or here. If you want to build a $6 million house that you can only get $3 million with and then come down here to the Planning Commission and try to get them to change it to commercial so you can get your $6 million back, more power to you. But if you endorse that kind of behavior, it is going to affect property values all over Maui, because you become not

predictable. Think about that.

CHAIR TSAI: Okay. Anyone else wish to testify? Please come forward, identify yourself. You have three minutes.

MR. HARAMOTO: My name is Donald Haramoto. I live in Pukalani on Iolani Street, directly across the community playground and just above the school.

I've heard a lot of testimony this morning about the effects of noise, traffic, possible drinking. And I know from personal experience that those things happen all over the place.

And with a playground directly across from me, there's always noise, there's always activity, every Saturday, Sunday, after school. None of those things have bothered me at all. In fact, I welcome it.

And when I hear music coming from the community center on the weekends with a wedding party or a birthday party, or whatever activity, I relish that. I say something is going on where people are enjoying it.

It is not something that you cannot tolerate. The noise, before you know it, it -- it kind of seems to disappear. You don't hear it anymore.

I think that the activity that Leona wants to plan for is not for her to be making millions of dollars knowledge. She doesn't need that. It's not that she wants

to promote something for herself. And I think it is tremendous that she takes this opportunity to share what she has with others.

I have had many long conversations with Leona over the past years. And she advocates helping children who are at risk, trying to inspire kids to develop into good citizens of the community, giving them hope. She advocates supporting senior citizens and welcome them to her place. She advocates preserving the `aina. She advocates taking care of the things that we have (inaudible).

I know Leona to be a very responsible individual, someone who cares, and does not want to infringe on the community and does whatever she can to mitigate the kinds of activities she holds at her place. I have been to several of these functions. And she's always concerned about the traffic, always concerned about excessive noise.

And I don't think that granting her the special permit -- Special Use Permit is going to impair her consideration now. I especially --

MS. TAKAYAMA-CORDEN: Three minutes.

CHAIR TSAI: Thank you.

MR. HARAMOTO: Can I just wrap up one more thing?

CHAIR TSAI: Yes.

MR. HARAMOTO: I have seen many expensive estates throughout the island that I am not privileged to go on

because they're restricted property and I'm not in the -- in the know of the people, of the owners. Here is an exclusive property that is being opened up to people who are not able to visit this kind of place.

Thank you very much.

CHAIR TSAI: Thank you. I have a new sign-up here, for Steve --

MR. GATCHEL: Gatchel.

CHAIR TSAI: -- Gatchel. You want to testify now?

MR. GATCHEL: Please. Thank you.

CHAIR TSAI: Yeah. Please come forward, identify yourself. You have three minutes.

MR. GATCHEL: Aloha, Council, and aloha, public. Thank you for listening to my testimony.

I came here today on behalf of Ian Hollingsworth and his family, but I would also like to speak very briefly for Tim and Michael Moore who are also -- I just saw them here, by chance. Thank you. Both of these -- both of these parties are applying for TVRs. I live in a neighborhood where there's TVRs. And I -- I know about this quite a bit.

I've lived here on Maui since 1984. I've developed properties. I grew up in Honolulu, so I know the pros and cons. There's good neighbors and there's bad neighbors.

It's funny that the thing about TVRs, some people

say, oh, it's gonna be a TVR. And I think of some of the neighbors I have, there was -- one of my neighbors had a bus in his front yard that was the party bus. It was like a 30-foot-long bus that was bright orange. And I thought, well, I'd rather have a vacationer than a party bus in my -- in my neighborhood. And there's all kinds. We've got -- you've got dogs, you've got crazy old men. I've got -- my -- my father has dementia, and he yells obscenities and listens to Fox News very loud. So we're not the favorite people in our neighborhood, but we try to be good neighbors.

And the important thing, I think, about anybody applying for a TVR is that they have a stake in the game, that they're here, that they're part of the community. Ian came here when he was about 20 years old, he had long hair, a guitar over his shoulders, and -- and he was barefoot. And he came here with nothing, his family had nothing. And he built a family -- he built a business, he became a part of the community, he employs a lot of people, and he has a stake in this community. And he is a good neighbor. And he will continue to be a good neighbor even after he's not there.

I think one of the worst neighbors that you could have in the world is somebody with a drum set. Ian has a drum set, so do I, but we're good enough neighbors not to play our drums. And Ian is that kind of a person. He's a

great drummer, and I'm a terrible drummer. So if Ian played his drums, it wouldn't be so bad, but he doesn't play his drums because he's a good neighbor. And I know he will honor and respect his neighbors going forward with his TVR.

With regard to Michael Moore and Tim Moore, I can't say enough good things about these two individuals. They employ tons of people. They're very, very entrenched in the Hawaiian culture. They own a luau, they perpetuate the culture, they employ tons of people. They're two of the most solid individuals that I've ever come across. And I've known them both for over 30 years.

Thank you for hearing my testimony.

CHAIR TSAI: Thank you. Anyone else wish to testify at this time? Please come forward, identify yourself. You have three minutes.

MR. ROCHA: Hi. I'm Leroy Rocha, retired Police Department. And I don't even recognize my sister anymore from all the bullshit been going on. She's a drug addict, she's a liar, cannot be trusted. They don't even know her. But, yet, they come up here and lie like a cheap rug.

And this isn't America anymore. You can do what you want. You get some jackasses that lies to you folks. I know how you guys can stand it, sitting down and being lied to.

I had more, but I better stop.

Thank you.

CHAIR TSAI: Anyone else wish to testify at this point? Seeing none, public testimony is now closed.

Director, we have next item, C.

(Recess, 11:19 a.m. to 1:36 p.m.)

CHAIR TSAI: Maui Planning Commission is called back to order. Okay. So now we're going to circle back to our public hearing Item D.1., the hot topic here. The way we're going to do this is we're going to hear presentation from the applicant, then we're going to go open the floor for public testimony. So those of you who guys who decided to wait to testify, who hasn't testified in the morning, you may come forward and testify. We are going to hear all the testimonies and then we're going to go straight to the intervention.

And for the Commissioners, we have a choice to hear the intervention and either grant the intervention or not.

With that, we're going to go to the public hearing D.1. Director, you want to say something?

DIRECTOR SPENCE: No, I don't.

CHAIR TSAI: So, Gina.

MS. FLAMMER: Okay. So since you just explained the process we're going to go through, all I'm going to do right now is introduce the applicant, Leona Wilson, so that

she can give her presentation and description of the project.

Oh, okay. Okay. We're going to have her representative, Debbie Wright, come up first.

MS. WRIGHT: Thank you. Good afternoon, Commissioners, Mr. Spence and Corporation Counsel. I am going to be very, very brief and then Ms. Wilson will do her presentation.

What I want to do is speak to the Commissioners about -- is simply about the agricultural use of the property and the importance of that. As we all know, in Hawaii, our State Constitution and many of our laws are designed to try and help and foster agriculture. And, unfortunately, over the years, we've lost some of our large agriculture on Maui. We've lost pineapple, predominantly, there's still a little, and we've lost sugarcane now. So the small farms are what we have left.

And this property, the County designation is Ag. The State designation, except for one little corner, I think it's a quarter of an acre, is Ag. And if you've read the application and everything -- and I know you've gone up to the property -- you know that this is not one of those instances where it is a sort of pretend that you're doing some agriculture to meet some sort of requirement for your -- your residence.

This is truly a working farm. You have the Koaia, you have the Koa, you have a long list of other fruit trees and other types of agriculture up there. And it's important to foster the agriculture.

So getting into the reasons for a Special Use Permit and a Conditional Use Permit is that because of changed circumstances for Ms. Wilson after the time when this plan was in place to try and sponsor and support some endangered species and a lot of natural agricultural products in Hawaii, her husband died. And once that happened, she had to find other ways and creative ways to keep the farm going, is really what it comes down to.

Now, she has done agricultural tours and still does those, which are part of her Ag permits that's already in existence. There are a lot of those things that she is allowed to do at this time.

They -- she does a lot of them for a very minimal amount of money, for the -- you've heard for the school children, for seniors, for veterans and all of this kind of stuff. And she would like to be able to keep doing that, but there comes a point where there's only so much she can do with the minimal amount of money that is being produced. Because a lot of the agriculture, and especially the Koaia trees, which she has like 300 of at this particular point, are not going to produce for 18 years from when they were

planted, which I think was 2011.

So she's got a long haul ahead of her until it becomes, you know, a crop that will produce, but it's an important crop for Hawaii. It's an important cultural crop. And so from both the cultural and the agricultural aspects, we think that the permits are -- are needed and are in support of the agricultural uses on the property.

And, like I said, anyone who's seen the property or if you look at the photographs and the listings in both the -- the Department of Planning's report and in the application, you can see that this is not something that is some minor, you know, by-the-side type of agricultural use. It is a serious working farm and Ms. Wilson has come up with creative ways, with limitations on them, that should help to support the farm.

And that's all. Thank you.

MS. WILSON: Good afternoon, Commissioners. I'm Leona Rocha Wilson. Just to give you a little bit of background about who I am. Yes, I do own Lona Ridge. And I am here today to request a Special Use Permit and a Conditional Permit.

Before going to the specifics of my application, I would like to share a little family background.

First of all, I have to apologize for my brother Leroy. There he is. He's my big brother and he's

protecting me. So, Leroy, I love you still.

In any case, as far as I'm concerned, I was born and raised in H'poko in a camp, in a camp home. Two parents Frank Rocha and Mary Rocha. My mother came here from Portugal when she was just three months old.

And I tell the story to all the children that come to my home and all the -- in fact, all the tourists and anyone that comes to our home, we tell them the importance of the immigrants and what their contribution was to these -- to -- to the islands. We talk about the plantation days.

So just a little about me. I attended schools here on Maui. I went to -- we were in H'poko, and then my parents moved to Kahului. And so I had to change schools. I was at Maui High, the Old Maui High, and then came down to Baldwin High. So I graduated from Baldwin High. And then I was -- my mom, with a fourth-grade education, has the wisdom so sit me down and say, "Leona, what are we going to do with you?" You -- well, who's laughing? "What are we going to do with you?" She -- she felt I had a little something to contribute. And so she said, "Why don't we find a way for you to get an education?" Here, my mom with a fourth-grade education, my dad with a fourth-grade education. And today, I stand before you educated, college education, one generation.

And that also only happened because I joined the service. I was -- I just joined after the Korean War. I graduated from high school in 1955, and then went to the military. And -- and I got training as a dental technician. Hawaii produced two of the first females to graduate from that special school in Fort Sam Houston, Texas. And one was a girl from Honolulu and myself here from Maui. Prior to that, only men went to the school. There were two other women that also graduated, but the rest just didn't make it.

So that -- so what happened was, because I didn't know about what I wanted to study, it was only until after I got through with the military that I started to go look to see what is it that I really, really wanted to do with my life. And what I really wanted to do I had no clue, because college was an option because I had the GI Bill, but I didn't know what I wanted to study until I got pregnant. I was married, I got pregnant after eight years. I had my son. And I -- when I got pregnant, I started to sew my own clothes. I went to take a class at the Y. And it was at that point that I took to the fashion aspect of it.

I looked at what I could study. And I went to the Fashion Institute of Technology, a state university. And I realized, I was working during the day, I had a baby, and I needed to go to school. So I went to school at night. It took me eight years at night to get my degree.

While I went to school, I designed and actually received a U.S. patent for a ruler. As a matter of fact, I saw a woman here -- there she is. It's still being sold today.

And I don't know who you are, but thank you for bringing it.

When I -- when I designed it, it was -- I was still in school. And I got the U.S. patent. And as I did that, it changed -- it revolutionized the way patterns were being altered. So I started my company, Fashionetics, I went into -- I worked very, very hard day and night and many, many weekends in order to accomplish what I think my parents wanted me to do. And I worked and, finally, I was fortunate enough to sell the company. And so I sold Fashionetics.

And then somebody in Washington, D.C. saw me doing some television work. I received a call and said, would you mind representing us. And the project was Crafted with Pride, Made in USA. I was hired by the lobbying firm to travel the country to secure as many of the industries, the fabric industry, the shoe industry, the plastic industry, to save it here in this country. Obviously, we've lost most of this industry to other -- other countries. But that was a project that I was very, very proud of.

And then I got to be a spokesperson for a number

of people.

And for those of you who don't know H'poko, we spoke pidgin. And so if you can imagine someone like myself speaking pidgin and going to New York. And how did that happen and why am I so tight with the children? I had mentors. I had a lot of mentors, a lot of people who helped me to get to the next stage and the next stage in my life.

Finally, I was asked by Vogue Butterick to be their spokesperson. Again, coming from H'poko to end up in New York, it can only happen in America.

So I then met my husband, Bill Wilson. And, actually, I went to work for his company only because there was someone that I knew very well that had left the company and said, "We need a spokesperson at Vogue Butterick. Why don't we ask Leona Rocha?" And it was at that point that I did go to Vogue and I became their spokesperson.

And it was there that I met my husband Bill Wilson, who is the owner. And he only had a high school education, but he worked so hard. He worked until he finally bought the company. So he owned Vogue Butterick.

So what happens, when we got married, we both loved Maui, so we bought a house in Wailea in the Golf Estates. And we kept coming back, coming back, coming back. And my husband, who was a little bit older than I, said, "You know, Leona, I love being on Maui. I love playing golf

with Leroy. And I love with Chairman Baisa and that group. Could we -- could we move back to Maui?" And, of course, I jumped at it.

And so we moved, in 2006, back to Wailea. And we were there for a little while. Then fortunate enough that we ended up looking in "The Maui News." There was two or three lines in "The Maui News" that said six acres, Wailuku Heights, 820-whatever-thousand dollars. And I thought Wailuku Heights doesn't have six point acres. So I let that go the first time because I thought it was an error. The second time I called the realtor. And the realtor took me up there. She took me up there with a farmer. And it was interesting because the path -- it was really just a mountain with trees everywhere. There was just a path to walk up. Halfway up, we walked, the gentleman that came with -- that was also looking at the property, who was an agriculture person, he said, forget it, I'm not -- this doesn't -- this won't fly for ag, and he left. I continued to the top. And I walked up to the top through the trees to the very point. And it was then that I saw Maui like I've never seen Maui before.

And for those of you who have seen it on the site visit know that it's perhaps one of the most beautiful sites of Maui.

And so my husband then, it was his dream,

actually, and mine, was to move closer to family because that was why we came back. We came back to be with my family. And so we started to build a house up at Wailuku Heights.

But before we even did that, before we even started, we had this path, we called Ernie Rezents. And some of you may know Ernie Rezents, he's a horticulturist. He is -- used to write for "The Maui News". He is at the college. He is a -- he was at the college, he used to teach it, horticulture. We called him over and we said -- my husband and I walked the ridge at that point, and said, "Look, we need to do something with this, we want the land to do something, not just to waste."

And I might add, I could have sub -- we could have subdivided that property. It's 5.75 acres. We chose not to do it. We chose, instead, to ask Ernie to give us -- to do some research so we could utilize the land. He came back to us and said Koaia is probably the only thing that would work here.

The slope, as you saw, is quite prominent. We walk it. I mean, I -- I go pull weeds there all the time.

So we -- we have -- so when he looked at it, he said Koaia is the only thing. So we found native nursery in Kula who had all the Koaia trees. So we bought their -- their seedlings and we started planting.

And I have to say the entire property, which is 5.75 acres, has irrigation. We did not say, "Let nature take its course." We put those plants in because we had tremendous respect for it. And we expected it to provide, one, I think for the community to have these -- to further endemic and indigenous trees.

And so since then, we've been adding -- oh, gosh -- I have over 300. Debbie mentioned 300. We've lost track because, you know, when one dies, we put another one in. There's a pathogen, you all may know this -- a pathogen for Koaia and Koa. And so we installed and planted the entire building. So when my husband passed away -- I mean, the plants.

When my husband passed away, it was just in the beginning of -- of the place being developed. And knowing how much he loved Maui and wanted to complete the project, after his death, there was a stress in finances in order to continue the farm. It was -- the farm requires not only water, but we have to pump the water up to the -- to the water tank. We have to -- then gravity feed brings it down. So the cost of running it is really humungous.

And so when I looked at the finances, and I said, you know, perhaps what we can do is -- at that point, people were asking us to come to visit us. I mean, people kept saying, "Can we come up to your house?" We had people from

Japan, Germany, can we -- we had guests from everywhere, "Can we come up and see it?"

And so at that point, we thought we got the permit -- I don't think it's a permit. I think it's a -- it's not. It's a -- it's approval, yes? We got the approval to do tours as well as for lunch, lunches, which we -- we do periodically.

And I have to tell you, we had one tour that -- if it didn't make me really, really proud. We had one tour of 50 people who came from Canada that visited our farm. We did the tour of the plants, of the farm, and we did honey tasting, which is something else that we do because we raise some bees. So at that point, this group came from -- from Canada. And they knew that I was on the Chancellor's Advisory at the college. At the end of the tour, they handed me a check for $5,000 to give to the University of Hawaii Maui. It was -- it was most satisfying to have those additional funds to give to the college for scholarships.

Let's see. What else we need here?

Oh, the house. You know, we talk about the farm and the farm is really important, which is the thing that brings people up there. The trees, the medicinal purposes, how the Hawaiians -- the canoe plants, how did they bring them, how did they do that. So the children, the seniors, the adult and the tourists, everyone alike, gets that

education. They also get the education of kaukau tins, which we have. We talk about the kaukau tins and how important the -- it was to the camp life and certainly to the plantations. But the house, I always loved Charles Dickey's work. And for those of you that don't know Charles Dickey, Charles Dickey was here -- was one of the first architects to go to MIT from Hawaii. And his work, you probably recognize it at Seabury Hall, the Hui and so forth. So the house has tremendous significance, architectural significance.

In addition to that, the thing that I am most proud -- and everybody hears this -- the thing I'm most proud about that house, we built that house with local talent only. We did not bring in one person from off island. Be it the electricians, the wall guys, the floor guys, everyone was from Maui. We have incredible talent here.

Anyway, what I am trying do is to maintain the farm. And maintaining the farm, we -- it affords us the opportunity to bring many, many people up. Just -- I host them, it is just my pleasure. As you heard some of the children today, the two young adults today, they got so much from the trip up there to see the plants, the house and to listen to my story.

Anyway, just as another point, the fact that we

can do tours, we could open up Lona Ridge, which we did originally. We have a brochure -- we have a brochure here which I have put away because this brochure was intended to open up Lona Ridge three days a week. We were going to have tours, 10:00 in the morning and one in the afternoon. But when I sat with my associate Mars, I said, "Mars, this is not going to work. I really don't want to have three days a week of people coming up to, through the community and coming to the house. I live there. This is my home. I don't want people that are not by a guest list and appointed to be there or through a guest list." So we scrapped that. Instead of doing it three days a week, it was Wednesday, Friday and Sunday, two tours a day, not unlike what is happening up at Ali`i Farms.

So the alternative for us was to look to see how else we could generate income. And that was why we came to where we are today. And that -- what I am asking for now of you is to help me out to continue the farm, so I can continue to -- to grow the -- the cultural plants, to -- to bring the children up.

And I keep talking children. I know -- you know, I've heard somebody say, well, they can go someplace else to go look at -- at plants like this. If you listen to some of the other kids, they said not like Lona Ridge.

So what I am asking for, my request is this: I

would like to have four events a month. The hours will be from 8:00 in the morning to 8:00 p.m. That includes cleanup. So the guests would leave at 7:30. And these are guests. And I repeat, these are guests. These are guests. We will have a guest list, so we know who will be coming on the property.

There will be no street parking.

I am asking for approximately 100 people. And if you see our house, you know we can certainly accommodate that with all the land and the house that we have. And -- and we have, on property, 36 parking spots, on property. There will be no parking on the street.

Now, in the event that we have more people than we have parking spots, I have already talked with Lui Hokoana, who is the Chair of UH Maui College, if we could use his parking lot down at the college and shuttle people to our home, which he has agreed. And I offered him -- I said, "Look, Lui, be happy to pay for the space." He said, "No, no, no." I said what -- I tell you what, we'll give you $200 every time we have -- we use your parking spot. So I've worked the shuttling aspect of additional parking at -- from the college.

Very important, because noise has been talked about and talked about, there will be no amplified music.

There will be two of us on our property in any

event at all times, so we can control what is happening, besides the wedding planner or the corporate representative or whoever will also be there.

The ceremonies -- you know, they talk about noise. The ceremonies will generally end -- it ends up at the very point of our property. And that is a sacred sacrament. So it's not a blasting, you know, rock group that's going to be out there. It's the ceremony. And what would -- we are suggesting is that they come back to the house and have their celebration.

Actually, I would really, really like to have most of us to have -- the most people to have their ceremony and enjoy the talk and the congratulations for another hour or so and then go to the nearest restaurant and enjoy the celebration there. But -- you know, I would like to have that, but it's -- nonetheless, we have the facilities for a celebration at our home.

I did say that two members of Lona Ridge will be in attendance.

In any case, I am just going to finish by saying I really, really thank you all for listening to me. These permits mean a lot to me, means a lot to the community. And I intend to serve the community in any way I can. But that being said -- and I know you've heard a lot of things about me today. And as my brother said, it almost didn't

recognize me. And for those that know me well, they know that I have -- was brought up by Mary and Frank Rocha to have enormous respect for people. I appreciate your vote, please. Thank you.

CHAIR TSAI: Thank you. At this point, we're going to open the floor up for public testimony. Again, anyone who didn't testify this morning may come forward and can testify. You have three minutes. Please identify yourself. I have a list from this morning. I have a Ernie Cronkite.

MR. CRONKITE: Good afternoon, Ladies and Gentlemen of the Planning Commission. My name is Ernie Cronkite. I am a retired businessman and a resident of Wailuku Heights. I'm before you to ask that you approve Ms. Leona Wilson's application for a Special Use and Conditional Use Permit. Having a venue at Lona Ridge is really an asset to the people of Maui.

As a retiree, I have had time to go around the neighborhood, particularly Kulaiwi Street. I have never observed any children, dogs or older people walking on that street. I've seen -- I've observed many people on South Alu Road, and not that many people. And I have personal experience to those -- that statement. I go to Lona Ridge every Monday and have for the last year and-a-half.

Lona Ridge has great potential in serving the

needs of the students of Maui. There are numerous Native Hawaiian plants on the property that Leona tries to preserve. There are many artifacts on the property that she also has that could be educational, not only to the students, but to people in general.

I'll give you an example of something that's -- that she has done for students. I witnessed her giving an example of an artifact, which happens to be a lunchpail that was used at the plantation many, many years ago. The bottom of the lunchpail was filled with rice, the top part of the lunchpail was filled with meat. And what the workers did then would share the top part with each other. That's a true example of the aloha spirit. And that's what Ms. Wilson is trying to do to our students.

Yes, she wants to make some plans for some weddings. And the only reason she's doing that is to help assist the financing of the farm where she can, in turn, take some of that money that she's earning to bring more students up to Lona Ridge and teach them some more things about the Hawaiian heritage and the multicultural heritage of Maui.

I sincerely want to inform you that I really hope that you will support Ms. Leona Wilson at Lona Ridge because she is a true asset to the community of Maui. Mahalo for listening to me.

CHAIR TSAI: Thank you. This is the one I couldn't read the last name. William --

MR. CROCKETT: It's Crockett.

CHAIR TSAI: Okay. Please come forward, sir. Identify yourself.

MR. CROCKETT: First of all, I apologize for my handwriting. I didn't go to Baldwin -- I didn't go to St. -- I went to Baldwin, but I didn't go to St. Anthony. That's where they taught you penmanship.

The proceedings this afternoon -- and good afternoon, Chairman, Members of the Commission. The proceedings this afternoon are being conducted under the Hawaii Administrative Procedures Act, which was enacted in 1961. The Hawaii Administrative Procedures Act was one of the fundamental laws that were adopted immediately after statehood. It's a very important law. I think those of us who are still alive, having lived through the years since that time, now realize how very important it was.

An eon ago that I was starting law, the professors of administrative law were trying to explain to us the relationship between the emerging American administrative law and equity law that had been developed in England. The difference between equity law and the common law was that, in equity law, you could tailor a decision. You couldn't do that under common law. As a matter of fact, you can't do it

under law today. But in equity, you can tailor a decision. And that, our professors pointed out, was one of the advantages of the Administrative Procedures Act.

Now, the permits that are being requested today are two different statutes. One under one statute, the other is the County ordinance. And both the ordinance and the land use statute, which provides for the Special Use Permit that you're being asked to grant, are somewhat unique because they provide for the tailoring of your decision by conditions. I know the planners don't -- probably don't like me to say this, but, in truth, in planning, the area of being able to tailor a decision very often in enacting a Zoning Ordinance is not often open to you. But in this -- under these statutes -- under this statute, this ordinance, you can do that. And that's an important feature of the statute and ordinance under which you're operating.

Again, there's a bifurcation in the land use law between discretionary permits, mandatory permits. Clearly the permits that are being asked for are discretionary.

I want to go back to this idea of being able to tailor a decision. I sat through the morning part of your hearing, I listened to the protests. I don't necessarily agree with them. I understand Leroy's objection to some of the statements were made. But nevertheless, it's open to you under this statute and this ordinance to work out

conditions that are equitable to satisfy the various parties to this proceeding.

I live in Kula. However, I'm very familiar with the property. We go up to the property. We're good friends of Leona's. So, obviously --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. CROCKETT: I know her, I know the property. I don't know the -- anybody -- I've never been into any of the neighbors' homes, but if you look at the law and you look at the ordinance, it's clear that the requirements of the ordinance and the statute are satisfied by the application. The question, of course, is going to be what conditions you want to impose.

CHAIR TSAI: Thank you. Can you please conclude?

MR. CROCKETT: Thank you very much.

CHAIR TSAI: Lisa Davis, followed by Jaine --

MS. NAVA: Jaine.

CHAIR TSAI: -- Nava.

MS. DAVIS: Good afternoon. My name is Lisa Davis. I live on Kulaiwi Drive within 500 feet of the Wilson property. I don't have time to tell my full life story at this time, but be assured that each one of us has our own unique past experience that we bring here and that found our way to Wailuku Heights.

My husband and I bought our home here and moved

in, in 2007. We looked at many homes in other parts of the island, but chose this one because the neighborhood seemed ideal. Besides the beautiful views and central location, we were attracted to its low traffic, quiet streets and consistently well-kept homes. We chose this location over others, in large part, because it had rules and regulations established and maintained by an active homeowners association.

We agreed to abide by these rules when we made the decision to buy here. And we have done our best.

Within a few months of our purchase, we met Mrs. Wilson at a neighborhood meeting at the Torres` home on Maalahi, opposing development of the 55 acres directly behind our property and, also, surrounding Mrs. Wilson's. The owner proposed polo fields with horses and a par 3 golf course. Like many others, we were -- had been told our property backed up to conservation land, but, as it turned out, it was actually zoned agricultural. Mrs. Wilson vehemently opposed this development at the meeting. And she and her husband -- saying she and her husband would never do anything like that, they just plan to spend a quiet retirement in their new home.

Mrs. Wilson agreed to the same rules and regulations that the rest of us did at the time of purchase. Even spoke out against another property owner's special use,

but, then, did a complete turnaround to assert her own -- to suit her own financial gain.

Now she is asking you to ignore the rights of over 300 families and the protective covenants of at least two homeowners associations in order to run her commercial business. She is asking you to ignore the intent of the original developers of Wailuku Heights, Sections I and II, and to have and maintain a purely residential community without the disruption from any commercial enterprises.

We as a community should not be forced to endure the impact this Special Use Permit or request will bring in the form of traffic, noise. And not only from the customers, but also the setup and the breakdown from the crews for each event.

She already has her form -- her farm permit allowing her the educational tours for the keiki, the elderly and the tourists.

I would also like you to understand we have been fighting this battle to keep our neighborhood commercial for over three years. And it has brought much stress to our lives. We have endured many threats and public degradation over this issue. Most recently, our realtor received a call from a man identifying himself as Richard Higashi, threatening a lawsuit against us. Why would he call our realtor and not us, but to threaten the sale of our home?

We are now at your mercy. The right and only thing for you to do is protect the investment of the over 300 families, not to keep -- not to help fill the coffers of one person. We beg you to please deny the Wilson Special Use Permit for any and all commercial activities.

Thank you for the time.

CHAIR TSAI: Excuse me. Lisa? Yeah, Lisa, we have a question from one of the Commissioners. Commissioner Carnicelli.

COMMISSIONER CARNICELLI: Sorry. I just have -- thank you, Chair. I just have a quick yes or no question. So if I understand this correctly, your -- your house is currently up for sale?

MS. DAVIS: Yes.

COMMISSIONER CARNICELLI: Okay. Thank you.

CHAIR TSAI: Jaine Nava and then it's Lillian Megan -- Mangum.

MS. NAVA: Good afternoon. My name is Jaine Nava, Air Force retired -- Air Force retired veterans. I served for 33 years. And live within 500 feet of Lona Ridge.

18 years ago, my husband and I bought our dream and retirement home on Kulaiwi Drive, in a very quiet residential neighborhood that prohibits commercial business.

I strongly oppose Lona Ridge's Special Use and Conditional Use Permit applications to host events such as

social events, corporate activities, workshops and other commercial activities. These events have no relationship to agricultural use of the property.

With an opening of commercial business, this will impinge with our right to live in peace and quiet. Major concerns are increase in traffic and noise, fire and evacuation, personal safety, impaired drivers, parking, hazardous excess pollution, (inaudible) loss of home values. And who, for the most, this is the primary investment and retirement home.

Lona Ridge proposed four events a months in addition to agricultural events translates to daily, all year-round traffic of planners, decorators, catering trucks, guests, buses, clean-up crews and maintenance trucks.

The presence of Lona Ridge has already impacted our neighborhood dynamic with an increase in traffic flow, noise and safety. Lona Ridge events are offered without regard to our privacy, welfare or quality of life.

Our protective covenants, conditions and restrictions must be respected to protect our community and quality of life.

If Lona Ridge permit is approved, it will set a precedent in our community and will dismantle the core ideology behind our comprehensive plan and Zoning Ordinance and will disrupt the character of our community and adjacent

neighbors. Granting Lona Ridge's permit will adversely affect our entire neighborhood.

I believe that longtime residents such as ours deserve more consideration. Please do not destroy the character of our residential neighborhood, safety, property values and tranquility of our homes for the benefit of commercial use by one person's activities.

I urge the Planning Commission to please deny Lona Ridge permit application in its entirety. Thank you.

CHAIR TSAI: Thank you. Lillian Mangum, and then we have Jasmine Kear.

MS. MANGUM: Good afternoon. Thank you for the opportunity to speak. My name is Lillian Mangum. And like Mrs. Wilson, I also grew up in a plantation village in Camp One in Spreckelsville.

As a resident of Wailuku Heights and living within 500 feet of Lona Ridge, I want to voice my opposition to Lona Ridge's application for permits to conduct, "special events, photo shoots, filming, art shows, retreats and workshops."

The key words here are special events which could, and probably does, include wedding receptions, birthday parties, anniversary parties, graduation parties, retirement parties, even New Year's parties, et cetera. Most of these parties will include alcohol. And it's obvious the many

problems associated with that. My concern is, frankly, drunk driving and probable horrific accidents down Kulaiwi Drive.

As you know from the site inspection of August 9th, Kulaiwi is a very steep curved road. I can easily imagine intoxicated drivers missing the top curve, hitting, damaging and perhaps destroying public and private property and causing bodily harm.

The increase of partygoers, caterers, servers and other transient workers not only will increase traffic, but may also increase criminal activity in our neighborhood. I am especially concerned about burglaries, car break-ins and vandalism.

Lona Ridge's request will be a major intrusion into our quiet, safe neighborhood because of party noise and increased traffic along our residential roads. Commercial events held there will not be harmonious to our peaceful residential neighborhood.

I and all other Wailuku Heights homeowners will be negatively impacted. First, as stated earlier, increase in traffic and criminal activity. Second, home values will decrease as a result of commercial events held in our desirable residential neighborhood. Third, our CC&R may become void if Lona Ridge's request is approved because it clearly prohibits commercial activity.

What's happened to respecting and abiding by our neighborhood's regulations? A very bad precedent will be set.

A major concern is liability should an intoxicated or disabled guest fall into the pool and drown or fall down the very steep and deep edges and sustain major injuries or die. As you know from the site visit, there is no protective fencing around the perimeter of the front lawn. All sides have a very steep drop of approximately 50 to 60 feet. There is no fencing around the pool.

Not only could Lona Ridge be sued but our HOA, too, could also be liable. We homeowners could see a tremendous increase in our association dues.

It's not a matter of if an accident will occur at Lona Ridge or on our roads, it's a matter of when. So I urge you to deny Lona Ridge's permit application.

Thank you again for your time and attention and consideration to this very important matter.

CHAIR TSAI: Thank you. Jasmine Kear followed by Randy Kear.

MS. KEAR: Randy won't be making it today.

I'm Jasmine Kear. And I live in Noweo Place in Wailuku Heights.

So we started out living in Haiku. And we had a commercial business that we went -- drove all the way down

to Lahaina on a daily basis because it is commercial and we didn't want to offend our neighbors. So during that time, we thought where could we live that would be a little bit closer, be a lot quieter and we can come home from the busy traffic, the loud noises, the commercial areas and just relax and not have to worry about that. So Wailuku Heights became the choice because Hana was an extra drive.

So after we found our place in Wailuku Heights, it all was wonderful, all up until now. So we moved there -- we built and moved there in 1992. And we've never had any kind of drama as we have today.

The drama being that turning this into a commercial area is nothing a lot of us owners wanted. And when we signed the CC&Rs, we decided that everybody else was going to do the same. This was fine until just recently. And this has been going on for a while.

We have written -- we've had meetings, some not very respectfully, and we also had a lot of letters that we had to write. And this has gone on back for so many hours and so much of our time, and nothing has been done.

So I'm just wondering, once she gets approved for the special conditions, will this keep on going on? There's a segue into wondering how many more times this will happen during the week. And, also, what -- how many times and who would be monitoring how many times this would happen during

the week.

So I'm just saying I oppose that. Thank you for your time.

CHAIR TSAI: Thank you. Jane Marshall followed by Ain Kivimae.

MS. MARSHALL: Good afternoon. My name is Jane Ornellas Marshall, and I live in Wailuku.

Leona's father, my grandfather, Frank Rocha, was born in Paia in 1901. Grandpa Rocha began work at what was then called the Maui Agricultural Company when he was 14 years old. Leona's mother Mary left Madera as a three-month-old baby, and she began work in the Maui cane fields when she was only 12.

In 1925, Mary and Frank were married and began their life together in Hamakuapoko Camp. They worked hard to create a better life for their children, a core parenting concept I imagine most in this group -- room grew up with as well.

Frank and Mary instilled in Leona the truly American value of pulling yourself up in the world with work and education. They taught Leona that hard work and a good education will prepare her for opportunities which would present themselves to her as she moved through life. Leona's parents wanted her to recognize those opportune chances.

Frank and Mary are gone now, but I know they were very proud of Leona's unique Maui success story.

Part of Leona's success story is evident in her home, Lona Ridge. She focused the architectural design to reflect Maui's own architect Charles Dickey's style of work here on our island. Leona plants indigenous and noninvasive plants in her gardens. She generously shares her home with our large family and with various children, veteran and senior groups.

Leona wants to build on this local gathering together to talk story tradition that she does so well. She hopes to provide Maui with a unique new venue for small group events. These events could be a fashion photo shoot, an art gathering, wedding ceremonies or a space for business or religious retreats.

Leona's home would be particularly compelling to small groups from both Hawaii and elsewhere who are looking for an environment that inspires reflection and peace. These small events will have defined hours and carefully choreographed transportation services.

The anticipated income generated by just four events per month at Lona Ridge would allow Leona and -- to also continue to generously share her home and time with our seniors who lived the plantation life, like her parents, and enjoy sharing their stories, and, also, closest to Leona's

heart, children's groups.

I watch Leona closely talking with various children's groups that she invites to Lona Ridge. I see her sharing the same powerful example she has been for me my whole life. I watch that familiar dynamic occur over and over again with these visiting children -- I'm almost done -- and I get chicken skin knowing just how life changing her good example can be.

She models a life not of ease and leisure, but one of opportunities and advancement. It is wonderful that she wants to share that part of her as part of her future plans for Lona Ridge.

Leona is always sensitive and respectful of her neighbors and our fragile social and physical environment here on Maui. She lives at Lona Ridge. It's not a piece of real estate for rent; it's her home.

On behalf of our family, I support Leona's permit application. Thank you very much for listening.

CHAIR TSAI: Thank you.

MR. KIVIMAE: Good afternoon. My name is Ain Kivimae. I live at 554 Lii Way in Wailuku Heights. I'm here to oppose this particular exception.

I've listened this morning and this afternoon to the pros and cons from both side. The pros tend to generally discuss the high qualities of Ms. Wilson's

activities and all the good works that she has done. And the -- but these people who give you that story are usually the people who do not live in our neighborhood. They're people that are associated with activities or are her friends. The contrary positions are of the neighbors who find that providing this exception would make their life less tolerable in our community. They also feel that this may impact negatively on the value of their community. If these kinds of exceptions are allowed beyond this particular one, we're talking about a slippery slope idea.

Unfortunately, I think there's another issue involved for the homeowners. When any of us purchased the property in Wailuku Heights, in that area, we had a real belief that this was truly a residential area, that there was no possibility of commercial activities. That's the reason I purchased it.

It's difficult to get up the hill. It's very steep. And people who don't know how to drive there sometimes get in trouble.

And I think the big issue here is that of trust, the trust in the government and its institutions to adhere to the rules that they have set up in the zoning, in stating that this is a strictly residential area, and then starting to pick away and saying, well, not really, we can do this, we can do that, and it's too bad if you bought it with the

idea that it was strictly residential.

I think this distrust in government, how it -- and how it operates has been shown in the presidential campaigns on both sides. People are very unhappy with the way that things are done, that you cannot believe and you cannot believe what the government says is so.

So I believe the reason many of us are very unhappy about this situation is because we feel we have been led into the wrong direction. We thought we bought a place in a residential area and now you're going to decide it is no longer so.

So I think it's unfortunate. And if you decide in favor of this --

MS. TAKAYAMA-CORDEN:

MR. KIVIMAE: -- I'm afraid other communities that are strictly residential will have problems, also, which may continue for the future. Thank you.

CHAIR TSAI: Thank you. Winona Lau Hee and then we have Helen MacArthur.

MS. LAU HEE: Hi. My name is Winona Lau Hee, wife of Thomas Lau Hee, Jr., retired IBEW union representative and former manager of (inaudible) Electric. He is also the Vice President of the Maui IBEW Retirees Association and unable to attend today's meeting.

In behalf of the IBEW Retirees Association and

their spouses, we would like to thank Ms. Wilson for allowing us to see and experience what she is attempting to do for Maui County, preserving the endangered Hawaiian indigenous plants and growing many other Hawaiian plants. She also talks about the legacy of sugar, pineapple industries, and recognizing the sacrifices our parents and grandparents made for us, sharing the beautiful vista of Central Maui from Makena to Waihee, and going to see the poinsettias at Christmas was breathtaking.

When she also mentioned that she wanted our children and grandchildren to be able to celebrate their weddings by having an affordable occasion, we were all excited for them. Especially since, more than likely, we'll be helping them financially with their wedding expense.

Her heart is in the right place as a local plantation girl. And we appreciate her hospitality and generosity.

In closing, please approve Ms. Wilson's application for a Special Use and Conditional Use Permits. Thank you.

CHAIR TSAI: Helen MacArthur and then followed by Keoki Sousa.

MS. MacARTHUR: Good afternoon. And thank you for your time. I know it's been a long day for you. My name is Helen MacArthur. I live at 705 Uluhea Way, which is

directly in the 500 square foot area of the -- the proposed event.

