

ADEPT Committee

From: Lauren Lipcon <llipcon@injuryfundsnow.com>
Sent: Wednesday, June 4, 2025 6:30 PM
To: ADEPT Committee
Subject: Opposition to Bills 75 & 76, as currently written - for ADEPT committee meeting June 5th
Attachments: Visual Evidence to accompany my OPPOSITION as currently written_Bills 75 and 76_Sacred Wailele Farm.pdf; OPPOSITION as currently written to Bills 75 and 76 _from Sacred Wailele Farm.pdf

Importance: High

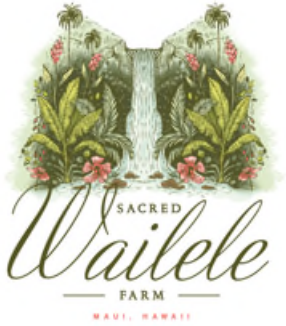
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Aloha ADEPT Committee:

Please find attached my written testimony along with corresponding visual evidence – in strong opposition of bills 75 & 76 (as currently written).

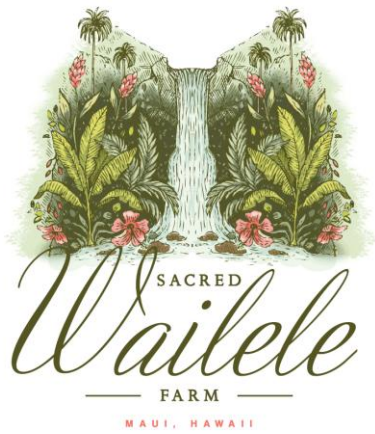
Mahalo,

Lauren Lipcon



Farm: 808-419-6135
Cell: 305-321-6465

355 Kaluanui Road
Makawao, HI 96768



June 5, 2025

RE: Testimony on Bills 75 & 76 (2025) – OPPOSITION as Currently Written

TO: ADEPT Committee

Submitted by: Lauren Lipcon, Owner, Sacred Waialele Farm – Makawao, Maui

Aloha Chair Johnson, Vice-Chair Sinenci, and Members of the ADEPT Committee,

My name is Lauren Lipcon, and I am the owner of a small fruit and flower farm in the Jack Diehl Agricultural Subdivision in Makawao. I am submitting testimony regarding Bills 75 & 76 (2025), which propose significant changes to the agricultural zoning framework.

I respectfully submit this testimony in opposition to Bills 75 and 76 as currently written — unless they are **amended to include specific, enforceable safeguards that protect non-participating landowners, cultural sites, rural infrastructure, and public safety.**

While I fully support the intent to uplift genuine agricultural producers, I have personally experienced the **devastating impacts of unregulated ag tourism on adjacent properties**, and I strongly urge the Council to adopt amendments that prevent further abuse.

The past 2.5 years have shown me exactly how devastating short-term rentals on ag-zoned land can be. I've personally endured:

- **Repeated trespassing** by tourists brought across my land through a restricted easement that was never intended for commercial traffic;
- **Significant financial losses**, including complete destruction of privacy to gain a touristic view of my property, destruction of newly installed irrigation, complete decimation of all mature trees over a sacred waterfall **and the substantial devaluation of my property** resulting from continuous nuisance, safety threats, and the loss of peaceful enjoyment
- **A harassment campaign** which has included a **knife embedded in a tree**, a **dead rat in my mailbox**, physical **assault** and most recently an **explosive device detonated outside my bedroom window**;
- **Intentional disabling of the subdivision's fire protection system**, leaving my home and farm exposed during wildfire season, in violation of **HRS §132-16**, all while my farm, home and belongings bear an increased risk of wildfire due to the tourist trespasses
- **Ongoing trespass onto multiple neighboring properties**, including the **exploitation of a sacred**

Hawaiian birthing pool and pictographs on adjacent land without permission, cultural authority, or an EIS;

- The complete **collapse of my farm's business model**, which was designed around peace, sanctuary, and regenerative land stewardship — not commercial chaos.

This is not agriculture. This is **commercial tourism masquerading as farming**, with no regulation, oversight, or accountability.