We lived in Spreckelsville for 25 years, brought up (inaudible) our kids. Great neighborhood, just loved it. When it came time for retirement, thought, oh, we should -- you know, let's just stay here. But in the meantime, windsurfing became very, very popular.

So all of a sudden, this neat neighborhood with kids, you know, playing and whatever, became a windsurfing capital. Houses were rented, we didn't know the neighbors, police officers were at our door on many occasions because the house next door got ripped off, you know, all of the resurgent problems that come with events and people, nonresidents.

And I'm not saying nothing against the illegal TVRs that were there in those days. So that -- that didn't happen.

But right next door to us was a home that was used as an events, illegally, probably. And believe me, I cannot tell you how invasive that became. They had events. We had helicopters out in the -- in the ocean, boats coming in because so-and-so was going to be there at a special event. And -- and the word gets out. You think you can control it, but when you have all these people who are in that business, somebody tells somebody about somebody's going to be there

and whatever, it's -- it becomes a public event. It's not a little private, this is wonderful.

Anyway, that prompted us to change our plans to Wailuku Heights where we had purchased a lot previously and were going to build a house. Well, we didn't build the house, but we settled in Uluhea Way, which is very quiet residential. Now the same thing is going to happen in our neighborhood.

When Mrs. Wilson purchased her property, she had no access to the parcel up above. She purchased the lot from Wailuku Heights II Subdivision. And as I understand it, because I was witness there, my husband was, I think, head of the association, she agreed to abide by the rules and regs, and the CC&Rs of our subdivision, no problem.

And she built. And there's no question, it's a beautiful piece of property. And she's done a marvelous job.

This is not about what has taken place up there and how many trees are there. This was initially about allowing that to be for the kids. Okay. So now the children can come up there, they can enjoy it, it's great. Now we're going into events.

And believe me, that word "events" is like -- it's a red flag. And I have witnessed it personally. I'm on the board at the MACC.

MS. TAKAYAMA-CORDEN: Three minutes.

MS. MacARTHUR: If you've ever wanted to see what takes place when an event is going to happen, go down there in the afternoon when an event is planned that night, small medium or large. It's major.

Anyway, I just think that when we -- when we agree to all of these things, that the initial -- the initial permits which you allowed have been -- are in place, the school children can go up there. We strongly urge that you take a no position on the -- the current application before you.

Thank you.

CHAIR TSAI: Thank you. Keoki Sousa followed by Alvin Shima.

MR. SOUSA: (Hawaiian language.) Aloha mai kakou. My name is Keoki Sousa. I'm a practitioner trained by my kupuna to carry on the culture and tradition of our beloved Hawaii and my homeland of Maui.

I came to be introduced to Mrs. Wilson a couple years ago by a colleague who had said that she wanted to talk to someone who could talk to her about plants. Well, one of the plays that I play is la`au lapa`au medicinal plants. And so I went up there and I met her and started walking the property and I was immediately astounded at the range of native plants that she had already talked about.

For example, Koaia, for example, which Uncle Ernie had suggested to her, which I didn't know at the time, but in addition to that, I noticed her other plants that seemed to just pop up that she didn't know about.

Her property really is a living example of kulaiwi. It's really interesting that that -- the road that leads up to the property up there is Kulaiwi which means native plant. And as I drive up there, the only native land that I see is at the end of the road. I see a subdivision, very nice, very high class, you know, no problem there, but I don't see our culture. And when I go up there, I see the culture living.

And when we sat and talked about this plant, that plant -- and the brochure that I just gave you was something that I just shared some of my mana`o with, but then she went with it and produced a really nice brochure that you have. Some plants that are on that brochure, like Olulu, is only found on Kauai and her yard. It's amazing. It's a highly endangered plant from ancient, ancient times. And if you want to talk about the value, the Hawaiian value, which is the basis of our culture, aloha `aina and malama ka`aina. That's what's happening up there.

I'm not ma`a to the commercial aspects of it and the traffic and all that. I've -- I've not experienced that with her. And I don't expect that to happen knowing the

kind of person that she is. And you've heard plenty of testimony around that.

My guess is, my -- my expectation is, is that it would be maintained with the highest of cultural standards and respect for the `aina and respect for the neighbors. That's the kind of person that she is. She's not going to be running some sort of, you know, backroom game of some sort.

So I'm highly confident that whatever happens up there is going to be the benefit, far beyond the whole commercial aspect that people are talking about, because our investment is in the keiki. And when the keiki and the opio, the young people, come up and they see how someone like them, beginning their life like her, can do what she's accomplished --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. SOUSA: Then they begin to realize maybe I can do this, too. Mahalo.

CHAIR TSAI: Alvin Shima followed by Susan Grubbs.

MR. SHIMA: When -- Mr. Chairman, when I was a student, and as an educator, taking classes, after an hour, I started thinking about what I going to do after or what I'm going to eat for dinner. So my -- my prompt to you is do we need a break? No? Do you want to continue?

CHAIR TSAI: We should take a couple more

testimonies --

MR. SHIMA: Okay.

CHAIR TSAI: -- then we could break.

MR. SHIMA: Very good. My name is Alvin Shima. I'm a resident of Wailuku Heights for 21 years. I live right below the -- the Lona Ridge development.

I would first like to begin by saying that I would like to commend Mrs. Rocha -- or Mrs. Wilson for helping students achieve what they're trying to achieve or become or meet their potential.

As a principal, I met Ms. -- Mrs. Wilson maybe 10 years ago. She was part of a volunteer group that came to my school to help work with kids, to help them read better. And the volunteers came on a regular basis. And our kid's skills really grew because of that. So I appreciate that and what she's trying to do. And the -- and the testimony that I've heard from other students.

However, this is not anything personal, Mrs. Wilson, but I need to oppose the application for the special permit for -- and I'm not gonna bore you with the same reasons that the people before me gave regarding why they opposed the special -- special permit, but I would like to focus in, which I think nobody did -- because I couldn't hear the beginning part of the testimony this morning, I was outside. But I would like to kind of focus -- because I'm

an educator, I've been a teacher, a vice principal, a principal, and, eventually, before I retired, I was the area superintendent of schools. So I know a little bit. I have a little bit of expertise in this area. I'm not saying I'm an expert in the area, but I do have a little bit of expertise in this area.

My concern is, when I visited her site, it's a good idea -- you know, I don't -- I don't fight the idea of kids visiting the site for educational purposes. However, what I did see -- and like I said, I was an area superintendent for Maui. Every time a kid got hurt in school and the school couldn't appease the parent, I got the call. And what I saw was issues regarding safety of kids on the site.

I think one of the ladies had mentioned that there's no barriers along that peninsula. So that's my first concern. You're always going to have -- you know, I've been an Ed indicator for 42 years, so you're always going to have a kid who may not fall in line with what they're supposed to do. They may wander off to the side, nobody knows, and they may do something inappropriate --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. SHIMA: -- and fall down the hill. There's nothing there to protect them from going all the way down. So my concern is, is the safety of those kids.

And the other concern -- is my time up?

MS. TAKAYAMA-CORDEN: Yes, it is.

MR. SHIMA: Can I put a little bit more?

CHAIR TSAI: Just please conclude.

MR. SHIMA: Okay. My conclusion statement is this: Yes, when we do field trips, it benefits kids, but to what value or importance is that -- that education that they get? Our instructional day, our instructional year is very short. And we are -- teachers are -- the educators are -- are tasked with -- with making sure that kids meet all of the standards. So what I saw up there and what I've learned so far, I don't see how what she's doing matches up with kids meeting our Hawaii state standards. So that's only fallback. Those two things.

Thank you very much.

CHAIR TSAI: Thank you. Susan Grubbs followed by Lester Yano.

MS. GRUBBS: Good afternoon, Members of the Planning Committee. I would like to thank you for your community service in taking your personal time to hear this matter.

I am an owner within 500 feet of the Wilson property. The events and commercial filmings which have already been held at the location with no permit have had a negative impact to the joyful and peaceful enjoyment of my

home. The sound from the commercial trucks, vans, buses, cars to these events have been a major disturbance.

Kulaiwi Drive is an extremely steep roadway which intensifies the sound of these vehicles laboring to reach the top of the hill. A large percentage of these vehicles then drive at excess high speeds down the street. I see it.

The property is agricultural land and is supposed to be a farm dwelling. The farm dwelling is for the farmer to occupy so the farmer can work the land. This property is zoned agricultural land and this property is already receiving the benefits of lower property taxes and special water rates.

By granting this permit, it would be completely opposite to the intent of the State agricultural law. The major use of the property will be for special events rather than farming.

Mrs. Wilson's current and past line advertisements present the farm tours as an accessory to the weddings, tea parties and corporate events, which is not the intent of zoned -- ag zoned land. As a matter of fact, as recently as within the last month, Mrs. Wilson has an online website where she offers the use of her home at $5,000 a night.

The granting of the special permit will alter the essential character of the neighborhood. The events do not conform to the neighborhood, and will negatively impact and

affect property values. The change poses a threat to the health and safety of the neighborhood due to the increase in traffic and serving alcohol and those people driving in our neighborhood.

The only access in and out of the neighborhood is through completely residential neighborhoods. The negative impact and change to the neighborhood does not justify the special permit, and is also opposed by the majority of the neighbors.

These -- these events will interfere with the peaceful enjoyment of my home, and it is totally against the harmony of the neighborhood. There's only one person who will benefit from turning the property into a commercial venue. There's no benefit to the community.

If granted, this permit will have a detrimental impact on over 300 families in Wailuku Heights.

There are eight venues for weddings and special events in Wailuku. Six within three miles of this property. There is no lack of availability. Kahili Golf Course, the Dunes, Maui Tropical Plantation, King Kamehameha Golf Course, Bailey House, Maui Ocean Center, Maui Arts and Cultural Center, and the Mendes Ranch.

MS. TAKAYAMA-CORDEN: Three minutes.

MS. GRUBBS: These venues provide for public and private events.

I just want -- just make one important thing. There seems to be a very big misconception with Mrs. Wilson's supporters who believe the farm tours for seniors and children will be not permitted without this permit. The children and the farm tours do not require a special permit and are currently permitted under the farm plan. It has no connection and need not be considered in this matter.

Thank you.

CHAIR TSAI: Before we go on a recess, I want to take one more. Lester Yano.

MR. YANO: Good afternoon. My name is Lester Yano. I'm the President of the Wailuku Heights II Homeowners Association. I would like to supplement the Association's previous written opposition by testifying further about the association's CC&Rs and the explicit provisions of the deed to the applicant's property acknowledging that the CC&Rs applied to that property.

But, first, as you know, Kulaiwi Drive, which goes through the heart of Wailuku Heights, is the only way to get to the property.

At your site visit, I urged you to walk or drive or see that road in the evening, you know, when a lot of these events may be ending. And I hope you did that. Because, I think, by doing that, you can truly understand

how steep, windy, poorly lit this road is, and get a better appreciation for why the neighborhood has such a concern about safety and traffic impacts.

But, anyway, back to the CC&Rs. You know, other people have spoken about it. And I think it's important to add to the applicant's description of the property that it was created by consolidating a lot, 144, that's located in Wailuku Heights II with the surrounding property to create this 5.75-acre property. And in connection with that consolidation, you can look at the deed. And the deed states, and I quote, "Lona Ridge, LLC does hereby acknowledge and confirm that the portion of the property formally identified as Lot 144 remains bound by the CC&Rs."

The deed also includes the following promise about Lot 144: "Lona Ridge, LLC does hereby covenant as to the portions of the property formally identified as Lot 144, Lona Ridge, LLC will observe and perform all the terms, covenants, conditions and restrictions set forth in the CC&Rs."

So these provisions speak for themselves.

And, you know, in the Department's report, there's a statement that the applicant states that the CC&Rs do not apply. And, you know, I read through all the material, and I read through it again the last couple nights, and I could only find one reference to the CC&Rs in the materials

submitted by the applicant. And it makes reference to the consolidation of the lots. And I'm not sure what the intent was, but -- and maybe I just missed it. You know, we're all getting makule. That's old, for other people. And so it seems that, you know, the consolidation really does not affect the applicability of the CC&Rs because the deed says otherwise.

So the following things I think are undisputed: The CC&Rs prohibit business and commercial activity. In the deed to the property, the applicant acknowledged that the CC&Rs --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. YANO: -- applied to the property. Sorry. And promised to observe the CC&Rs.

And I know that the Planning Department says, you know, you shouldn't get involved with this, but, you know, you have everything here to consider them. And I urge you to take that into consideration.

CHAIR TSAI: Thank you, Lester. We got a question from Commissioner Robinson.

MR. YANO: Sure.

COMMISSIONER ROBINSON: I apologize. What was your first name again?

MR. YANO: Lester.

COMMISSIONER ROBINSON: Lester. Thank you,

Lester. Lester, you seem to be the guy I was waiting to talk to because there's a lot of --

MR. YANO: Huh-oh.

COMMISSIONER ROBINSON: Yeah. Well, there's been a lot of -- lot of testimony. And so I think you being -- you being on the board, I think, hopefully, you can help us with that, especially with the CC&Rs.

MR. YANO: Sure.

COMMISSIONER ROBINSON: Was any CC&Rs submitted as part of testimony to the Commission?

MR. YANO: Yes. It's attached as an exhibit to the Association's testimony.

COMMISSIONER ROBINSON: Do you happen to know what exhibit number that is?

MR. YANO: I don't have the exhibit with me.

COMMISSIONER ROBINSON: If somebody could, so I can reference that again during the stuff. There's a lot of paperwork, so --

MR. YANO: Yeah.

COMMISSIONER ROBINSON: I might want to look at that.

MR. YANO: Thank you. So the -- the testimony itself is Exhibit 394. The excerpts from the CC&Rs are Exhibit 6 to that testimony. And, also, for your convenience, we've attached the copy of the deed that was

originally attached to the applicant's original permit application that showed the proof of ownership.

COMMISSIONER ROBINSON: Okay. I'll dig that up during our next break.

MR. YANO: Yeah. And that's Exhibit 7.

COMMISSIONER ROBINSON: 7. Okay. I have a question for you.

MR. YANO: Sure.

COMMISSIONER ROBINSON: So no businesses are allowed at all inside Wailuku Heights, nobody can work out of their home? Nobody can work out of their home?

MR. YANO: I'm not making that statement.

COMMISSIONER ROBINSON: Nobody with babysit?

MR. YANO: I'm not making that statement.

COMMISSIONER ROBINSON: Are people allowed to sing karaoke at their homes in Wailuku Heights? It seems like a pretty tight neighborhood up there.

MR. YANO: I have not been to any karaoke parties.

COMMISSIONER ROBINSON: Okay. Are people allowed to have jumping castles?

MR. YANO: I --

COMMISSIONER ROBINSON: I mean, you --

MR. YANO: Okay.

COMMISSIONER ROBINSON: You're in charge of the board, the CC&Rs. I'm asking you not because of you, I

asked you because, hopefully, you know the CC&Rs better than everybody. So instead of me trying to ask each single one, that's why I've kind of waited for you, is I'm trying to get a grasp of what's allowed and what's not allowed because, to me, there's a lot of hysteria about what's going on. And we're trying to make a very cognitive decision about what's happening here. And we all live in neighborhoods.

MR. YANO: Right.

COMMISSIONER ROBINSON: And -- and -- and so I want -- I do not live in Wailuku Heights. So I kind of want to see what is allowed and what's not allowed. And I thought that you would be the best person, if you could answer that. Is that okay?

MR. YANO: That's okay, you can ask.

COMMISSIONER ROBINSON: So are jumping castles allowed?

MR. YANO: I have not had a complaint about jumping castles to respond to.

COMMISSIONER ROBINSON: Okay, no complaints on jumping castles. Are you allowed to park on your street after -- after a certain time at night? Is overnight parking allowed?

MR. YANO: CC&Rs do not prohibit that.

COMMISSIONER ROBINSON: Do not permit that?

MR. YANO: Do not prohibit that.

COMMISSIONER ROBINSON: Do not prohibit that. So you're allowed to park on the street overnight?

MR. YANO: Under the CC&Rs.

COMMISSIONER ROBINSON: Under the CC&Rs. Is alcohol allowed inside your -- inside your community?

MR. YANO: That's not governed by the CC&Rs.

COMMISSIONER ROBINSON: That's so -- so people can drink, people can have parties and then maybe leave the party and not have to live in that area, they can drive home to another community?

MR. YANO: In certain ways. This is America, yes.

COMMISSIONER ROBINSON: And -- and have -- have you guys ever had a protest about people having too many parties inside Wailuku Heights and people drinking and driving in Wailuku Heights?

MR. YANO: Okay. Let me give you a caveat.

COMMISSIONER ROBINSON: Go for it.

MR. YANO: I'm in -- I've been on the board since February, I've been the President since March. And so I can give you what -- tell you what I know about. We -- during those months, I have not had a complaint about too many parties.

COMMISSIONER ROBINSON: Do you know if there's been any traffic accidents due to drivers under the influence in your neighborhood?

MR. YANO: Not that I'm aware of. I haven't looked at the police reports.

COMMISSIONER ROBINSON: Thank you, Lester.

CHAIR TSAI: Commissioner Carnicelli. Lester, we --

MR. YANO: Sure.

CHAIR TSAI: -- got a question for you.

COMMISSIONER CARNICELLI: Lester, I have similar thoughts and questions as Commissioner Robinson.

MR. YANO: Sure.

COMMISSIONER CARNICELLI: I guess just one other question is, at any of the board of directors meetings or homeowners meetings that you've attended, has anybody brought up the safety of the streets? Other than this particular application, have people talked about how it's not well lit, how everything is steep, that it's very unsafe? Has that been talked about --

MR. YANO: No.

COMMISSIONER CARNICELLI: -- in the meetings? Thank you.

MR. YANO: Okay.

CHAIR TSAI: Thank you, Lester. Appreciate it. At this point, we're going to take a 10-minute recess and re-adjourn after 10 minutes.

(Recess, 3:19 p.m. to 3:34 p.m.)

CHAIR TSAI: Maui Planning Commission is called back to order. Just to inform all you guys, we do have some restrictions with regard to time here. It looks like we have this room 'til 4:30. And that's less than an hour from now. I got 16 more people on the list. So I'm going to try to go through this as fast as we can. Going back to public testimonials, we have Estelle Chun followed by Tom Morali or Morris.

MR. MORRIS: Morris.

CHAIR TSAI: Yeah.

MS. CHUN: Good afternoon, Commissioners. My name is Estelle Chun. I'm the descendent of a large plantation era family of 12 children, including my mom. They were the Shishidos of Puunene's McGerrow Camp. No, sadly, not the Shishidos of Maui Manju fame.

My husband and I live in Wailuku Heights, one house in from Kulaiwi drive, the main entrance to and from Lona Ridge. We walk (Inaudible), our 16-year-old dog, three times every day, in the early morning, in the evening and, again, late at night, on the narrow, windy, steep Wailuku Heights streets.

I am very concerned about the lack of enforcement for inevitable permit violations, many of which will directly impact safe use of these streets. Who will monitor and report these violations?

Already, homeowners are fearful of reprisals from Lona Ridge's owner due to numerous threats of costly lawsuits against both the homeowners association and individual owners. Couple this with the frequent failure to police, enforce and prosecute countless other violations of current County laws.

I am not concerned about babysitters or bouncy castles. I am concerned about the scale of proposed Lona Ridge events.

Thank you for this opportunity to speak.

CHAIR TSAI: Thank you. Tom Morris and Noreen Sereno.

MR. MORRIS: Good afternoon. Tom Morris. I've been a resident for 10 years at 512 Kuikahi, which, of course, as everyone remembers now. Used to be, people didn't know where Kuikahi was, but, now, that it's just an extension of Maui Lani. Said, oh. Anyway, that's one entrance, of course, to the subdivision. The other one is on Alu Road. There are only two ways to get in or out of the whole subdivision.

We spent a lot of time, as some other people have said, investigating where to live. And we found, in -- in Wailuku Heights, that the location is per in terms of getting to the civic center, such as it be, or the hospital or the beaches.

It's a -- it's a quiet place, a very quiet place, except for roughly 6:00 in the morning 'til 9:00 in the morning when people are all going down the hill to work or school. And it becomes a little bit busy from like 3:30 or 4:00 'til 6:00 as everybody's returning.

Mike Victorino came to our homeowners meeting a couple years ago. And he says it's a bedroom community, meaning that everybody comes home to sleep, but they -- they go off to work or school.

The result is, in the middle of the day, from like 9:00 in the morning 'til 3:00 in the afternoon, it's -- in terms of the local folks being around, it's dead. They're all gone somewhere. The lawn guys are there and the construction people, they're still around, but it's a very, very quiet time. And we enjoy that. Our windows are always open and we -- there just aren't any noises that bother you.

At nighttime, when there's an ambulance going on the Honoapiilani Highway, you know, it because you can watch the red lights as they go by, but you can't even hear the siren.

So it's the silence of -- of Wailuku Heights. I wouldn't want to change that by any measure. And that's why it's so concerning to me that -- that one woman can have very different ideas about what's important, and those of us who have lived here, I estimate it's 12 or 13 hundred

people, many of them felt as I did, that we enjoy the quiet and just the way it is. So we would ask that you not approve this measure.

Thank you.

CHAIR TSAI: Thank you. Noreen Sereno. Okay. Kimo Kay followed by Susan Sato.

MR. KAY: Aloha. My name is Kimo Kay. I'm here in support of the Special Use Permit for Lona Ridge estate.

I approach you from a -- I been in the visitor industry since 1975. I grew up in it. I've been back on Maui since '87. And I seen it grow. I think that we approach it from we wanna capture the upper crust, you know, the upper part of that pyramid of visitors. And I think that what this does, it enhances the visitor experience here on Maui. By that, I mean the destination wedding business is a huge part of that, so there's a lot of revenue generated. And, of course, we all benefit by the taxes generated from that. So that's my approach to that.

My present capacity now, in transportation, we've had conversation about how we can minimize the impact of this Special Use Permit by limiting the traffic by off-site parking and transporting people by vehicle, by professional drivers so we don't, you know, impact the community too negatively.

So that's what I have to say, succinctly. Thank

you very much. Any questions?

CHAIR TSAI: Thank you.

MR. KAY: Mahalo.

CHAIR TSAI: Mahalo. Is Susan Sato here?

UNIDENTIFIED SPEAKER: Susan Sato had to leave.

CHAIR TSAI: Deborah Takahashi. And then we have Rick Kelley.

MS. TAKAHASHI: Good afternoon. Deborah Harding Takahashi, 530 Melemele Street. I've lived in Wailuku Heights almost 30 years beginning next year. My husband is Bob Takahashi, Class of '56, Maui High, Air Force veteran, has his bachelor's and his master's degree. And he would be here now, but he's on the golf course. Okay.

I didn't realize that when I invested in this ruler years ago that it would kind of be contributing to the decline of my neighborhood. In New York -- and I'm from New York, Upstate -- that, basically, we have a word chutzpah. A nice Yiddish word that means guts, boldness, staring, I'll do it my way, whatever kine. Okay. And it's -- to me, it's the completely opposite of aloha. All right. And that's what I kind of view this as.

I walk with my grandchildren, four and seven, on Maalahi and Melemele. My husband walks with the dog down Kuikahi and Kulaiwi. I am concerned about the traffic.

The other thing I'm concerned about is the soil

erosion. If you look up there, it's coming down. All right. Where are the trees? Where are the roots that are going to hold the soil in place?

Also, I volunteer at Pu`u Kukui. We've got a great program teaching the kids about agriculture, where they get their hands dirty. So it's the idea of let them get their hands dirty, just don't show them the plants.

All right. So, basically, that's it.

So, in other words, I am definitely kind of against this. I love our neighborhood. I love the quiet. I love the people. And I'm against it.

Thank you.

CHAIR TSAI: Thank you, Deborah. Just as a note, on your sign-up sheet, you say you're supporting it. So you're not supporting it?

MS. TAKAHASHI: No, I'm not supporting it.

CHAIR TSAI: Okay. That's how it says on the sign-up sheet. Rick Kelley followed by Linda Ann Unemori.

MR. KELLEY: Okay. So just so we're clear, I don't support it. Hi. My name is Rick Kelly and I am a recent resident to Wailuku Heights. Actually, I just moved in there in July. So not only houses are for sale, but -- being for sale, but they're also being bought.

I'm also not concerned as this woman was with bouncy castles and people babysitting and all that stuff.

They're not receiving fees for that, if they are. So that's part of the problem with this particular situation.

I chose Wailuku Heights because of its residential nature, because of its value and because of its charm.

I am a marriage and family therapist and I have a practice, private practice in Wailuku. As such, it also makes me a businessman. It would be easy for me to have my clients come up to my house so I could have therapy with them, but I don't do that because it's not -- number one, it's not allowed in the CC&Rs, and, number two, it's a residential area that is free from commercial activity.

When -- Lona Ridge does not have a commercial zoning or we wouldn't be here today. Lona Ridge was built with a particular purpose, within the zoning laws at that time, and should remain that way.

While listening this morning to the testimony and the testimony this afternoon, two things strike me. Number one, the great preponderance of people that are in favor of this permit do not -- are not residents here. Secondly, Lona Ridge is not opening its doors to the public, but, rather, for -- this proposal is selling tickets for the privilege.

There is enough commercial space and business opportunities on Maui. We do not need to expand the commercial enterprises into residential areas.

Thank you.

CHAIR TSAI: Linda Ann Unemori and Alan Unemori.

MS. UNEMORI: Linda Ann Unemori. My husband and I built our home on Polulani Drive in 1988, and moved back here in 1996. We listened to the noise from construction and do hear the sound of land maintenance equipment and, at times, voices.

It would seem that there are really two agendas here. One being the school/student activities that benefit the children and teens of our island. This is not the issue.

What is, is Mrs. Wilson's request for a special -- special commercial permit in a residential community for corporate meetings, weddings, day retreats, honey tasting and sales, and so on, for 100 people four times a month and all for profit. Does the 100 also include the event planners, caterers and everything else connected to these functions?

Mrs. Wilson has stated that there will be no sound amplification. Even so, the noise could be horrendous.

If her permit is granted, it will leave the door open for other commercial permits and will more than likely have a negative effect on all our property values.

I request that her permit be denied. Thank you.

CHAIR TSAI: Thank you. Alan Unemori, then we

have Norma Cronkite.

MR. UNEMORI: Hi. I'm Alan Unemori. I live on Polulani Street.

My aunt, Kay Abdul, was the developer for Wailuku Heights Extension Unit 1 And Unit 2. My father, Warren Unemori, was the engineer who laid it out and even designed the Kuikahi Drive that links to Honoapiilani Highway. My aunt and my father got together, looked at the area that's now Wailuku Heights, and they saw this tremendous opportunity to build a very quiet upscale residential subdivision. That was their entire desire. That subdivision opened in July 1982. So 34 years now, we've had that quiet situation. All right.

And when I say quiet, on any given night, you can hear if there's a concert going on at A&B amphitheater, at the MACC. You can hear it. And it's right down by the harbor. I measured it. It's 3.2 miles from my house. But you can hear it, any concert that's there.

On the other hand -- this is an exhibit that I'll show to you. It shows that my house -- my house is 18 -- 800 feet away. If you look at the radius around -- surrounding what I call ground zero, the 2,000 square -- 2,000-foot radius encompasses most of South Alu Drive.

Now, if you compare the 3.2 miles between my house and the MACC, and you compare the 2,000 feet from Alu Drive

to zero -- zero -- ground zero, you're talking about a route that is 8.5 times shorter than that from the MACC. So you're going to get horrendous impact with any kind of concert or wedding that's there.

My Auntie Kay and my father, they're both deceased, but if they were able to be able to realize that we're having a Special Use Permit of this nature, they would both turn over in their graves.

Thank you.

CHAIR TSAI: Alan, we have a question from the Commission for you. Commissioner Robinson.

COMMISSIONER ROBINSON: Aloha.

MR. UNEMORI: Hi.

COMMISSIONER ROBINSON: What a resource we have here, yeah. I'm glad you're here. I have a question. And --

MR. UNEMORI: Yeah.

COMMISSIONER ROBINSON: And I guess I've been scratching my head today looking at Wailuku Heights, because I never really studied the subdivision because, you know -- I notice that there's no community center, there's no schools, there's no churches, there's nothing. It's just you guys, Wailuku Heights, and no community. And -- and -- and so I see there's a park. So was that designed to keep everybody out, it should have been a gated community, or --

I'm -- what was the idea?

MR. UNEMORI: It was never meant to be a gated community because, at full build-out, we have something like 300 units for Units 1 and 2. The park was put there, from what I understand, because that was the only requirement imposed by the County of Maui at the time.

In -- in subsequent subdivisions, like what's going on in Kehalani, for which we did the master plan, there's a school, there's a large park that is adjacent to the Wailuku Elementary playground, but it's four times bigger, and there's four different pocket parks scattered through the whole thing. So Maui County, obviously, has upgraded their standards for development.

In fact, Kehalani and just below is -- well, it's what's called Kehalani Phase 1, Phase II is everything up above the highway, up to the old section of Wailuku Heights.

COMMISSIONER ROBINSON: So it was developed just at the -- with a minimum we could do and there is no sense of community? I mean, were you guys' perception to make it a lockout community and not have anybody drive --

MR. UNEMORI:

COMMISSIONER ROBINSON: -- up there because the roads are too steep or you don't want nobody driving through your neighborhood because we don't want anybody else that doesn't live in theory in this neighborhood, or you guys --

or was it made to be like I think it is, like Maui, everybody is part of the same island and everybody sort of shares, there's no special road that only us can go on.

MR. UNEMORI: Well, that was the reason for putting Kuikahi Drive in. Otherwise, everybody would have to come up Alu Road with that population.

COMMISSIONER ROBINSON: That's what I thought. Thank you so much for your resource. Thank you.

CHAIR TSAI: Director.

DIRECTOR SPENCE: Alan?

MR. UNEMORI: Oh.

DIRECTOR SPENCE: So I trust you would like this map to be -- or your illustration to be a part of the record?

MR. UNEMORI: Yeah, please.

DIRECTOR SPENCE: And --

COMMISSIONER ROBINSON: It's Exhibit 17.

DIRECTOR SPENCE: Or, it is? Okay. I'm sorry. I thought -- I thought that was the only --

MR. UNEMORI: You're welcome to the full-size one.

DIRECTOR SPENCE: Right on.

MR. UNEMORI: If you want, I'll send you PDFs.

DIRECTOR SPENCE: Yeah. Okay. You can -- you can talk to Gina and get her the PDF. Thank you.

CHAIR TSAI: Thank you, Alan. So Hal Davis -- oh,

Norma, you waited. That's right.

MS. CRONKITE: I waited.

Mr. Chair, Members of the Planning Commission, Planning Director Spence and Planning staff, aloha. My name is Norma Berroga, a resident of Wailuku Heights for the past 17 years. I'm a former member of the Maui Planning Commission, so I know how it is to sit there where you are now. I'm an educator and a retired school principal. And I support Lona Ridge application.

I listened to all the testimonies this morning and all the people that testified about safety. I would like to inform you that, as an educator, when we send up children to field trips, that we have a ratio of chaperones. So it shouldn't be an issue for Lona Ridge.

And then the issue about, you know, this educator who testified earlier that he doesn't see the integration what's happening at the Lona Ridge and the curriculum. You all know, and the educators in this forum right now know, that children learn with different modalities. And hands-on and hearing and touching and seeing are the different modalities wherein we can reach out to the different learning modalities. And that's what Ms. Wilson is doing in her property.

People talk about safety. Kuikahi and Kulaiwi are steep, I understand that. But for the past 17 years -- and

Wayne lives on Kuikahi -- I don't know that there was an accident because of drunk driver.

And then there are people in this community, at Wailuku Heights, who blindly supported to oppose this project because they were given wrong information. And they continue to do that in this forum.

So I would like you, Commissioners, to really be akamai and you listen to who's telling the truth and who is lying.

You know, many of the people who testified, they're either transplants or part-time residents. And I can point out who they are, but I will not do that. They know who they are. And they're here to redefine the aloha spirit, the aloha spirit that is alive and well at Lona Ridge.

I had my wedding at Lona Ridge. And I was accused of paying thousands of dollars. I would like you to know that I didn't pay a penny. And I am forever grateful for that.

So Lona Ridge is not about making money because she wants money. She wants all these children to come there and learn. And she's putting aside some monies from the events that she will be holding up there so she can put more monies and have them come up there for free.

So I would like to urge you, Members of the

Planning Commission, to please, please approve the Lona Ridge application. Thank you very much for listening.

CHAIR TSAI: Thank you. Hal Davis then followed by Clayton Nishikawa.

MR. DAVIS: Good afternoon. Hal Davis. I'm the Past President, three years, of Wailuku Heights II. Maybe I can answer a couple of the questions that were answered -- asked before, if you'll allow me to.

The question was asked has anybody ever complained about parties in the neighborhood from one neighbor to the other. Yes, they have. If you would like the documentation, I have every letter and every response from the board at that time. I will give you the lot numbers. It was Lot Number 143 versus Lot Number 145. They were adjacent to Lot 144.

With that being said, I took a lot of effort to get the pulse of the neighborhood about this endeavor Mrs. Wilson wanted to do. I went personally to every home, with the exception of one, and asked them what they thought of special events and having weddings, bar mitzvahs, and so on, up at the top of the hill. And 130 residents, we have 11 vacant lots, I sent letters to them with a self-addressed stamped envelope for the return comment. The other people that I went to see, approximately 115 of those neighbors said they do not want commercial enterprises in our

neighborhood. They're not allowed to do it, they don't want someone else to do it. It's kind of like the camel with the nose under the tent. Once that camel gets his nose under the tent, he's coming in.

I attended the inspection of Mrs. Wilson's property, as most of you did. And as I was in the property, I looked around, because this is a residential property that's going to be used now for commercial events. This is a commercial event establishment. If you look around, there's an exit sign that's supposed to be lit at each exit in this room. None at Mrs. Wilson's house.

Also, handicapped access. Zero at Mrs. Wilson's house.

I also got in touch with the National Fire Prevention. And -- and the driveway to her home to meet code would have to be 20 feet wide and have a turnaround on it. Because if you have an emergency and you have "36" parking spaces, which, when I was there, there were 22 cars and I was double-parked in. So I don't know where you're gonna get the other people to park. But what if you have six cars coming down, a fire truck and an ambulance coming up. How do they pass? We have a problem.

Most importantly, it was designed as a residence in a residential neighborhood. You asked about the CC&Rs. It's Article 6, 6.24, no business or commercial activities.

MS. TAKAYAMA-CORDEN: Three minutes.

MR. DAVIS: I brought the CC&Rs documents with me. If you would like to see them, I would be glad to share them with you.

In closing, her property, as it says in the letter from Agriculture, it says, it's very poor, doesn't grow anything, why would you use it. That was her choice. Don't put the burden on our community to subsidize her income to make her lifestyle what it is.

Thank you.

CHAIR TSAI: Okay.

MR. DAVIS: Also, before I leave, Mrs. Wilson and her attorney got 24 minutes; we got three.

CHAIR TSAI: Hal, you're going to be able to come up with the Petition to Intervene as well.

MR. DAVIS: Thank you.

CHAIR TSAI: This is just for testimony. Clayton Nishikawa and then Albert Hahn.

MR. NISHIKAWA: Good afternoon, Commission Members. My name is Clayton Nishikawa. And I live at 569 Kulaiwi Drive, about four lots away from the entry to Lona Ridge. I'm also, in full disclosure, the architect that designed Lona Ridge for Leona and her late husband bill. And so I've gotten the opportunity to know her well over the years.

And I have this speech that I prepared for over the past couple years -- couple days -- couple weeks, but I think I'm just going to shoot from the heart.

As some of you may know, I'm also a developer for affordable housing. And we have project up in Kula that went through the affordable -- or the affordable housing fast track, the 201 -- 401H process about eight years ago. And during that process, I encountered a real strong not in my back yard neighborhood, anti-sentiment, not afraid of my workforce housing units, but afraid of the misrepresentations and half truths made by the opponents that were vehemently opposed to a project no matter what. And so some of the -- these misrepresentations and -- misrepresentations got into the neighborhood and tainted the positions of some of the neighbors. And it was hard to -- to recover from some of that. But for the most part, we were successful in making the community understand that the benefit outweighed the challenges.

And I think that's what I'm here to speak to you about today, is does the benefits of -- of this Special Use Permit outweigh the challenges. And I think, when you really sit down and think about it, if you look at the character of the applicant, I think that's where it's gonna provide you with the answer. The applicant's character can speak for herself.

And I think if -- if the Commission Members are willing to put conditions that are reasonable to mitigate the concerns of the neighborhood, I think there could be a peaceful resolution to -- within the neighborhood and both could peacefully co-exist.

And so that's -- that's my -- I've also been one of the longest members up there, 26 years up on Kulaiwi Drive. And so I know all of the -- the background and history behind that. And part of all of this all started from the misunderstanding that most of the neighbors thought that it was a conservation-zoned property, which it's not. It's an agricultural-zoned property. So just from there, this whole thing just started getting pretty ugly.

But, anyway, I think if you were to read through the paperwork, there's probably some misrepresentations that need to be clarified. And once you get past all of that, I think, if you look at the character of the applicant, I think you'll be able to make your decisions.

Thank you.

CHAIR TSAI: Thank you, Clayton. Albert Hahn then Edward Asato.

MR. HAHN: Good afternoon. My name's Albert Hahn. And I live at 745 Ulaula Way. It's the cul-de-sac below -- it's right off Kulaiwi. We're about 550 feet away from Lona Ridge. And I'm here to -- for my family to represent us in

opposing the -- the Special and Conditional Use Permit for Lona Ridge.

I don't want to -- you know, I share a lot of the same sentiment as most of these people, so I'll just cut to new things that I think that you might want to understand.

I did a little bit of research about the -- the special use permits. To my knowledge, no special use permit has been granted with sole -- having a sole access through a residential community, you know. So I went back, I had -- I had -- I put in a formal request for Planning, and they -- they produced all of the previous special -- so we are setting a precedence here. You know, we're saying, you know what, zoning -- in my opinion -- I'm not a -- I'm an engineer with the County. I am not a planner, but, in my opinion, zoning is like you don't put a bar and restaurant inside of a residential community because of the deleterious effects, that's from the -- from the Maui County Code. In any case, so I think we're setting precedence here. And I think we should be very careful and -- and take very special deliberation on it.

The other thing is I -- I heard people say that nobody walks in the neighborhood. I have a picture here. This is from -- from my cul-de-sac, of kids razor scootering across the street. It's -- I think I also included it in my letter. And that's for you to keep. And -- and that's for

you to keep.

My family and I, we also -- I have three children. And we -- we typically walk about five days a week within the neighborhood. And that's morning and evening, whenever we have a chance.

The other exhibit I wanted to show you folks is that -- the actual steepness of that road. You know, it's come up several times how steep that road is. It's, actually, four percent steeper than the County standard. The County standard now is 14 percent. It's 18 percent. Those drawings have -- show a profile showing 18 percent coming down from her -- from her cul-de-sac.

So -- so I wanted to address people talking about parties and we haven't had any drunk driving incidents. It's because we don't have a bar and restaurant in our neighborhood or -- you know, I think statistically speaking, how many -- what percent of people -- you know, if -- if we start to have events such as these, like weddings, for example -- I'm not -- I'm not against the kids coming up, I'm not against -- but, you know, as soon as we open it up to weddings -- and I've been guilty of --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. HAHN: -- having one too many at a wedding myself, so I -- I completely understand. You know, I'm not telling people they can't drink at weddings. But sometimes

people have bad decisions, they make bad decisions after.

CHAIR TSAI: Please conclude. Your three minutes are up.

MR. HAHN: Okay. So it has nothing to do with, you know, oh, what -- how many accidents have been in your neighborhood. It's gonna -- it's gonna go up. The -- the statistical probability of it happening are going to be much higher if you have parties for -- for profit, in essence, what we're talking about.

Thank you.

CHAIR TSAI: Thank you. Albert, we got a question for you from Commissioner Duvauchelle.

COMMISSIONER DUVAUCHELLE: Thank you. Sorry, real quick. What is the width of the road?

MR. HAHN: You know, that drawing is to scale.

COMMISSIONER DUVAUCHELLE: It is, okay.

MR. HAHN: So, you -- I mean, you can email me, albert.hahn -- H-A-H-N -- @mauicounty.gov.

MR. UNEMORI: I think it's 44 feet right-of-way.

COMMISSIONER DUVAUCHELLE: 44 feet right-of-way. And the concrete area is --

MR. HAHN: It's edge to edge.

COMMISSIONER DUVAUCHELLE: Okay.

MR. HAHN: Because it exceeds the -- the slope, the County, they made 'em do it all in concrete.

COMMISSIONER DUVAUCHELLE: Oh, I know concrete. Okay.

MR. HAHN: Yeah.

COMMISSIONER DUVAUCHELLE: Thank you.

CHAIR TSAI: Yeah, please. Yeah, we can't hear you from there. So -- are you okay --

COMMISSIONER DUVAUCHELLE: Yeah.

CHAIR TSAI: -- Sandra? Okay. All right. Edward Asato and then Raysha Mamima, Mamama.

MS. MAMALA: It's Mamala, M-A-M-A-L-A. Once again, I am Raysha Mamala. And I am in support of Ms. Leona Wilson in getting her Special Use Permit. And I humbly ask for your support in supporting her in this.

There is two things that I wanted to point out, is that I had the privilege of meeting this beautiful woman about a year and-a-half, and she inspired me through many different ways, coming up to lunch at her house on Mondays, sharing quality time with her family and being loved and supported by her family as I was her own child.

I think having this on a special event permit will allow her to offer more jobs in the community, to college students like myself. She's already pushing money out to the college to help us get better educations.

And I also wanted to point out that the difference of the standard of Lona Ridge is that this is a community

center, and, yes, this is a center where you have events and parties, but, at Lona Ridge, it's where somebody will spend $5,000 for an event versus somebody who will spend $300 dollars for a hall like this. So it's like, to put it on another scale, do you fly first class or do you fly coach. So that level or that standard that -- of the people, of the clientele that will be up there having events is at a very higher professional level.

And this is two examples of why I think we should have her event up there. And I humbly ask for your support.

CHAIR TSAI: Thank you. Okay. We got two more people signed up. Gail Pursley and then Bill Pursley.

MS. PURSLEY: Good afternoon. My name is Gail Pursley, and I live at 606 Kuikahi Drive. I'm a resident of Wailuku Heights. I have been a resident for 17 years. And I ask your support in denying the approval of the Special Use Permit.

We purchased our home in this tranquil residential area, and fear that our homes will be negatively affected by this venture. We want to keep business out of our residential area. We don't want another Wailea in our back yard. In our busy and complicated lives, we need a place for respite and to decompress after a hard day. And our homes provide this. Approving this Special Use Permit to Lona Ridge will destroy this peaceful setting in our

neighborhood.

Thank you.

CHAIR TSAI: Thank you.

MR. PURSLEY: Good afternoon, all. This is probably the last one, then you can all go home or somewhere around there. I couldn't be here this morning for the 9:00 as I was giving blood over at the blood bank.

This isn't about me, but I also volunteer as a gardener, master gardener, for the University of Hawaii. So I believe in the community, a neighbor helping neighbors.

I don't know how many times that you see or you hear on the media today of someone who is running for office that says I can help out neighbors versus neighbors, I can help out neighbors helping neighbors. They don't talk about that. You either walk the walk or you just sit back and say, well, I guess she can go ahead and do what she wants to do. Well, that's absurd to think that somebody that's got a business that's running a negative in it that says I'm going to go out and have my neighbors -- I'm going to stand on their shoulders so that they can pay through their having to accept all of the inconveniences that this process would allow. That's absurd to think that somebody would not plan for those particular incidences that require additional money.

I was a businessman. I'm 70 years old now. And I

still run and I still do all of the things I could ever do before. I ran a business. I was 35 years with Delta Airlines as a manager. 11 years with the TSA, I was the Federal Security Director for all Maui County airports. I understand business. Business is business. This is getting down to where it's -- a lot of it's personal.

Now, I agree with the children that go up there, they get a chance to see something that happens to be good and pono for them. All right. That's good. We all like that. The seniors who go up there -- I haven't been there, but I probably could -- but they go up there and be able to see something that's really nice, that's good. But for those residents, for those people who purchased land in Wailuku Heights that said, okay, I agree to these particular principles -- and not principles, these were -- this was the law as it was given to everybody, all of us that bought it. And we say there's no -- this is not mixing residential and commercial. There's a difference between the two. Ladies and Gentlemen, you understand that. And that's why I oppose this particular process.

And I would like very much for everybody else to concern themselves with what are we doing to try to help one another. I doubt that this young -- this lady is going to be down there saying I can help an additional person clean their yard or cut part of their tree or sweep part of the

roadway or I can help when we -- we had some wind that came through and blew down a tree on somebody's garage. You don't think that we weren't out there helping, that's ridiculous. Everybody that were -- was around that could help out did and will continue to help.

What are we asking? What do we expect to gain by doing this? Saving her money on the backs of the people who live there.

Questions, comments, concerns for me, please.

CHAIR TSAI: No.

MR. PURSLEY: None.

CHAIR TSAI: Thank you.

MR. PURSLEY: Thank you.

CHAIR TSAI: That's the end of public testimony.

MS. MORGAN: I signed up to testify.

CHAIR TSAI: Oh, okay. You didn't testify earlier? Please come forward and identify yourself. You have three minutes. And anyone else wishing to testify, please come forward and talk to her.

MS. MORGAN: Thank you. My name is Leona Morgan. I live on 536 Melemele Street, Wailuku Heights, Phase I.

Since 1987, my family and I have lived in Wailuku Heights. We chose to build a home there because we love the location, the residential feel, the safety, the quiet. We enjoy relaxing on our deck or in our home at the end of the

day and on weekends, listening to the birds, the wind in the trees and other sounds of nature.

My two boys grew up playing street hockey, skateboarding, riding their bikes on our relatively flat street. The kind neighbors would slow down and patiently wait while the boys moved the goalie, nets or skateboard ramp to the side. My four kids and I walked -- often walked the neighborhood either to go to the park or to visit their friends at the other end of Wailuku Heights. I now enjoy these activities with my grandkids. I also walk the neighborhood several times a week up and down the main streets and, also, Alu Road and the various flatter streets. And I see many, many residents also doing this and utilizing the streets as, you know, way to exercise and alleviate stress.

As my family grew up, moved away and returned to live on Maui, or vacation here, they're appalled to see the top of the mountain cut down and the residents occupying the space, but we realize that it is Leona Wilson's right as property owner.

I am a third generation descendent of Okinawan immigrants, so I, too, understand, you know, the ties to camp life. My father grew up in Camp 3, Spreckelsville, my mom in the McGerrow Camp in Puunene. So I applaud Mrs. Wilson's rise from the plantation camp to her ridge and

all that she has done for the community and for the UH students, for the young entrepreneurs, kupuna and keiki.

And I'm not here to attack her character in any way. However, having events on her property will negatively affect all of us who live in Wailuku Heights.

I'm extremely concerned with the added outside traffic, safety issues and noise that passing this request will bring to our neighborhood, even without amplified music.

My family and I have been financially and emotionally invested in our neighborhood for 29 years. We love living there because we love the residential feel, the safety and the quiet. And to support Mrs. Wilson's request goes against the very reasons why we chose to live in Wailuku Heights. So I ask for your support in opposing this.

Thank you.

CHAIR TSAI: Thank you.

MS. ARMATO: Thank you for letting us speak. And sorry I'm at the end, but I wasn't sure I would get pulled away from work. My name is Rebecca Armato. I'm the Administrator of the Pacific Cancer Institute, and, up until a few weeks ago, the Vice President of the Board of Wailuku Heights II Homeowners Association. More importantly, I live at 589 Kulaiwi Drive. I am the immediate next door neighbor

of Lona Ridge. Her driveway goes up along the side of my house and around behind my house. I'm here in support of granting her the SUP and CUP application.

I've been visiting Maui for 35 years and knew from my first visit I would retire here.

18 months ago, I bought my house and moved here with my parents from the mainland. I spent the first year at home 24 hours a day, seven days a week as caregiver for my parents, as my mom has Alzheimer's and my father was elderly. And I haven't heard any noise from Lona Ridge. I don't have an air conditioner and my windows are always wide open. And every day, we're outside playing Scrabble and listening to everything going on.

I've heard neighbors playing basketball until midnight, garage parties with alcohol next door until 2:00 a.m., a child practicing what I think is a clarinet, dogs barking, feral cat fights, neighbors getting home from work at 3:00 a.m., motorcycles revving their engines, and cars driving around the circle in front of my house at all hours day and night just to take in the view from my cul-de-sac. I'm also wakened by roosters competing to be first, the songs of dogs -- of birds, too many to count, owls screeching, deers butting antlers -- yes, there are deer in that valley -- and geckos keeping me up at night. But those are all sounds of Wailuku Heights alive with life, animals

and people. I wouldn't complain about any one of them. All have a right to be here.

What I don't hear is what everybody else seems to be hearing of the cars when they're going right behind my house. I believe we have an obligation to wake up each day and give without expectation of receiving, inspire and encourage the dreams of others, young and old, leave the world better than we found it and treat everyone with warmth and compassion. That's the aloha spirit I fell in love with on Maui when I started coming 35 years ago. That's the aloha spirit I've experienced at Lona Ridge and am blessed to have them as neighbors.

Who am I to say what a neighbor can or can't do with their property, even if to make money, especially when the money is used to respect and care for the land and give back to the community, sharing Maui's rich history and beauty with residents and visitors the way I personally experienced at Lona Ridge.

I saw my 89-year-old father, a World War II vet and physician, brought to tears by the inspiring view of Maui from Lona Ridge and, also, by the warmth he felt and excitement of the children he was seeing there. He wanted to be here today to speak in support, but he died a few weeks ago. He said, "Tell them spending time at Lona Ridge made an old man feel young again."

There's been complaints that you aren't hearing from the other homeowners who weren't here to speak in support of her. And I want to say I was voted by the majority of the homeowners, knowing that I was a friend of hers, because they wanted an even keel voice.

And the people that have spoken opposition have been threatened and bullied, as I have. And that's why I resigned from the board, because --

MS. TAKAYAMA-CORDEN: Three minutes.

MS. ARMATO: -- if you aren't part of the vocal minority, it appears that you can't have an opinion at all.

So I support the Lona Ridge SUP and CUP application and hope it is granted so residents and visitors will be reminded why they love Maui, inspire them to pay forward, remind them about being stewards of the land and being kind to your neighbors, and leave a little peace of heaven on earth better than we found it.

Thank you for allowing my father and I to speak.

CHAIR TSAI: Thank you. Ma'am? Ma'am? Rebecca, you have a question from Commissioner --

COMMISSIONER HUDSON: Hudson.

CHAIR TSAI: Yeah.

MS. ARMATO: Yes.

COMMISSIONER HUDSON: Thank you. I've heard several times today that people have been threatened. You

say that you have been threatened?

MS. ARMATO: Yes, both verbally, physically, when I walked down, even as early as two days ago, to my mailbox, and I received a handwritten anonymous -- not handwritten, typewritten anonymous note in my mailbox saying if I couldn't stand against Leona's SUP application, I shouldn't be standing at all, and they would see to that.

Now, if it was just me, hey, I'm tough, I'm a Sicilian, I don't care, but I have to care for my mother who has Alzheimer's. And I have to be sure that I'm safe and we're safe. And thank God, I have a gate. But it's sad to think that's --

COMMISSIONER HUDSON: A direct question --

MS. ARMATO: Yeah.

COMMISSIONER HUDSON: -- you filed a police report?

MS. ARMATO: I did not. I spoke to the police about it. And the reason is, because it is anonymous, they would have to go around and question the neighbors. Does that create the spirit we want? I mean, I made it public, in my resignation letter, why I was resigning. I don't want people questioning, everybody looking over their shoulder on who did this. Because I would like to think that it is someone that is misguided and just has lost faith in the process. I don't -- until -- we're keeping the wording

separate -- the police -- we're keeping the wording out of public eyes so that if this person ever uses this particular wording, that I did not repeat, that we'll be able to identify.

But I volunteered and worked with two police departments in my past, Newport Beach and Castle, Colorado Springs, there's nothing they can do unless I let them go and question everybody. And I don't want to create that kind of thing in our neighborhood. I -- that's not positive to me.

COMMISSIONER HUDSON: Thank you.

CHAIR TSAI: Thank you, Rebecca. Next.

MS. KERR: Hi, everyone. I'm Sylvia Hamilton Kerr, and I'm here today in support of Leona.

I, as you all know, have a wedding business that is very similar to the one that Leona is proposing. So I am hoping that I can maybe shed a little light that hasn't been shed here today so far. I kind of feel like I'm in a unique position to weigh in on the realities of running a business in a neighborhood, which is what I do.

I was recently here as well before the Commission, for those of you who don't know that. And leading up to that particular meeting, my meeting in front of the Maui County Commission, I wanted to mention that, for our business, we received about 300 positive written comments

from the community of Maui. About 100 of those -- and this is rough numbers, but about 100 of those were personally written letters, about 100 were signed form letters of support, and about 100 were positive comments from our past brides. All of that, all those 300 positive comments, happened in about a one-week time period. So it shows, in my mind, a lot of support from the community for this sort of thing. We didn't get one letter against us. And I'm still getting letters today, just kind of informal ones to me. I haven't been passing them on.

But, to me, this means that the community, in general, supports this kind of business and they appreciate the benefits it brings to the community.

One of the benefits of my business is that, on a good year, we bring about $2 million directly to the people who work in the wedding business. That's photographers and caterers and so on and so forth. Hundreds of employees of all these different businesses benefit from our weddings. There definitely is a benefit to this, to Maui and to Hawaii. This isn't to mention the $100,000 in state taxes that we pay and all the other taxes that a business like ours has to pay. That's a lot of benefit to bring our community. And the outpouring of support that we were privileged to enjoy proves that people really understand the benefits to everyone.

I would like to mention, too, that, with the exception of one neighbor, all of my neighbors wrote personal letters of support. That's not to say that they're not disturbed by my weddings from -- at times, but, on balance, I think weighing the negatives against the positives, they still support the business.

With the closing of A&B and the end of different -- of that industry, we're in dire need of employment opportunities. And I think Leona can offer all that.

What I understand about Leona's weddings, and I could be wrong, but what I keep hearing is that she's --

MS. TAKAYAMA-CORDEN: Three minutes.

MS. KERR: Three minutes? Her weddings won't be as noisy as mine. She is saying no amplification. And mine are loud. And even so, I just would like to sort of put forward the idea that it may not all be -- and, also, there's been no accident. In years and years of weddings, there's been no dangerous -- no accident, no drinking. We use strictly shuttles and it's easily solved.

Thank you for your kind attention.

CHAIR TSAI: Thank you.

MS. SAKI: Hi. Good afternoon, Chairman Tsai and Members of the Planning Commission. I'm Patsy Saki, leader of the Tomodachi Ukulele Group. Our ages range from 76 to

97, and we play every Thursday at Hale Mahaolu Center. We had the distinct pleasure of playing at Ms. Leona Wilson's residence and enjoyed her warm hospitality.

Being grandparents and great grandparents to our younger generation children, much of what Ms. Wilson is doing is such things as teaching them the importance of remembering and appreciating what we did laboring in the plantation so they could have a better life. Much of our children have forgotten the legacy because the schools in Hawaii are not teaching them the hardships we endured. Ms. Wilson, being a local girl from Hamakuapoko Camp, wants to educate the children so they will not forget what we did for them.

Also, we support her desire to have affordable events in Central Maui. Her home, Lona Ridge, L-O-N-A, is a perfect venue. Her home, Lona Ridge, is a perfect venue for small events. Most events are held at large public places that are too expensive for the average person to afford.

Ms. Wilson has her heart in the right place, thinking of the present and future for all of us in Hawaii, especially Maui. Please approve Ms. Leona Wilson's application for special use and conditional use permits.

I thank you very much.

CHAIR TSAI: Thank you.

SPEAKER: Aloha, Planning Commission, Commissioner

Chairperson, Members. My name is Christy Kajiwara.

And please excuse, but I have to be a little bit kolohe first. Rebecca, I know the neighbor you're talking about, 2:00 in the morning, poker games, drunk people. We've been invited, we've never attended. So neighbors on Kulaiwi Drive, check out that house because that's where it's happening.

I come to you in -- in support of Lona Ridge Special Use and Conditional Use Permit today. I am a business owner in Maui County. And I understand the concept of being able to give back to the community as numerous organizations continually ask our business for support and donations. In order to continue to provide support and donations, we need to have a source of income.

I thought I had my testimony prepared for you today, but, this morning, something changed. And I come to you this morning -- today not as a business owner, but as a parent. I have children who attend Maui schools, who have attended Christ the King, Waihee Elementary, Iao, Maui Waena, Kamehameha Maui and Lahainaluna. And I want to tell you a story today that I learned this morning through my son's eyes.

As you know, schools take children on field trips and excursions. And as we were preparing our morning, my son asked me what I was going to do today. And I told him

that I was going to go and testify for Auntie Leona. My son's response was rather interesting to me. He said, mom, field trips is junk, we listen -- we go through the same place all the time, we listen to the same people, we look at pictures and talk to tour guides who not even from here. They don't know what they talking about. Everything is rehearsed. He told me Auntie Leona is real. All the aunties and Uncle Leroy is real. They can tell us how it was when grandma guys was still here.

There are not many kupuna who are left who have the blessing of health as this entire family does. Auntie Patsy, Auntie Francis, Uncle Leroy, Auntie (inaudible) and the entire Rocha ohana, a true plantation family, that we have here today. Not too often do we get to experience these people and hear about their lives directly from the person. We don't know what has happened in their lives until after they have passed away.

And I have to throw this in because some of you -- or all of you know my Uncle Jason Medeiros. I bet some of you did not know he was a high school cheerleader. I didn't know that until he passed away. He was a high school cheerleader for Baldwin.

So we want to take the opportunity to get to know these people and to learn about them and their lives and the hardships and to see, especially from local children, that

we can do it.

My son's final comment, after talking to him this morning, was, "You know, mom, one day I gonna have one house like that and I gonna tell the kids about it, too." And it brought me to tears because it's a childlike fate that a lot of people have forgotten about. In the Bible, it states that everything was written in the past to teach us so that the hope and encouragement that they provide will one day give us all hope. This is what Leona has done up at Lona Ridge, along with her family, was to give our children and our community a hope, a hope for the future that most local kids would not have.

I am in support of this application. And I thank you all very much as I ask for you to support our children as well.

CHAIR TSAI: Thank you.

MS. SIMPSON: Aloha. Good afternoon, Commissioners. My name is Marseu Simpson, also known as Mars Simpson. You heard my name from Ms. Wilson over here. And I was brought on board to Lona Ridge to promote and create tourists. And as you heard, she threw it aside because I was going to make that a money machine. That was my mission. That was -- that is my background, that is my history, because that's what we did at the lavender farm. So she put it aside. She said, "I want to do special

events."

No one asked Leona what her vision was on special events. Leona's vision on special events, which she personally told me was, I see local couples having their ceremony here and taking their weddings to the neighborhood that can accommodate that many people, have their photo shoot here and take their big events to the community centers in the neighborhood. That's her vision of special events.

So right off the bat, she said, because if we do the tours that you do, Mars, that's disrespectful to my neighborhood. So I want to be respectful of my neighborhood, let's figure out another way to do tours. So I said, the only other way I could do it is that by appointment only and special groups.

So to this date, 18 months now, we've been doing groups from 10 people to 50 people. The requirement that Leona has me do to these groups is that you either have to carpool or hire transportation when you go over 30. We have been doing that for the last 18 months. It has been successful.

So the special events that we're talking about, it's not the big old grand parties that everyone is thinking about. None of the above. Her vision is so different from that.

So we have the template and we're working on it and it is successful. The neighbors haven't complained about that, as you heard. No accidents, none of the above. Loud music, none of the above. We're doing it, we've been doing it for the last 18 months. And I believe this template can go for Leona's special events, which is so much smaller and so much more high end.

And we interview these people many times before we allow them to come in because Leona wants me to make sure that they very -- they understand what she's expecting of them. We bring them to the house first so they could see everything that's there before they come with their people, kids, party, whatever it is.

So I just want to share that with you because she has shared these moments with me. And I thank you and I hope that you folks will vote this afternoon to agree to give her this Special Use Permit and Conditional Permit.

Mahalo.

CHAIR TSAI: Thank you. Okay. Anyone else wish to testify who hasn't testified yet? Seeing none, public testimony is now closed. Well, I guess -- we're going to go to -- do we have time? I mean, we're supposed to go to the communication. We're going to take a two-minute recess to try to figure out what we're going to do here because we have -- sorry -- we have a limited time in this building,

this room here. So we're going to try to figure out what we're going to do. Sorry.

(Recess, 4:38 p.m. to 4:42 p.m.)

CHAIR TSAI: Maui Planning Commission is called back to order. Thank you all for coming and speaking and your time and patience. Obviously, we have had a lot of testifiers. And, unfortunately, we only have this room until 5:00. So that's 15 minutes from now. Normally, we would be jumping to the Communications, Item E, regarding the Petition to Intervene, but we're, obviously, not going to have time to listen to that. And at this point, I really have no other choice but to defer the next agenda item, which is Communications E.1., to a later date to be set by the Department later.

Director?

DIRECTOR SPENCE: Commissioners, I will work with Clayton as far as future agendas when we can hear -- I mean, it is -- it is too bad that -- we want to afford the proper amount of time to hear the Petition to Intervene, arguments against and, you know, arguments following that, and allow time for the Commission to discuss -- either decide on the petition or decide on the -- on the permits, but that's going to take more time than what we have here. So we will schedule it for a future meeting and we'll go from there.

The next set meeting is September 13th. There's

three public hearing items. I don't know how long those would take. In other words, I don't know if we're going to have time to take this up again.

MS. WILSON: And I am away.

DIRECTOR SPENCE: Okay. Oh, for the 13th?

MS. WILSON: I leave on the 14th, but she's not here. She's the one that would be arguing.

DIRECTOR SPENCE: Okay. We will -- we will work with the applicant and the parties to see when we can get this back on the agenda. We want everybody to be fairly represented on -- on this going forward, so -- and all the arguments to be heard, et cetera. So we will work at that and inform everybody.

CHAIR TSAI: And, again, we appreciate everyone's time, all the Commissioners staying late. And this is the first time that we had to defer an item. And as much as we all want to see this decision being made, but we just -- we can't do it, obviously. So we're going to go on to, I guess -- do we want to finish the rest of these? So we're going to go to the rest of the items, which it's going to wrap up in a couple minutes.

So just to confirm, the public hearing on this item is closed. We are moving on to the Petition to Intervene, which is the next one, Communications item.

Yeah, I need a motion from the Commission to

defer, please.

COMMISSIONER CARNICELLI: Motion.

CHAIR TSAI: Okay, motion from Commissioner Carnicelli to defer.

COMMISSIONER ROBINSON: Second.

CHAIR TSAI: Second from Commissioner Robinson. I'll in favor of the motion?

(Response.)

CHAIR TSAI: And I'm going to vote "yes" to defer.

DIRECTOR SPENCE: Just for the clarity of the record, that is for Communication Items E.1. regarding the Petition to Intervene.

CHAIR TSAI: Correct. So based on the decision of E1, we are going to go back to D.1. and go from there. So -- but public testimony is now closed for D.1. And we'll have -- the next item on the list is for decision-making part only.

So we're just trying to wrap up here. We have F.1., which is acceptance --

MR. DAVIS: Clarification, Mr. Chair? Would there be there --

CHAIR TSAI: You have to use the mic.

MR. DAVIS: Since I'm involved in Phase II, will I be consulted and make it into my schedule if not at anyone else's convenience?

DIRECTOR SPENCE: Right. That's what we reported, that we want to make it fair to all the parties and so everybody has a chance to make all of their arguments, et cetera.

MR. DAVIS: Thank you. Because I received my agenda this morning by certified mail at 7:00 a.m. for this meeting. So I would like to have a little bit more advance notice than that.

CHAIR TSAI: And you will get more than three minutes, Hal.

MR. DAVIS: Thank you.

(Transcript for Item D.1. concluded.)

CERTIFICATE

I, TONYA MCDADE, Certified Court Reporter of the State of Hawaii, do hereby certify that the proceedings contained herein were taken by me in machine shorthand and thereafter was reduced to print by means of computer-aided transcription; and that the foregoing represents, to the best of my ability, a true and accurate transcript of the proceedings had in the foregoing matter.

I further certify that I am not an attorney nor an employee of any of the parties hereto, nor in any way concerned with the cause.

DATED this 17th day of October, 2016.

_____

Tonya McDade
Certified Shorthand Reporter #447
Registered Professional Reporter
Certified Realtime Reporter
Certified Broadcast Reporter

MAUI PLANNING COMMISSION

COUNTY OF MAUI

OCTOBER 25, 2016

TRANSCRIPT OF PROCEEDINGS

MS. LEONA ROCHA WILSON

Held at the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Maui, Hawaii, commencing at 1:34 p.m., on October 25, 2016.

Reported by: Tonya McDade, CSR, RPR, CRC
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ATTENDANCE

COMMISSION MEMBERS PRESENT:

Max Tsai, Chair

Sandra Duvauchelle , Vice Chair

Lawrence Carnicelli, Commissioner

Stephen Castro, Commissioner

Wayne Hedani, Commissioner

Larry Hudson, Commissioner

Keaka Robinson, Commissioner

Doreen Canto, Commissioner

STAFF PRESENT:

Ms. Michele McLean, Deputy Director, Department of Planning

Mr. Clayton Yoshida, Administrator, Department of Planning

Ms. Gina Flammer, Planner, Department of Planning

Ms. Carolyn Takayama-Corden, Secretary, Department of Planning

Mr. Gary Murai, Deputy Corporation Counsel

OTHERS PRESENT:

Ms. Leona Roche Wilson, Applicant

Ms. Deborah Wright, Wright & Kirschbraun

Mr. Hal Davis, Petition to Intervene

Mr. Jack Naiditch

OCTOBER 25, 2016

TRANSCRIPT OF PROCEEDINGS

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CHAIR TSAI: (Gavel.) Hello, everyone. Maui Planning Commission is called to order. Today is October 25th, 2016, 1:35 p.m.

At this point, with the sheer number of people in the audience, I was asked to ask everybody to put your cell phone in vibrate, do not cause any disturbance. And, also, too, is please do not speak out of order, only speak when you are asked to when you're up at the podium. Thank you.

So at this point we're going to open up the Unfinished Business, Number 1.

DEPUTY DIRECTOR MCLEAN: Thank you, Chair. This is a request from Ms. Leona Rocha Wilson for a State Land Use Commission Special Permit and a Conditional Permit in order to operate the Lona Ridge Special Events Project for special events, photo shoots, filming, art shows, retreats and workshops on property situated in the State Agricultural District, at 588 Kulaiwi Drive, TMK 352, Parcel 10, in Wailuku.

CHAIR TSAI: Thank you, Deputy.

So the first item on our agenda is actually the Petition to Intervene. I am going to open the floor for

public testimony, but keep in mind that whoever wants to come forward to testify, please limit your testimonial only pertaining to the Petition to Intervene. We are not talking about Leona Wilson's particular application right now; we're talking about the Petition to Intervene. So if you are not testifying anything new regarding the petition, then please refrain from testifying at this moment.

And what happens is, that based on the result, this Commission decides to -- whether to grant or not granting the petition, you will still have an opportunity to testify at that point. Okay.

So at this point, I'm going to ask, do we have a list? So please keep that in mind, to speed this up. And I am going to your name up.

MR. CORELLA: Excuse me, sir. Could you please define intervention for us?

CHAIR TSAI: You want to speak to that?

MR. MURAI: Mr. Corella, what is before the Commission today at the moment is Mr. Hal Davis' Petition to Intervene in the application. By -- by doing so, what the essence is that he's asking the Commission to make him a party to the proceeding so that he may participate as a party. In other words, he may call witnesses, he may ask questions, he may make presentations, and receive

information about the matter.

So what the -- what the Chair has asked anyone wishing to testify today to do is to limit their testimony only to the issue of whether the Petition to Intervene should be granted or denied. At the moment, we are not speaking to the merits of the application. In other words, this is not about whether the application is a good idea, bad idea. This is limited only to the issue of whether the Petitioner, Mr. Davis, should be a party to the case. And depending on the outcome of that decision, that will determine the Commission's next step. However, when the merits of the application are decided, there will be another opportunity for people to present testimony on -- on that -- on the merits.

MR. CORELLA: Thank you, sir.

CHAIR TSAI: Okay. So I'm going to call your names out. And with that understanding, if you have nothing new to share, please refrain or postpone your testimony regarding the merits of her application at a later time. Okay? Thank you.

Susan Grubbs.

MS. GRUBBS: Is it all right if I set this here? Okay?

CHAIR TSAI: Please identify yourself. You have three minutes.

MS. GRUBBS: My name is Susan Grubbs. I live within 500 feet.

In the opposition of Mr. Hal Davis' Lona Ridge LLC intervention filed by attorney Deborah Wright, representing Leona Wilson, Document Number 105636, received by the County Planning Department on August 1st, 2016, Number 3 states, "Davis has misrepresented the support he has received for his opposition and intervention to the application proposed permit."

I would like to submit to the committee the copies, which I believe you all have, of this map which shows, in pink, those owners within Wailuku Heights I and II who oppose the Lona Ridge permit.

A new petition, which I started circulating within one month of the last hearing, the new petition was signed and these opposition letters were obtained after the August 30 -- 23rd Planning hearing. This petition and these opposition letters to Lona Ridge LLC permit request were obtained by myself, William Mangum of Wailuku Heights II, Leslie Brown, Scott Suda and Jean-Claude Wietzel of Wailuku Heights I.

Also important to note is the overwhelming number of additional signatures and letters from Wailuku Heights I who have only recently become aware of the Wilson permit, requesting these additional letters and new

petition. These -- these letters and new petition are dated from September 15th to October 16th, 2016, a 30-day period after the August 23rd hearing. 79 percent of the homeowners within 500 feet of Lona Ridge LLC, including Mr. Davis, are imposed [sic] to the special permit. The majority of owners within Wailuku Heights I and II are opposed.

Lona Ridge's -- LLC's attorney is incorrect in her statement that Mr. Davis has misrepresented support to the intervention. I, as well as the majority of homeowners of Wailuku Heights, oppose the Lona Ridge LL Permit -- LLC permit, and support Mr. Davis' intervention to stop commercial business in our residential neighborhood.

Thank you.

Do you have any questions about the map?

CHAIR TSAI: Thank you, Susan. Lillian Mangum.

MS. MANGUM: To the Members of the Maui Planning Commission, thank you for the opportunity to speak. My name is Lillian Mangum, a Wailuku Heights homeowner who resides within 500 feet of Lona Ridge LLC. I support Mr. Davis' petition for intervention.

The impacts suffered by residents of Wailuku Heights are the same for Mr. Davis and all of us; increased traffic and a related increase in public safety

to children, pedestrians and pets, increased noise, especially at night, and possible increase in criminal activity in our safe neighborhood.

What's unique in Mr. Davis's situation are the complications associated with the prospect of having a commercial venue at the top of his street when all traffic to and from Lona Ridge LLC will go past his house.

Mr. Davis, essentially, is filing this intervention on our behalf. All neighbors, and especially those living within 500 feet of Lona Ridge LLC, we will all have to endure the negative consequences of commercial activity in our neighborhood. There is absolutely no benefit to Mr. Davis and the rest of us if this permit is approved.

For the past four weeks, Susan Grubbs and I have been collecting signatures for a petition opposing Lona Ridge's permit applications, and homeowners have signed opposition letters. As you can see from the map, and the stack of signed petitions and letters, we were able to contact many homeowners who readily agreed to sign.

A major consideration for you, the Planning Commission, is to look at the overwhelming opposition from our neighbors in Wailuku Heights I and II. Please note that most of the homeowners within 500 feet of Lona Ridge LLC, marked by dots on the map, are opposed to the

permits. My understanding is the Planning Commission weighs this very heavily in its consideration of the permits.

Hal Davis and the homeowners of Wailuku Heights I and II have made it very clear that commercial activities in a residential neighborhood will have a negative impact. Many, many homeowners immediately stepped forward when we asked them to sign our petition. Several mentioned their concern and hope that this intervention will stop commercial business activity in the neighborhood.

Thank you.

CHAIR TSAI: Thank you, Lillian. Lester Yano.

MR. YANO: Good afternoon.

COMMISSIONER ROBINSON: Hello, Lester.

MR. YANO: Hi. I'm back. My name is Lester Yano, I'm the President of Wailuku Heights II Homeowners Association; however, I'm testifying as a homeowner who lives in Wailuku Heights.

And, you know, what I want to talk about is, unfortunately, the impact, the direct impact that Mr. Davis will be seeing if this permit is granted. And, you know, unfortunately, because of where he lives, he has -- it's just going to be impacted by everything.

And one way of looking at it, remember those

Venn diagrams, the circles, back in grade school where you have like -- if you have a circle with all animals that can fly, you have another circle with all animals that have two feet, and there's another section where some of them can fly and that gets a smaller group. Well, unfortunately, you have a situation where the only way to get to Lona Ridge is up Kulaiwi. So when you look at the number of people who live on Kulaiwi, there are about 30 lots. You look at the number of people who live within 500 feet of Lona Ridge, that gets down to about 18. And then you consider who is going to be impacted by the noise, the safety, the traffic, who's the homeowner that's gonna be impacted if, despite the prohibition in the CC&Rs, the Commission says that she is allowed to do these commercial activities. When you start looking at that -- people that are left, it's a very small group. And Hal Davis, unfortunately, because of where he lives, is part of that group.

And even besides living on Kulaiwi -- you know, I asked you guys to go up and drive down there one night. Did anyone do that? You know, because when you come down there, there's a curve. Unfortunately, his house is kind of behind that curve. So he has even more of an impact because of safety. And so we have a situation where, you know, the general public has -- is impacted by all of

these adverse impacts. But because of where he lives, on Kulaiwi, within 500 feet of Lona Ridge, along this curve, and being a homeowner, he is directly impacted by all of these horrible horribles. And he has the misfortune, just because of where he lives.

So because of that, I think, you know -- you know, if you go to Vegas, there's a game called Let It Ride. I don't know if you play that, but you can get a hand where it's a no-brainer, you're automatic gonna win. I think this is a situation where it should be a no-brainer that Mr. Davis should be allowed to intervene and be a party to these proceedings.

Thank you.

Do you have any questions?

CHAIR TSAI: Thank you, Lester. Norma Cronkite.

MS. BERROGA CRONKITE: Aloha, Chair Tsai and Members of the Maui Planning Commission. Thank you very much for this opportunity to speak before you this afternoon. I'm Norma Berroga Cronkite, a retired educator and school administrator and a former member of the Maui Planning Commission.

After hearing our Corporation Counsel, about the definition of intervention, I would like to inform you that I oppose the Petition to Intervene. It's because we have a process in place, we have Members of the Maui

Planning Commission, and you can set conditions when you grant the Special Use Permit.

Now, the other reason I am before you is because of a letter that was sent to Chair Tsai dated August 28, 2016, from a resident, supposedly a resident, at Wailuku Heights who said that I am not a principal, never been a principal, I'm not an educator because I taught senior citizens, and I don't have a teaching license or a license of a school administrator. So I took it upon myself to provide you copies of all my college diplomas. I have five degrees, including master's in educational administration. And I'm about to complete my doctoral studies in school leadership, curriculum instruction and all those things related to school administration. I also included a copy of my teaching license from the State of Hawaii and my license as school administrator.

The reason I did that is because Phyllis (Inaudible), who wrote to our Chair, is trying to destroy my credibility and integrity and reputation, for that matter, to speak before you. And she made false statements that are derogatory, for one thing, false and defamatory. And that's not acceptable.

So I ask the Maui Planning Commission to please consider that, consider her letter, and let it be something that you would consider unacceptable because we

don't need false statements and all kinds of accusations. Not only to myself as a supporter of the Lona Ridge application for Special Use Permit, but, you know, statements about Leona Rocha Wilson that are not really true.

So, again, I would like to reiterate my support for the Lona Ridge application and my opposition for the Petition to Intervene, and let the process work. You folks are trusted by this community to do your work as the --

MS. TAKAYAMA-CORDEN: Three minutes.

MS. BERROGA CRONKITE: -- the Maui planning. So let the process work. Thank you very much.

CHAIR TSAI: Thank you. So, again, just reiterate, please focus your testimonials only on the Petition to Intervene. Thank you.

MS. NAVA: Thank you.

MR. CORELLA: Thank you.

MS. NAVA: Thank you.

CHAIR TSAI: Alan Unemori.

MR. UNEMORI: I have no comments on the Petition to Intervene. I reserve my say for later when we're talking about the merits of the case.

CHAIR TSAI: Thank you. Rick Scott.

MR. SCOTT: Hello, everyone. My name is Rick

Scott. I live in Polulani Drive, within 500 feet of the Lona Ridge. I don't know. I'm a little bit confused about the whole process. And I think I'm one of many that would like to see Hal Davis, somewhat, as I understand it, a representative for us.

I don't know if we're supposed to speak about our resumes today, but I've got one just as big.

All I can say is I support the intervention. And I've got a lot to say, but I want to stick to the subject. Thank you.

CHAIR TSAI: Thank you. Merlyn Scott.

UNIDENTIFIED SPEAKER: She had to leave.

CHAIR TSAI: Okay. Ernie Cronkite.

UNIDENTIFIED SPEAKER: Ernie will wait until later.

CHAIR TSAI: Thank you. Mars --

MS. SIMPSON: Simpson. I'll pass it this time. Thank you.

CHAIR TSAI: Thank you. Looks like Al Corella.

MR. CORELLA: Good afternoon, Ladies and Gentlemen. I am in total support of Mr. Davis' petition for an intervention.

And there's two things that have not been provided to him to protect him and protect the rest of us property owners in Wailuku Heights.

My questions are, where is the environmental impact study by this Commission or Leona Ridge or -- I'm sorry -- Leona Wilson as to how this Conditional Use Permit will offend Wailuku Heights residents?

If you approve this permit, you will single-handedly destroy our community. You will prevent me and my fellow residents to have the use and enjoyment of our property.

The other question that I have for you is that the approval of this conditional use permit will undoubtedly lower our property values. If you grant this petition, there is no doubt the property values will decrease. And case law has already established that if property values decrease due to government intrusion, it is a taking under the Fifth Amendment. And my question to you is, is the County prepared to reimburse property owners after they have suffered significant losses in their property values.

And, in closing, I thank you for your time. And I will appreciate an honest evaluation on your part because we're relying on your ability to make a sound decision on this petition.

CHAIR TSAI: Okay. Thank you, Al. Myrna Fung.

MS. FUNG: I would like to reserve my comments for later.

CHAIR TSAI: Thank you. Noreen Sereno.

MS. SERENO: My name is Noreen Sereno. I live at 532 Kulaiwi Drive, within the 500 feet of the Lona Ridge application. And I support Hal Davis in his intervention. And as all the people said before, I can't add anything more. It's just awesome. And I hope you consider all what people have said when you make your decision.

CHAIR TSAI: Thank you. Albert Hahn.

MR. HAHN: I reserve my comment for later.

CHAIR TSAI: Gary Wong.

MR. WONG: My name is Gary Wong. I live in Wailuku Heights. I have for over 60 years, meaning I lived in actually the original development.

We often talk about doing things that are pono, the right way. I am not Hawaiian, but many of the residents in Wailuku Heights don't feel that this whole permitting process has been done the right way. I am sure a lot of people agree that it's been like, more or less, shoved down our throats. And for someone -- when we have attorneys here that are saying, you know, this is the way it's going to be, and it's like -- to a lot of people, that's just distasteful. Whenever anybody makes you do something that's against your will and you don't have a voice, that's wrong.