When private land is exploited for commercial use—especially without the consent of the landowner—it creates a significant burden. This includes increased liability, noise, road wear, maintenance costs, and legal costs, all borne by a non-participating landowner. No one should be forced to subsidize or absorb risk for an activity they do not support.

I respectfully urge you to amend this bill to include the following safeguards:

1. **Prohibit the use of restricted easements or roads for guest access without written consent from all affected landowners.**
2. **Require operators to use their own access roads** when alternate routes exist.
3. **Mandate Fire and Public Safety review**— and keep the 20-foot road requirement
4. **Forbid approval of ag tourism or food truck accessory uses for any parcel that has active County or State complaints, past enforcement actions, or unresolved violations.**
5. **Require continued use of the Special Use Permit (SUP) process** for any high-impact or guest-based agricultural activity, to ensure public input, cultural respect, and enforceability.
6. **Prohibit Ag Tourism and Food Trucks as an accessory use if STR permits are already in place**

The County must not allow sacred sites to be exploited, neighbors to be endangered, **county resources like police and enforcement systems to be overburdened**, or rural infrastructure to be overwhelmed in the name of “ag tourism” and food trucks. If this bill proceeds, these protections must be in place to avoid irreversible harm to people, culture, land, and the very institutions tasked with protecting them.

Please take a few minutes to review the extensive evidence I have included for you showing exactly how terribly wrong this will all go, if critical safeguards are not included.

A balanced path forward is possible — one that uplifts true agricultural producers while also safeguarding neighboring landowners who do not wish to participate, yet endure overwhelming damage, risk, and loss.

Mahalo for your consideration,



Lauren Lipcon, Owner, Sacred Wailele Farm

Sacred Wailele Farm is a small fruit & flower farm, cultivated as a sanctuary — with areas dedicated to native restoration and the propagation of rare palms from seed. We are rooted in beauty, biodiversity, and pono land stewardship.

What Happens When Tourism Is Allowed on Ag Land without Safeguards

A Visual Record from Sacred Waialele Farm

Submitted by Lauren Lipcon

Arial view of the farm - A working farm with private boundaries and cultivated land



View of the waterfall (located within the farm's boundaries)



I purchased my farm as a private agricultural sanctuary — with no exposure to road traffic or tourism. It was meant to be a peaceful, healing space for both land and people.



The tour operators illegally cleared all the trees above the waterfall — a retaliatory act after I spoke out about short-term rental (STR) dwellings being illegally rented to tourists. This wasn't just destructive; it destabilized the slope, increased runoff, and harmed the stream. **Is this the kind of operator we want our County issuing “tour” and “food truck” permits to? Someone willing to destroy sacred land to serve a private agenda?**



View from Kaluanui Road — *Before* the Dec. 23, 2024 Destruction



View from Kaluanui Road — *After* the Destruction

The debris was left next to the stream, creating a public safety hazard. With the trees gone, cars can now fly off a 30-foot cliff and land in my front yard. I requested a guardrail and cleaned up the debris myself.



This tourist, from Maliko Coffee Cottages, passed several "No Trespassing" signs. When I asked what he was doing, he said: **"This is Sydney's property"**



When I respectfully asked the tour operator to keep her tourists off my land, she told me:

- That I don't own my property
- That her guests could go wherever they want
- That I was never to speak to her tourists again
- That she would be removing my security gate and over 50 mature palms that have stood for 25+ years and are in my farm plan

That's when I discovered "the map" — and hired an attorney to protect my farm.

The Tour Map Given to Tourists

This map shows not only my private land, but also the land of another neighbor — being advertised without permission. It even includes County-owned land (#22).

The waterfall on my property is listed as #19 and is prominently featured on the homepage of www.malikocoffeefarm.com.

This is what I'm being forced to fight in court.



Next, the tour operator's hired worker — a convicted felon — destroyed my irrigation and **450 feet of 25-year-old privacy hedges**, exposing my entire property, including my outdoor shower, to passing tourists. When I filmed from 30 feet away, I was **physically assaulted multiple times**, all captured on video.