With Hal Davis as a voice speaking for many of the residents, it might be more pono, in other words, what we -- what did the Hawaiians do in the old days? They often would probably discuss things. Yes, they might have had war, but if we could sit down and agree and have many voices speak. And if Leona or her representative could try and iron out some of the differences that people have, wouldn't that be the right way to go? I think so.

Thank you.

CHAIR TSAI: Okay. So is there anybody else wish to testify regarding the Petition to Intervene? Again, please come forward.

MS. NAVA: I came in late. So can I?

CHAIR TSAI: Yeah, come forward. And, again, please only talk about the petition.

MS. NAVA: Right.

CHAIR TSAI: You have three minutes. Please identify yourself.

MS. NAVA: Good afternoon. And thank you for your time and allowing us to speak today. My name is Jane Nava. And I strongly support Mr. Hal Davis' intervention.

I, too, live in Wailuku Drive -- I mean Kulaiwi Drive and within 500 feet. And, technically, the entire neighborhood should be recognized within 500 feet. Because of limited access, her guests will be required to

drive through the entire neighborhood, impacting all residents with an increase in traffic, noise and public concerns.

Wailuku Heights is an established residential community. And I strongly oppose Lona Ridge Special Use Permit and Conditional Use Permit application.

Lastly, I want to thank Mr. Hal Davis for doing what is right in protecting his interest and our interests as well.

CHAIR TSAI: Anyone else?

MS. MEYER: Hi. My name is Ashley Meyer. Thank you for letting me speak today.

And I just want to say that I live on Kulaiwi Drive within 500 feet of the Lona Ridge. And I strongly am for Hal Davis. Thank you.

CHAIR TSAI: Okay. Anyone else wish to testify?

MR. SOUSA: Aloha mai kakou. My name is Keoki Sousa.

COMMISSIONER ROBINSON: Aloha.

MR. SOUSA: Aloha. I'm a traditional practitioner of la`au lapa`au. And I'm here to testify in support of Lona Ridge as a --

CHAIR TSAI: Sorry. We're just talking about the Petition to Intervene. So you're --

MR. SOUSA: Okay. I'll come back later.

CHAIR TSAI: No problem.

MR. SOUSA: That's what happens when you just walk in the door.

CHAIR TSAI: Anyone else wish to testify? Seeing none, public testimony is now closed.

We are going to agenda item. Deputy.

DEPUTY DIRECTOR MCLEAN: Thank you, Chair.

I believe the next step would be for Mr. Davis to speak on behalf of his Petition to Intervene and he would be followed by Ms. Wilson responding.

MR. NAIDITCH: Good afternoon. My name is Jack Naiditch. Good afternoon, Chair.

CHAIR TSAI: Can you please speak to the mic -- into the mic?

MR. NAIDITCH: Oh, sure.

CHAIR TSAI: We can --

MR. NAIDITCH: Can you hear me?

CHAIR TSAI: Yeah.

MR. NAIDITCH: Yeah.

CHAIR TSAI: Please proceed.

MR. NAIDITCH: Okay. Good afternoon, Chairperson, Corporation Counsel, Deputy Planning Director and the Members of the Commission and staff. My --

COMMISSIONER ROBINSON: Good afternoon.

MR. NAIDITCH: Hello. My name is Jack Naiditch.

I represent the Petitioner in this motion to intervene.

As you know -- let me get my -- the application is for a Special Use Permit and a Conditional Use Permit for business uses that are outside of the agricultural zoning for the property in question. These business activities include weddings, corporate events, parties, including tea parties, anniversary parties and other parties, nonprofit functions, I'm not sure what that is, retreats, workshops, cultural events and ceremonies and other business activities.

My client, Mr. Davis, has filed a Petition to Intervene. The applicants oppose the petition. The opposition is based on two separate grounds. One is that Mr. Davis doesn't have standing, and the other is that this petition will not help clarify or develop the record for your -- for your consideration. I think both of these positions are groundless, particularly given the fact that he has met the requirements for intervention and because the issues involved and the overwhelming opposition of the entire subdivision to this application.

So the first argument is to the -- to oppose the intervention, is, I suppose, the lack of standing under your Rule 12-201-41(b). There are two parts to this rule. The first is the language in 12-201-41(b) itself and then the second is the overwhelming directive that a petition

to intervene should be freely granted.

As to the language in 12-40 -- 201-41(b), in order for an intervenor to come in front of your board and to be part of this proceeding, he must have either, one, a property interest in land subject to the Commission action, or, two, he needs to demonstrate that he will be so directly and immediately affected by the matter before the Commission that his interest is clearly distinguishable from that of the "general public." That's what the rule says.

The opposition asserts that because Mr. Davis resides in a house six lots away from the entrance to the Wilson property and -- he is not directly and immediately affected by approval of the application for a Conditional Use Permit and -- and Special Use Permit. I think that that's not in keeping with any case law or with any proceedings in front of this Commission in the past.

In order to intervene, you do not have to live adjacent to the property. If that was the rule, it would have said that in the rule.

The question is, is his interest different from that of the general public. So what does the words "general public" mean? General public is you and me. I live in Kula. I don't know where you live. I am not affected by this development. He, however, lives in the

subdivision.

There are a significant number of people in that subdivision who oppose this. And he lives close enough to the property whereby he is going to be affected by a number of issues, by traffic, by noise, by safety concerns. So he is going to be affected by a possible drop in his property value. So he has an immediate and direct involvement in this proceeding. He is not a member of the general public that this rule is designed to exclude from filing petitions to intervene.

The second issue is -- the second point in the rule is that if you look at 12-401 -- sorry -- 12-201(b) -- 12-201-41(d), leave to intervene shall be freely granted. I would suggest that this is one of those situations where this Commission should freely grant leave. That word has been traditionally meant that a court or an administrative body such as this needs to strongly consider granting leave to amend unless there's a significant problem with the application, which we submit there isn't.

The second argument that the opposition raises is that the intervention here will not expand the record for intervention, and, in fact, will create inefficiency in the process. We -- we strongly suggest otherwise.

There was a person who testified earlier,

passionately, about let the process work, points out that you have the right to make this decision without intervention, but the process includes the right to intervene. It's in the rules. That's the process. The process is you have a matter that comes in front of you, if there's some third-party outsider who wants to intervene, and if they show they have a right, you should grant that right. So I would agree with the person who made that impassioned plea. And you should let the process work and let him intervene.

As to the specifics, how to develop the issues, we think that this intervention will, in fact, help develop the issues.

Mr. Davis is not a lone wolf crying in the sky up on the Wailuku Heights ridge. He has the support of almost 80 percent of the people who live within 500 feet. He has the support of more than 50 percent of people in the subdivision. So he's not a lone wolf.

He is represented by counsel. So this process with intervention is not going to be an unkempt process. There's two attorneys representing the parties in this process, and they should be able to handle the process efficiently.

Moreover, I think the record will be developed by this intervention. It will develop the neighbors'

viewpoint. It will develop the impact on neighboring agricultural properties in terms of affordability of those properties. It will develop whether the Petitioner can use a lot in the subdivision to access the Lona Ridge LLC property for business purposes and not for the purposes for which it's zoned.

In this regard, I would like to point out to you -- and I believe it was an exhibit that the opposition brought up, but I would like to just hand you a copy, if I may. May I?

COMMISSIONER CARNICELLI: We'll just pass those down.

MR. NAIDITCH: Okay. This is a letter from the Office of Planning of the State of Hawaii. It was copied -- it was sent to Mr. Spence and it was copied to the Land Use Commission. And if you look at this letter, particularly the second page, the Office of Planning has significant concerns with these two applications. I'll read to you their concerns, if you look to Paragraph 4.

Paragraph 4 says that the applicants must demonstrate what special circumstances exist to justify approval through the special permit process. I pose the question to you, what special circumstances exist here? What is special about this property and this person's condition that begs for a special use permit to conduct

commercial business properties on agricultural land?

I understand from the previous testimony at a hearing that one of the reasons that the applicant wants to go forward is because they need the money, that they -- this will be a way to create income while the trees on the property could develop and mature. I would point out to you, based on the exhibits that they have in their opposition, the property was purchased by Lona Ridge LLC, a for-profit limited liability company, in 2005, from David Niehaus. As a condition to getting that purchase done, it had to get access through the -- to the property. So it bought this other lot. You have -- so Lona Ridge bought two pieces of property here so that they could get access to the five-acre property. The property that they bought in Wailuku Heights they don't use for anything other than access.

I would suggest to anyone here that if you're going to go do that, make that kind of investment, you would have thought very well and hard about the nature of your investment and that whether you're going to be making money or not in growing trees on your property. Whether they are successful or not, that's their issue. But the point is just because they need more money doesn't give them the right to have a special use on their property.

If you follow that line of thinking, then

anybody can come in here with an agricultural property and say, you know what, my farm plan is not working out, the goats aren't producing, the bees aren't thriving, I can't raise cattle, I need to make more money on my property and I want to have commercial use on it. That's not a special circumstance. That's not a special circumstance.

So I think the intervention will develop what special circumstances there are that justify having this Special Use Permit and Conditional Use Permit.

I will also point out to you the letter from the State, in Section 5 on Page 2, where it says, OP "questions the reasonableness of this use within the State Agricultural District, the special permit guidelines in Hawaii Administrative Rules 15-15-95 provide that the proposed use shall not be contrary to the objective of HRS Chapter 205," which covers agricultural land and the uses, the permitted uses in agricultural lands. So you have the State questioning this application, strongly questioning it.

It goes on. It says, "A major objective of HRS Chapter 205 is to protect agricultural lands and ensure their continued availability for agricultural use. This has been a paramount issue here in this county ever since I've been here and a paramount issue with this Commission.

"The proposed special events venue constitutes a

commercial visitor-oriented use that could result in increasing agricultural land values to the detriment of farmers seeking to acquire agricultural lands and pursue agricultural activities." This is the State talking. They're concerned that if you allow this use, it will increase the value of this particular agricultural property. And so when realtors are selling comparable properties near this vicinity, they will point to that comp and this will raise the value of agricultural land for those who want to farm. That's a big concern of the State and -- and it's something that needs to be taken in consideration and something that we can develop on the record for you in the intervention.

The second thing the State points out is that the State is concerned about related adverse impacts caused by the proposed use in terms of increased traffic in the area, increased noise levels in the area and the establishing of nonagricultural visitors, serving uses such as bed and breakfast, short-term vacation rentals, restaurants and retail shops within the Agricultural District, all of which I understand to be swear words in front of this Commission. So here you have the State very, very concerned about this project.

All we're asking for is an opportunity to intervene in the project and to have our position known

and addressed. Thank you.

CHAIR TSAI: So we would like to hear from Ms. Wright.

MS. WRIGHT: Good afternoon, Commissioners, Chair, Counsel and staff.

COMMISSIONER ROBINSON: Good afternoon.

MS. WRIGHT: I appreciate the opportunity to go over this. My address is going to be a little bit shorter than Mr. Davis' counsel's address because a lot of what was put forth during his address really has to do with the merits.

He used this opportunity not to argue about whether intervention was appropriate, but to argue about what he considered to be appropriate or not appropriate for the Special Use Permit and Conditional Use Permit. However, what we're here before you on right now is the actual Petition for Intervention. And a petition for intervention has particular standards that have to be met before intervention is to be allowed.

One of the main things that needs to be pointed out is, previously, Mr. Yano came forward at the last hearing and, on behalf of the Association, presented its position. Similarly, the Association, if it wanted to, could have moved to intervene for all the homeowners, saying we have all this to present to you. It did not do

so.

So with regard to Mr. Davis' petition for intervention, we have to look at Mr. Davis, not the other members of the public, not the Association and "can he be our voice."

The people who gave public testimony were very careful what they said. They would start out saying, "I am presenting this on behalf of Mr. Davis and I support him because he has a unique situation," but when they spoke about what that was, it always came down to he'll represent the rest of us, we have noise concerns, we have safety concerns, we have traffic concerns, but that is not the standard. He is not here as a representative. He has individually moved to intervene. And in that regard, he must meet the standards personally.

He is not an adjacent or abutting landowner. And, yes, that is not some sort of absolute requirement. However, he is part of a neighborhood and he has not shown anything unique to his particular ownership of land in the area from the general public.

Now, the discussion of the term general public by Mr. Davis' present -- in Mr. Davis' presentation was that general public has to refer, apparently, to all of Maui. And that's not correct. The general public is all of those who would perhaps have some concerns or be

affected in this instance, but doesn't mean it has to have some effect on everyone on the entire island or that you can say that anyone in a neighborhood has a right to intervene simply because they have that proximity or they are in that neighborhood or they would have, perhaps, some effect on them. It is, is it different, is it unique to this particular individual as opposed to everyone else who might have a concern.

If it were as Mr. Davis presents, then everyone in any neighborhood who wanted to intervene could intervene because I'm in that neighborhood and it might affect me or my land value or it might affect me because there will be increased noise in the neighborhood. That's effects on the general public.

There has been no unique showing of any particular quality or interest by Mr. Davis that would give him a right to intervene. And that's, actually, very, very important. That's the main part of the standard.

He doesn't have an interest in the land itself -- it was a two-part standard, interest in the land or some interest that's different from the general public. He doesn't have an interest in the land and he hasn't asserted that. He also doesn't have an interest that's different from the general public.

He says the cars would go past. Well, cars will go past every house on Kulaiwi. And he is not a representative of everybody who lives on Kulaiwi. That is not how the application for or Petition to Intervene was submitted to the court. He didn't submit it as a representative.

There has been, in the past -- and I am bringing this up because it seems to have to do with the Petition to Intervene. There has been statements in the past and there were statements here about this being a commercial interest, about this being a business interest, about this being something we don't want in the area. And in the time between the last hearing and this particular hearing, I received some emails that were sent where Ms. Susan Grubbs, who testified in favor of the Petition to Intervene, was asking someone on the neighborhood watch to post things about the hearing and about trying to stop this particular matter. And in response, the person that she was sending the email to said, "It appears that this effort you mention is solely directed at Lona Ridge; however, word of caution, there are a number of neighbors who do work from home. I would caution that this does not create problems to others." And her response was, "Thank you. I appreciate your input. Office in the home or home business is not the same as commercial business."

Now, the reason this is important is there seems to be a general feeling of let's get in there and let's go after Lona Ridge and attack this as a business, but we don't want to mention the fact that there are other businesses that are going on. It's the same thing. Mr. Davis can't say, "I have this unique special interest just because I have ownership in this general neighborhood and, therefore, I have a right to intervene." And say, "But it's special, it's unique, and we're not going to look at all the other things that go on in the neighborhood."

The reason this will not -- the other part of the right to intervene, the reason this will not expedite or provide extra information and will affect the efficiency of the Planning Commission is that the Planning Commission has had hours and hours of public testimony, all that information, all of that position statement has already been presented. There is going to be more time given today.

There is nothing that's going to contribute additionally by simply saying, "We're going to allow this person to come in and to bring in this same evidence," except him doing it separately as a party and having the right to ask additional questions or bring in some more information, the same thing over and over. He has not

shown this Commission that he has anything else to contribute that goes beyond what has already been before the Commission and what is being presented to the Commission. And all this will do is lengthen and encumber the Commission process.

So as a result, we don't believe that this is an appropriate petition for intervention, especially under the rules as they are written, and with the petition as it was presented to the Commission. Thank you.

CHAIR TSAI: Thank you. Okay. So I have just been informed by the Corp Counsel that Mr. Davis' attorney has a chance for rebuttal, if you choose to.

MR. NAIDITCH: Thank you. I think the gist of the argument about standing, according to --

CHAIR TSAI: Please identify yourself again --

MR. NAIDITCH: Oh.

CHAIR TSAI: -- for the record.

MR. NAIDITCH: Jack Naiditch again, I represent the Petitioner. Thank you.

I think what the -- I think what Ms. Wright is saying to you is that my client's property doesn't abut or adjoin the property owned by the LLC. He's six houses away, therefore, if he has a noise problem, that's no different than anybody else, five houses away, four houses away, seven houses away. However, I guess if he had a

noise problem on the property that abutted the property in question, abutted the Wilson property, then he would have a specific unique circumstance. That argument doesn't make sense.

He's six houses away. He has a unique circumstance. Is it the same as the house five houses away? Yes. It's the same as the house seven houses away. Is it the same as the house two miles away? No. That's the general public.

I don't think Ms. Wilson has offered anything to -- to the Commission here to show you that the general public and the language in your rules means the entire subdivision or people who live in a subdivision next to a property in question. Hence, the general public. Otherwise, it would have said "adjoining landowners." It says "general public." That's number one.

So I do think that he has standing. He has alleged in his petition that he will suffer noise problems, he will suffer traffic problems, he will suffer safety problems, these and other issues. Those will affect him personally, immediately. So I do think we have standing on that point.

On the issue of developing the record, I understand there's a lot of people who have come in and testified, but what will happen in an intervention is

you're going to have a hearings officer hear this and make findings of facts and conclusions of law to you. Those findings of fact will be very specific about factual issues that are developed in that proceeding, in the intervention proceeding. And you will then be able to look at his conclusions, his recommendations, and you then will have detailed facts as opposed to someone who has three minutes to come and testify about this and perhaps says the same thing as someone else.

I don't believe you have all the facts in front of you. I think that, as I mentioned, we will have an opportunity to develop the important facts for you and then you can make an informed decision about this.

Thank you.

CHAIR TSAI: All right. As a courtesy to our court recorder, we are going to take a quick five-minute recess so she can have a break. 2:30, we'll reconvene.

(Recess, 2:26 p.m. to 2:33 p.m.)

CHAIR TSAI: Maui Planning Commission is called back to order. At this point, we are going to have questions from the Commissioners for both legal representatives of both sides. Before that, Corp Counsel wants to say a few words regarding the process to our Commissioners. Corp Counsel.

MR. MURAI: Thank you, Mr. Chair. So,

Commissioners, I think, at this point, the Chair is going to open up the floor for questions by the Commission to Counsel. And what I want to reminds folks of is that you have in front of you a copy of the rules regarding intervention. Now, what we're trying to do is, whatever the decision that the Commission makes regarding the Petition to Intervene, at the end of the hearing, one of the attorneys will be asked to prepare the order, and the order they prepare will be based upon the findings and the decision that you make. So if you look at your rules, the rules set out a number of conditions or elements that the -- that the petitioner, who is asking to intervene, Mr. Davis, must convince the Commission of. So based on the record, you will be gleaning from the record the factual findings that you make to either support or to deny the Petition to Intervene. So if -- if you feel that, during the presentation, there may be pukas that you want to have filled, then it would be appropriate to ask the parties to address those, whatever concerns you may have.

So, again, I'll just remind folks that you have in front of you the elements of the Petition to Intervene. And what you will be asked to do at the end, conclusion of the hearing, is to make factual findings and -- and a decision. Okay? Any questions?

COMMISSIONER CARNICELLI: Yes.

CHAIR TSAI: Commissioner Carnicelli.

COMMISSIONER CARNICELLI: So, logistically, along with this, the intervention itself -- I guess two questions. How long will the intervention take? Because we have this magical date sitting out there --

MR. MURAI: You mean --

COMMISSIONER CARNICELLI: -- or does that date that -- you know, if we don't act within a certain time, you know, then it automatically defers to the recommendation of the Department.

MR. MURAI: Well, actually, you're -- when you say intervention, today -- you mean the -- the hearing process, the contested case process?

COMMISSIONER CARNICELLI: Sure. Yes.

MR. MURAI: I can't really speak to that because I don't know how long, you know. A lot will depend on scheduling. Well, of course we're assuming that -- your question, I think, assumes that the Petition to Intervene is granted.

COMMISSIONER CARNICELLI: Right.

MR. MURAI: What that would do is it will trigger the mediation and contested case hearing portion of it. And I cannot speak for that. But I would urge the Commissioners not to mix up the issues. In other words,

not let those back end concerns affect your decision today because the Petition to Intervene should stand or fall on its own merit.

COMMISSIONER CARNICELLI: Okay. So if I could, then -- no, but it says that part of the merits are that the admission of additional parties will render the proceedings inefficient or unmanageable. So -- and that's why, because I don't know how long, you know, that process will take. If that takes us into January, then does that -- that trigger date of December 28th or something, does that -- is there a stay on that timeline or -- or -- because, suddenly, that affect --

MR. MURAI: You know, I --

COMMISSIONER CARNICELLI: That does affect my opinion. If you're following my logic here, is if this takes us beyond December 28th --

MR. MURAI: You know, Commissioner --

COMMISSIONER CARNICELLI: -- does that change anything?

MR. MURAI: Commissioner, my interpretation of what you just quoted, render it, you know, inefficient, probably implies to the number of intervenors. In other words, there are so many parties. Like, for example, at the contested case hearing for the 30-meter telescope, there are over 20 parties. At some point, the number of

parties to the case may render the -- the proceedings inefficient or unmanageable just simply because it's too many bodies in the room, too many -- you know, it just takes too long.

COMMISSIONER CARNICELLI: Okay.

CHAIR TSAI: I guess -- yeah. Hold on a second. Corp Counsel, I think what Commissioner Carnicelli's kind of asking is, is there a deadline regarding the mediation process if we do grant -- if this --

MR. MURAI: Michele.

CHAIR TSAI: Okay, Deputy.

DEPUTY DIRECTOR MCLEAN: If the intervention is granted, the first step would be for the parties to see if mediation can resolve their issues. And if mediation can resolve the issues, then it would come back to the Commission sooner rather than later. If mediation does not result in resolution, then the contested case proceeding would continue. And the timing of that can vary. As Corp Counsel said, it depends on scheduling. It can take as little as several weeks, it can take quite a few months.

In terms of the -- the deadline that you're concerned about, if intervention were to be granted, then that date would be put on hold.

COMMISSIONER CARNICELLI: Okay.

CHAIR TSAI: It's really, from my understanding, out of this Commission's hands in terms of --

COMMISSIONER CARNICELLI: Okay. Yeah. I just didn't want there to be a situation to where it goes to mediation or -- and then suddenly we bump up against that date and go, "Oops." So I just didn't want there to be an oops. I just -- I get that if there's a stay on that date, then we can just -- I don't have to worry about that aspect of it. Okay.

CHAIR TSAI: That's good. Okay. Questions from the Commission for the parties?

COMMISSIONER CANTO: I have a question.

CHAIR TSAI: Yeah, Commissioner Canto.

COMMISSIONER CANTO: I think this is for Mr. -- this is for Mr. Davis' representative. What was his name?

COMMISSIONER CASTRO: Naiditch.

COMMISSIONER CANTO: Mr. Naiditch. I guess you -- would you please?

MR. NAIDITCH: Sure.

COMMISSIONER CANTO: One of the last things that you mentioned as you took your seat, you made mention this, you said you don't believe that none of us have all the facts that we need to have. Do you want to elaborate on that? That left me thinking, so I'm not quite sure what you meant.

MR. NAIDITCH: Okay. Well, to me, this is a somewhat complicated factual issue, this particular matter. It's not a simple factual issue. My experience in court is that simple factual issues take some time to develop in an orderly process. If you have a situation where you limit testimony of people to three minutes and many of those people aren't skilled as witnesses, they're community members, and they're not expected to be, and they're not coming in with documents and showing documents and saying, look, this is true and correct or attesting to documents, you may not -- you will very rarely have all the facts that you need to make an intelligent decision. That's what a court process does, is it ferrets out the relevant facts. And then the trier of fact, the judge or a jury, makes a decision. The same thing in an administrative proceeding where you have administrative officer assigned to handle a contested case hearing. He will make -- find -- deliberate specific written findings of facts and conclusions of law based on what's given to him in this proceeding, and then he will make that recommendation to you. And then you folks will decide whether to accept it or go on a different path.

So my point is it's, I feel -- I mean, I wasn't here for the previous testimony, but I don't think it would be possible in this kind of factual situation for

you folks to have all the facts in front of you. I think that could be fully developed in an intervention.

And I just want to allay your issue about timing. We have no intent to delay anything here. If there's a deadline, and I'm not sure there is one, we will meet the deadline. We will handle this expeditiously. My client has no interest in delaying the ultimate determination by your group.

COMMISSIONER CANTO: Thank you. Thank you, Chair.

CHAIR TSAI: Well, if there are no other questions, we need to call the vote, right? Do I need a motion? Yeah. So do I hear a motion?

COMMISSIONER CANTO: Can I hear the recommendation?

CHAIR TSAI: There is no --

COMMISSIONER CANTO: No, Deputy?

CHAIR TSAI: Deputy.

DEPUTY DIRECTOR MCLEAN: The Department does not make a recommendation on Petitions to Intervene.

CHAIR TSAI: Yeah. So we decide, basically, yay or nay.

MR. MURAI: So, commissioners, your charge at this point is, apparently, Chair is soliciting a motion to either grant or deny, and to, also, state the reasons for

the approval or denial of the Petition to Intervene.

CHAIR TSAI: Commissioner Carnicelli.

COMMISSIONER CARNICELLI: So I will go ahead and make a motion to deny the Petitioner.

CHAIR TSAI: Motion to deny the petition?

COMMISSIONER CARNICELLI: Right.

CHAIR TSAI: Thank you. Is there a second?

COMMISSIONER CANTO: I will second.

CHAIR TSAI: Second by Commissioner Canto. Discussions regarding the motion?

COMMISSIONER CARNICELLI: Sure. I'll start. What I'm having a hard time with is "distinguishable from that of the general public." That's the part that, I guess, I'm having a hard time with because, as was stated, it's -- he is going to be impacted. Mr. Davis will be impacted by this in one shape -- way, shape or form; however, it's going to be the same as the house five -- you know, five houses away, four houses away, seven houses away, but not two miles away. So at what point in time does that -- where do you draw that line? So now if I'm saying -- if what we're really trying to say is this is clearly distinguishable from that of the general public, and, yet, there's not a clear line of saying, okay, it's eight houses away, but it's not two houses away, but it's not abutting, is that's -- that's where I guess, is -- to

me, I'm trying to -- you know, I made the motion to deny the petition is because I'm not finding that Mr. Davis is clearly distinguishable.

CHAIR TSAI: Any other discussion regarding the motion? Commissioner Hedani.

COMMISSIONER HEDANI: In addition to the petitioner for intervention not being distinguishable from the general public, it's also --

UNIDENTIFIED SPEAKER: I can't hear you.

CHAIR TSAI: They can't hear you, Wayne.

COMMISSIONER HEDANI: Okay. The petitioner for intervention is, in addition to not being distinguishable from members of the general public, is also not an abutting landowner to the applicant, who does not reside on the landowner's property, which is another criteria for intervention. He has no property interest in the applicant's property, which is also a criteria for intervention. And I believe he doesn't bring additional information to the Commission that we already don't -- that we don't already have.

And I believe it will make the process unmanageable.

CHAIR TSAI: Thank you. Commissioner Robinson.

COMMISSIONER ROBINSON: I was on the fence on this issue until I heard the attorney speak in answering

my fellow Commissioner's question about were we -- is there facts that we don't have. The Petitioner has been in front of this board a number of times, even though the topic wasn't up. He has -- I think he's a pretty intelligent guy. I think he has the capacity to send us facts, written, which we have gotten before. So for the intervention purposes, I don't think I'm missing something here that that intervention would illuminate for us.

Thank you.

CHAIR TSAI: Okay. Seeing no more comments, Deputy, can you please repeat the motion?

DEPUTY DIRECTOR MCLEAN: The motion is to deny the Petition to Intervene.

CHAIR TSAI: Call for a vote. All in favor of the motion?

DEPUTY DIRECTOR MCLEAN: Seven ayes.

CHAIR TSAI: No opposed, motion carries. Petition to Intervene is denied.

We're going on to the next item. Oh, sorry. Do you want to -- Ms. Wright, can you please prepare the order?

MS. WRIGHT: I will. I am going to get a copy of the transcript so I can make sure the findings are correct.

CHAIR TSAI: Can you go up to the podium?

MS. WRIGHT: I'm sorry.

MR. MURAI: Oh, no. That's okay? That's fine.

CHAIR TSAI: Okay. Just go on record.

MS. WRIGHT: All I was saying, I'm sorry, yes, I'll prepare the order. And you wanted findings as well, correct? The findings, I will get -- I am going to get a copy of the transcript, so I can do the findings and then I'll provide them. Thank you.

CHAIR TSAI: All right. At this point, Commissioner Robinson, I guess we're requesting is quick five-minute recess and we can reconvene in -- 2:55.

(Recess, 2:48 p.m. to 2:58 p.m.)

CHAIR TSAI: Okay. Maui Planning Commission is called back to order. So we're going back to the application on a Special Permit, Conditional Permit for Lona Ridge. Staff Planner is Gina Flammer.

MS. FLAMMER: Hello. Okay. Good afternoon, Commission Member. I'm just going to briefly outline the project for you. We have a new Commissioner, I want to make sure that she has all the information that was available to everybody before.

So just to summarize, we're dealing with two different permits here; we have the State Land Use Commission Special Permit and the Conditional Permit. It's to include weddings, wedding receptions, nonprofit

receptions, corporate receptions, workshops, et cetera.

So the applicant is requesting -- we're looking at four -- she's requesting up to four special events per calendar month, times from 8:00 a.m. to 8:00 p.m., including the cleanup. She's requesting to have up to 100 guests. There are on-site parking limitations, which we'll talk about in a little bit. And no amplified music. And she states that there will be a minimum of two Lona Ridge representatives present at each event in additional to a responsible person from the party.

So as you know, you deal with a lot of these State special permits, that's because the property is ag zoned. You have the final approval authority on these types of permits.

Because we're dealing with County ag property, we're also dealing with a County Conditional Permit which has its own criteria. Council is the final decision-maker with that. You make the recommendation to them.

Talking about Wailuku Heights Subdivision.

And then I just wanted a chance just to run through the photos, again, just so you can see what we're talking about. I know many of you were at the site visit.

So we have the entrance here with the gate. Then it shows you the driveway up. That shows you where all the parking is. This is from the site visit. You can

see the cars that were lined up. You have the house itself; the entrance, the inside. And then these next couple just shots are of the inside. She's proposing to have events inside as well as outside. Here's the back area. There's a covered lanai area. This is where we had the testimony that we took at the end of our site visit. Here's the lawn space out front.

Here is an overhead view. You can see the neighborhood there. Then from the property itself, as you look down, this is Kulaiwi Drive right there, Pulolani is right there, further off is Kuikahi that comes up.

Okay. So when we take a look at the permit criteria, we use the information that's in the application, then we send it out so specific agencies that provide us with more detailed relevant information in their areas of expertise. And then we have the public process, the public testimony.

So here in the report, the staff report, are the different conditions, the permit criteria for the State Land Use Special Permit. And I just want to make sure that as you go through your deliberation today that you tie back any of your concerns, any of your conditions or anything that you -- comments that you make are tied to these specific criteria. These are the only legal criteria that can be used in evaluating this project.

So the first one for the State Special Permit is the use shall not be contrary to the objectives sought by Hawaii Revised Statutes 205. That's who does the four different land classifications; Ag, Rural, Conservation, and Urban. So for each one, they talk about those allowed uses. Special events are not an allowed use, but, in the Ag District, they do allow them through the special permit process, but they give you these criteria.

So one of the major goals and objectives, it's 205, is the promotion and preservation of agricultural lands. So in the application, the applicant is stating that most of the property is used for agriculture, it does have an implemented County Farm Plan, and that the special circumstances, how it meets the objectives, is that the farm loss, almost $35,000 in 2014, needs to be subsidized through other activities. The wood production takes many years to -- before it produces income. And some of the research projects and the cultural activities will probably never produce any income.

Now, if you take a look at the agency comments, the Hawaii Department of Agriculture, now, they stated that if it were not for the applicant, it's unlikely that there would be any ag activity, it's poorly suited with a steep terrain, poor soil quality, it's near a residential development; however, even given this, they had

significant reservations that special events could become the primary use instead of just being the accessory use. They're concerned that the events don't have any relationship to agriculture. And they were concerned about a deferred income agricultural operation, that it could set a low bar for future applications.

The State Office of Planning, I think Mr. Naiditch went over those concerns as well. There's concern about visitor-oriented uses on ag land and how that could make it more difficult for farmers to obtain agriculturally-zoned lands and use them for agriculture.

And then in public testimony, again, you know, there's two sides to every issue. There was support from the native nursery talking about the economic and cultural, educational value of what she's doing up there, and then support from the Hawaii Agricultural Research Center. The opposition stated, in testimony, the applicant didn't purchase the property with the intention of doing agriculture, so she doesn't meet that promoting the goals and objectives of 205, and that 48 events is too many to be an ag accessory use supporting the farming.

Now, when you look at the -- the specific -- the next criteria, Number 2, the desired use would not adversely affect surrounding properties. We deal with this all the time. I know you folks see a lot of these

permits. If you read this one, the applicant states that the impacts will be minimal, therefore there won't be any adverse affects surrounding the property. And you can see what limitations that she is offering.

Agency comments: The State Office of Planning did express concern about traffic and noise. And they did express concern, again, about the nonagricultural uses that could make it more difficult to obtain ag land. And that's a negative effect.

And then testimony came. The noise, we had three different neighbors from two properties citing that they can already hear noise, so they will hear, they will be negatively affected. There was road safety that we heard, traffic from guests and ancillary staff that would be servicing the weddings. Lower property values. Increased potential for crime.

The third one, use would not unreasonably burden public agencies to provide roads and streets. Well, you normally look to our agencies for that; the Police Department, the Department of Public Works. They did not provide any comments on this. I did hear a little bit of testimony about concern with traffic causing more road maintenance.

The fourth one, unusual conditions of trends have arisen since the District Boundaries were

established. Well, they were established over 50 years ago. A lot has sure changed since then. And you know that better than anybody.

And then the fifth one, that the land itself is not suited -- is unsuited for the use, for the agricultural uses. And most of the property is already planted in agriculture. The areas where it is not is there's a house, you can't really do farming when there's an actual structure on the land, and then the other area, it's only 1.25, is used as front lawn area.

So when we look at conditional permits, the criteria -- it's in your Staff Report, Pages 5 through 7, like it is in every single one of them, the Conditional Permit has its own criteria. Not quite as clear, the way they spell it out, but it does state specifically there that there needs to be reasons justifying the request, the use cannot be significantly detrimental to the public interest, very similar to negatively affecting surrounding properties, and it needs to be in harmony in which the area is located. And then the Conditional Permit can be subject to conditions and terms as you see fit in order for it to meet these criteria.

So when we take a look at the reasons justifying the granting of a Conditional Permit, now, the application states her property is unique because it does provide

security and privacy unlike other properties available on Maui, and that the proceeds of the events are needed to subsidize her farming activities. Again, the Hawaii Department of Agriculture had some concerns about the -- the primary use of the property, about a deferred income type of agricultural use. And then testimony, we did hear that there are plenty of other wedding venues in Wailuku, and that could take away business from those venues.

In terms of looking at the public interest, convenience and welfare, the applicant again states that the use is minimal, therefore it will not be detrimental. Again, we didn't have any agency comments that spoke to that with the exception of the State Office of Planning, looking at traffic and noise, and the neighbors, again, stating that that is detrimental, traffic and noise, for them.

The use shall be in harmony in which the area it is located. So I did look up harmony. It wasn't in the legal dictionary, but it's in the regular dictionary. Area in which it is to be located. Well, we've already had a discussion about that. What is the area, is it -- is it Maui, the island of Maui, is it the neighborhood, is it the street? That's something for you to determine and maybe speak to on the record.

So the applicant states that, by limiting the

events, the use will be in harmony and that special events benefit the entire Maui community. So it's the larger community in her case that she's looking at.

Again, the agency comments, we had the State Office of Planning that was concerned about the traffic and noise impacts to neighbors. And as you know from sitting through August 23rd, there was a lot of opposition testimony.

You saw the map that was up here, submitted as testimony today. There's 178 lots in opposition as shown on that map. We've had almost about 200 letters of protest. And we had 42 neighbors testify in protest on August 23rd. Now, on the flip side, we had 326 letters of support for this project, 20 of them were neighbors. We had five petitions of community support, and then 27 people came out that day, on August 23rd, to testify for the project, in support.

I did want to remind you, special events is not new to you, as we talk about mango season, this seems to be the -- the permit that we're seeing a lot of these days. You've seen three in the past year and-a-half, 18 months. Dragon Fruit Farm was the first. That was reviewed by you in March 2015. That has already been approved by the County Council. It's made it through the whole process. Haiku Mill you've just reviewed this

March. It's on its way to Council now. And then Baldwin House you just reviewed a couple months ago. And that's on its way to Corp Counsel for an ordinance to be written and then it goes to the County Council.

And just a quick reminder, this is what has been approved by you folks so far. For Dragon Fruit Farm, you had two events a month for up to 50 guests. We did have support letters as well as protest letters, and people, neighbors did come out and protest for that. Haiku Mill, you recommended one event a week with up to 200 guests. There were a lot of support letters, 211, a lot of neighbor support, and no protest letters. I think we had two neighbors -- no, no neighbors came to that, for Haiku Mill. For Baldwin House, which we just heard in June, you folks recommended one event a week with up to 200 guests. There were three neighbor letters of support, one community support, and a couple protest letters. And then we did have two different neighbors that came up citing protests.

So just to make it easy, I'm going to just tell you what our Department recommendation is and then turn it over to our Deputy Director to explain a little further.

When you have testimony of this magnitude, it's important that the Department take a closer look after hearing everything. We've talked about before how the

Staff Report comes out before all the -- the public testimony comes in. And then even the day of the hearing, there was a lot of public testimony to take into consideration. So our Director took all that into consideration with the intent that, you know, he's trying to create harmony and -- and meet these legal conditions.

The Department is recommending that -- 48 guests per event. It's based upon the limited parking that's available on-site for the applicant. About 24 cars, I think, could park easily at the site visit. No shuttle service. And then the Department is recommending that we limit the events to two per month.

So with that, I'm going to turn it over to our Deputy Director to explain. And then we'll let the applicant have a few words. Did you want to wait until the end, Michele, or you want to go ahead now?

DEPUTY DIRECTOR MCLEAN: Thanks, Gina. Actually, I really don't have all that much to add. We did -- Gina and did I review this with the Director before Gina put this revised presentation together. And the Director's feeling was that, early on, when the applicant was just conducting farm tours, there didn't seem to be much concern with that. So his feeling was to reduce the scope down to one that was comparable when just farm tours were being given. And it's also based on his observation

of what he believes could be accommodated on the site in terms of parking. So he feels that 24 cars can be well accommodated on the site. And with two people per car, that would be a maximum of 48 people.

That's really the only additional background I can give to the revised recommendation. Thank you.

CHAIR TSAI: Thank you, Deputy. Yeah, go ahead.

MS. WILSON: Good afternoon. Thank you for going through all of this.

I just wanted to share with you --

CHAIR TSAI: Can you --

MS. WILSON: I'm sorry. Leona Rocha Wilson, Lona Ridge.

I just wanted to share with you some of the history that I've been through with --

UNIDENTIFIED SPEAKER: We've heard it before.

MS. WILSON: I'm sorry?

CHAIR TSAI: Could I have order in the audience, please? Let's be respectful, let the -- let her talk, don't interrupt her.

MS. WILSON: I was -- I was trying to say that I have made every effort to work with the neighbors. And I've taken -- and I understand their concern, I really do. And -- and so I've made every effort to address those concerns, one of which is noise.

And, yes, we just testified that there will be no amplified music at all, but I needed to verify some of the statements made by neighbors about the concern of noise. So I had a respected science teacher, Mr. Ed Ginoza, and had him up to the house. And I said, "Ed, would you help me mitigate, help me try to see how I can maybe reduce any sounds, if there were any sounds that would be offensive to the neighbors." And he came to the property, he said, "Leona, the distance from the neighbors" -- because we're quite a distance away from the nearest neighbors, our driveway is 200 yards, that he said the distance with the neighbors, the time of the day where sound does make a difference, and the trees that we have on the property, that should be buffering the -- and mitigate some of the noise. I also questioned a sound expert, Kamikaze Electronics, about noise. And he confirmed that many issues such as distance, location of noise, shrubbery, et cetera, can mitigate sounds. So I was looking to see how I could mitigate some of the noises, if they -- if, in fact, there were to -- to address their concern.

One of the concern was -- somebody mentioned something about drones. And since many videographers use drones today, I questioned two drone users, Mr. Scott Johnson and Mr. Chris Cabotage, about the noise level of

drones. Both Mr. Johnson and Mr. Cabbage -- Cabotage quoted noise as being swarm of bees, sounds like a swarm of bees going up, or a small weed-eater. He said that new drones are very quiet.

And I asked my neighbor, Rebecca Armarto, who testified last -- 23rd or whenever it was, I asked her if she would try to listen. I did a test. We had Mr. Cabotage come there and do a test to see if Rebecca could hear it. And she said, "I had to go outside." Not in the house, she couldn't hear anything. She had to go outside to the driveway. And she said it did sound like a little sound of -- of bees. But nothing -- which I thought was interesting, because Mr. Cabotage says that it would be the sound of a small weed-eater. And he said motorcycles would disturb the community much more than drones.

Alcohol, major concern. And I appreciate that. Wanting to know how other venues -- you know, I was just looking around to see -- because this is new for me, so I was looking to see how other venues address the consumption of alcohol. I spoke with Haiku Mill, you probably remember her, Sylvia Kerr. And I asked her what her policy was with regard to alcohol. And she said she hires a company called Garnish, Inc., and they provide licensed bartenders, and the company is fully insured.

Their licensed bartenders are trained to handle guests consuming alcohol whom they suspect have had enough to drink. And the Department of Liquor Control also has specific rules on this.

I then asked some wedding planners, the Bliss boys and Melissa Padilla, how other venues handled the serving of hard alcohol. And she said they said they do not serve alcohol prior to the ceremony. Another thing that they don't do is they do not serve shooters.

So that being said, Lona Ridge, I will hire licensed bartenders in the event that hard alcohol is served.

Traffic and parking: All parking will be on cite. Carpooling will always be requested in consideration of our neighbors and their concern for traffic. And in the event that we do not have adequate parking for an event -- I know she mentioned no shuttling, but I will just tell you what I did. I went to the college and I spoke with Lui Hokoana, and asked him -- because what I'm looking to do is to have more local events there for the local families. And because we are so centrally located, I -- I asked Lui at the college could I use his parking lot so that I could -- the local kids could park, the local people for the local events could park at the college and shuttle up to Lona Ridge.

And he said, "Of course, by all means." So I have that option for shuttling.

One other thing. They've talked about big buses, the neighbors -- one or two of the neighbors have talked about large buses. Well, if you've seen my driveway, you know that large buses cannot make it up there. We do not permit it. What we do permit is smaller passenger vans which can accommodate the driveway.

Fire prevention, that was also mentioned. And one of the concerns of the neighbors was fire safety. I did call Maui County Fire Department and the public safety and requested an inspection. Inspector Ryan Otsubo arrived at Lona Ridge with an associate. And these were his comments with regard to the concern for fire from the neighbors, since Lona Ridge has a sprinkler system throughout the house -- every room has a sprinkler system. And at that point, he said, "If you have a sprinkler system in your home, the Department does not require a fire truck access." And he said, "If needed, though, the Fire Department has a small truck which they can deploy." So it was not an issue.

While he was there, he also checked into the water controls just to see if we were in compliance. And, indeed, we were in compliance. He also noted the fact that Lona Ridge had to undergo a fire inspection prior to

receiving the Certificate of Occupancy.

Security: We will request a guest list from the booking party. Two Members of Lona Ridge will be in attendance during the event. We will also require someone from the booking party, either a wedding planner or an assigned person, to monitor their guests.

I hope that -- that this history and -- and what I've experienced, and what you have all listened to, I hope that this will show that, since starting this application, I really, really did try to listen to the neighbors and see if I could mitigate some of the issues. I had meetings with previous boards which were agreeable to working with me.

Jay Higgins, the former president of Wailuku Heights Association, forward a letter, you all received it, received a letter stating just that. However, when Hal Davis became president, things really went bad. Example: I had eight hours of formal mediation with Hal and his board with no results. We have had mediation on things that I've been fined for. Having chickens, wild chickens, on my property, and I got fined for it.

I had -- I got tours that were canceled. Kaunoa was going to have seniors come up to Lona Ridge for free.

She's saying, "No."

There was a lunch that I had nothing to do with,

that they were going to stop at Lona Ridge, do a tour and then go and have lunch. And I was going to work with them to give them this tour. Someone called and canceled Kaunoa. Kaunoa canceled their trip.

Subsequent to that, about 10 of the other ladies called me and said, "Can I come up, anyway?" And I did have them there.

One other question that I -- that is -- is -- comes up all the time is my CC&Rs. And as for the CC&Rs, Lona Ridge is agriculturally zoned, which has been stated, which has -- which was created in 2004. HS Chapter 205 prohibits the imposition of -- prevents me from agricultural lands, which, incidentally, is not 171, which is no longer a Wailuku Heights lot. And the CC&Rs therefore, based on that, is not applicable to me.

Commissioners, it's my concern, and certainly it's my hope, I should say this, that -- that you recognize that I have made every effort and will continue to make every effort to listening to my neighbors. I was born and raised here. I intend to be a good neighbor.

Thank you.

CHAIR TSAI: You have a presentation? Okay.

I'm going to open the floor for public testimony. Anyone wish to testify on this agenda item can come forward. So you have five -- three minutes.

MR. UNEMORI: Okay.

CHAIR TSAI: Please identify yourself.

MR. UNEMORI: My name is Alan Unemori. My father, Warren Unemori, designed the Wailuku Heights Unit 1 and Unit 2 extension.

COMMISSIONER ROBINSON: Hello, Alan. Aloha.

MR. UNEMORI: My aunt, Kay Abdul, she was the developer of this project. It was approved -- Unit 1 was approved in 1980.

This is just the title sheet showing the signatures and the date of the various agencies, including Public Works, Water.

DEPUTY DIRECTOR MCLEAN: Mr. Unemori, please use the microphone.

MR. UNEMORI: Oh, sorry. This was followed in 1982 with the extension Unit 2. And, again, this document has the approval signatures, that date, that's construction.

COMMISSIONER ROBINSON: We believe you.

MR. UNEMORI: In any case, July 31st, 1982 was the dedication date for Wailuku Heights Unit 1. Because my father and my aunt were two ends of this project, they wanted to design the best project at the time up at that location.

And what I wanted to do is impress upon you the

quietness of the area. On weeknights or weekends, we can hear -- if the A&B Amphitheater at the MACC has an activity, we can hear it. In the daytime, when the ambient background noise is higher than at night, of course, we can hear the jets taking off from Kahului Airport. And that's five or six miles away.

At the last testimonial, I had a graphic that showed that all the -- most of Wailuku Heights residences are within a radius of 2,000 feet. By contrast, the MACC is 17,260 feet away, which means that everyone in Wailuku Heights is eight and-a-half times closer to what is going to be ground zero, in my terms, as opposed to the distance from the MACC, from which you can see it.

So I created this other graphic that shows the distances involved. This is just to hit home the point that noise is an issue. We're not talking about drones. Noise will be an issue.

And if you grant this project the special permit that it is seeking, you are going to turn this very quiet upscale residential subdivision that my father and my aunt developed into a three-ring circus.

Thank you.

CHAIR TSAI: Commissioner Carnicelli. Alan, you have a question.

COMMISSIONER CARNICELLI: Alan, I got a question

for you.

MR. UNEMORI: Sure. Sorry.

COMMISSIONER CARNICELLI: When your father and auntie --

MR. UNEMORI: Abdul.

COMMISSIONER CARNICELLI: When they -- when they designed this, did they make it a gated community and/or private roads?

MR. UNEMORI: No.

COMMISSIONER CARNICELLI: Thank you.

MR. UNEMORI: It's all public roads.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: It's a question for the testifier.

MR. UNEMORI: Oh.

CHAIR TSAI: Yeah, Alan, you're not done yet.

MR. UNEMORI: I thought you were done. Sorry. What's that?

COMMISSIONER HEDANI: At the time the subdivision was done --

MR. UNEMORI: Yeah.

COMMISSIONER HEDANI: -- the representation was that the land around it was going to be in conservation in perpetuity?

MR. UNEMORI: Yeah, that's what the impression

was, but it turns out that that was not entirely true. Because, of course, that property just above Wailuku Heights is now owned by Lona Ridge. And the line for conservation is actually back of that. The same is true where I live, which is on Polulani Drive, my back yard is adjacent to an ironwood forest, but part of that is privately owned by a company on the mainland, we found out. And the way we found out is one of our new neighbors started razing the entire forest behind his lot illegally. That's how we tracked that the owner was a private company.

COMMISSIONER HEDANI: So at the time the subdivision was sold --

MR. UNEMORI: Yeah.

COMMISSIONER HEDANI: -- the people that bought into the subdivision were misled that it was conservation property?

MR. UNEMORI: Yeah. That's what -- that was our impression as well because that's where the forest line stopped.

CHAIR TSAI: Alan, I am going to use you, as an example here, mentioned, and this is common to all the audience member out there, you mentioned three-ring circus. We have a very specific process here. I am trying to keep order. So, again, I wanted to remind

anybody else in the audience to not make this into a three-ring circus and screaming out. Thank you.

MR. UNEMORI: All right. Any more questions?

CHAIR TSAI: Next testifier, please.

MS. SERENO: My name is Noreen Sereno. I live at 532 Kulaiwi Drive. And I just like to say that I strongly oppose this project, and I agree with all the comments from all the testifiers who have come before me.

And I just wanted to call your attention again to traffic matters, alcohol, safety, noise. It's like if you're at -- in the Alps and some -- and they yodel, it will carry. I don't care what anybody says. It carries.

In our neighborhood, I can hear the drag race, I can hear planes take off, I can hear the MACC, I can hear functions at the Tropical Plantation. And that's okay. I mean, they're far enough away.

In addition to that, I just want to remind all of you that we have other venues. In Central Maui, there is Maui Nui Botanical Garden that is sponsored by the County of Maui, which has over 100 native plants, which offer free tours. They have a full-on botanist. They -- they give tours to kids, veterans, seniors, anybody. Plenty parking. Also, Bailey House Museum, Maui Tropical Plantation, Kahili Golf Course offers all of the same -- better, better stuff.

The only benefit, I think, that her property gives anybody outside of herself is the view. Nothing else.

I hope that you guys will be really thoughtful of all of our concerns, which you show on the map there, of the homeowners who live in this -- in this area.

Unfortunately, you know, we're all trying to be politically correct. And I just want to say how really upset and angry I am that one person's needs can take the precedence, maybe, of all of the whole community. That is just incredible to me. I can't believe that we're even here.

Thank you.

CHAIR TSAI: Okay. Anyone else?

MR. CORELLA: Good afternoon again. My name is Al Corella, and I live in Wailuku Heights. You know, I am just as angry as this lady that just testified.

I have pride in homeownership. I love my house. And I bought there because I wanted a quiet community.

And we've heard from Mrs. Wilson as to all the experts she's queried and all the sound testing she's done. And where's the data? You know, all we've heard is from her. Where's the data to support all this informations that she has allegedly done?

So I ask you, Ladies and Gentlemen, if you were

in my position, as a homeowner that bought into a quiet area, where I expected to live in a comfortable and useful manner, wouldn't you want to be extended the same respect as a homeowner where we have a established CC&Rs and where the intrusion of government would subject those CC&Rs and negate them?

So I ask you -- the only person that this conditional use -- Conditional Use Permit will benefit is Leona Wilson. No one else. It will only line her pockets, and destroy our pockets because the property values will be decreased and we will be subjected to the tyranny of government. And I ask you to be just in your evaluations.

MS. GRUBBS: I probably shouldn't be speaking right now because I'm so angry. The image that Mrs. Wilson portrays --

CHAIR TSAI: Your name.

MS. GRUBBS: Susan Grubbs.

First off, about the noise. I have a copy of a letter that's dated July 29th, 2015, from the -- a Paul -- I don't know how to pronounce the last name -- H-A-A-K-E -- Captain, Fire Prevention Bureau, County of Maui, in which he states, "Open flame or pyrotechnic effects are proposed. Note, the use of pyrotechnic effects require review and approval." She is asking for

pyrotechnics. How does she plan to stop the noise to the neighborhood with pyrotechnics?

Second, her chickens. Wild chickens? I believe there was an article in the newspaper where she says that she did rescue chickens from the Maui Humane Society and that one of the articles in the Honolulu Star Advertiser includes pictures of the chickens which were for effect. They're her -- they were -- they're not wild chickens.

Mrs. Wilson, who is so concerned about her neighbors, stood up in front of a homeowner association annual meeting, in 2016, and stated that she would file suit against the homeowners association if she doesn't get her way and cost the owners hundreds of thousand dollars in legal fees. And make it so that --

CHAIR TSAI: Ma'am, can you stick to the facts regarding the application? Thank you.

MS. GRUBBS: Well, this is facts.

CHAIR TSAI: Well, that's more a personal matter.

MS. GRUBBS: I'm trying to -- to show you what the true image of this person is. You don't go and -- and threaten people and tell them that they're going to charge them hundreds of thousands of dollars to -- to -- I'm sorry -- to -- to save their homes that they've invested in their life savings. This is not a nice person we're

dealing with.

CHAIR TSAI: Anyone else?

MS. BERROGA CRONKITE: Good afternoon, Maui Planning Commissioners. My name is Norma Berroga. And I would like to say that I totally support the application of Ms. Leona Rocha Wilson.

I believe in the -- the County government process, where they put you folks in this positions. And there are conditions that you can impose on the application for the Special Use Permit.

And I know, I personally know, Ms. Wilson. She is not the person that they're trying to portray in this forum. And that's unfortunate.

So I would like to again -- I -- I trust in the process. I was once there. And I really admire your -- the decision-making process that you have done so far. So please support Ms. Wilson. And please don't take emotions to override our rational decision-making.

Thank you very much.

MS. FUNG: Okay. My name is Myrna Hota Fung. I am a homeowner in Wailuku Heights II. I'm, also, a part owner of a property that belonged to my mother in the old Wailuku Heights.

The thing is that I really do support Hal Davis and his efforts of what he's been doing. I been attending

the meetings, the annual meetings that have gone on with Wailuku Heights II. The only time it was really over full with residents over there was the time that Mrs. Wilson came in and was telling us about her idea of turning into -- a commercial venue into her home lot.

I recall -- and I brought it with me. I kept this newspaper article from The Maui News. Leona Wilson is quoted as saying the cost of running it is humongous, meaning her land. Okay. Well, does that mean we, the rest of the residents who live over there, are going to have to pay for her cost so that she can go on? What about our own pieces of property? You know, we are all going to be affected by things that are going on in this very quiet neighborhood.

It is true that, oftentimes, in the quiet of the night, I can hear the drag races going on. My sister is a drag racer. And she asks, "Who is complaining about our drag racing," the noise going up to our place. Well, okay, I can hear it. I can hear a lot of events going on at the MACC. So I feel like I don't have to go down there to even pay, you know, a ticket.

The other thing is she says that she grows many native Hawaiian plants. In my efforts to live up there, I have a huge property, also, and I've been trying to be a good -- I guess trying to keep the aina as good as

possible. I try to go and get plants from the Maui Nui Botanical place and I also plant those in my yard. I have ohia lehua. I have many native Hawaiian plants in my back yard. I cut them down as requested by our association. And I, also, don't charge anybody to come to my house, okay, to see them. Anybody can come up to my house and they can come and see those plants. And people have stopped by to look at my ohia lehua because they find it so unusual for it to be growing in my front yard like that.

The other thing is I recently went to the kupuna luncheon at -- that was held in Wailea. And the keynote speaker was Mayor Alan Arakawa.

MS. TAKAYAMA-CORDEN: Three minutes.

MS. FUNG: And I wrote down his words because he said, "We have to be very careful who we put in power because we wanna keep Maui as Maui. We don't want to have the big city mentality."

And I say to you, my plead is that you keep Wailuku Wailuku. I have a history of being --

CHAIR TSAI: Thank you.

MS. FUNG: -- here in Wailuku, also. That's the end? Shucks. Okay.

MR. YANO: Good afternoon. I'm Lester Yano, I'm the President of Wailuku Heights II Homeowners

Association. And, yes, I'm back again.

You know, you've heard a lot of testimony about the various noise, traffic, safety impacts, but I was hoping that I could shed some light on emotional disruption on our community. I've been the President since April of this year. And I can personally tell you how much trauma it is causing in our neighborhood.

And to understand some of that, maybe we can look back at how we got to this point. You know, Wailuku Heights II -- you've heard of Wailuku Heights, about how it's supposed to be a community of good neighbors, quiet, a nice tranquil environment. And, you know, the homeowners were able to live this lifestyle for many years. And then, in 2005, the applicant purchased her property that's above Wailuku Heights and bought one of the -- included in that was one of the lots in Wailuku Heights II that starts at the driveway to her property. And, unfortunately, at that time, the applicant wrote to the association and said, you know, we just want to be good neighbors, we're quiet people, we just want to build our house and a small house for our staff.

But what happened to the community is that, for four years -- you know, you've been out to Lona Ridge. You see what it looks like now, beautiful place. And you've also seen what the ridge on the other side of Lona

Ridge looks like in its pristine condition. The people in the neighborhood had to endure four years of construction, clearing off that mountainside, thousands of trucks going up and down Kulaiwi, construction, noise, dust, vibrations. And then for four years of that, imagine having to live through that.

And then just when it seems that the neighborhood is going to be quiet again, the applicant announced that she would like to turn her place into a tourist destination.

So I hope you can understand, you know, people just want their quiet neighborhood back. And that's why there's so much emotional trauma involved in this.

And I can personally attest, you know, examples of what's been happening in our neighborhood. As you've heard, our homeowners meetings, at the last three homeowners meetings, the dominant topic has been Lona Ridge. Things have become so difficult that the board had to hire a parliamentarian to come in and run the meeting and try to maintain order, you know. And I don't think either side, opponents or proponents, can claim the high road.

You've heard both sides accuse the other side of calling out names, vulgar gestures. Unfortunately, one board member resigned because she was in favor of Lona

Ridge and she was --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. YANO: Received personal threats. I myself has been harassed, threatened, called names by both sides, you know.

CHAIR TSAI: Please conclude, Lester.

MR. YANO: Okay. We urge you to try to restore harmony to the community. We urge you to consider not only the traffic, noise, safety impacts, but the impact to the community, as well as, you know, the CC&Rs that prohibit certain activities. And we ask you to deny the permit, because, otherwise, the only people who will benefit will be the lawyers who will be fighting this later on.

Thank you.

CHAIR TSAI: Thank you. Commissioner Carnicelli.

COMMISSIONER CARNICELLI: I can only imagine all the emotional homeowners meetings you guys must have. My question is, you talked of four years of trucks going up and down and up and down and up and down. In those four years of trucks going up and down and up and down, are you aware of any accidents on -- because, I mean, everybody -- there's a lot of testimony about the steepness of the drive -- of that particular street, the curve, the kids

walking, dogs walking, you know, cars parked on the side of the road. Are you personally aware of any accidents that have happened in those four years of trucks going up and down?

MR. YANO: Well, two -- two things. I'm not aware of any accidents. You've heard a lot of testimony about the vibrations and the dust and everything, but, also, construction took place during the day. A lot of people walk during that street at night. And that's when the trucks are not going down there, but that's when these events will be ending, with the addition of alcohol.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: Mr. Yano, I sympathize with your being the Association President for Wailuku Heights II. I know how it feels.

You're aware that the CC&Rs for Wailuku Heights II does not apply to Lona Ridge's property?

MR. YANO: I don't think that's a true statement. As I testified last time, if you look at the deed to the property to Lona Ridge, it's just -- it explicitly states that the CC&Rs do apply and it explicitly includes a promise by the purchaser that they will abide by the CC&Rs of Wailuku Heights II.

COMMISSIONER HEDANI: I think what you're referring to is the CC&Rs that applied to Lot 144.

MR. YANO: Yes --

COMMISSIONER HEDANI: Which is --

MR. YANO: -- that portion.

COMMISSIONER HEDANI: Which is the driveway portion that leads to her property. Her property --

MR. YANO: Okay.

COMMISSIONER HEDANI: -- does not -- it's not a part of Wailuku Heights II. So it's not a part of Wailuku Heights II's CC&Rs.

MR. YANO: Well --

COMMISSIONER HEDANI: The CC&Rs cover the four corners of the former Lot 144 that is now her driveway. So the only portion of your CC&Rs that apply is to her driveway.

MR. YANO: Okay. I'll answer it this way. First of all, as I said, lawyers are going to get rich because I think, in order to determine that, that is a legal question about what impact it has. Because the other thing you need -- I think you need to look at is, okay, you have this business, the only way to get to that business is through this property. And even if you agree that that's the only piece of land that's the subject of the CC&Rs, you cannot have a commercial venture without getting -- going through this property that says you cannot have the commercial activity. It's part and parcel

of the commercial activity. That's, you know, my layperson's view, but I think this is something that a lawyer will need to -- or a judge will have to decide.

COMMISSIONER HEDANI: Okay. You've heard what the Department's recommendation was relative to the application.

MR. YANO: Yes.

COMMISSIONER HEDANI: Cutting the number of people from 100 down to 48, and cutting the number of events from four per month to two per month. So, essentially, the impact of the application at this point, if the Commission were to agree with the Department's recommendation, would be one-quarter of the impact that was being applied for. Does the association have a position on that at this point?

MR. YANO: No, they do not. You know, that's something that's new. And as you know, being the president of a homeowners association, you're one person, we have a board, the board makes the determination. You try to incorporate the views of your community into that decision, but, ultimately, the board, using its reasonableness, its judgment, will have to make the decision.

CHAIR TSAI: Okay. Anyone else wish to testify at this point? Thank you, Lester.

MR. DAVIS: Good afternoon. Hal Davis, 516 Kulaiwi Drive.

COMMISSIONER ROBINSON: Good afternoon.

MR. DAVIS: I am the fly in Mrs. Wilson's ointment. That she said in her testimony today, that things were cruising along nicely until I became president, and then it's not so good. The only reason it's not so good is because I take the position of what is right and fair for my neighbors.

I've heard a lot of stuff at the last meeting and now at this one. I've watched the Commission turn a blind eye and a deaf ear to the Hawaii Office of Planning, that -- and I believe that really says it all.

That letter from them is very, very, very damming to Mrs. Wilson's cause. It says the property she bought isn't worth farming on, but, yet, her LLC decided to make that investment.

Now that they've made that investment into a white elephant, they want to go, oh, I lost money, look at my tax return, I've lost $34,906 in 2014, so we can't make a go of it as a tree farm because we don't come to fruition for 20 years. Again, a business decision by an LLC. Now she wants to have a subsidy, from Ms. Flammer, as she said, to subsidize her losses on the backs of the people of Wailuku Heights.

In 1988, as Alan said, the 130 homes were built. These 130 homes were designed for residents. And 80 percent, 80 percent-plus of the people that live there now want to stay as a residence, not as a commercial, industrial department.

You see, I've been involved in this since 2012. And it's very, very, very, very taxing. The -- I said to myself, in 2012, well, why doesn't Mrs. Wilson just apply for an SUP/SEP, like we're doing now. It didn't make sense. That's the only vehicle she has to make money up there, but she didn't do it.

And as I said in front of the last Commission, that I did some research. Mr. Hedani come on in 2012. Got her boyfriend on in 2014. Got her nephew on in 2015. Then Mr. Medeiros, unfortunately, he passed away, he's on in 2015, I believe, also. Well, now we have four people in my pocket out of the nine. I think it's time to go for a SUP/SEP.

Now, maybe I'm paranoid --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. DAVIS: Three minutes, but I was told by the Commission at our last meeting that I would have my chance to speak.

CHAIR TSAI: No. Actually, this is the public testimony, so you get three minutes just like everybody

else.

MR. DAVIS: But last time, I said -- she got 21 -- 24 minutes, I got three. Let me have my say. It's my rights.

CHAIR TSAI: No, no. Actually, you're not a applicant. She's the applicant. So --

MR. DAVIS: Well, here's the bus -- here's the bus, the mini bus, the little teeny vans that come up and down the street. That's just one of the medium size. I've had the ones from Roberts, they've been up there, couldn't -- had to park in the cul-de-sac.

So once again, you turn a blind eye and a deaf ear to -- for the Office of -- from Hawaii that says, hey, she shouldn't do it, it changes the -- the use of the land, it's not ag anymore, now it's a commercial venue.

If we get it to be a commercial venue, we can sell it to the Four Seasons or the Grand Wailea, you know. That's what it's all about. That's really the bottom line.

CHAIR TSAI: I'm going to give you a chance, Hal. I have a question regarding your comment you made. This is a letter that your legal passed out from the Office of Planning.

MR. DAVIS: Correct.

CHAIR TSAI: And all the Commissioners have a

copy of it. You're referring to -- it's on Number 2, you're referring to her land as not suited for agriculture.

MR. DAVIS: Okay. I believe, as I understand it, there's A through E, her land is an E. It means it will only grow weeds.

CHAIR TSAI: Well, actually --

MR. DAVIS: No one would actually buy it to make a farm out of it.

CHAIR TSAI: You might want to read what the letter says. It says they're classified prime agricultural lands, but agricultural lands have importance to the State of Hawaii AO -- AOLISH system. So that's what it says on this letter.

MR. DAVIS: On that particular one. There's another letter that says it's A through E, and she's an E.

CHAIR TSAI: Yeah, it does say E, but it also says it's classified prime agriculture land.

MR. DAVIS: Well, the bottom line is this: 80 percent of the people that live in that neighborhood you want to disrupt for one person's gain. Don't do that to them. Don't do that to 'em.

CHAIR TSAI: Any other questions? Thank you.

MR. DAVIS: Thank you.

CHAIR TSAI: Any other testifiers?

MS. NAVA: After you.

MR. HAHN: Ladies first. After you.

MS. NAVA: Hello. My name is Jaine Nava. I'm within 500 feet from -- I mean Kulaiwi Drive.

Okay. We, the Wailuku Heights residents, see two standards; one for the powerful and politically-connected, and the other one for us regular ordinary citizens.

This is a critical opportunity for the Maui Planning committee to show and exercise justice equally and deny Lona Ridge -- justice equally, and deny Lona Ridge permit.

This is an established residential neighborhood, not a mixed zoning one.

Please listen.

And -- and you were talking about noise, Leona. In August, I was sitting in my lanai.

MR. MURAI: Address the Commission.

MS. NAVA: No. I'm talking about noise. Okay.

MR. MURAI: Address the Commissioner.

CHAIR TSAI: Yeah, you need to address the Commission.

MS. NAVA: Okay. So, in August, I was in my lanai, writing a letter, and I heard voices. I didn't know where it was coming from. I turn around. And I'm

about four houses from where her house is. She has some kind of -- that was Sunday, so I don't know what she was doing. She was having some kind of people, she was -- there's probably about four people, but all I could hear is her voice. And I'm about four houses down from her house. And I thought my neighbor was talking. So -- and it was just her talking.

So for the noise, she's talking about, you know, it's not going to bother us. Yes it's going to bother us. The noise, the traffic, the music, everything.

So that's all I'm saying. Thank you.

MR. HAHN: Hi. I'm Albert Hahn, 745 Ulaula Way.

COMMISSIONER ROBINSON: Hello, Albert.

MR. HAHN: Hi. How are you?

I wanted to just remind everybody that this -- this -- if you approve this, it will be the only venue that has its access through a residential community. You know, all those other ones that were on there, their access is not through residential communities. It's all through commercial districts.

15 percent slope, you know, I know you were talking about that. You know, I'm sure if we liquored the guys up at night, I'm sure we would have a lot more accidents, you know, but if it was during the day, people are -- you know, people know that they have to be careful

in that neighborhood. But you do weddings and such like that, you know, people are going to take some liberties and -- and I think it's going to be a lot dangerous. I don't think -- I don't know if you have an argument with that, but I think any -- any parties that you have like that in a neighborhood with 15 percent slope, with drinking involved, I think we're gonna have problems.

I wanted to also highlight that -- that, you know, the County Code, the Maui County Zoning Code says harmony. I mean, obviously, with all the negative emotions that are I've heard today, it's -- it's not gonna be harmonious with this community. So I -- I wanted to urge you to just enforce the Code, enforce the Maui County Code, and while the State Land Use Special Use Permit says not adversely affect surrounding properties.

And -- and state agencies, like Gina quoted, they say things, they express concern, they -- they -- what are the -- significant reservations. Let me -- let me put that -- that's codeword for proceed at your own peril. I -- I think -- I'm a County engineer and -- and I deal with a lot of state agencies. And what they -- they always say that. You know what, they mean CYA, cover your own butt. Right? That -- to me, that means shift the liability to the County, shift the liability to you folks.

If there's an accident on -- on Kulaiwi, if one

of our children die on Kulaiwi from a drunk driver, from that party, I want to ask you this, what -- what repercussion does that family have? Will they be suing the County? And will they have grounds to say, hey, why do we even have a Special Use Permit granted to this person.

And the deepest pockets are going to be the County. And who's -- you know, that's going to be our decision here -- or, I mean -- excuse me -- your -- your, the Commissioners', decisions here. And I think the State has done a wonderful job in shifting that liability to us. You know, we're -- we're gonna be the -- the -- I always say, as an employee of the County of Maui, we always have a bulls-eye on our back. You know, anything happens, you know, they're going to go for the deepest pockets. So --

MS. TAKAYAMA-CORDEN: Three minutes.

MR. HAHN: I just want to ask -- add one thing. If you do want to grant this Special Use Permit, I request that -- that you put a condition on it saying no alcohol.

Thank you.

CHAIR TSAI: Commissioner Hedani, question for the testifier. Question of -- yes, come on back, you got some questions. Commissioner Hedani.

COMMISSIONER HEDANI: Mr. Nava --

MR. HAHN: Excuse me?

COMMISSIONER HEDANI: Mr. Hahn --

MR. HAHN: You can call me Albert.

COMMISSIONER HEDANI: Yeah.

MR. HAHN: Thank you.

COMMISSIONER HEDANI: Of the 300 homes in the Wailuku Heights subdivision, I and II, do any of the homes have a prohibition on alcohol?

MR. HAHN: I think that's a silly question, but I'll answer it. No. And -- and I'm not talking about a prohibition about --

COMMISSIONER HEDANI: I can get as drunk as I want --

MR. HAHN: Can I answer the --

COMMISSIONER HEDANI: -- on my property?

MR. HAHN: -- question, please? Excuse me?

COMMISSIONER HEDANI: I can get as drunk as I want on my own property.

MR. HAHN: I'm sorry. What?

COMMISSIONER HEDANI: As I can get as drunk as I want on my own property.

MR. HAHN: Absolutely. But let me answer your question -- let me finish answering your question. Yes, there is no prohibition of alcohol, but I'm just talking about for the special use.

Now, if you folks would grant me a Special Use

Permit, you know what, I'll start having parties for profit on my property as well. And you know what? You know, everybody -- you know, everybody stay inside your house 'cause -- so -- I'm just --

I think it's silly. We're not talking about the same thing. You know, there's parties at -- at your house for your personal. If -- if I had a party at my house, you can't stop that. I understand the Planning Commission cannot stop that. That's -- that's above and beyond your authority, but a Special Use Permit is not. So if you're talking -- we're talking about parties for profit here. There's -- I think there's a distinct difference between parties at your house, a Super Bowl party, or -- and parties for profit where I'm gonna say, you know what, I'm gonna have a wedding or I'm gonna have a corporate event. Well, weddings, in my mind, are the worst, you know. How many -- how many fathers of the bride do you see slurring on the -- but I think that's -- that's the distinction I want to make, you know. Resident -- no more -- residential, of course, absolutely. I -- you can drink in your own house. I'm not going to stop you from drinking at your own house.

CHAIR TSAI: Commissioner Carnicelli, you have a question, too?

COMMISSIONER CARNICELLI: No. Thanks.

CHAIR TSAI: Okay. Thank you, Albert.

MS. McARTHUR: Good afternoon. I'm Helen McArthur. I have been a homeowner and in residence in Wailuku Heights for the last 18 years. We have owned property in Wailuku Heights prior to our retirement for 25 years. So I'm pretty much aware. We used to go up there when we lived somewhere else and stayed on our lot and look out.

I have not -- I -- I testified a little bit the last time. And I've -- and this is getting into a very personal thing, which is very un-Maui-like to me.

I'm watching these proceedings today. And for some reason, I think the homeowners are on trial and you guys are making these decisions. We're the taxpayers. We're the guys who hire the mayors and the -- you know, and all of us. And I'm thinking why are we, you know, in -- in a defensive mode when so many of our neighbors are totally in opposition to this proposal.

I've known Leona. We sold her her property at Wailea. And I, actually, was not going to get up here and testify against her, but I have -- before we even proceed, I have one question from a procedural standpoint.

At the last meeting, Mr. Hedani, I thought, recused himself from the proceedings because he was president of the Wailuku Homeowners Association I. And

did I misunderstand the meeting last time?

CHAIR TSAI: Yeah. This -- you should be giving testimony to the Commission. And this is not a question you should be asking any one particular Commissioner.

MS. McARTHUR: No. Well, I'm sorry. I'm just a taxpayer. What do I know? Yeah.

CHAIR TSAI: If Commissioner Hedani wants to answer, that's his prerogative. Commissioner Hedani.

MS. McARTHUR: Well, he made a statement at the last meeting. So I want to know what it was he recused himself for. And maybe I forgot.

CHAIR TSAI: Just for clarification, you're testifying against an agenda item that's --

MS. McARTHUR: Okay.

CHAIR TSAI: -- for a Special Use Permit. This is now outside of that.

MS. McARTHUR: I can't see the difference, but go ahead.

COMMISSIONER HEDANI: Helen, just for your information, at the very first meeting that we had on Lona Ridge, Mr. Davis had filed an action against me, dragged me before the Board of Ethics, because he felt I had signed a petition in favor -- I take that back -- not objecting to the -- the application. He considered that to be a conflict of interest. The Board of Ethics decided

that it was not a conflict of interest, I had no financial gain, I didn't know the applicant, I didn't have a conversation with the applicant, and I was free to make my own decision as to whether or not I participate in the discussions.

In an overabundance of caution, in the first meeting, I decided to recuse myself from voting on this item because I did not want the Commission to be tainted by my vote. As an overcautious step, I decided to recuse myself.

In subsequent meetings, Mr. Davis dragged my name back through the mud in front of this Commission, accusing me of things that were inappropriate. And because of that -- because of being dragged back into the discussions, at the end of the last meeting that we had on this item, I decided that I would not recuse myself from voting and that I would participate in discussion and that I would vote.

MS. McARTHUR: Okay. I misunderstood your comments the last --

MR. DAVIS: Why don't you tell them what you did, Mr. Hedani?

CHAIR TSAI: Order.

MS. McARTHUR: Okay.

CHAIR TSAI: And one more thing here. You had

mentioned -- I just want to make a comment; I don't expect any response from you. We're not putting anyone here on trial. And I think it's pretty disgusting to me that I have to keep order -- trying this hard to keep order here on multiple occasions. So the conduct of a lot of the homeowners out there is what's causing this circus to occur. So I just want to make that note, and ask everyone to please be courteous, respectful and follow the order here.

MS. McARTHUR: Well I've only been to two meetings. This is the second one.

I only want to say one thing. And as I said, I've known Mrs. Wilson for a long time. And when I asked her why she was selling her Wailea property, she said -- and this was her response, and she can correct me if -- variations, she said because where she was living in Wailea was people who were coming and going and part-time residents, and she wanted to live in a real neighborhood. Well, she has caused so much concern in our neighborhood that it's not the neighborhood it was before she moved in. So that's all I want to say.

Aloha. Vote wisely.

CHAIR TSAI: Anyone else wish to testify at this point?

MR. WONG: Again, my name is Gary Wong. I spoke

at the previous meeting.

I guess I needed to clarify some things as far as, maybe, drones. Now, if I wanted to get pictures of someone who is very important, I would probably not be -- I would actually park probably at the top of Kulaiwi and so would other people who were trying to get pictures that might be worth tens of thousands of dollars for, let's say, an important wedding. And the people who would hear the drones, of course, is where you're launching, from the top of Kulaiwi. That would be the best launch point. Although, you might be able to do it from Kuikahi if you're a skilled operator. But, anyway, that's one point I wanted to clarify.

The next thing, about the fires. I'm not concerned about the fire in the house per se. My concern was the fire around the ridge itself. In other words, if the ridge has only one entrance or exit, it becomes a deathtrap for people trying to exit. It's good that they're concerning limiting it to 48 people without shuttle buses. You imagine we had 100 people shuttled up there and there was a need to evacuate 100 people, and the shuttle buses are not there, they're at MCC. And you think, okay, what do we do, do we run down the slope, do we jump off the mountain. And it's like what do we do. I mean, and we have two Lona Ridge representatives on-site

and maybe one from the party itself. Three people are going to try and direct 50 to 100 people to evacuate possibly in the dark. What would they do? Would they just run themselves? I don't have any answers.

And liability. If we had 100 people, I would hope to have at least $100 million in insurance, $1 million per person or per life lost.

That's all I have to say.

Any questions? No. Thank you.

CHAIR TSAI: Okay. Public testimony is now closed. We're going to recess for five minutes and come back with Commissioner's questions.

(Recess, 4:11 p.m. to 4:20 p.m.)

CHAIR TSAI: Okay, Maui Planning Commission is called back to order. Before we go to questions from the Commission, there is a question regarding disclosure of conflict. Corp Counsel.

MR. MURAI: Thank you, Mr. Chair. You know, Mr. Chair, it appears that there's been an issue raised as to whether Commissioner Hudson may have a conflict. And I do know that the Board of Ethics has opined already that -- the Board found that there was no -- that Commissioner Hudson had no financial interest; however, the Board advised the Commissioner to look at the -- the Planning Commission's own rules regarding disclosures of

conflict. So we're doing that now. We're looking at 12-201-25.

Commissioner Hudson, do you have any disclosure to make regarding any financial interest you may have in the application?

COMMISSIONER HUDSON: Thank you, Counsel. Thank you, Chair.

As mentioned in a previous meeting, I said that I am related to the applicant. I'm her half second cousin. I have no financial interest in her. And I don't believe she has any financial interest in me. I will be voting. I will not recuse myself based upon the merits of the case, and after reviewing the -- our administrative reviews from the Planning Department as directed by the Ethics Commission three times.

CHAIR TSAI: Thank you, Commissioner Hudson.

Okay. Open up, questions from the Commission. Commissioner Hedani.

COMMISSIONER HEDANI: This is for the applicant. And the question is, does the recommendations that the -- that -- the Planning Department is making on reducing the total number of guests as well as the frequency of events, is that acceptable to you?

CHAIR TSAI: Okay.

MS. WILSON: Leona Wilson. I asked for 104

times. I'm more than happy to abide by what you tell us. Again, I'll go back to the fact that I am trying to work with the local community. And the reason I selected 100, so many of the families, the local families, if you have 30 or 40 in immediate family, it -- it would take me up to 75 just for immediate families. And what I don't really want to specialize in -- and the smaller the group gets, it becomes destination weddings. And I'm trying to stay away from that. So my desire would be to have 75 -- well, compromise and say 100-75, I think that would work for me, if it would work for you.

And I would -- the frequency, if we could do it -- perhaps, instead of per month, because events are so clustered, if you will, that maybe if I could get three events or -- was it 34 or so a year, can we just do it that way instead of, you know, four a month or -- or whatever? So I really -- if I want to accomplish my goal, which is with the local girls and -- and companies, corporations, whoever that would want to come up to Lona Ridge to celebrate an event, 75 would be great. And if I could get three -- how many is three a month? Three times 12 is 36. Is it 36, 36 a year? Just do 36 or 34 a year and just let me work it through that.