Before



After



Outdoor shower exposed to tourists now



Tour operator Removing 450 feet of 25+ year established privacy hedges



My newly installed irrigation lines destroyed



One Second Before Assault — The Trimmer Was Then Slammed Into My Abdomen



1998 Photo of the Restricted Easement

There was never a problem with the palms or hedges from 1998 until 2023 — until I spoke up about the tourists in my front yard.

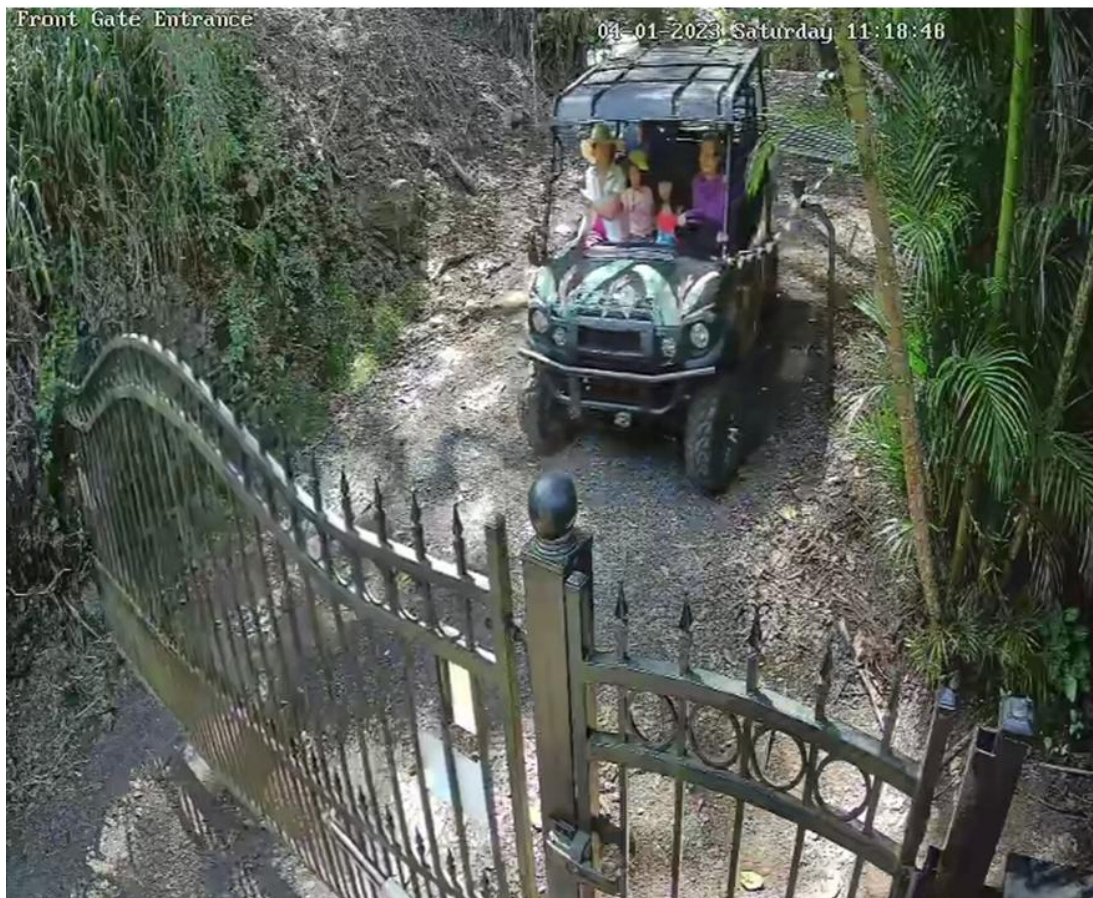
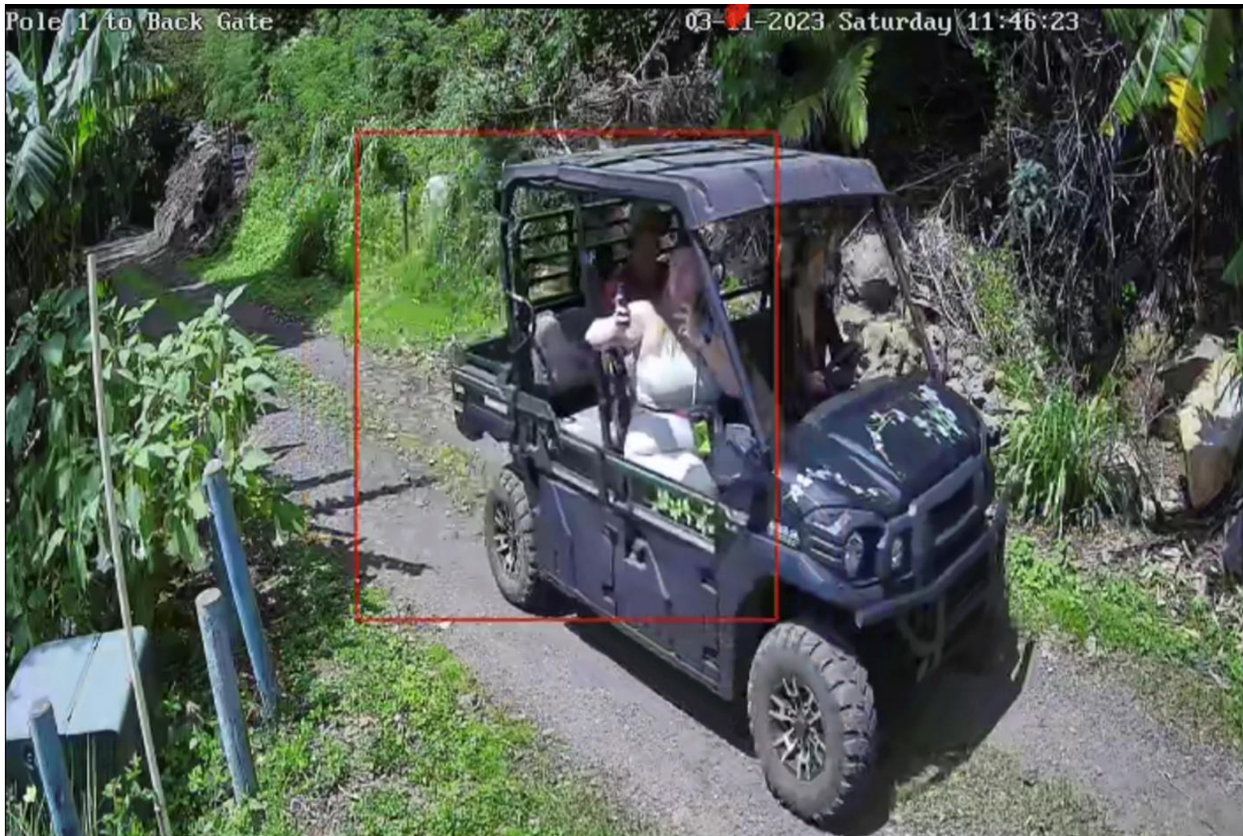