CHAIR TSAI: Commissioner Carnicelli.

COMMISSIONER CARNICELLI: Gosh, I don't even

know where to start. Leona, I appreciate all the effort that you've put into this. There's a lot of things going on for me in regards to your application.

One of the things that, you know, can't be missed is the division in the neighborhood, but one of the other things that I can't miss is that it seemed like all of the testimony outside of -- I can't recall anyone outside the neighborhood in our community against it. The only people against it are in the neighborhood. And so, you know, I mean, it's just like, okay, people of Maui want it, but people of Wailuku Heights don't.

So the fact that there's no -- that it's a residential street only to get to your -- you know, to get to your residence, that, to me, is a big factor, I think. You know, the fact that, you know, you can't just drive on Baldwin Avenue and get to it.

So I think that there's going to have -- for me to be able to, you know, approve this, there's going to have to be a lot of mitigating conditions to your permit. So I'm going to kind of just sort of throw out some of my ideas to kind of just sort of see where you're going with this.

You know, the one gentleman said no alcohol at all. I recall your -- in the testimony, the lady that's your event planner, I can't remember her name -- she's

sitting right there -- she said your actual vision for this at one point in time was to do weddings only and the receptions were someplace else. So if we said no alcohol, is that okay?

MS. WILSON: Oh, I would have a hard time with -- really, can I -- can I address it seriously because --

COMMISSIONER CARNICELLI: Sure.

MS. WILSON: What happens is if -- if they have the ceremony there, they would -- which I've had with, let's say, my niece that got married, I would have -- they would have to come back into the house and have either champagne or wine, no hard alcohol. There's no reason for me to serve hard alcohol, but certainly wine and beer. It would -- it would be -- and champagne would be suitable for, I think, the events. And if I were to restrict myself from that, it might -- I don't know that -- that it would work for what the -- you know, the event that I'm looking for. It's a celebration.

COMMISSIONER CARNICELLI: I understand.

MS. WILSON: Yeah.

COMMISSIONER CARNICELLI: I mean, I --

MS. WILSON: And, you know, a lot of people -- if you really look at it, there are -- there are a lot of people that don't even drink, you know, that they'll --

they'll take -- they'll have the toast, they'll have the champagne and they'll toast it. And you go to any event, you know that that's what happens.

COMMISSIONER CARNICELLI: And that's true. I mean, there's people at weddings that don't drink --

MS. WILSON: Yeah.

COMMISSIONER CARNICELLI: -- and then there's people at weddings that get country drunk, too.

MS. WILSON: Well, not -- can I --

COMMISSIONER CARNICELLI: So I'm just saying, that's just reality. I'm going to go to a couple of the other questions that I had. As far as, you know, numbers of people and then this shuttle, you know, situation, of course, drinking and driving at night, you know, through a neighborhood. I had an idea. Like what if there's no driving up there, it's all shuttle, period, that's it? Like there's no nobody driving out of there. We're going to serve alcohol, then it's nothing but shuttle in, shuttle out. Now we don't have to worry about drinking and driving through the neighborhood.

MS. WILSON: I don't have an answer for that one. I -- maybe we can do it this way, if it's -- if it's -- if it's possible. Beer and wine, but if they're going to serve hard alcohol, then they have to have the shuttle. Could we do that?

COMMISSIONER CARNICELLI: Well, this isn't -- it's not a negotiation, necessarily.

MS. WILSON: No, I know.

COMMISSIONER CARNICELLI: I'm just trying -- I'm just trying to get your -- your sort of thoughts on this. Ultimately, you know, my idea is whether I try to make them a condition thereof, you know, and --

MS. WILSON: Yeah. I don't -- I don't have an answer for you. I'm sorry. It's just that it's a celebration.

COMMISSIONER CARNICELLI: Okay. One thing that we have put a condition on, you know, recently, is just no pyrotechnics. That's going to be a no-brainer for me. I think, at the last meeting, we talked about you hosting a meeting for the association. I don't know if that would be a good idea with the tenor of -- of the neighborhood, but I think that it might be a nice gesture, you know. Count all the silverware or something like that, you know. Obviously, no amplified music would be another one, that that's kind of a no-brainer for me.

But, anyway, I think that that's -- that's the end of my questions at this point. Thanks, Chair.

CHAIR TSAI: Okay. Commissioner Hudson.

COMMISSIONER HUDSON: Good afternoon. Good afternoon.

MS. WILSON: Hi.

COMMISSIONER HUDSON: There's a couple things I would like added into your contract when you sign with the applicants. I have problems with drones and helicopter flyovers. You have no control over paparazzi and the rest of that, but you do have control over your guests. And you can tell your guest no drones or helicopter flyovers. You cannot control the general public. If we could, then the Royal Family would still have one more princess. Can you do that?

MS. WILSON: Can I restrict --

COMMISSIONER HUDSON: Can you put that in your contract, saying no drones or helicopter flyovers, so you can control your people?

MS. WILSON: Drones used by the videographer, is that what you're saying? That -- I don't know why I couldn't -- I couldn't do that.

COMMISSIONER HUDSON: Okay.

MS. WILSON: I don't -- I don't know that I have a problem with that.

COMMISSIONER HUDSON: Okay.

MS. WILSON: And helicopters --

COMMISSIONER HUDSON: Again, some people will hire a helicopter. So you just say, hey, for my guests, these are my rules, you can't do this.

MS. WILSON: Again, you know -- again, I'm -- I'm really looking for -- for the locals.

COMMISSIONER HUDSON: Next item, drug use, I want that in the contract. Any illegal drug use, you're immediately removed from the property. And illegal drug use doesn't necessarily only mean illegal drugs. It means illegal use of prescription drugs. Like if I have a script and I give a pill to Lawrence, that's --

MS. WILSON: Sure.

COMMISSIONER HUDSON: -- illegal. Any drug use, they're out.

MS. WILSON: Exactly.

COMMISSIONER HUDSON: Okay.

MS. WILSON: Well, can I make a point on that? I think it's really important. I live there. I live in that house, so I'm very, very careful and cautious about who -- and these are my guests, so --

COMMISSIONER HUDSON: I understand that, but I would like it down in black and white.

MS. WILSON: Got it. No problem.

COMMISSIONER HUDSON: Next item, Chair?

CHAIR TSAI: Please.

COMMISSIONER HUDSON: There's an awful lot of talk about DUI. There's an awful lot of concern. And you were just saying that you live there, you are the resident

there. I want to make it abundantly clear for the record, you are aware of the ramifications of overservice more so than anybody else, yes?

MS. WILSON: Yes.

COMMISSIONER HUDSON: Thank you. One last item?

CHAIR TSAI: Go for it.

COMMISSIONER HUDSON: I have a very big issue with pyrotechnics. Are there pyrotechnics --

MS. WILSON: No. Never talked about it. Never even -- haven't even thought about it. No. The answer is no.

COMMISSIONER HUDSON: Okay. For further clarification, not even firecrackers.

MS. WILSON: Not even.

COMMISSIONER HUDSON: Thank you. Thank you.

CHAIR TSAI: Thank you, Commissioner Hudson. Commissioner Hedani.

COMMISSIONER HEDANI: Leona, one of the ways that you can mitigate sound -- sound travels --

MS. WILSON: Yes.

COMMISSIONER HEDANI: -- within the subdivision. At night, the sound travels from the top of the mountain going down because the wind --

MS. WILSON: The wind.

COMMISSIONER HEDANI: -- comes from the top of

the mountain coming down. One of the ways that you could mitigate that is through planting. And I notice that right along -- right along the edge of your property, as it overlooks the subdivision, there's no hedge. And the hedge would solve two things, actually. It would mitigate sound, to some degree, depending on the type of the hedge. And you control the heights so you're not impacting the views. And the other thing that it would do is it would serve as a safety barrier for the people that were concerned about school children being up there.

When my kids were young, they hiked up to your property without permission. It wasn't your property at the time. This is 37 years ago -- or 30 years ago. And their idea of recreation was to jump off the top of the property onto the red slope that's going down the hill. So it's not that dangerous, they survived. Barely survived, but they survived.

MS. WILSON: Yes.

COMMISSIONER HEDANI: But I'm thinking that the hedge would prevent people from falling over the edge as well as mitigate sound, to some degree.

MS. WILSON: To address that, what -- when I talked with Ed Ginoza, we talked about -- see, my trees are still relatively young. And so what we're hoping -- not hoping, I know will happen, and that is the trees will

grow a little bit taller around the edges so that it will mitigate the sound. We did discuss it, as to how to -- what to expect. And certainly I can put more native trees, you know, closer to -- to that edge and have it grow up so that it will prevent the noise or mitigate some of the noise.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: Aloha. First off, I like to say that I have a lot of aloha for Mr. Higashi. And this is a -- this is difficult because, you know, when you know somebody well and you -- you trust what they're for, you know, you're usually, you know, side by side with them. But -- but, Leona, after listening today, I don't get the feel that you really are listening to your neighbors. I -- I know you're local. I know you're very -- you're a winner. You are. In life, you've won. You've done that. But sometimes, as winners, we don't listen. Sometimes us winners are so used to winning that nothing in front of us stops us and we conquer every conflict in front of us. And I think that might be what's happening now.

When I walked in today -- and I've been through other testimony -- and I saw that chart, that color chart, I was just like, wow, talk about a divided community, you know. And we talk about when you grew up and all these

things.

When I grew up -- in fact, last month, I was at my house and my leaves blew four houses down. And me and my kids got out and we handpicked the leaves four houses down. Because that's how much aloha we have for our neighbors. I don't even know who lives in the house four houses down, but that's -- that's harmony. That's neighbors caring about each other.

And I'm having a difficult time. The -- the staff recommended 50 people, they recommended two events. I mean, in my mind, I'm thinking maybe one. And for you to say, "Well, I don't think I can live with that," you know, I'm not sure if that's going to fit my criteria. I don't think you're hearing your neighborhood where you live.

I don't -- I don't -- I wouldn't want to drive up that street and have to look straight ahead and not look at my neighbors and because them giving me stink eye for the rest of my life. You know, you guys have been through meetings, you guys have been through mediation.

And, yes, the testimony from your neighbors have been off-putting, to say the least. Yes, the hyperbole in this issue has been overwhelming. From the debauchery to people gonna die, it's -- it's really overwhelming. But the split neighborhood is -- you're gonna have to

recognize that. It's not gonna stop unless we become reasonable.

And I think -- you know, I think the County's trying to be reasonable. And I don't think you're listening.

And -- and, again, it's -- I respect everybody's kuleana. I respect your mana`o. But they're -- they're already telling you they're gonna appeal. So instead of -- you know, you already lost money on your farm. Why would you want to lose more to the lawyers? Because -- because the -- because the prevailing party is not gonna win the -- the lawyers' fees. You guys are both gonna lose. And for you trying to gain $30,000 to help the tours, which is fantastic, you're gonna be in debt $50,000.

I think -- at least my last -- I think we're trying to find ways to make this somehow -- this crazy -- the alcohol doesn't -- doesn't apply to you because -- because you live there, but, yet, you're okay 'cause you're not in the CC&Rs. You know, it's this splitting hairs conundrum that we're all trying to find a reasonable solution to.

And I'm looking to you, Leona. I'm not looking to my Commissioners to decide if the -- if the Planning Department's right, if the homeowners are right or you're

right. I'm looking for you to -- to listen and to try to come up with something that everybody can live with and -- and be back to having Waikapu as a -- as all pink or all blue, one color, not straight down the line. Okay.

CHAIR TSAI: Well said, Commissioner Robinson.

MS. WILSON: Can I address it?

COMMISSIONER ROBINSON: Yes, please.

MS. WILSON: Oh. My concern for the neighbors, if I can give you just one example. We had the Upward Bound children, you know, who are the first to go to college. And there were 30 of them there. And when they were outside, after a certain period, it was like a little after 6:00, I'm not sure, I had them come into the house because I was concerned for my neighbors. I had them in the house and closed the doors. So I am concerned.

Why am I doing it? I can tell you, one, because it was my husband's dream to be there and to be with family. I moved from Wailea as one of the -- as Helen just said, I moved from Wailea to -- not because I wanted to be necessarily in a residential area, I wanted to be close to family. I wanted to be near where my -- my brothers and my sisters are. And this gave me the opportunity to do that.

So, yes, I -- I suspect -- first of all, let me -- let me add this, too. When Jay Higgins was

president of the association, we had many meetings. And if you read his letter, he was agreeable to two a month. He understood what was happening.

What is happening now is we have a core of people that have -- as Hal -- as Jay Higgins said, it's personal, it's really personal. There are some issues with some people that is personal; the cars, the trucks going up four years. Hey, I can understand how difficult that was, but we didn't work on Saturdays and we were through at 3:00. I was concerned for my neighbors. And it cost us because we didn't work on Saturdays. So I am -- I am concerned about my neighbors.

Listen, I live here. This is my home. And, yeah, am I going to go through and people are still not going to like me, you know what, I -- I will -- my goal -- my goal is to have the best life I can possibly have where I am, bring my children up there, all the kids that come up, my seniors and my veterans. And I will work with the neighborhood to get there.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: Leona, you just -- you just told me that Jay agreed to two times a month, and you didn't --

MS. WILSON: No.

COMMISSIONER ROBINSON: You didn't bend. Wait,

wait, wait, wait. Wait.

MS. WILSON: I did.

COMMISSIONER ROBINSON: Wait. Wait. Wait. You came back with -- I guess that's what we're getting to, is your testimony just was I need three. Okay. And -- and Jay, who -- Jay, who -- who -- Jay who has been -- has been Jay, right, was agreeable to two? I think that's fantastic, for a person to be so one-sided, agreeing to two, and you still pushing for three.

MS. WILSON: No. No. You know what happened?

COMMISSIONER ROBINSON: No, no.

MS. WILSON: Jay resigned.

COMMISSIONER ROBINSON: But starting today --

MS. WILSON: Oh. All right.

COMMISSIONER ROBINSON: Starting today, right now, this is where we're at. We're trying to resolve this. You know, I guarantee you this Commission doesn't want to have another Lona Ridge meeting. I guarantee you. Okay. But what I'm trying to say is, Lona, we're looking at you, okay. We have -- we have the -- we have the County giving another stuff. You know you already had sort of feeling. You, Leona, you have to -- if you don't agree with it, then that's where the vote's going to be in the -- and a judge's hand soon. So I'm looking at you, saying see if you can live with some of these conditions,

Lona. And then, you know, I think it can start healing your neighborhood. And you know what, you care, everybody cares. Nobody wants to be disliked. Or at least not -- most people who are likable don't want to be disliked. And -- and -- and I don't think you're that person, either.

MS. WILSON: We were -- Jay Higgins and I and his committee, the board, we were at the point we were -- we were two -- two a month was -- we were close to working it out, and the timeframe was close to working it out. And then Jay had a problem with Hal. And at that point, he resigned and Hal then became board. And that's where -- that's why Jay left the picture at that point, and why he is so supportive of me in my application.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: I think the first words out of her mouth when I asked the question about two per month was, "I'll live with whatever the Commission decides."

MS. WILSON: Yes, I will.

COMMISSIONER ROBINSON: And the next word was "but."

COMMISSIONER HEDANI: That was --

COMMISSIONER ROBINSON: Yeah.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: And -- and, Wayne, I understand 'cause we -- we are the Commission and we decide what she's going to do, but we also like to work with applicants and be in agreement, so, that way, they would follow the rules and agree to the rules ahead of time. And usually that's a -- I mean, usually that's a easier for us to convince -- convince the harmony between applicant and Commission.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: When everybody is unhappy, we know we've done our job.

CHAIR TSAI: Any other questions? Anyone want to make -- well, we have a recommendation from -- yeah. Gina. Oh, you do?

COMMISSIONER CASTRO: Yes.

CHAIR TSAI: Stephen, speak up. Commissioner Castro.

COMMISSIONER CASTRO: Leona -- is it on?

MS. WILSON: Yes.

COMMISSIONER CASTRO: You -- you currently use school -- you bring up students?

MS. WILSON: Yes, I do.

COMMISSIONER CASTRO: And they come up in the bus?

MS. WILSON: Yes.

COMMISSIONER CASTRO: Okay.

MS. WILSON: Oh, some -- actually, let me qualify that. Some are -- they -- they carpool. More often than not they carpool. Transportation is so expensive for children today, you know, to hire a professional bus, so they -- they end up carpooling to come up. And --

COMMISSIONER CASTRO: I think -- I think you had mentioned before some of them were bussed. And you saw the picture of the bus. That bus doesn't go up?

MS. WILSON: No. No. Those -- that -- no. In fact, one of the neighbors took a picture of a very large bus that came up years ago. And that was children, school children. That bus cannot come up the driveway. So all the kids got out of the bus. And there was one little child that was on crutches. And she walked the distance from the bottom of the driveway to the top of the house, 200 yards. That's because the bus couldn't -- couldn't come up. And we -- we told them no -- no large buses at all.

COMMISSIONER CASTRO: What about large vans?

MS. WILSON: No.

COMMISSIONER CASTRO: Passengers --

MS. WILSON: The -- the largest that our driveway can take is one of these -- these small vans --

not small vans -- 11-passenger -- 11-passenger, 25-passenger?

MS. SIMPSON: Minibuses, 11 to 25 passengers.

MS. WILSON: Yeah, 11 to 25. Like a MEO -- small MEO bus.

COMMISSIONER CASTRO: That will make it up there?

MS. WILSON: Yeah. Yes.

COMMISSIONER CASTRO: Thank you.

MS. WILSON: Yes.

CHAIR TSAI: All right. Commissioner Duvauchelle.

VICE-CHAIR DUVAUCHELLE: This is, basically, a statement; it's not really a question. I am not going to support the application even with conditions because I feel like the safety concerns are very real. If you were in a different location, I think you're a great person, the oversight would probably be there, but all of the safety issues that were expressed with the steepness of the slope of the road, all of the above, I just couldn't, in good conscious, support it.

CHAIR TSAI: Order, please.

Any other questions from the Commission?

Seeing none, can I have Department repeat its recommendations, please?

MS. FLAMMER: I can go ahead. We were recommending approval based upon 22 conditions. I mentioned the changes to the conditions earlier. I can go through the 22, you have them in front of you, it's up to you. I hear three other proposed conditions which you can bring up during your deliberation time or during your -- when someone makes a motion. Did you want me to go ahead and go through the conditions, or are you comfortable with them?

CHAIR TSAI: Yeah. Can you please repeat that, Gina?

MS. FLAMMER: You want me to go through the 22?

CHAIR TSAI: No. Just the three modification.

MS. FLAMMER: Okay. So the Department is recommending approval of 22 conditions. We have changed from which you have in writing that came to you, as was shown in the slide. So for Condition 12, where we were allowing shuttle service, we are no longer recommending the shuttle service be provided. We're recommending 48 guests, a maximum of 48 guests, that there should be adequate on-site parking to accommodate those guests. Condition 14, we're recommending two events per calendar month. And then Condition 16, we're recommending that the events be limited to 48 guests or participants.

So in consideration of the foregoing, the

Department recommends the Commission adopt the Department's report and recommendation prepared for the August 23rd meeting with the changes made today, at the October 25th meeting, as your findings of fact, conclusions of law, decision and order, and authorize the Director of Planning to transmit said recommendation for the Conditional Permit to the Maui County Council.

And then for the State Special Use Permit, you are the approving authority for that.

CHAIR TSAI: Thank you, Gina. Can I have a motion? Commissioner Duvauchelle.

VICE-CHAIR DUVAUCHELLE: I'll make a motion to deny the application.

COMMISSIONER ROBINSON: Second.

CHAIR TSAI: Motion by Commissioner Duvauchelle to deny, seconded by Commissioner Robinson. Discussion on the motion. Commissioner --

VICE-CHAIR DUVAUCHELLE: I made the motion based on the -- what I pointed out earlier, it's just the concern, the safety, not only for the guests, but, also, for the residents in the neighborhood, the roads, the steepness of the slope of the roads, traffic, all of the above.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: I second the motion. I

do feel that the planning -- the Planning Commission's reduction to 24 and 48 is a good start. I could -- I could probably support 12 events in a calendar year. And I would allow her to have 60 participants. I think -- I think with the -- I think the 48 is a good number. I do think that trying to preserve and trying to keep that going, but we need some safety. And I think 48 people might not be enough revenue to -- to get some safety or some things in place. I think -- I would like to think, like Mrs. Wilson said, you know, 30-30. I think that's good, you know. And I think that's something that I could support. Thank you.

CHAIR TSAI: You got a comment, Commissioner Carnicelli?

COMMISSIONER CARNICELLI: Yeah, I'm just -- I'm sorry. You could support 12 a year, 60 people?

COMMISSIONER ROBINSON: Correct.

COMMISSIONER CARNICELLI: That's kind of just what you are throwing out?

COMMISSIONER ROBINSON: Yeah. Instead of by month, it would be events per year.

COMMISSIONER CARNICELLI: Right.

COMMISSIONER ROBINSON: Because, I mean -- well, I don't think people are going to have weddings when it's windy in January and February, but I think in the -- in

the summertime or -- or the fall, you know, they might back 'em up. And then they might have nine months of quietness and enjoyment.

CHAIR TSAI: Okay. Commissioner Carnicelli.

COMMISSIONER CARNICELLI: So for me, as I kind of said in my questioning of Ms. Wilson, I have all the same concerns that everybody does. I don't think that there's, you know, anybody that wouldn't say that traffic, safety, noise, all of that are gonna be concerns. So for me to actually support the passage of something, a special use permit, I like the 12 and 60 idea. I would also put in there no pyrotechnics. I would also put in there no drones, no helicopters. 'Cause it would be a great place to land a helicopter. So there's going to be no helicopters. I hate to say it, I just got married, and I understand that alcohol is a part of it, but, in that particular, I would have to say no alcohol. Obviously, no amplified music. There would have to be a guest list. So to me, that -- you know, and that might make it a -- you know, a deal killer for Ms. Wilson. I don't know if it does or not. But for me to be able to support this, I would have to have at least that to be able to move forward.

I think the other part that -- that I do want to add, that's kind of part of this, that's a little bit

worrisome, is Commissioner Robinson kind of really went into something that I thought he -- he came from the heart in trying to share something with you. And I'll just be direct, I thought you missed it. You know, he was saying, you know, you're not listening, can you hear. And you went to, well, this guy said and this. And, you know, there wasn't an openness to going -- you know, it didn't fire, in my opinion, in just watching you right now. So that's a little bit of my concern in the testimony that you just gave.

You know, I think you're -- you know, you come across as a wonderful person, you know. And -- and you've helped a tremendous amount of people in the community. And you continue to help a tremendous amount of people in the community. And I want to -- to honor that. And my experience of your neighbors has been not exactly great, as yours has probably been not exactly great. You know, what I witness in your neighbors isn't the good side of them. I'm sure they have a good side, too, but I haven't witnessed a good side of them here in this particular venue. So moving forward, hopefully, no matter how this turns out, that can -- that can be mended, and they can see the good part in you and you can see the good part in them. And we can all show that to each other.

So without, you know, the conditions that I

threw out there, I'm going to have to support the motion to deny, unless somebody wants to, you know, say -- say that all those things that I threw out there would be agreeable as well.

CHAIR TSAI: Okay. Thank you, Commissioner. Commissioner Canto.

COMMISSIONER CANTO: Thank you. I've been pretty quiet. I would like to say that given the fact that there was a lot of shouting and screaming and disrespectful, you know, words going back and forth, what -- what affected me made -- a comment made by one of you brought up the name Jason Medeiros. I took total offense to that. And now I'm taking it personally. But it was said and it was part of all of this collaboration. I am not going to disclose at this very second how I'm going to vote, if -- if that's okay with you, Chair. I do want to say that I believe in the merit of the application, I believe what she's doing is good for the community, the overall general community; however, I think there's more work, there needs to be some sort of mending within them.

My in-laws lived on 436 South Alu, so I know what it's like to -- to live there in Wailuku Heights and -- and experience the quietness. And just it's so beautiful there that -- like no other.

But I don't care where you live, you got to make it work, you know. And I know that both sides worked very hard at this, there's no doubt, absolutely no doubt about it.

So I will render my decision in a second, but I do want to express my -- my appreciation for listening, having been able to listen to both sides. It's not easy. And I appreciate the opportunity to sit here before you today. Thank you.

CHAIR TSAI: Commissioner Hudson.

COMMISSIONER HUDSON: I will not support the motion to deny. And the reasons why I won't support the motion to deny is because the mitigating efforts taken by the applicant, number of such events has been reduced to 24, all events will be monitored by two on-site personnel, not a phone call away, but, actually, on site, loud noise will be addressed immediately, there will be no amplified noise, limiting the size of events to 50 or less, having no large buses, all parking will be on site, all events will end by 19:30, no noise after that, everybody gone by 20:00 hours. The clear intent of this is have the gala off site.

Concerns of debauchery are ludicrous. Considering that this is a residence of the applicant, the very idea of debauchery deserves zero consideration.

Concerns of gangs were unfounded and without substance. The first time a gang appeared in that neighborhood, it would be met with stiff and numerous calls to 911. The strength of this community prevents gangs from gaining a toehold much less a presence. The simple reality is these type events do not necessarily attract gangs.

Concerns of drugs: Applicants to the property will be informed that illegal drug use of any kind will not be tolerated and will result in immediate removal from the property. This responsibility rests with the on-site monitors. This is more than what occurs in many private residences that do not have such events.

Drones and helicopters are prohibited. She cannot control the paparazzi, but she can control her own people.

Be wise: Attendees will be monitored based on the time when they must leave and the close observation they will be under, DUIs become unlikely, but not impossible, just as they are with any other residents. The owner is very aware of the ramifications of overservice. And three people monitoring is way more than any other party.

The biggest concern is the makeup of the neighborhood. And that's what we heard all day long.

Makeup of the neighborhood really shouldn't change that much. Attendees will go directly to the place and leave directly from the place. There's no signage leading to the event. There will be little or no impact to the neighborhood.

It is my opinion that the applicant has properly addressed the concerns of the neighborhood and that any impact would be insignificant.

The last thing I would add, though, is that should, one day, it become approved, consideration should be given to kamaainas for financial consideration. Now, you'll notice that that is the only thing I touched on regarding financial concerns, because the merits -- the application should stand on its merits or not.

And that is my opinion.

CHAIR TSAI: Thank you, Commissioner Hudson. No more discussion regarding the motion? Oh, Commissioner Hedani.

COMMISSIONER HEDANI: I'll be opposing the motion to deny. And the reason that I have is I've heard and I've seen 326 letters of support, more than we've heard for probably any other application that has come before the Commission to date. We have 200 letters opposed. We had a map that was shown to us after soliciting protests or soliciting opposition from members

of the subdivision, which were given one-half of the story in order to sign. That weighs in my mind.

I believe that the applicant is open to the recommendations of the Department. I think she's open to the recommendations from the Commission for controlling the impacts of what she's proposing.

On agricultural land, she can grow chickens, she can grow pigs. She can do whatever she wants on agricultural lands within the agricultural provisions to make money. This has less impacts than either of those things, from my perspective. And it allows her to retain her residence.

And it allows her to continue what I heard as inspiration to the young, appreciation from the old, and a recognition of the contribution of people that have put their lives at risk to defend our country. These are the people that testified in favor of the project.

The people that opposed the project, what I heard was the value of their homes is going down, they cannot sell their property for as much as they want to get for their property. And it was, from my perspective, a concentration on -- on selfishness as opposed to neighborliness.

CHAIR TSAI: Order.

COMMISSIONER HEDANI: I vote for hope and

inspiration for our young people as opposed to selfishness and greed. And I vote for -- I vote for putting our future first as opposed to real estate speculation. Real estate speculation, in my mind, is one step above rape and murder because it steals from our future, our children's future for a home in Maui, and it kills the dreams of another generation for affordable housing.

The first homes that were put in Wailuku Heights by C. Brewer, who was the developer of the subdivision, came out of the chutes with a house and lot package at $140,000. That's what we started off with. People that are complaining today that they cannot sell their houses for a $1,200,000 are complaining that they cannot get more value out of the land than that. And that just makes housing for our residents, for my kids, to be able to afford a home in Wailuku Heights impossible.

CHAIR TSAI: Okay. Deputy -- oh.

VICE-CHAIR DUVAUCHELLE: I have one more.

CHAIR TSAI: Commissioner Duvauchelle.

VICE-CHAIR DUVAUCHELLE: For Deputy Director. If denied today, Mrs. Wilson can reapply? And the -- and the reason I ask is because when we see this much opposition, we would normally tell the applicant to go back and work with the neighborhood. If this was a development or a business that was going to happen and you

had this much close-in opposition, we would probably recommend that they go back and work with the neighborhood.

To me, I mean, I'm taking all the emotion out of it, safety is still the issue, not the right location, it's ag, residential. But that being said, I do think that it's hard for me -- or to think about negotiating the dates and the times and how many when I really feel like Mrs. Wilson and the -- and the neighborhood should have to go back and work together to arrive at those decisions. That's why I was asking if she could reapply if this was denied today.

DEPUTY DIRECTOR MCLEAN: Yes, she could reapply.

VICE-CHAIR DUVAUCHELLE: Thank you.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: Unfortunately, I think they tried. And I think, after us, they're both going to spend a lot of money, unfortunate. I believe what happens, Commissioner, is if we're in a hung jury all the way through to December, it becomes the Planning Department's recommendation. That is -- that is not true?

DEPUTY DIRECTOR MCLEAN: That is true. I'm sorry.

COMMISSIONER ROBINSON: That is true, the recommendation, right, the final recommendation?

Commissioner Hedani, I have a lot of respect for you, sir, but I cannot value people based on whether they're for something or they're not. Every person has a unique value. And whether we see the best of them in a certain day, that works with them, you know, it's -- yeah, you know, we're 300 on one side and 200 on the other. If we had three to two, and only five, it's still -- it's still somebody speaking. And like I said, even though they were off-putting, even though they might have tried to think of ways to convince us to not vote a certain way and somebody says, "Oh, I'm going to lose my property value," well, actually, they're going to pay less in property tax. So their property values going down is actually a good thing if they want to stay in the neighborhood. But I think they were trying to get a -- get something out of us, you know.

And like -- like Commissioner Duvauchelle said, you know, it's -- I was just trying to make it work. I don't think it's that safe. I think the -- the chiming in of trying to use only vans so you have professional drivers, of hiring only, you know, professional bartenders and having stuff, to me, that's all safety mitigations. And I think that's something I can support, but I can't support it the way it is now, with the -- with the amount of events and the -- and 50 is not going to give her

enough -- enough monetary -- money to -- enough monetary profit to, I think, get proper security and proper things for people.

Thank you.

CHAIR TSAI: Before we have Deputy repeat the motion, Corp Counsel.

MR. MURAI: Members, because these Special Use Permit applications are reviewed pursuant to Chapter 19.510.070 -- it's correct, right, the citation?

DEPUTY DIRECTOR MCLEAN: Yes.

MR. MURAI: Chapter .070 regarding special use permits sets out eight criteria. And if you approve the Special Use Permit, you must find that the application meets all eight criteria. If you deny the permit, you must find that the application does not meet at least one of the criteria. So in -- when you're thinking about your final decision today, I do ask that the Commission make specific findings that the -- as to whether the application meets the criteria in the law.

Did I get it wrong?

DEPUTY DIRECTOR MCLEAN: Excuse me. Yes. I needed to confirm with staff. That's for County Special Use Permits. The State Special Use Permits are reviewed against the criteria in Chapter 205.

MR. MURAI: Okay.

DEPUTY DIRECTOR MCLEAN: It's the five tests to approve.

MR. MURAI: Okay.

DEPUTY DIRECTOR MCLEAN: They don't have criteria --

MR. MURAI: Never mind.

DEPUTY DIRECTOR MCLEAN: -- I believe, to deny. But in denying, you would --

MR. MURAI: You would find that --

DEPUTY DIRECTOR MCLEAN: -- simply state that those criteria were not met.

CHAIR TSAI: All right. Deputy, while you're at it, can you please repeat the motion?

DEPUTY DIRECTOR MCLEAN: The motion is to deny the Special Use Permit application.

COMMISSIONER ROBINSON: As is.

CHAIR TSAI: As is. Okay. Call for vote. All in favor of the motion to deny. Opposed.

DEPUTY DIRECTOR MCLEAN: Two ayes.

CHAIR TSAI: Sorry.

DEPUTY DIRECTOR MCLEAN: Five nos.

VICE-CHAIR DUVAUCHELLE: Motion fails. Do I get another motion?

CHAIR TSAI: Deputy.

DEPUTY DIRECTOR MCLEAN: Chair, if I could, if

the Commission isn't inclined to entertain a motion to approve, I would suggest that just a general motion to approve be made and then the Commission could make amendments to that motion to modify conditions or to add conditions as you've discussed. So rather than trying to encapsulate all of that in one motion containing everything, to have the motion to approve as recommended and then you can amend those one by one.

CHAIR TSAI: Commissioner Hedani. Commissioner Hedani.

COMMISSIONER HEDANI: Move to approve as recommended by the Department.

COMMISSIONER CASTRO: Second.

CHAIR TSAI: Moved by Commissioner Hedani, second by Commissioner Castro. Discussion on the motion to approve. Commissioner Hedani.

COMMISSIONER HEDANI: I would like to add a condition that buffering landscaping be planted along the edge of the property to mitigate sound.

CHAIR TSAI: Is there a second on that?

COMMISSIONER CARNICELLI: Castro seconded.

DEPUTY DIRECTOR MCLEAN: No. On his --

CHAIR TSAI: Oh, on his amendment.

COMMISSIONER CASTRO: The amendment.

CHAIR TSAI: Are you okay with that?

COMMISSIONER CASTRO: Yes. Second.

MS. FLAMMER: Can you state that again, buffering landscaping? Can you -- can you repeat that?

COMMISSIONER HEDANI: To require -- to require a buffering landscaping be planted around the periphery of the property to mitigate noise impact.

CHAIR TSAI: So we just have to say okay, right?

MR. MURAI: Yeah. Commissioners, I guess, are we going to approve these amendment by consensus, or did you want individual motions and votes on each one? Consensus? Consensus is fine.

CHAIR TSAI: Okay.

MR. MURAI: But if someone wants to take a vote that they can ask for a vote.

CHAIR TSAI: Okay.

COMMISSIONER CARNICELLI: So we're voting on each individual amendment?

MR. MURAI: No. Well, if the Chair determines that there is a consensus, in other words, you know, agreement, that -- that these amendments shall apply, then --

CHAIR TSAI: We can take one at a time.

MR. MURAI: That's fine, do them one at a time. If someone objects to a particular amendment and wants to take a vote, then all they need to do is call and ask for

a vote.

CHAIR TSAI: Is that okay with the Commissioners?

COMMISSIONER CASTRO: That's fine.

CHAIR TSAI: So we have amendment to put a barrier -- buffer. Maker -- second to the motion is okay with that? Everybody is okay -- oh. Commissioner Robinson.

COMMISSIONER ROBINSON: I do not support the motion as it is. And do I listen to further things that we throw in as the recommendation to --

CHAIR TSAI: Yeah. yeah.

COMMISSIONER ROBINSON: I want to negotiate, but is that how it's going to work? So -- and then -- and then as -- and then I just wait until --

CHAIR TSAI: If you --

COMMISSIONER ROBINSON: -- I feel comfortable there's enough amendments to make me feel like I want to support it?

CHAIR TSAI: Well --

COMMISSIONER ROBINSON: Or do we take a vote, and then, if we don't support, then we come back and then we try to come to middle ground? See what I'm saying?

CHAIR TSAI: Right. I think the approach we're taking right now is, basically, adding amendments to it.

Every amendment has to be agreeable with everybody here. And then we're going to take a vote on the -- on the motion to approve with all the amendments that's been agreeable to all the Commissioners.

COMMISSIONER ROBINSON: Okay. I think a few Commissioners already -- already shared their -- their feelings that they're not going to agree to amendment as it is. So why don't we take the vote on that so we can get to the next step and see if -- I mean -- I mean, I don't -- yeah, we can't do that. We're going to go through this whole thing, then we're going to vote and it's going to be denied?

CHAIR TSAI: No, no. What we're -- the reason why we're doing this is -- per Deputy is that instead of trying to come to a consensus with a motion that will satisfy everybody, we're going to move to approve -- we can move to approve what it is right now, which is allowing the permit, but then we're going to add amendments to it.

MR. MURAI: If I may? Mr. Chair, now having heard -- you know, Commissioner Robinson raises a good point because what he is saying is that he was actually opposed to the application. So if we don't have a consensus as to how -- we have a motion on the floor to approve as recommended by the Department. Typically, if

there are any motions to amend, to add additional conditions, each amendment would be discussed and voted on separately, or they could be packaged as a group of amendments, depends how you want to proceed. But I -- you know, because Commissioner Robinson has expressed concern, then I would suggest we do it, you know, pursuant to how Robert's Rules of Order would dictate, which is we have a main motion on the floor and then any motions to amend the main motion would be like a subsidiary motion that would have to be determined first before you vote on the main motion. Is that what you had in mind?

COMMISSIONER ROBINSON: Yeah.

CHAIR TSAI: And, also, same time this opens the floor up for discussion amongst the Commissioners what they wanted to --

MR. MURAI: But keep in mind that if -- if there's an amendment on the floor, the discussion and vote is only on the amendment. And once the Commission decide, okay, we've -- you know, we've introduced all the amendments we can agree on, then you would discuss the new amended motion.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: So as a clarification, my -- my amendment at this point is just to add landscaping around the periphery. That's the only thing

that we're voting on if we need -- if we need to vote on it.

CHAIR TSAI: Okay. Commissioner Carnicelli.

COMMISSIONER CARNICELLI: Discussion on that amendment. I like the idea, but until we get into, you know, scope, size, height, view planes -- I mean, to say, well, we got to have landscaping around the side, you know, you just plant a bunch of naupaka and we're good, you know. So it's -- it's like -- it just seems a little nebulous is all to state it just like that.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: Yeah. I think that the -- I picked that because I thought that was the easiest amendment to work on. The applicant has already said she has peripheral landscaping there that's growing. And from my perspective, I think we can -- well, the proof in the pudding is going to be in the eating. If it doesn't mitigate sound, a year from now, after all these complaints about sound mitigation and whatnot, then it would not have worked. So it doesn't serve in her best interest. I don't think we need to specify height because that affects views, you know, in the valley of the property as well. So I would leave it up to the applicant to -- to comply with the intent of reducing noise impacts.

COMMISSIONER CARNICELLI: Okay.

CHAIR TSAI: Just a note, too -- that's a good point, Corp Counsel -- in the recommendation, actually standard conditions, this is for one year. And right now, it's stating that Maui Planning Directors have the authority to -- to approve any request for extension. We can actually amend that to say, has to come back to the Planning Commission.

COMMISSIONER ROBINSON: No.

CHAIR TSAI: Sorry.

COMMISSIONER HEDANI: Every year.

CHAIR TSAI: If you want a level of, you know, security. Okay. Commissioner Carnicelli, is that --

COMMISSIONER CARNICELLI: Yeah, that's fine.

CHAIR TSAI: Any other additions or -- that's already improved on, right? Commissioner Hedani.

COMMISSIONER HEDANI: Should we vote on the amendment?

DEPUTY DIRECTOR MCLEAN: Yeah.

CHAIR TSAI: Yeah. Let's vote on amendment, so to add additional -- yeah. All in favor of the amendment?

COMMISSIONER ROBINSON: If it so passes.

DEPUTY DIRECTOR MCLEAN: Six ayes.

CHAIR TSAI: Opposed?

DEPUTY DIRECTOR MCLEAN: One no.

CHAIR TSAI: Okay, the amendment passes.

COMMISSIONER CARNICELLI: Okay. I'm sorry, Chair. Can I get just some more clarification? I could vote yes on every single amendment and still vote no on the motion, right?

CHAIR TSAI: Correct.

COMMISSIONER CARNICELLI: Okay.