After removal of privacy hedge



A Small Sample of Tourists Flooding My Property

After the hedges were destroyed, dozens of tourists came through unchecked.



Neighbors Enter

03/16/2023 Thursday 15:01:38



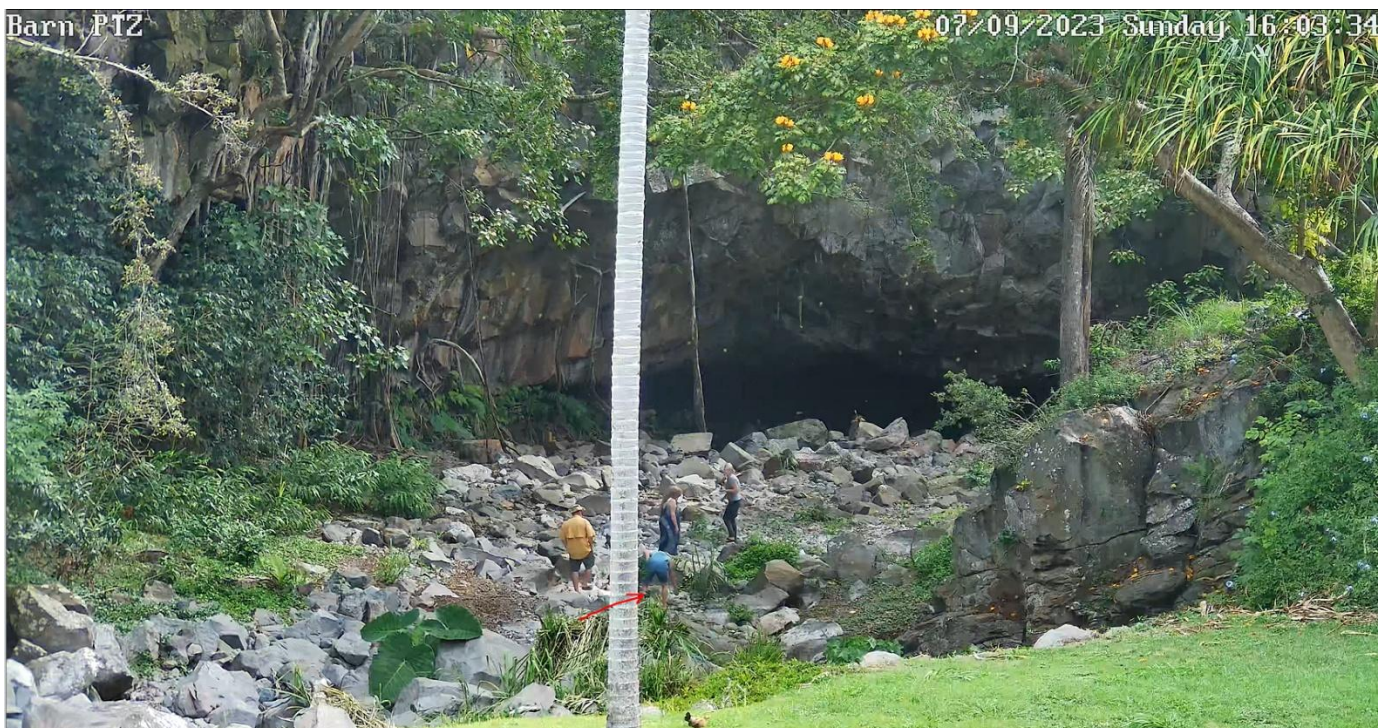
Tourists Committing Agricultural Theft

Fruit picked directly off my trees



Tourists Trespassing in the Streambed

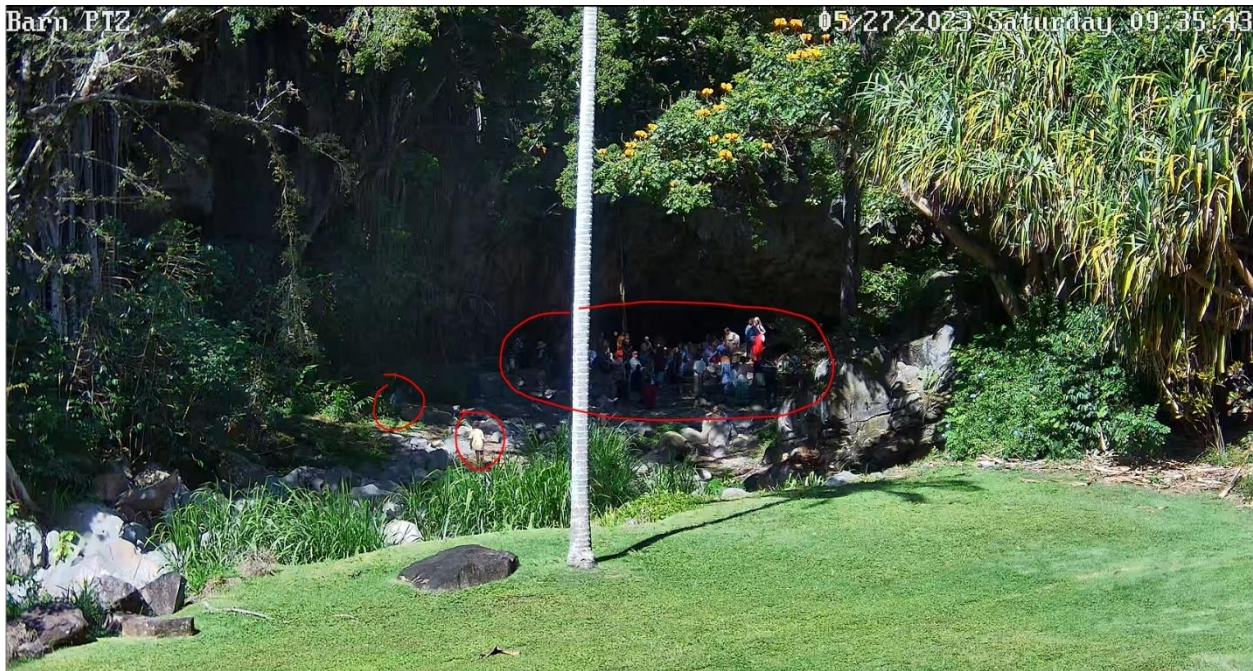
Not only on my property — but on a neighboring parcel. I've seen children fall, elderly visitors struggle, and no system for flash flood warnings. **How is this safe? How are we protecting visitors — or ourselves — from tragedy?**