CHAIR TSAI: Yes, absolutely. We're trying to --

COMMISSIONER CARNICELLI: Okay.

CHAIR TSAI: Commissioner Hedani. Oh, she needs -- sorry. Our recorder just signaled that she needs a break. So let's take a five-minute recess and reconvene at 5:25.

(Recess, 5:17 p.m. to 5:25 p.m.)

CHAIR TSAI: Maui Planning Commission is called back to order. I'm entertaining any additional amendments to the motion. Commissioner Carnicelli.

COMMISSIONER CARNICELLI: I would like to amend -- amend it to say 12 events per calendar year and 60 persons.

COMMISSIONER ROBINSON: Second.

CHAIR TSAI: To be clearer, you're amending the motion to reduce the number of events to 12 per year and up to 60 people?

COMMISSIONER CARNICELLI: Correct.

CHAIR TSAI: Correct?

COMMISSIONER CARNICELLI: Correct.

CHAIR TSAI: And that's it?

COMMISSIONER CARNICELLI: For now.

CHAIR TSAI: Okay. And any discussion regarding this amendment? Commissioner Canto.

COMMISSIONER CANTO: Any particular reason why we want to go to 60 and not 75? It just seems like such a even number, 60. What if somebody comes stag?

COMMISSIONER CARNICELLI: No. If I -- if I could, Chair?

CHAIR TSAI: Yeah, Commissioner Carnicelli.

COMMISSIONER CARNICELLI: Is that I think it's also about parking, though, too. Because, I mean, the -- the more numbers we get, the more cars we're going to have, the more traffic in the neighborhood, you know, the whole deal. You go -- 60 is -- 60 is a number I can live with.

COMMISSIONER CANTO: Well, my thought is there's a couple people in each car, so -- well, whatever the Commission decides to -- to vote upon, but I would prefer that we go with 75.

CHAIR TSAI: Okay. Commissioner Robinson.

COMMISSIONER ROBINSON: I was comfortable with 60 for two reasons. The first reason was the amount of

parking. And I thought 60 people there, I think we all know that they're not going to get a violation for 64 people, you know, if there's a give and take for that. And, second, that was also part of the recommendation from the County, was 60 people prior. And I think that's -- and when we did the visit, when we were there, I felt that was a nice safe number. And, also, the applicant did say 30, 30 and 60. I think -- you know, I think it's a good number. I could go 65, you know.

COMMISSIONER CANTO: I'm sorry? You could go 65?

COMMISSIONER ROBINSON: Yeah.

CHAIR TSAI: What do you think?

COMMISSIONER CARNICELLI: He's got his hand up.

CHAIR TSAI: Yeah, the motion on the floor is for 60. Commissioner Hedani.

COMMISSIONER HEDANI: I don't agree with 12 times per year. I think that's -- that's reducing it to the point where it's almost useless, considering she would probably want to entertain a lot of local families having weddings with no charge at all. You would have to charge that as one of the 12. She's already done that. And I kind of like 75 people, as Doreen suggested, which I think was her suggestion.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: Are -- are pro bono events considered part of this, or this is just the paid events?

DEPUTY DIRECTOR MCLEAN: This would be for all events that aren't just her personal friends and her own entertaining.

COMMISSIONER ROBINSON: So --

DEPUTY DIRECTOR MCLEAN: It would be for -- for nonprofit as well as corporate events, if you will.

COMMISSIONER ROBINSON: So -- so the events that we're voting on -- and I want -- and thank you for clarifying that. So -- so the tour -- them taking the tour that's more than 40, is that going to be considered one of these events?

DEPUTY DIRECTOR MCLEAN: Yes.

COMMISSIONER ROBINSON: Yes.

DEPUTY DIRECTOR MCLEAN: Yes.

CHAIR TSAI: Gina? Sorry.

MS. FLAMMER: The -- the farm tours that are allowed under 205 as a permitted use do not count as this.

CHAIR TSAI: Okay.

MS. FLAMMER: Strictly architectural tours or art history tours would, but anything that's okay under 205 that include the farm tour do not count under this.

COMMISSIONER ROBINSON: So what we're talking

about is she could open up her property, like I could from my back yard, and allow people to get married there for free, that would still be considered one of these events, Gina?

DEPUTY DIRECTOR MCLEAN: It's an unusual distinction that we do have to make. If it's -- if it's a function of her living on the property, if it's her family, her friends, and she's having guests over and having a party, then that wouldn't fall under this permit. But if it's a wedding venue that someone seeks out, then it would fall under this.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: So can we say commercial event, then, because it's not with the wedding planner, and it's not a commercial event? I mean, I guess, you know, we love the fact that she -- she might have the availability to share with families and cousins to have a wedding up there, you know. Of course, that would be whatever fire code is. And so it wouldn't fall under our criteria; it would be on the fire code criteria. But I want to be clear that we don't deter that 'cause -- 'cause -- 'cause that is not my intent.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: I think we should just focus on the amendment --

CHAIR TSAI: Yeah.

COMMISSIONER HEDANI: -- at this point.

CHAIR TSAI: Right. But I think it's good clarification on what -- yeah. Commissioner Carnicelli.

COMMISSIONER CARNICELLI: Okay. So I would like to amend my amendment.

CHAIR TSAI: Okay.

COMMISSIONER CARNICELLI: To say 12 paid events per year and 65 people.

CHAIR TSAI: Okay.

COMMISSIONER ROBINSON: Second.

CHAIR TSAI: Okay. So we have an amended amendment.

MR. MURAI: Actually, I think what you're doing is you're withdrawing your original motion and Commissioner Robinson is withdrawing his second and you're making a new -- proposing a new amendment.

COMMISSIONER CARNICELLI: Yes. Thanks, Corp Counsel, that is what I am doing.

MR. MURAI: For 12 -- 12 commercial events, 12 commercial events per year.

CHAIR TSAI: Right.

MR. MURAI: And up to 65 guests?

COMMISSIONER CARNICELLI: Yes.

MR. MURAI: Correct?

COMMISSIONER CARNICELLI: Yes. Thank you.

MR. MURAI: And Commissioner Robinson seconds that.

CHAIR TSAI: Actually, Corp Counsel, I think you meant paid -- 12 paid commercial, yeah, for profit.

COMMISSIONER CARNICELLI: Yes.

CHAIR TSAI: Okay. Any more discussion on this amendment? Commissioner Hudson.

COMMISSIONER HUDSON: If we're gonna -- my opinion, if we're going to chop it down from 24 to 12, I think we got to increase the number to 75. I'd feel more comfortable. 'Cause then if you do it 75, that's 900 paid people per year. 12 -- it's almost like building a house, if you keep on making cuts and cuts and cuts and cuts, like a budget, then, at a certain point, you say forget it, I'm not -- just not gonna build the house. It doesn't make any sense. If you're cutting it down to 12 -- you can't burn the candle from two ends. If you cut it down to 12, you have to up the size of the guest list to 75. If we take a close look at -- at the parking that goes from 36 to 40, assuming 2.5 persons per vehicle, the parking can still accommodate that, my opinion.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: My numbers is also part of the safety. There's parking and there's safety. And I

think 75 is too large a number with only three people there. Even classes don't have 25-to-one ratios. I think if you're gonna have -- if you're gonna have a venue that size, you need to have a little bit more staff. And I was comfortable with 60, it kind of jumped to 65 just to try to -- to, you know, try to get to -- closer to the other side.

CHAIR TSAI: Just a comment. If Commissioner Hudson has a point about cutting the candle off of both ends, I would suggest maybe, Commissioner, looking at increasing the number of events per year. I mean, not significantly. Up by three more, 15. I don't know. Just put it out there. I can't make a motion.

So all in favor of the amendment by Commissioner Carnicelli?

COMMISSIONER ROBINSON: Which is?

CHAIR TSAI: 12 and 65.

COMMISSIONER CARNICELLI: 12 paid.

CHAIR TSAI: Paid, sorry, and 65. All in favor? Three. Opposed?

DEPUTY DIRECTOR MCLEAN: Three ayes, four nos.

CHAIR TSAI: Motion fails. Do I hear another one? Commissioner Hedani.

COMMISSIONER HEDANI: I'm comfortable with the Department's recommendation at 24 events per year as

opposed to 12. I feel the 48 is kind of arbitrary at two people per car. My car only holds two people, but most cars hold four people. So four times -- four times 24 stalls is 96 people that can be accommodated in 24 stalls, conservatively, not counting five people per car, or vans for that matter.

The purpose of the application is financial. And if we cut it down to the point where it doesn't -- does not make financial sense, then -- well, the residents that are opposed would be happy, but no one else would be happy.

CHAIR TSAI: Right.

COMMISSIONER HEDANI: I would suggest that we look at 75 people, which works for them, and 24 events per year, which works for the Department.

CHAIR TSAI: Are you making an amendment?

COMMISSIONER HEDANI: Move to amend to 75 people per event and 24 events per year.

VICE-CHAIR DUVAUCHELLE: Second.

CHAIR TSAI: Okay. Discussion on the motion.

COMMISSIONER ROBINSON: Here we go again. It's like of all the things that we talked about an hour before and the numbers and the community, and we're going back on -- it's like same thing that I talked with my applicant about, it's you're not hearing what the community is

saying, you're not hearing about the safety concerns. We're increasing people, we're trying to increase stuff, and we're making this about a monetary thing. If it doesn't work for the applicant, too bad. This is about what's going to be best for the community and the applicant, not what's best for the applicant.

It's just like when we had a person here earlier and he was trying to get a short-term vacation rental and he wanted to have amplified sound. And the Commission says if you want to have amplified sound, then too bad, I don't care if it works for you or not. And the person came four times until he finally said, you know what, I'll live without the amplified sound.

It has to work for everybody. And if it doesn't work for the applicant, then -- then -- how I feel is it's not safe, it's not part -- it's not going to be community friendly. And, unfortunately we're going back on the other pendulum again where there's no matter what, this is what we need, this is what we gotta get, I got to get this, I got to get this because this is what I want. Thank you.

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: Well, if that's the way you feel, Commissioner Robinson, then you should vote against the amendment.

COMMISSIONER ROBINSON: I should what?

COMMISSIONER HEDANI: You know, if that's the way you feel, you should vote against the amendment. The reason why we're taking each amendment in turn is so that everybody gets a chance to vote on whether they agree or disagree.

The reason I voted against the prior amendment was because I felt 60 or 65 was too low. 75 would work. And I felt that 12 times a year was almost a waste of effort, pointless, you know, in pursuing the permit itself. That's, basically, my feeling. That's why I'm advancing an opinion to concur with the Department's recommendation at 24, making it workable at 75, and we can add other stuff to it beyond that.

COMMISSIONER ROBINSON: Yeah. So your only amendment, Commissioner Hedani, is just 75 people, because the recommendation --

COMMISSIONER HEDANI: The amendment --

COMMISSIONER ROBINSON: -- on the floor right now is 24.

COMMISSIONER HEDANI: Right. The only --

COMMISSIONER ROBINSON: The other amendment failed, so --

COMMISSIONER HEDANI: -- to confirm 24 events per year.

COMMISSIONER ROBINSON: Yeah. So the amendment is just to raise the amount to 75 people.

CHAIR TSAI: Yeah.

DEPUTY DIRECTOR MCLEAN: Actually, to clarify, the Department's recommendation was two events per month. So changing it to 24 per year, even though that ends up as the same total, it allows the events to be clustered differently than if it were two per month.

COMMISSIONER ROBINSON: Okay.

CHAIR TSAI: Any other discussion regarding amendment? Seeing none, call for a vote. All in favor of the amendment? Four.

DEPUTY DIRECTOR MCLEAN: Four ayes.

CHAIR TSAI: Opposed?

DEPUTY DIRECTOR MCLEAN: Three nos.

COMMISSIONER HEDANI: Gotta vote sometime.

COMMISSIONER CARNICELLI: Never said it was going to be easy.

CHAIR TSAI: You guys are going to put me on the spot here. Here's how I feel: I had suggested earlier perhaps upping the 12 to 15, and I thought that is a fair increase, but going up to 24 seems a lot to me. And I think if you start talking about how many total events you can have a year, having 24, you could -- there's a lot of -- there's a lot of room to play with that. I don't

think it necessarily had to be 24. I would say, personally, I think that's -- it's not -- it's pushing the limit, especially when we increase the capacity from -- 48, that's the Department's recommendation?

DEPUTY DIRECTOR MCLEAN: Yes.

CHAIR TSAI: And we're actually increasing the number of people and keeping the number the same. So we're actually increasing what's recommended. So I'm going to vote no against the amendment. I would entertain something smaller and less frequent. Commissioner Carnicelli.

MR. MURAI: So for the record, the amendment --

CHAIR TSAI: Failed.

MR. MURAI: -- fails.

CHAIR TSAI: Yeah.

DEPUTY DIRECTOR MCLEAN: Four to four.

CHAIR TSAI: Four to four.

COMMISSIONER CARNICELLI: So I'm sitting here feeling very well aware that if we don't come to a consensus on something, then this is probably, ultimately, just going to end up to the Department's recommendation, which is not something that I personally want. And I do remember my father telling me don't let perfect get in the way of good. So I'm going to say I would like to make an amendment, that is 15 events per calendar year, 15 paid

events per calendar year, and 65 guests.

COMMISSIONER ROBINSON: Second.

CHAIR TSAI: Any discussion? Commissioner Robinson.

COMMISSIONER ROBINSON: I just want to comment that there can be 365 events, but there can only be so many paid events. There can be 365 days of tours, of parties of an amount on top of that place. And if you're local, you know, and they have a place -- I'm just saying that is the -- that is the capability of this location. So we're talking about paid events; we're not talking about restricting the property or the use or the type of it. In fact, I would go to wonder if you have a fundraiser on top there, like we do at the Yokouchi, you know, that's not a commercial, that's a fundraiser, and -- you know, and that considers an event, but, yet, the people in the community is still impacted, the -- the safety and the security is still impacted. So, I mean, what we're asking here is a commercial compared to a ban on you can't have anybody up at your yard. And I did second the 15 by 65.

CHAIR TSAI: Any other discussion? Call for a vote. All in favor of that amendment?

DEPUTY DIRECTOR MCLEAN: Six ayes.

CHAIR TSAI: That's --

DEPUTY DIRECTOR MCLEAN: That's counted as a yes.

CHAIR TSAI: That's counted yes.

VICE-CHAIR DUVAUCHELLE: I know. So we've got to move on.

CHAIR TSAI: Okay. Anything else?

COMMISSIONER ROBINSON: On the list of --

COMMISSIONER CARNICELLI: I would like to make an amendment that says only champagne, only champagne can be --

COMMISSIONER HEDANI: Second.

COMMISSIONER CARNICELLI: -- served.

CHAIR TSAI: Do you -- I just want to make things little easier. As a recommendation to the Commissioners, it seems like we pretty much got the hardest part figured out, I will say if we can bundle the other things like no pyro -- you know stuff, no --

COMMISSIONER CARNICELLI: Okay.

CHAIR TSAI: If you wanted to, is that -- may I --

COMMISSIONER HEDANI: It's faster to go one by one.

CHAIR TSAI: You think so? Okay. No -- champagne only, and we have a second by Commissioner Hedani. Discussion regarding that? Commissioner Hudson.

COMMISSIONER HUDSON: Love the intent, but I also know that certain religious events, including weddings, require celebratory wine. It's funny, but there are certain events that you have to have a glass of wine. And the idea that it's champagne only and -- you know, I have some issue with that.

CHAIR TSAI: Commissioner Carnicelli.

COMMISSIONER CARNICELLI: I would like to withdraw my amendment, and make a new amendment that says champagne or celebratory wine.

CHAIR TSAI: And/or?

COMMISSIONER CARNICELLI: No, or. Champagne or celebratory wine.

CHAIR TSAI: Commissioner Hedani seconds. So any discussion about this amendment? Commissioner Robinson.

COMMISSIONER ROBINSON: I apologize. The alcohol content of wine is stronger than a light beer. And I'm -- and, again, I think -- a ban on hards altogether, I think that's something I definitely support. I don't think you need to have hards anywhere. Beer has less alcohol content per glass than a glass of wine, so I am open to adding, you know, anything but hard alcohol. Thank you.

CHAIR TSAI: Commissioner -- any other --

COMMISSIONER CARNICELLI: Let's vote on this one first.

MR. MURAI: You know, Commissioners, if I may, because I am also -- I also advise the Liquor Department, I can tell you that sometimes we need to be precise in our language. For example, champagne could be interpreted to mean only that product that comes from Champagne region of France as opposed to sparkling wine. And even the definition of wines themselves can get fuzzy, which is why, generally speaking, you know, when -- when -- even when you look at liquor licenses, you can have licenses just for beer and wine or, you know, general dispenser licenses that would have -- like include cocktails, like other mixed drinks and, you know, distilled beverages like hard liquor. So -- so in an effort to get too -- to put too fine a point on things, you may create enforcement problems.

CHAIR TSAI: Commissioner Hudson.

COMMISSIONER HUDSON: The question is for Counsel. Since you're on the Liquor Commission, you would be familiar with the terminology that you just explained then, right?

MR. MURAI: Somewhat.

COMMISSIONER HUDSON: And so -- so it would be -- you understand our intent, our gist?

MR. MURAI: I do.

COMMISSIONER HUDSON: We do not want hards, which includes distilled; we want what is commonly referred to as wines --

MR. MURAI: Yeah.

COMMISSIONER HUDSON: -- and champagne. Perhaps you could word it, I mean. And beer.

COMMISSIONER CARNICELLI: I have a question, if I could. So I guess maybe my question is if you're talking about there's a type of license, right, that's a beer and wine license? So if I said, okay, whatever is permissible under the beer and wine license, is that general enough?

MR. MURAI: Well, no. You could just say beer and wine.

COMMISSIONER CARNICELLI: Oh, okay. So I would like to withdraw my amendment, and I would like to make a new amendment that says beer and wine only.

COMMISSIONER HEDANI: I withdraw my second for the third time.

CHAIR TSAI: Okay. Discussion with that -- on that amendment? All right. Let's vote. All in favor?

DEPUTY DIRECTOR MCLEAN: Six ayes.

VICE-CHAIR DUVAUCHELLE: Abstain.

CHAIR TSAI: Abstain is automatic --

DEPUTY DIRECTOR MCLEAN: Seven ayes.

CHAIR TSAI: Seven ayes.

DEPUTY DIRECTOR MCLEAN: Eight ayes.

CHAIR TSAI: So that's, again, for beer and wine.

Commissioners, I just want to remind everyone, maybe Commissioner Carnicelli, there was a discussion regarding having professional bartenders providing the services as part of the amendment. Are you -- well, I guess for everyone.

COMMISSIONER CARNICELLI: I guess I didn't necessarily include -- since it's already been voted on, I guess I can't really change my amendment. So --

CHAIR TSAI: Yes.

COMMISSIONER CARNICELLI: So -- okay. So, yeah. As -- is -- is the applicant talked about hiring professional staff to serve the alcohol. So rather than having -- let's make a conditions. So I would like to make an amendment that says professional staff must serve all alcohol.

MS. FLAMMER: Are you wanting that to be a licensed bartender --

COMMISSIONER CARNICELLI: Yes.

MS. FLAMMER: -- by the State of Hawaii?

COMMISSIONER CARNICELLI: Yes, please.

CHAIR TSAI: Okay.

COMMISSIONER HUDSON: I would second that. I, also, think that that's a good idea.

CHAIR TSAI: Okay. So we have another amendment to have the alcohol, beer and wine served by a licensed bartender or --

MR. MURAI: Yeah. And then, Gina, actually, it's Liquor Control that -- that certifies or issues the cards to the bartenders.

MS. FLAMMER: Oh, County, not State. Okay.

CHAIR TSAI: Okay. Any more discussion? All in favor of this motion -- amendment? Sorry.

DEPUTY DIRECTOR MCLEAN: Six ayes.

VICE-CHAIR DUVAUCHELLE: Abstain.

CHAIR TSAI: Seven ayes.

COMMISSIONER HEDANI: Six ayes, one abstention.

CHAIR TSAI: Commissioner Robinson.

COMMISSIONER ROBINSON: I would like to make a motion that any event serving alcohol, that everybody needs to be shuttled to the location for the safety of the neighborhood.

COMMISSIONER CARNICELLI: Second.

CHAIR TSAI: Discussion on this amendment? Vote. All in favor of the amendment?

DEPUTY DIRECTOR MCLEAN: Three ayes.

CHAIR TSAI: Opposed?

VICE-CHAIR DUVAUCHELLE: Abstain.

DEPUTY DIRECTOR MCLEAN: Three nos. So that would be four ayes.

CHAIR TSAI: I vote yes on the amendment.

DEPUTY DIRECTOR MCLEAN: Five ayes.

CHAIR TSAI: So shuttle to --

DEPUTY DIRECTOR MCLEAN: Yeah.

CHAIR TSAI: Yeah. Commissioner Hedani.

COMMISSIONER HEDANI: The reason I voted no is because we have a requirement for 24 stalls. If you have shuttle, you can have no stalls and shuttle everybody to the event. The -- the shuttle would mean people would have to be shuttled from an off-site parking area to the -- to the Lona Ridge property.

COMMISSIONER ROBINSON: Chair?

CHAIR TSAI: Yes, Commissioner Robinson.

COMMISSIONER ROBINSON: I think the intent is that there is -- that we eliminate the -- the -- even the slightest chance that somebody would be driving down that hill intoxicated. I mean, we have professional bartenders, they serve me sometimes when I -- I'm a good actor, I guess. But I think that eliminates that safety problem. And I think the stalls -- I think they're going to be used for caterers. I think they're gonna be used

for people supporting the event, including the bartender bringing their tables in. I understand that it may be a -- it may be an inconvenience, but I think -- I think the community is going to like it. I think when we end up with this and try to keep this out of the court system, I think the community is going to look at everything and they're going to -- and judge and say, well, you know, they're looking at the safety. When there's alcohol, people aren't allowed to drive on your neighborhood, they're going to be dropped off somewhere else. That's a safety issue. So we eliminate that whole -- that whole argument. And that's where my -- that's where my thoughts are coming from.

CHAIR TSAI: And for the record, I agree with Commissioner Robinson. That's why I'm voting aye on that. Commissioner Hedani.

COMMISSIONER HEDANI: So each one of the 15 events, commercial events, is going to have to be shuttled?

DEPUTY DIRECTOR MCLEAN: If they serve alcohol.

CHAIR TSAI: If they serve alcohol. Only if they serve --

COMMISSIONER HEDANI: They're gonna serve alcohol. So every event is going to need to be shuttled.

CHAIR TSAI: Well, I think it's her choice.

COMMISSIONER HEDANI: That was the intent.

CHAIR TSAI: Commissioner Carnicelli.

COMMISSIONER CARNICELLI: I would like to make an amendment. I don't know if it's still the same, but Item Number 22, which is the Fire Protection Bureau, for events, where it says you need approval, 50 people or more, open flame or pyrotechnics are proposed, and just say no open flame or pyrotechnics are allowed.

MS. FLAMMER: Are you including candles?

COMMISSIONER CARNICELLI: No. I think it just will go with -- it's kind of like what we did with the Baldwin Estate, whatever the intent of this was, the intent of open flame, I don't think candles are included in that. I wouldn't seen say tiki torches are probably included in that. I don't know.

MS. FLAMMER: Council did discuss this with Maui Dragon Fruit Farm. You need to be really specific what you mean by open flame.

COMMISSIONER CARNICELLI: Okay. Nothing larger than a candle and no pyrotechnics.

DEPUTY DIRECTOR MCLEAN: So no open flames except for --

COMMISSIONER CARNICELLI: Candles.

DEPUTY DIRECTOR MCLEAN: Candles.

COMMISSIONER CARNICELLI: And tiki torches.

DEPUTY DIRECTOR MCLEAN: And tiki torches.

COMMISSIONER CARNICELLI: Candles and tiki torches are allowed.

DEPUTY DIRECTOR MCLEAN: Okay.

COMMISSIONER CARNICELLI: Anything over and above that -- no open flame other than candles, tiki torches, and no pyrotechnics.

DEPUTY DIRECTOR MCLEAN: Okay.

CHAIR TSAI: That's amendment. Is there a second?

COMMISSIONER HUDSON: Yeah, I'll second.

CHAIR TSAI: Commissioner Hudson. Any discussion on this amendment? Okay. Call for a vote. All in favor?

DEPUTY DIRECTOR MCLEAN: Six ayes.

CHAIR TSAI: And then one abstain.

DEPUTY DIRECTOR MCLEAN: Seven ayes.

CHAIR TSAI: Motion -- amendment carries.

COMMISSIONER CARNICELLI: Is there amplified music?

CHAIR TSAI: Yeah, no -- yeah. Was there discussion regarding the helicopter drones?

MS. FLAMMER: Can we go back just real quick to the -- the open flame? Council discussed about Chinese lanterns. That would be included in the prohibition?

Where they put the flame and the lantern.

DEPUTY DIRECTOR MCLEAN: They have a candle inside, right?

MS. FLAMMER: It's a candle in there, a --

DEPUTY DIRECTOR MCLEAN: Do they have a candle? Then it would be --

MS. FLAMMER: -- floating candle.

DEPUTY DIRECTOR MCLEAN: -- a candle.

MS. FLAMMER: That would be okay?

COMMISSIONER ROBINSON: No. That's flying candle. Talking about the ones you -- excuse me.

MS. FLAMMER: I'm sorry to bring it up, but it's only been --

CHAIR TSAI: Commissioner Robinson.

MS. FLAMMER: -- discussed with the previous event.

COMMISSIONER ROBINSON: Gina, are you talking about the ceremony where you have the lantern and you let it go and it flies away?

MS. FLAMMER: Uh-huh.

COMMISSIONER ROBINSON: Yeah. To me, that a pyrotechnic. It's leaving the air that -- I mean, that forestry there, that would be --

COMMISSIONER CARNICELLI: Are you making an amendment?

COMMISSIONER ROBINSON: No, no, no.

COMMISSIONER CARNICELLI: Already voted on that.

COMMISSIONER ROBINSON: No, but a flying candle, not talking about a candle.

DEPUTY DIRECTOR MCLEAN: Just clarifying the previous action.

COMMISSIONER ROBINSON: We passed it?

COMMISSIONER CARNICELLI: Yeah, we already voted on my amendment. Now you got to amend my amendment.

COMMISSIONER ROBINSON: No.

MS. FLAMMER: No, no, no. I'm just asking for clarification, when Council asks --

COMMISSIONER CARNICELLI: Clarification, okay.

MS. FLAMMER: What was that?

CHAIR TSAI: Commissioner Hedani.

COMMISSIONER HEDANI: We're making the stenographer crazy by having two or --

COMMISSIONER CARNICELLI: Oh, sorry.

COMMISSIONER HEDANI: -- three people speak at --

CHAIR TSAI: Yeah.

COMMISSIONER HEDANI: -- once.

CHAIR TSAI: Yes, she's already -- thank you. Any other amendments? Commissioner Carnicelli.

COMMISSIONER CARNICELLI: I would like to have

an amendment that all guests are made part of a registry, that there's a registered guests list. Because there was -- you know, some of the testimony was that people were worried about theft in the neighborhood, in burglaries and this whole other thing. So the applicant had already said that, you know, she would be willing to do a guest list. So I'm just going to say, as part of the application, that there needs to be a registered guest list for everybody on property.

CHAIR TSAI: Okay.

COMMISSIONER HUDSON: Second.

CHAIR TSAI: Commissioner Hudson, second. Any more discussion on this amendment? Call for a vote. All in favor?

DEPUTY DIRECTOR MCLEAN: Six ayes.

CHAIR TSAI: And one abstain. Okay.

DEPUTY DIRECTOR MCLEAN: Eight ayes.

CHAIR TSAI: Commissioner Hudson.

COMMISSIONER HUDSON: I don't know if it was discussion during the testimony, but I want to make sure we -- we put in the -- in the contract, drones and helicopters, flyovers are not allowed by their guests. Like I said before, we cannot control the general population when it comes to that, but we can control the guests.

CHAIR TSAI: Good point. A second on the amendment?

COMMISSIONER ROBINSON: Second.

CHAIR TSAI: Second by Commissioner Robinson. Discussion? Call for a vote. Call in favor?

DEPUTY DIRECTOR MCLEAN: Seven ayes.

VICE-CHAIR DUVAUCHELLE: One abstain.

CHAIR TSAI: Thank you. Any other amendments? Commissioner Hudson.

COMMISSIONER HUDSON: I would also like included in the contract that any illegal drugs, including scripted drugs, from one person to another will result in immediate removal from the property. I want it down in writing so when that happens, if it ever happens, we have something.

CHAIR TSAI: Commissioner Hudson, how do you plan to have the applicant police that?

COMMISSIONER HUDSON: They have monitors there. They are responsible for the property. They are ultimately responsible for the property. If they see drug use, they have to take action.

CHAIR TSAI: So in some form or the other?

COMMISSIONER HUDSON: Call the police.

CHAIR TSAI: Okay.

COMMISSIONER ROBINSON: Second.

CHAIR TSAI: Second. Any other discussion? All

in favor?

DEPUTY DIRECTOR MCLEAN: Six ayes.

VICE-CHAIR DUVAUCHELLE: Abstain.

DEPUTY DIRECTOR MCLEAN: Seven ayes. Eight ayes.

CHAIR TSAI: You guys have nothing on this side? Heavy on this side. Okay. If no more amendments, we can call a vote on the motion as it plays out without amendments. So, Deputy, you want to take on that?

DEPUTY DIRECTOR MCLEAN: Sure.

MR. MURAI: Maybe -- I was going to say Gina, since she's been taking the notes.

DEPUTY DIRECTOR MCLEAN: I've been taking notes, too.

MR. MURAI: Oh, you -- okay.

DEPUTY DIRECTOR MCLEAN: Okay. Commissioners, the motion is to approve the State Land Use Commission Special Permit and to recommend approval to the Council of the Conditional Permit subject to the conditions and the recommendation with the following amendments: That the applicant plant landscape buffering around the periphery to mitigate noise; that events be limited to 15 paid events per year, with a maximum of 65 people; that the only alcohol served at the events be beer and wine only; that only licensed staff serve alcohol; that events that

serve alcohol, the participants shall be shuttled to the property; no open flames except for candles and tiki torches, and no pyrotechnics and no Chinese lanterns; the applicant shall keep a registered guest list; no drones or helicopters shall be used by guests, and that shall be contained in the contracts; and no illegal drugs shall be used on the property, it shall result in immediate removal from the property, and that shall also be in the contract.

COMMISSIONER ROBINSON: Max. Max. Max.

CHAIR TSAI: Sorry. I'm just consulting with Corp Counsel. And I have -- do have a question, too. Deputy, you mentioned Chinese lanterns. Going to back my heritage a little bit here, I think those are ones you hang, if you referring to Chinese lanterns. If you just want to mention it's not anything that --

COMMISSIONER CARNICELLI: No flying lanterns.

DEPUTY DIRECTOR MCLEAN: Flying lanterns.

CHAIR TSAI: Flying, yeah.

MS. FLAMMER: Floating, want to call them floating?

DEPUTY DIRECTOR MCLEAN: Floating.

MS. FLAMMER: Floating lanterns.

CHAIR TSAI: There you go.

DEPUTY DIRECTOR MCLEAN: Okay.

CHAIR TSAI: Yeah. The ones I know just hang,

you know, that's nothing wrong. Okay. All right. So any more discussion on the motion including all the amendments? Okay. Call for a vote. All in favor?

DEPUTY DIRECTOR MCLEAN: Six ayes.

VICE-CHAIR DUVAUCHELLE: Opposed.

CHAIR TSAI: Oppose, one. Motion carries.

DEPUTY DIRECTOR MCLEAN: That's it. Okay. Commissioners, your next regular meeting date is on Monday, November 7th.

CHAIR TSAI: Thank you, everybody, for this latest meeting. Hopefully, we won't have it again this late. Thanks for your support. Meeting adjourned. (Gavel.)

CERTIFICATE

I, TONYA MCDADE, Certified Court Reporter of the State of Hawaii, do hereby certify that the proceedings contained herein were taken by me in machine shorthand and thereafter was reduced to print by means of computer-aided transcription; and that the foregoing represents, to the best of my ability, a true and accurate transcript of the proceedings had in the foregoing matter.

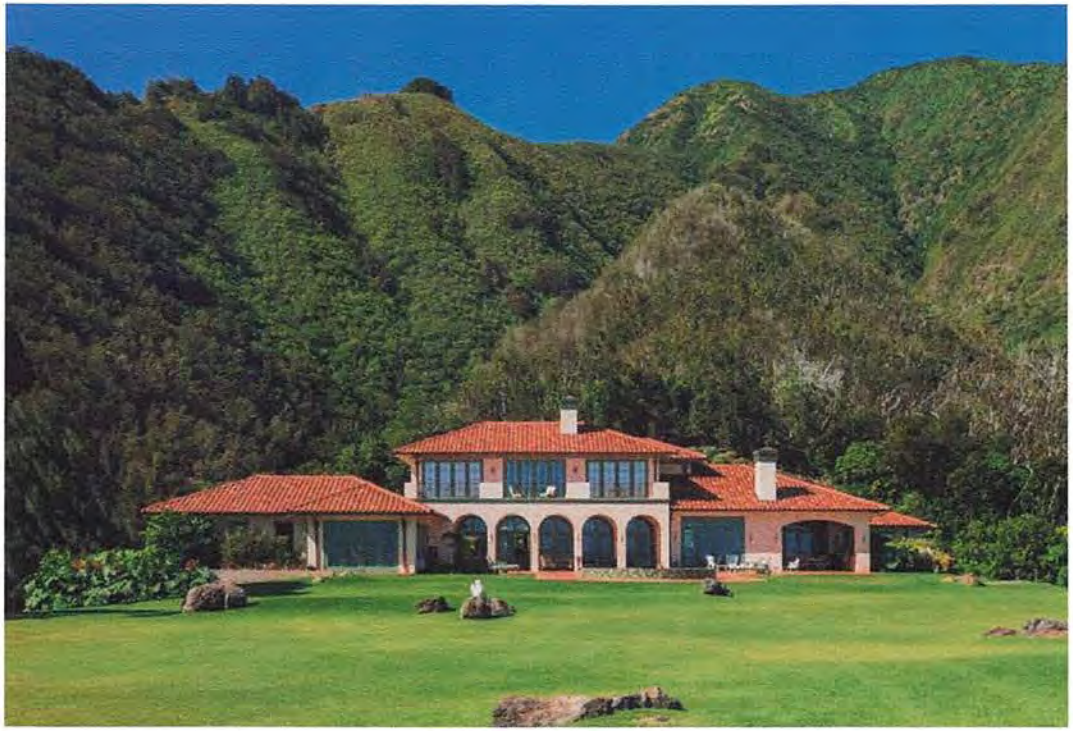
I further certify that I am not an attorney nor an employee of any of the parties hereto, nor in any way concerned with the cause.

DATED this ___ day of November, 2016.

/s/ Tonya McDade

Tonya McDade
Certified Shorthand Reporter #447
Registered Professional Reporter
Certified Realtime Reporter
Certified Broadcast Reporter

***ORIGINAL SIGNATURE WILL BE ON CERTIFIED HARD COPY



Lona Ridge Permit Request

State Special Permit
County Conditional Permit
Maui Planning Commission

October 25, 2016

Description of Proposed Events

The Applicant, Leona Wilson, Manager of Lona Ridge LLC is requesting:

- a State Land Use Commission Special Permit and
- a Conditional Permit

to hold special events including: weddings and wedding receptions, corporate and non-profit receptions, workshops, art shows, commercial photo shoots, commercial filming, and other similar events.

The Applicant is requesting permits to allow these types of events on the property as follows:

- 4 special events per calendar month
- Event times: 8:00 – 8:00 p.m., including event clean-up
- Requested to have up to 100 guests
  - Onsite parking limitations
- No amplified music at events

The Applicant states that a minimum of two Lona Ridge representatives will be present at each event, in addition to a responsible representative from the booking party.