50+ Person "Event" trespassing and destroying the streambed

They didn't enter through my gate, but all exited through it. The security gate was left wide open all night.



A Kitchen Knife Embedded in My Tree - I discovered this minutes after the tour operator stopped in this exact spot. I have the footage. I took this as a death threat.



A Dead Rat in My Mailbox - The next morning, the tour operator's felon worker yelled at me from across the lawn: **"You f**king rat."** This was retaliation for my reporting tourists that flying a drone that filmed me showering outdoors.



Closing Statement: Evidence of Harm

These images are just a small sampling of what I've endured over the past 2.5 years. These bills (76 & 76) — as written — would effectively legalize tourism and food trucks on agricultural land. What I've shown here is not isolated. If left unchecked, this pattern will spread across Maui's rural communities.

What's happening to me is not farming — it's **commercial tourism masquerading as agriculture**, using County processes to gain legitimacy and avoid regulation, and **it undermines real farmers that need help**.

A Path Forward Exists

We can support *true* farmers while protecting neighbors and sacred land.

A balanced solution is possible — one that helps agriculture thrive without sacrificing rural communities.

Mahalo for your kokua - Lauren Lipcon, Sacred Waialele Farm – lauren@sacredwaialelefarm.com

ADEPT Committee

From: William Greenleaf <bgreenleaf.maui@yahoo.com>
Sent: Wednesday, June 4, 2025 8:27 AM
To: ADEPT Committee
Subject: Bill 75

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

Aloha Chair Johnson and ADEPT Committee:

I'm writing in support of Bill 75

I also support the amendment regarding the Fire Dept

I oppose the amendment that would prohibit Ag Tourism overnight. Evening and Night are when traditional Ag practices have commonly happened over millenia. They are not raucous...quite the contrary, they are a connection to our source as human animals. It's part of our nature.

Mahalo

Bill Greenleaf

ADEPT Committee

From: County Clerk
Sent: Monday, June 2, 2025 8:38 AM
To: ADEPT Committee
Subject: FW: Food trucks and Ag tourism

-----Original Message-----

From: unowho4 <tile808style@gmail.com>
Sent: Saturday, May 31, 2025 4:59 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Food trucks and Ag tourism

[You don't often get email from tile808style@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello. I'm Alexander Miller grew up on Maui. Family lives and farms in Maui in agriculture zoned land.

I am worried about new changes proposed for Agriculture land.

A change in laws to allow food trucks in agriculture owned areas isn't right for the people of Maui. Are we trying to make Maui more like the mainland. Or like Oahu?

Is Maui Agriculture going to be reliant on tourism now too. Maui needs diversity. Not everything in Maui should revolve around catering to tourism!

Please these changes will be taking away a lifestyle from real farms and peaceful communities. Farms and community is needed.

Not Farms for tourism and food trucks!

Mahalo for reading and your representation of the people of MAUI.

MAUI NO KA OI!

Sent from my iPhone

ADEPT Committee

From: County Clerk
Sent: Monday, June 2, 2025 8:37 AM
To: ADEPT Committee
Subject: FW: Testimony for June 5 – Oppose Ag Tourism Zoning Change

-----Original Message-----

From: Jimmy Medina <jmedina247@gmail.com>
Sent: Sunday, June 1, 2025 3:53 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Testimony for June 5 – Oppose Ag Tourism Zoning Change

[You don't often get email from jmedina247@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aloha,

I strongly oppose changing Maui's zoning code to allow food trucks and commercial ag tourism as permitted uses on Agricultural land. This would open the door to inappropriate commercial activity in rural neighborhoods, increase traffic and noise, and harm residents who live on and maintain ag land for farming—not tourism. Please protect our communities and do not pass this change.

Mahalo,
Jimmy Medina

ADEPT Committee

From: County Clerk
Sent: Monday, June 2, 2025 8:33 AM
To: ADEPT Committee
Subject: FW: testimony for June 5--oppose ag tourism zoning change

From: sly pig <theslypig@gmail.com>
Sent: Saturday, May 31, 2025 2:22 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: testimony for June 5--oppose ag tourism zoning change

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

I strongly oppose changing Maui's zoning code to allow food trucks and commercial activity in rural neighborhoods, increase traffic and noise and harm residents who live on and maintain ag land for farming--not tourism. Please protect our communities and do not pass this change.

Mahalo,
Brad

ADEPT Committee

From: County Clerk
Sent: Monday, June 2, 2025 8:32 AM
To: ADEPT Committee
Subject: FW: Testimony for June 5 – Oppose Ag Tourism Zoning Change

From: Maddie Ngo <ngo.madeleine@gmail.com>
Sent: Sunday, June 1, 2025 11:29 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Testimony for June 5 – Oppose Ag Tourism Zoning Change

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

Aloha,

I strongly oppose changing Maui's zoning code to allow food trucks and commercial ag tourism as permitted uses on Agricultural land. This would open the door to inappropriate commercial activity in rural neighborhoods, increase traffic and noise, and harm residents who live on and maintain ag land for farming—not tourism. Please protect our communities and do not pass this change.

Mahalo,
Madeleine Ngo

ADEPT Committee

From: County Clerk
Sent: Monday, June 2, 2025 8:31 AM
To: ADEPT Committee
Subject: FW: Testimony for June 5 - Oppose Ag Tourism Zoning Change

From: Ursula Kahakauwila <ulukula808@icloud.com>
Sent: Sunday, June 1, 2025 2:06 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Testimony for June 5 - Oppose Ag Tourism Zoning Change

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June 1, 2025

To The Maui County Council;

I strongly oppose changing Maui's zoning code to allow food trucks and commercial agricultural tourism as permitted uses on Agricultural Land. This would open the door to inappropriate commercial activity in rural neighborhoods, increase traffic and noise, and harm residents who live on and maintain agricultural land for farming...not tourism. Please protect our communities and do not pass this change.

MaHAlo for your time and consideration.

Sincerely,

Ursula Kahakauwila

ADEPT Committee

From: William Greenleaf <bgreenleaf.maui@yahoo.com>
Sent: Wednesday, July 2, 2025 12:54 PM
To: ADEPT Committee
Subject: Bill 75 (2025)

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1. Aloha ADEPT Committee
- 2.
3. I'm writing in support of:
4. Bill 75 (2025), entitled "A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE ON AGRICULTURAL TOURISM." Bill 75's purpose is to establish agricultural tourism as an accessory use in the Agricultural District

Across the US and in Hawaii, Farmers need additional income besides the food they produce.

Ag Tourism has become popular, providing income for the farmer and knowledge for the visitor.

I support CM Paladin's amendments.

The future of Food Security for Maui County will happen as Farmers from our 3 Ag Mentoring Programs gain access to AgZonedLand. This Bill will make a difference in growing our food production.

I'm sorry to not be there to speak in person. I have a Doctor App't tomorrow.

Mahalo

Bill Greenleaf

Greenleaf Farm