Required Permits

1. State Land Use Commission Special Permit:

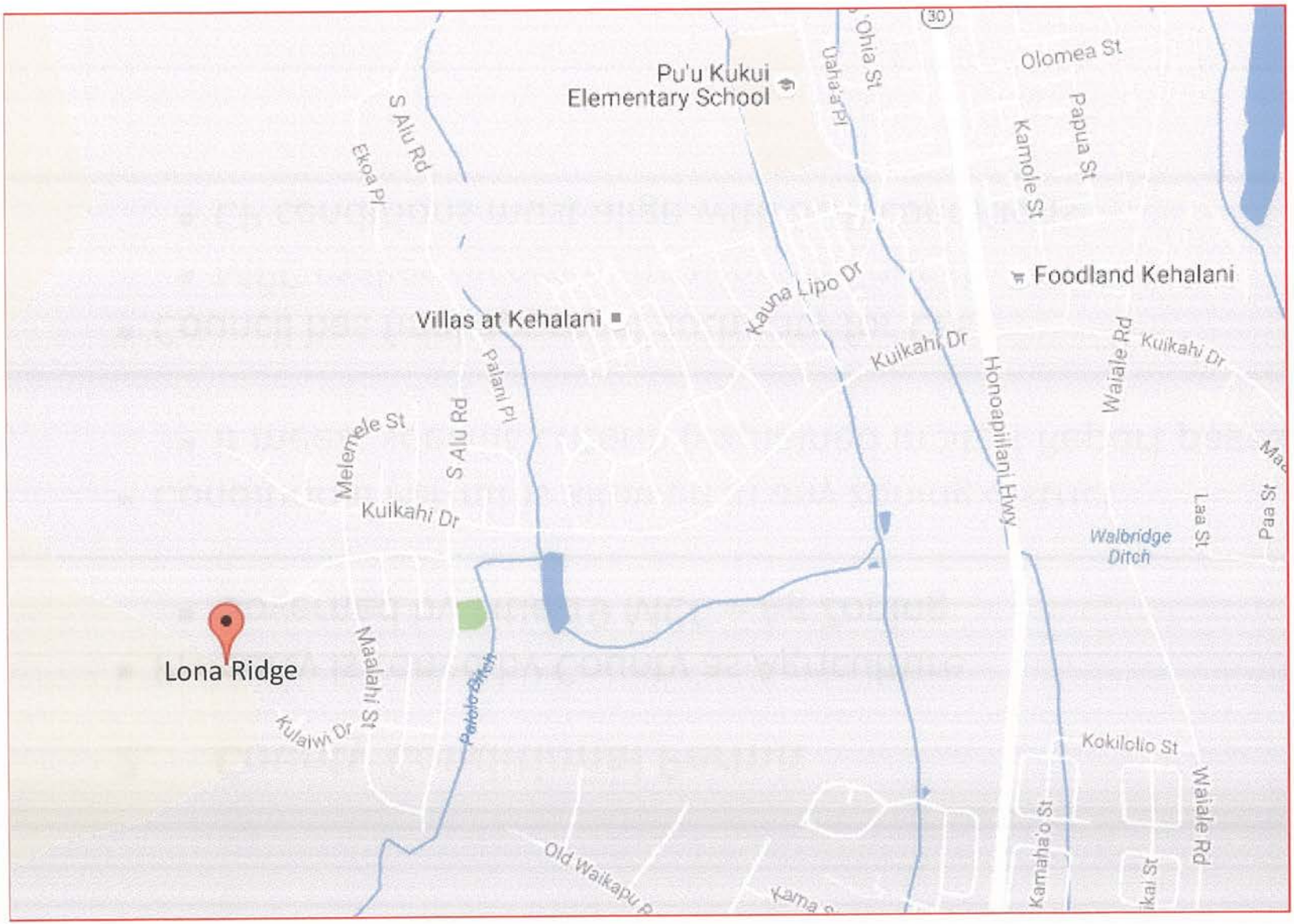
- Property located in the State Agricultural District
  - Governed by Hawaii Revised Statue 205
  - Special Events are not a permitted use in the State Agricultural District
  - Section 205-6 Special Permit allows for any non-permitted use that meet certain criteria
  - MPC has final approval authority

2. County Conditional Permit

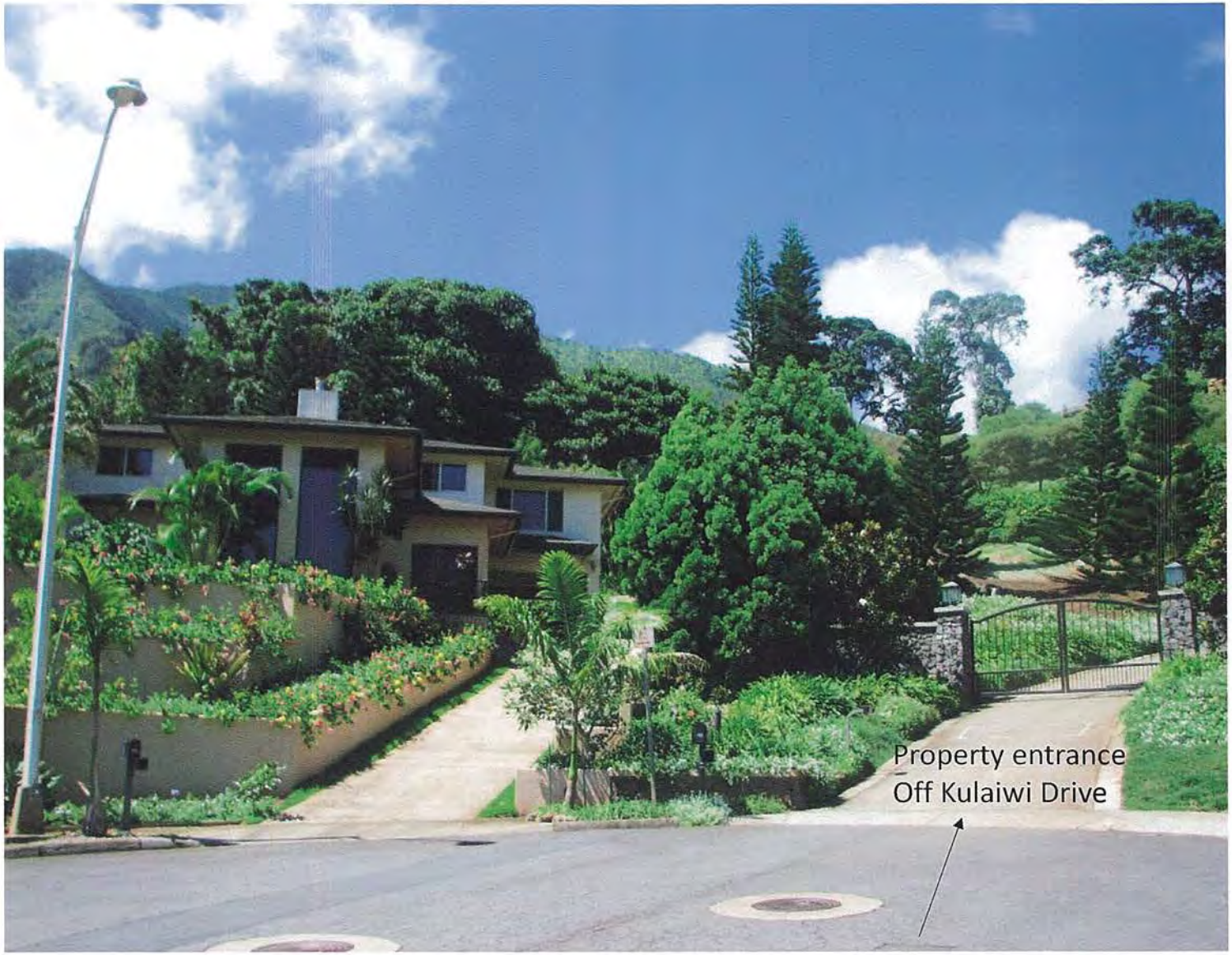
- Property is zoned by County as Agriculture
  - Governed by Title 19 MCC – Ag Zoning

- Conditional Permit is allowed in any zoning district
  - If meets specific criteria (explained in Staff Report pages 5-7)

- Council has final approval authority for CPs
  - MPC makes recommendation to Council
  - CP conditions must align with SUP conditions



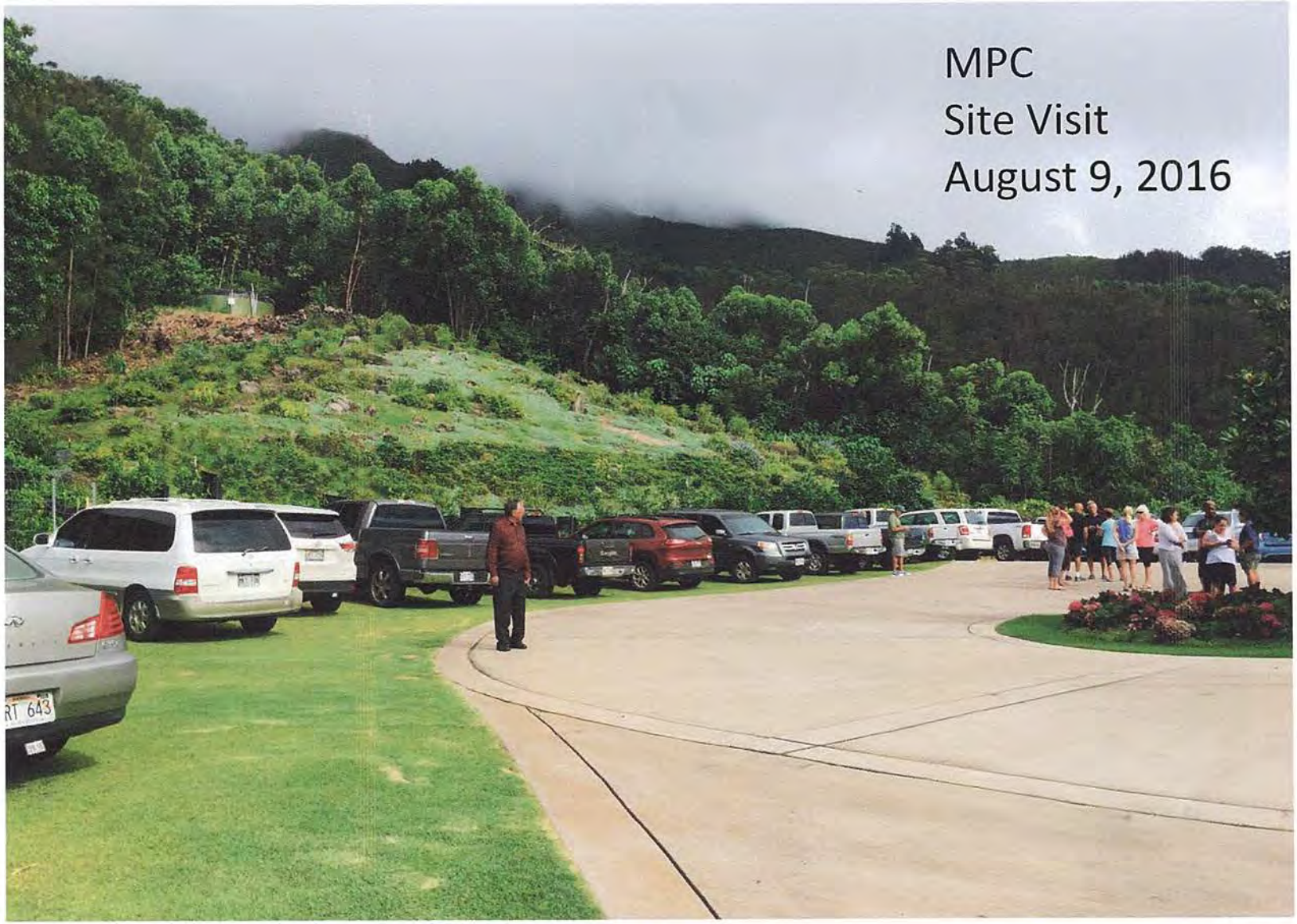
Location:
Wailuku Heights
subdivision


Property entrance
Off Kulaiwi Drive

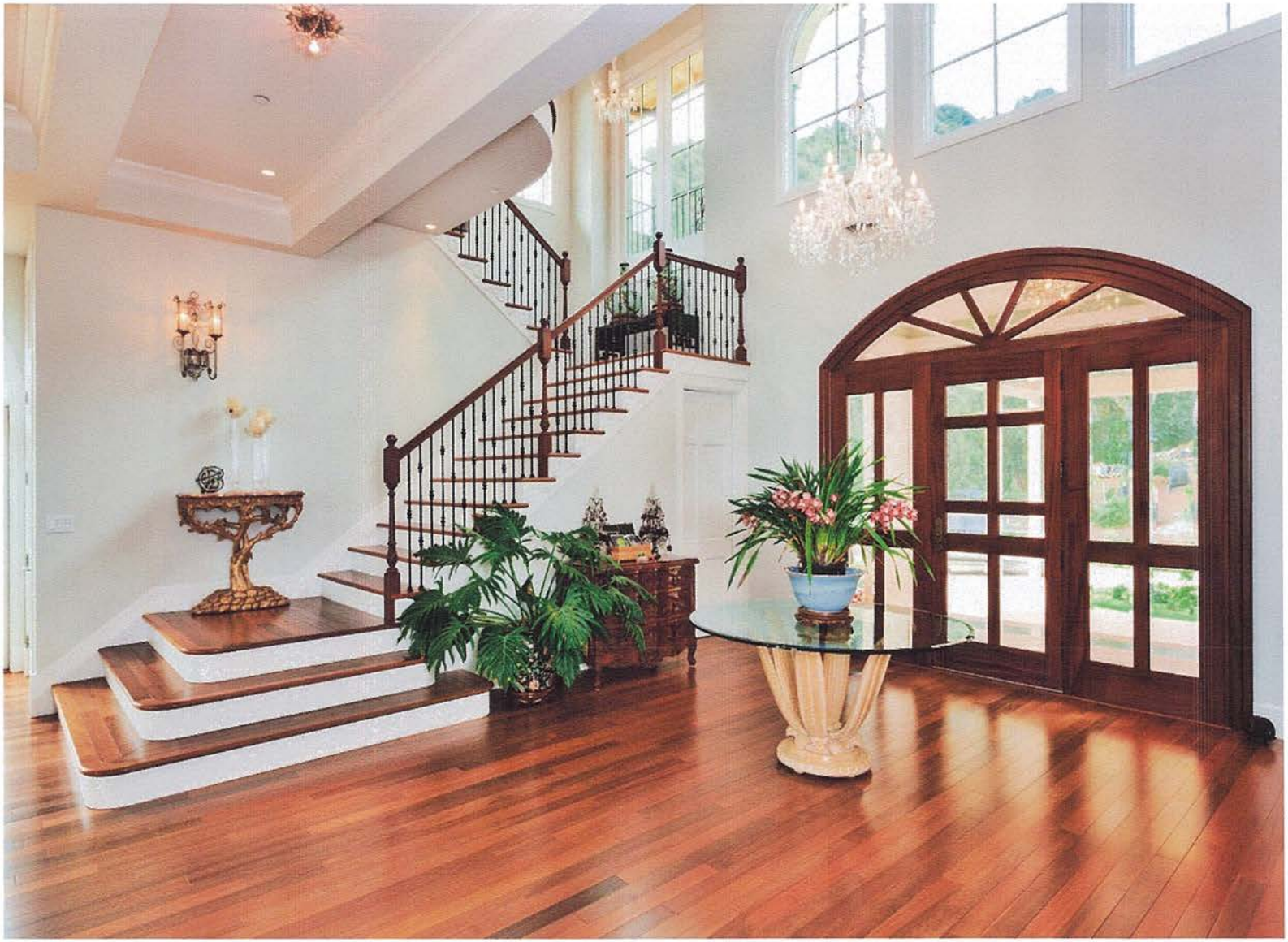







MPC
Site Visit
August 9, 2016



















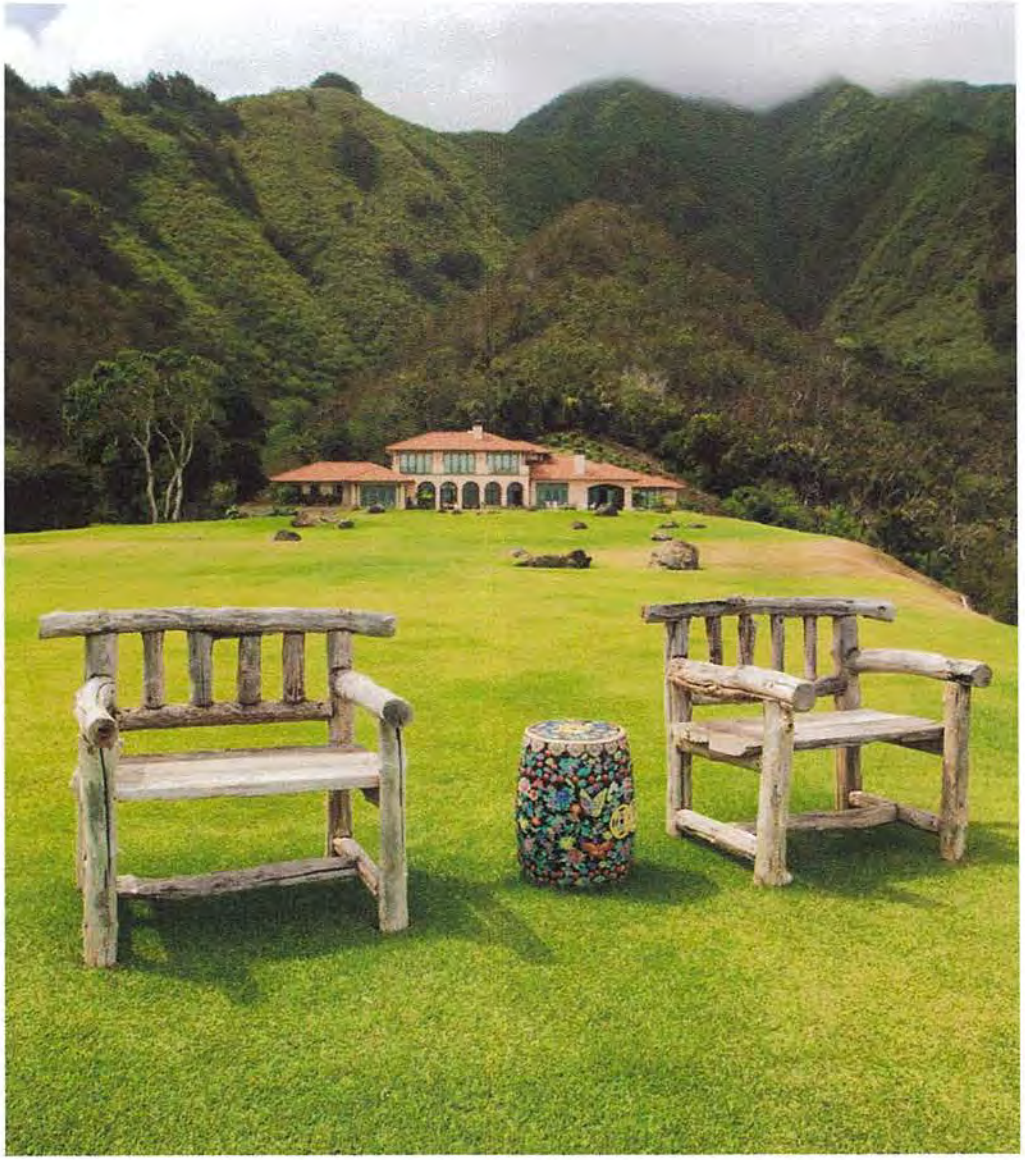
Special Events to take place inside home, outside on patio with limited activity on lawn area



Covered Lanai Area



Additional
covered Lanai Area



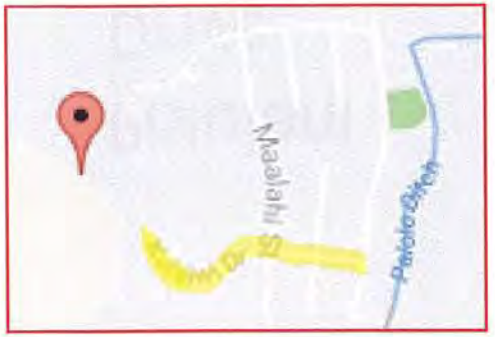
Lawn space out front

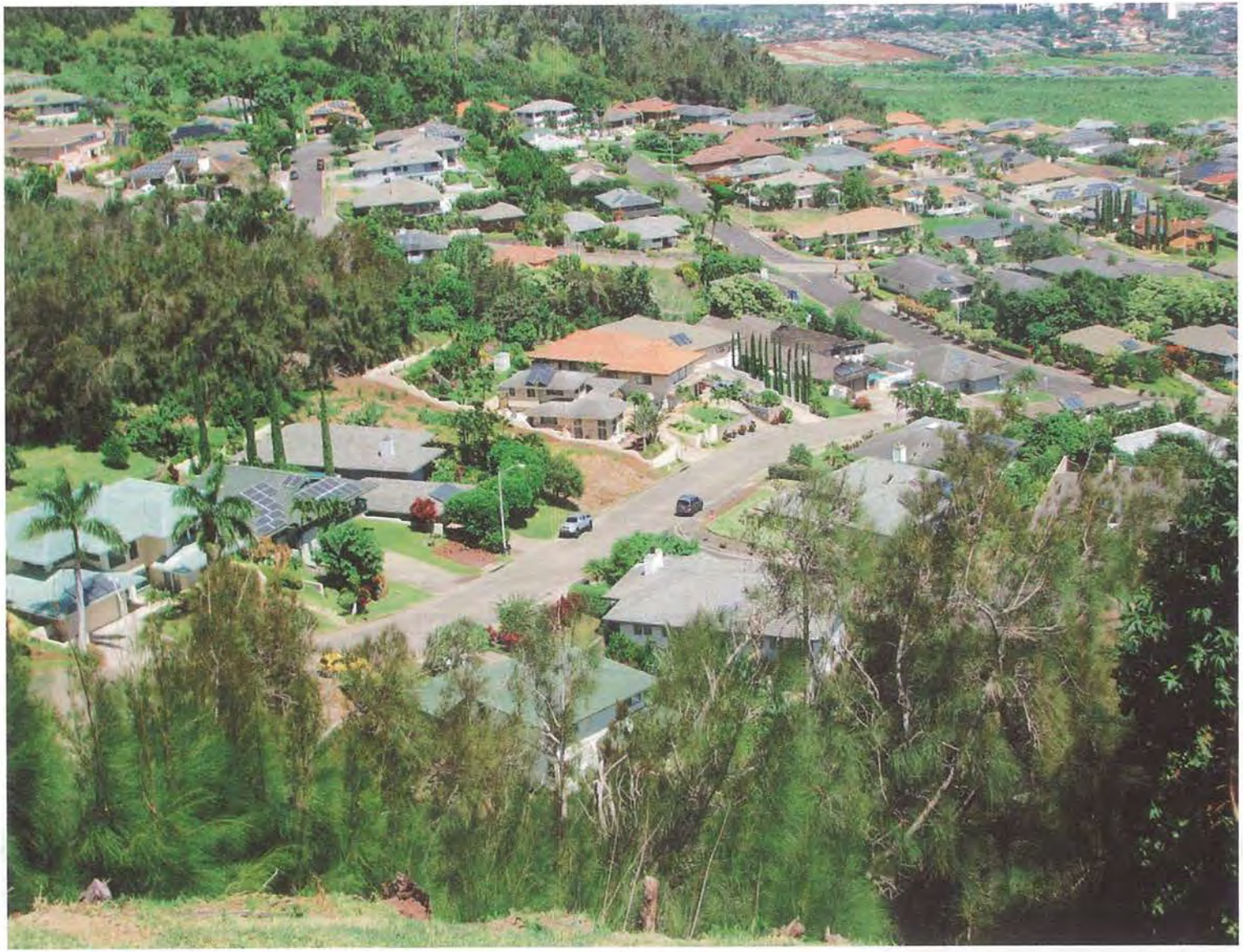


The Neighborhood

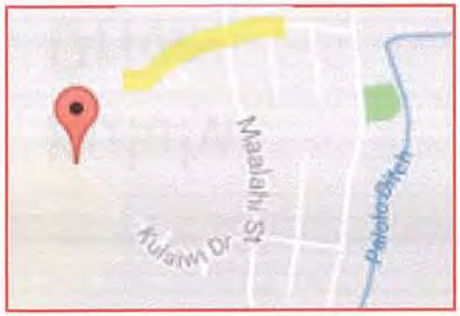


Kulaiwi Drive





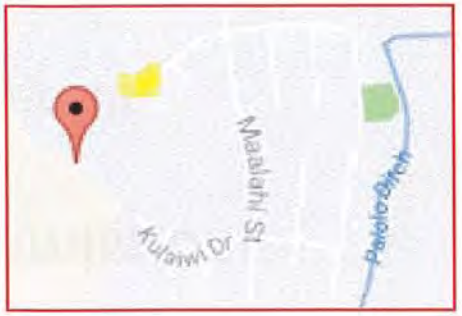
Polulani Drive





Polulani Drive

Kuikahi Drive in background



Department Analysis for the Maui Planning Commission

Required Permits: State Special Permit & County Conditional Permit

Evaluate proposed actions against permit criteria

Use information from:

- Application – what is stated in the application
- Agency Comments – routed to relevant County & State agencies (DPW, DWS, DOH, MPD, SOP, HDOA...)
- Public process = Public Testimony

State Land Use Commission Special Permit

Certain "unusual and reasonable" uses within agricultural and rural districts other than those for which the district is classified may be permitted. Hawaii Administrative Rules - "unusual and reasonable use" legal criteria:

(1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and *the rules of the Land Use Commission.*

(2) The desired use would not adversely affect surrounding property;

(3) The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;

(4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;

(5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

The county planning commission may impose such protective conditions as it deems necessary in the issuance of a special use permit.

Staff Report – pages 4-7

State Special Permit Criteria

The Commission must find that:

(1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and *the rules of the Land Use Commission.*

- *Major Goal and objective of 205 is the promotion & preservation of agricultural lands*



Applicant states:

1. ***Substantial farming activities on <u>most</u> of the property**: 4.25 acres of 5.75 total*

   - 300 endemic Koai'a trees, 100 traditional Koa trees, and approximately 100 indigenous Ohia Lehua trees. Planted in 2011.

   - 100 traditional Koa trees recently planted as part of a research project for the Hawaii Agriculture Research Center study.
     - Recent trees were planted for pathogen Koa wilt project and seed source for Koa forestry and restoration.

   - Implemented County farm plan

Staff Report Exhibits 7 & 14

State Special Permit Criteria

Applicant states:

2. *Farm requires the applicant to subsidize the ag activities*
   - Farm lost $34,906 in 2014 (Exhibit 22a)
   - Wood production requires trees to reach full maturity which takes about 18 – 20 years. Seed production takes 7 years, produces no income.
   - Koa research projects are not income producing, but very important to the future of Koa farming
   - Cultural activities and use of native plants and trees do not produce income, but provide a cultural benefit to the community





Photo 2. Milled koa boards from twenty-year old tree grown at HARC Maunawili, milled at Pacific-Rim Tone Wood in Concrete. Washington

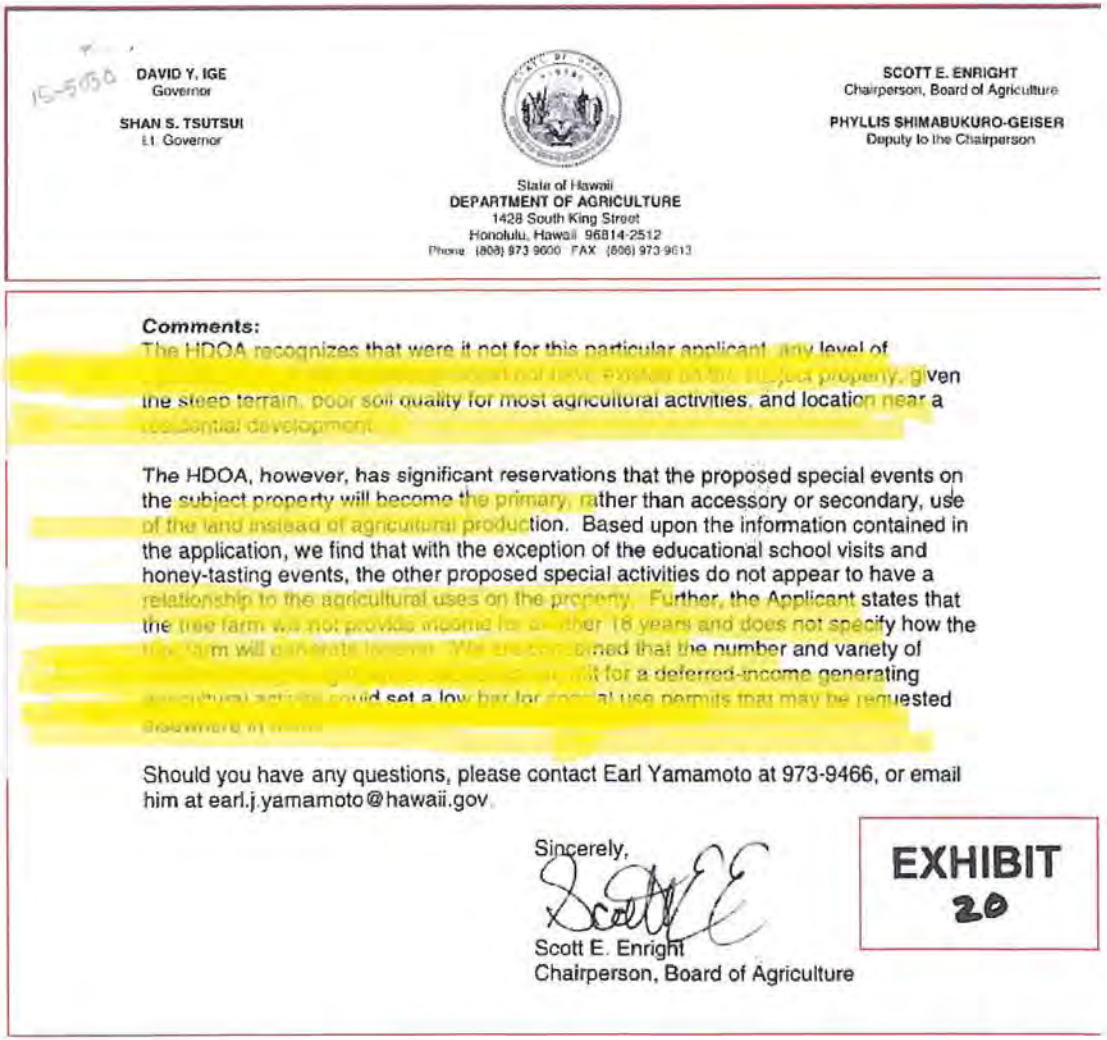


Agency Comments: HDOA

- If not for applicant, unlikely any ag activities with steep terrain, poor soil quality, location near residential development

---

- Has significant reservations that special events will become the primary use of the property
- Special events have no relationship to agriculture
- Number and variety of special events for income deferred ag = low bar future applications



15-5050

DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lt. Governor

SCOTT E. ENRIGHT
Chairperson, Board of Agriculture

PHYLLIS SHIMABUKURO-GEISER
Deputy to the Chairperson

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone (808) 973-9600 FAX (808) 973-9613

Comments:

The HDOA recognizes that were it not for this particular applicant, any level of [illegible] given the steep terrain, poor soil quality for most agricultural activities, and location near a residential development.

The HDOA, however, has significant reservations that the proposed special events on the subject property will become the primary, rather than accessory or secondary, use of the land instead of agricultural production. Based upon the information contained in the application, we find that with the exception of the educational school visits and honey-tasting events, the other proposed special activities do not appear to have a relationship to the agricultural uses on the property. Further, the Applicant states that the tree farm will not provide income for another 18 years and does not specify how the tree farm will generate income. We are concerned that the number and variety of [illegible] for a deferred-income generating agricultural activity could set a low bar for special use permits that may be requested elsewhere in [illegible].

Should you have any questions, please contact Earl Yamamoto at 973-9466, or email him at earl.j.yamamoto@hawaii.gov.

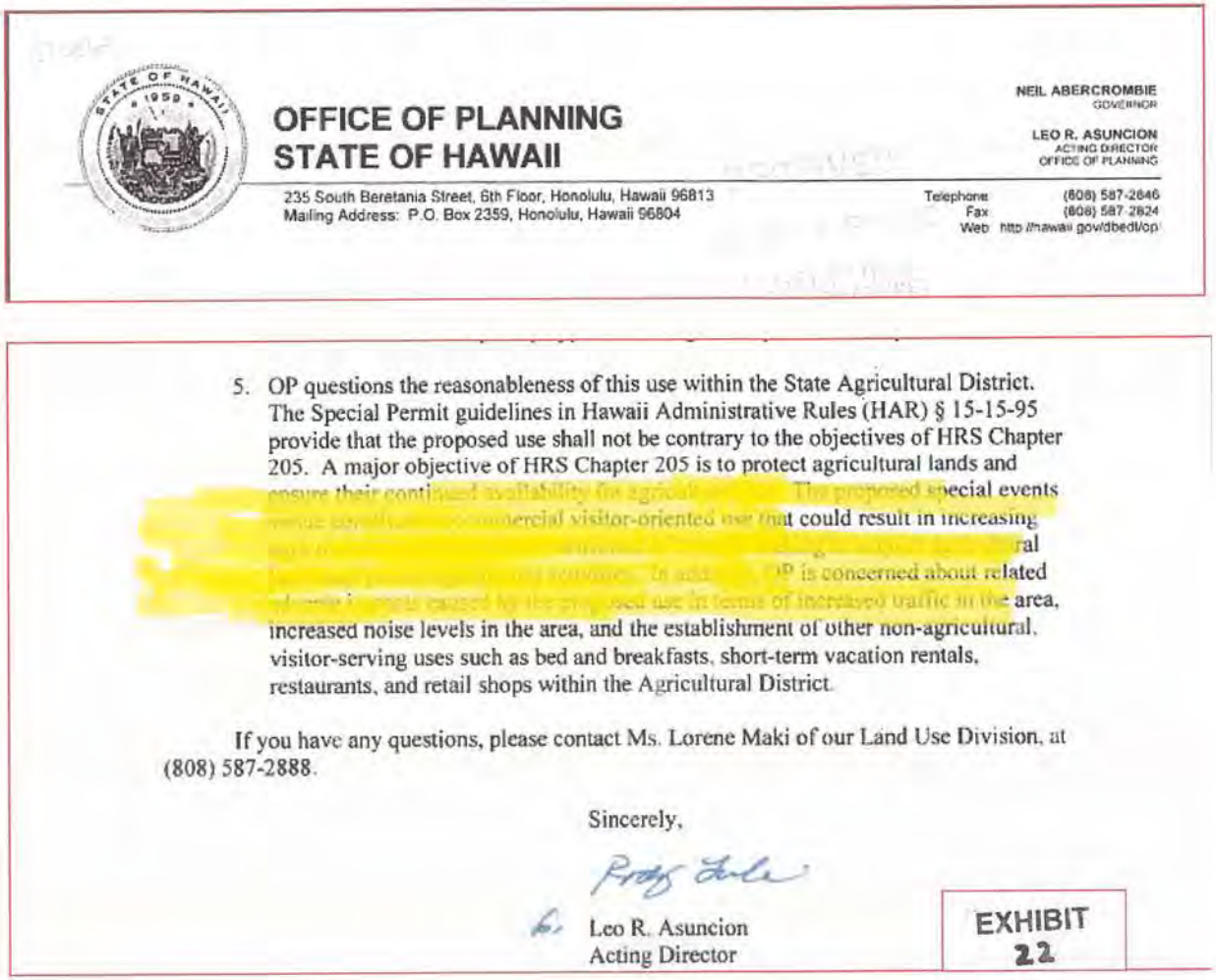
Sincerely,

Scott E. Enright
Chairperson, Board of Agriculture

EXHIBIT 20

Agency Comments: SOP

- Questions use under HRS 205 guidelines because it is a commercial visitor oriented use that will increase the value of ag lands beyond what farmers can afford



OFFICE OF PLANNING
STATE OF HAWAII

NEIL ABERCROMBIE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone (808) 587-2846
Fax (808) 587-2824
Web http://hawaii.gov/dbedt/op/

5. OP questions the reasonableness of this use within the State Agricultural District. The Special Permit guidelines in Hawaii Administrative Rules (HAR) § 15-15-95 provide that the proposed use shall not be contrary to the objectives of HRS Chapter 205. A major objective of HRS Chapter 205 is to protect agricultural lands and ensure their continued availability for agricultural [redacted] The proposed special events [redacted] commercial visitor-oriented use that could result in increasing [redacted] ral [redacted] OP is concerned about related [redacted] caused by the proposed use in terms of increased traffic in the area, increased noise levels in the area, and the establishment of other non-agricultural, visitor-serving uses such as bed and breakfasts, short-term vacation rentals, restaurants, and retail shops within the Agricultural District.

If you have any questions, please contact Ms. Lorene Maki of our Land Use Division, at (808) 587-2888.

Sincerely,

for Leo R. Asuncion
Acting Director

EXHIBIT
22

Pubic Testimony

- Support from Native Nursery: site holds economic, cultural and educational value
- Support from Hawaii Agricultural Research Center for participating in Koa Restoration Project

---

- Opposition: Applicant never intended for agriculture to be the primary use of the property
- Opposition: 48 events is too many to be an accessory use supporting the farming

State Special Permit Criteria

(2)The desired use would not adversely affect surrounding property

Applicant states: Impacts will be minimal

- limited to 4 times a calendar month
- Will use a shuttle service when onsite parking is exceeded
- no amplified music
- ends by 8:00, including clean-up
- Applicant has offered to have a licensed bartender when hard alcohol is served

Agency Comments: SOP

- Concerned about increased traffic and noise levels
- Concerned about establishment of non-agricultural visitor serving uses

OFFICE OF PLANNING
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NEIL ABERCROMBIE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
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5. OP questions the reasonableness of this use within the State Agricultural District. The Special Permit guidelines in Hawaii Administrative Rules (HAR) § 15-15-95 provide that the proposed use shall not be contrary to the objectives of HRS Chapter 205. A major objective of HRS Chapter 205 is to protect agricultural lands and ensure their continued availability for agricultural use. The proposed special events venue constitutes a commercial visitor-oriented use that could result in increasing agricultural land values to the detriment of farmers seeking to acquire agricultural lands and pursue agricultural activities. In addition, OP is concerned about related adverse impacts caused by the proposed use in terms of increased traffic in the area, increased noise levels in the area, and the establishment of other non-agricultural, visitor-serving uses such as bed and breakfasts, short-term vacation rentals, restaurants, and retail shops within the Agricultural District.

If you have any questions, please contact Ms. Lorene Maki of our Land Use Division, at (808) 587-2888.

Sincerely,

for Leo R. Asuncion
Acting Director

EXHIBIT 22

Neighbor Testimony

- Noise
  - 3 neighbors from 2 properties cited hearing conversations, pool and garden equipment noise from the property now
- Road safety – drunk driving concerns, roads very steep, curvy, some are narrow, no sidewalks on some street
- Traffic from guests, catering, wedding staff
- Lower property values
- Increase in potential for crime

State Special Permit Criteria

(3) The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection

- No comments from Fire, Police or Department of Public Works

(4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established

- Rules established over 50 years ago in the 1960s when agriculture was most important industry.
- Agri-tourism, short-term rentals and special events have risen in popularity on ag lands

(5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

- Most of the property is planted in agriculture
- Special events to occur inside house and on front lawn where agriculture is not possible
- Testimony: Land is suitable for farming, but Applicant chose a deferred income crop which requires subsidies

Maui County Code Chapter 19.40 - CONDITIONAL PERMITS

19.40.010 - Intent. The intent of the conditional permit is to provide the opportunity to consider establishing uses not specifically permitted within a given use zone where the proposed use is similar, related or compatible to those permitted uses and which has some special impact or uniqueness such that its effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location.

19.40.020 - General. The commission shall hear and review an application for a conditional permit and provide a recommendation to the council.

Staff Report pages: 5-7

19.40.070 - Establishment.

A. Upon finding by the appropriate planning commission that reasons justifying granting of a conditional permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; issuance of a conditional permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.

B. Should the commission determine that the permit requested is for a use which is substantially different from those uses permitted in the use zone, the commission shall recommend denial of the request and may instruct the applicant to seek a change of zoning should the facts warrant such an application.

C. Every conditional permit shall be conditioned upon the proposed development fully complying with all requirements of this title and other applicable governmental requirements.

D. Approval of a conditional permit application shall be through enactment of an ordinance by the council, in accordance with the provisions of the charter.

Conditional Permit Criteria - The Commission must find:

1. There are reasons justifying granting of a conditional permit

Applicant states:

- Property is unique and provides security and privacy
- Proceeds of the events will go to subsidize farming activities
  - Federal filings show significant farming losses each year: $35,000 in 2014

Agency comments:

- HDOA concerned that special events will become the primary use and deferred farm income is a low bar for future applications

Testimony:

- There are already plenty of wedding venues in Wailuku and granting this permit would take business away from local businesses

Conditional Permit Criteria - The Commission must find:

2. That the proposed use would not be significantly detrimental to the public interest, convenience and welfare

Applicant states

- use is minimal and will not be detrimental to public interest or the welfare of the neighborhood.

Agency Comments

- No comments by Police, Fire and Public Works.
- SOP concerned about traffic and noise impacts

Testimony

- Neighbors state that traffic and noise will be detrimental to public interest and welfare

Conditional Permit Criteria - The Commission must find:

3. That the use will be in harmony with the area in which it is to be located

har·mo·ny

/ˈhärmənē/

noun

1. the combination of simultaneously sounded musical notes to produce chords and chord progressions having a pleasing effect.
   "four-part harmony in the barbershop style"
   synonyms: euphony, polyphony; More

2. agreement or concord.
   "man and machine in perfect harmony"
   synonyms: accord, agreement, peace, peacefulness, amity, amicability, friendship, fellowship, cooperation, understanding, consensus, unity, sympathy, rapport, like-mindedness; unison, union, concert, oneness, synthesis; *formal* concord
   "the villagers live together in harmony"

Applicant states

- That with events limits (4 times a month, 60 -90 guests, no amplified music, events ending by 8:00 pm) the use will be in harmony because their will be limited impacts.

- Special events benefit the entire Maui community

Agency Comments

- SOP concerned about traffic and noise impacts to neighbors.

Testimony:

178 lots in opposition

200 Letters of Protest

42 neighbors testified on Aug 23rd

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326 Letters of Support:

20 neighbor, 316 community

5 petitions of community support

27 people testified in support on Aug 23rd



Special Events Permits 2015 – 2016

- Dragon Fruit Farm
  - MPC review March 2015 – approved by Council
- Haiku Mill
  - MPC review March 2016 – on way to Council
- Baldwin House
  - MPC review June 2016 – on way to Corp Council

- **Dragon Fruit Farm**: Approved for 2 events a month for up 50 guests
  - 10 support letters
  - 5 letters of protest to MPC

- **Haiku Mill**: MPC recommended 1 event a week up to 200 guests
  - 211 support letters (12 neighbor support, 11 individual community support, 54 business support, 134 community support)
  - No protest letters

- **Baldwin House** : MPC recommended 1 event a week up to 200 guests
  - 3 neighbor support, 1 community support
  - 2 protest letters from neighbors

Department's Recommendation

We recognize the outpouring of testimony and the intent of the recommendation is to allow a use that can be in harmony and meet permit criteria:

- **48 guests per event** based upon limited parking (revise condition 16)
  - about 24 cars were able to park at site visit
  - No shuttle service (remove condition 12)

- Limit events to **2 per month** (revise condition 14)